



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Richard J. Bruckner  
Director

May 9, 2011

Pepperdine University  
Attention: Rhiannon Bailard  
24255 Pacific Coast Highway  
Malibu, CA 90263

Dear Mrs. Bailard,

**SUBJECT: PROJECT NO. R2007-03064-(3)  
CONDITIONAL USE PERMIT NO. 200700203  
PARKING PERMIT NO. 200700014  
ENVIRONMENTAL ASSESSMENT NO. 200700169**

Dear Applicant:

The Regional Planning Commission, by its action May 4, 2011 **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

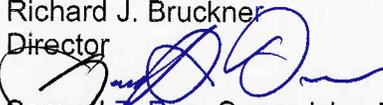
The applicant and/or other interested persons may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on May 18, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. **Please make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Mr. Kim Szalay of the Special Projects Section at (213) 974-4876 or e-mail at [kszalay@planning.lacounty.gov](mailto:kszalay@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

Richard J. Bruckner  
Director

  
Samuel Z. Dea, Supervising Regional Planner  
Special Projects Section

Enclosures: Findings and Conditions, MMRP, Affidavit (Permittee's Completion) \_\_\_\_\_

c: BOS; DPW (Building and Safety); Testifiers; Malibu Country Estates Home Owners Association; Zoning Enforcement

SZD:KKS

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**PROJECT NO. R2007-03064-(3)  
CONDITIONAL USE PERMIT NO. 200700203  
PARKING PERMIT NO. 200700014  
ENVIRONMENTAL ASSESSMENT NO. 200700169  
HEARING DATE: May 4, 2011**

**SYNOPSIS**

In November, 2007, the applicant, Pepperdine University, applied for a Conditional Use Permit ("CUP") and Parking Permit for further development of its campus according to the previous conceptual approvals obtained through an adopted Development Program Zone ("DPZ") and adopted Long Range Development Plan ("LRDP") and Specific Plan for Development ("SPD"), originally dated 1982 to 1997; since then amended to the present date. An Initial Study was prepared and staff determined that an Environmental Impact Report ("EIR") would be required. The Project, named the Pepperdine University Campus Life Project, proposes development of six components including relocation of its primary athletics and events center to a more remote internal location and construction of additional living units for 468 students, enabling more students to live on campus. Creation of a new outdoor student gathering space, additional parking, and improvements to outdoor athletic venues and a debris basin summarizes the key Campus Life Project features. A Hearing Examiner public hearing was held on December 2, 2010 to receive oral and written testimony from the public regarding the Project and corresponding Draft EIR.

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION**

**May 4, 2011 Public Hearing**

A duly noticed public hearing was held on May 4, 2011 before the Regional Planning Commission ("Commission"). Commissioners Modugno, Valadez, Louie, Helsley, and Pedersen were present. The applicant and 12 persons testified in favor of the project and no persons opposed or with concerns testified regarding the request. Approximately 130 members of the public were present at the public hearing plus the applicant's team of approximately 10 persons. The Commission received additional staff corrections to the Staff Report and corresponding Findings of Fact and revisions to one Mitigation Measure, several Draft Conditions, and to the Statement of Overriding Considerations. An additional letter was received from the City of Malibu, and a representative from the Planning Department of the City of Malibu testified on behalf of the City requesting an additional condition be added to the CUP to provide cost recovery for one additional Sheriff. A letter from the County Sheriff's Department indicated that the EIR adequately addressed the Department's ability to provide on-going law enforcement services to the Project site. The Commission made no further response to this request. Twenty five additional letters in favor of the Project were received from members of the public. No additional letters opposed or with concerns regarding the Project were received. Prior to the public hearing, the Malibu Country

Estates Home Owners Association and Pepperdine University signed a Memorandum of Understanding Agreement ("MOU") regarding additional measures Pepperdine would implement to further reduce potential nuisances to the adjacent homeowners. A Pepperdine representative testified that Pepperdine would record a covenant to further memorialize the MOU. Voluntary conditions from the MOU were offered by the permittee to the County as part of the CUP process, and certain of those voluntary conditions were incorporated by the County into the CUP Conditions. A representative of the Santa Monica Mountains Conservancy indicated support for the Project and expressed appreciation to Pepperdine University for providing additional voluntary CUP Conditions regarding additional environmental protections.

There being no further testimony, the Commission certified the EIR with associated Mitigation Monitoring and Reporting Program ("MMRP") and California Environmental Quality Act Findings of Fact ("CEQA Findings"), and approved the CUP, Parking Permit, and associated CUP and Parking Permit Findings and Conditions.

## **FINDINGS**

1. The applicant, Pepperdine University, is requesting a conditional use permit to authorize the Campus Life Project ("Project") for construction, operation, and maintenance of 394,137 net new square feet of development and grading in excess of 100,000 cubic yards within approximately 365 acres of existing core-campus area on an 830-acre site within a 12-year, two phase development program; and a parking permit to establish parking requirements for existing and proposed university facilities in the A-1-1-DP (Light Agricultural-One Acre Minimum Required Area-Development Program) zone.
2. The proposed development consists of six components which include a maximum of 456,940 square feet of new development less 62,803 square feet of demolition for a total of 394,137 square feet of net new development comprised of the following: 1) Student Housing Rehabilitation (150,692 net new square feet; 468 net new beds); 2) Athletics and Events Center (maximum 5,000 fixed seats and 470 temporary seats, 235,845 net new square feet) and two underground levels and five above ground levels of structured parking; 3) NCAA Soccer Field and Maintenance Facilities (1,500 net new square feet); 4) Town Square and Welcome Center (4,500 net new square feet) with two levels of underground parking; 5) Enhanced Recreation Area (1,600 net new square feet); 6) School of Law Parking Structure (three above ground levels). A total of 2,013 new parking spaces are proposed with the loss of 1,217 spaces for a net increase of 796 spaces of onsite proposed parking and up to a total of 5,380 maximum spaces at project build-out. A parking permit is also requested to establish minimum parking requirements based on parking demand at various development phases of the Project to accommodate a maximum of 3,500 full time equivalent student ("FTE") population.

Project related earth movement is comprised of approximately 434,000 cubic yards consisting of approximately 198,000 cubic yards of cut (including 70,000 cubic yards of residual cut grading comprised of bedrock from Component 4 Town Square, which may be required to be exported) and approximately 236,000 cubic yards of fill. Any deficit in fill may use up to approximately 125,000 cubic yards of fill to be obtained from the approved Graduate Campus project site pad and any other usable onsite fill material. With the exception of up to 70,000 cubic yards of bedrock which may be required to be exported, grading will be balanced onsite.

3. The Pepperdine University Campus is located to the west of the City of Malibu Civic Center near the intersection of Malibu Canyon Road at Pacific Coast Highway ("PCH"). Access to the campus is through two entrances, John Tyler Drive to the southwest at PCH, and Seaver Drive at Malibu Canyon Road north of PCH. Both Malibu Canyon Road and PCH are designated as adopted Scenic Highways and Major Highways in the Countywide General Plan.
4. Approximately 365 acres of the 830-acre subject property is improved within a university campus ("core-campus") and associated infrastructure such as roads and drainage improvements. All development proposed is located within the existing core-campus boundaries including the existing stockpile and debris basin located at the northerly portion of the core-campus boundary. The subject core-campus area is naturally hilly and sloping within the coastal fringe of the Santa Monica Mountains, includes flat to sloping terraced pads for existing and proposed development, and overlooks the Pacific Ocean above the City of Malibu which fans out to the east and west. Approximately 465 acres of the property is comprised of undisturbed open space surrounding the core-campus to the north, northeast and northwest. Approved and permitted, but not yet constructed public trails are currently proposed to cross the northerly undeveloped portion of the subject property to link trails east and west of the property. Approximately 115 acres of undisturbed open space, or 15% of the property, is located at the most northerly portion of the site within Malibu Canyon and Lagoon Significant Ecological Area ("SEA") No. 5. The closest project related development is approximately one half mile south of the SEA No. 5 southerly boundary. A portion of Inland Environmentally Sensitive Habitat Area ("ESHA") I.D. No. 188 is located within SEA No. 5 on the Pepperdine property. As with SEA No. 5, no part of Project is located within or adjacent to an ESHA, as such the Project is exempt from review by the Significant Ecological Area Technical Advisory Committee ("SEATAC") or Environmental Review Board ("ERB"). The residential community called Malibu Country Estates ("MCE") is located adjacent and southwest of the subject property. Malibu Canyon Road is located adjacent to the southeast along the eastern boundary of the subject property. In addition to the Malibu Knolls residential community above the Malibu Civic Center, church, elementary school, other commercial uses, and vacant properties are located to the southeast of the site in

the City of Malibu. PCH, Malibu Bluffs State Recreation Area, the Malibu Road Community, offshore Marine ESHA, and Malibu Coastline SEA No. 1 are located directly south of the Pepperdine property. Deer and other native animals inhabit the surrounding property and pass through or occupy portions of the unfenced areas. Oak trees are located onsite and are to remain untouched and unencroached upon by the proposed development. Native and non-native species of plants are located throughout the site. Three local drainage features, partially altered by existing improvements, run through the development area. Existing access from PCH and Malibu Canyon Road connect to the existing internal circulation system.

5. The Department of Regional Planning ("Regional Planning") determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact Report ("EIR") was necessary for the Project. The areas of potential environmental impact addressed in the EIR include the following: Geotechnical Hazards, Hydrology and Water Quality, Fire Hazards, Noise, Air Quality, Biota, Cultural Resources, Visual Qualities, Traffic and Access, Public Services including Fire Protection and Sheriff Protection services, Public Utilities including Water Supply, Sewage Disposal, and Solid Waste, Land Use, and Global Climate Change.
6. The following areas required no further environmental review as described in the Initial Study: Mineral Resources, Agriculture Resources, Education, General Factors, Population/Housing/Employment, Parks and Recreation, Public Utilities including Electricity/Gas, and Environmental Safety.
7. A Draft EIR ("DEIR") was circulated for public review and comment from November 10, 2010 to January 10, 2011 (60 days) and copies delivered to the Regional Planning Commission. Oral and written comments were received from members of the public at a Hearing Examiner public hearing held on December 2, 2010 at the Pepperdine University campus.
8. As identified in the DEIR, after implementation of the required mitigation measures, the Project would result in no significant and unavoidable impacts to the environment with the exception of special event traffic as follows: The Project would decrease traffic on the surrounding roadway network following completion of both Phase I and II of the Project. A required Transportation Demand Management ("TDM") program, Event Management Plan and the conversion of commuter students to resident students facilitated by the housing program, plus the onsite facilities provided by upgraded athletic, recreation, wellness, support programs, etc., would reduce the number of trips to and from the campus. Thus, the DEIR concludes that on average the Project would reduce impacts to the local roadway system. However, the DEIR conservatively evaluates potential worst-

case impacts that could occur resulting from well-attended "Major Events" defined as exceeding 3,750 attendees, of which 60 percent are from offsite locations, located at the proposed Athletics/Events Center ("AEC") that are scheduled to start or end during week-day (Monday through Friday) peak hour periods (7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.). During these limited instances the Project would result in significant and unavoidable impacts at eight intersections as identified in the Traffic section of the DEIR. The Commission finds that advance public notification is required for Major Events so defined requiring the TDM program and for large events with over 3,500 attendees requiring the Event Management Plan.

9. A Statement of Overriding Considerations is required to address impacts to these intersections as discussed in the Traffic section. Such statement would demonstrate how the benefits of the Project would exceed the negative consequences of these limited impacts, and that feasible mitigation measures along with Project modifications were considered to lessen the impacts from the Project.
10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of a Regional Planning Commission Hearing by mail, newspaper, property posting, library posting and on the Department's website. Newspaper notices are scheduled to be published on April 4, 2011 in La Opinion and in the Malibu Times. Notices to property owners located within a 500-foot radius of the property boundaries were mailed on March 29, 2011 and to two local libraries on March 31, 2011. Notices were posted on the subject property and made available on the Department's website prior to April 4, 2011.
11. On February 3, 1971 the Los Angeles County Regional Planning Commission ("Planning Commission") approved Zoning Case No. 5687 to change zoning to allow the site to be used for post-secondary educational purposes. On July 11, 1972, Conditional Use Permit ("CUP") No. 133 was approved by the Planning Commission to establish the initial Pepperdine University campus in unincorporated Los Angeles County in the Malibu area, and Variance No. 82 to establish a parking ratio of one space per full time equivalent student. Further expansion of the campus was approved by the Planning Commission on December 4, 1974 by CUP No. 538. CUP No. 1949 was approved by the Planning Commission on September 22, 1982 for expansion of the Malibu Mesa Wastewater Reclamation Plant and implementation of additional recycled water irrigation.
12. On February 11, 1987, CUP No. 2432 was conceptually approved by the Planning Commission to establish a conceptual Long Range Development Plan ("LRDP") and Specific Plan for Development ("SPD") for long range development of the

campus, and approve construction of the first phase of the LRDP/SPD including a contingency approval of the Malibu Mesa Wastewater Treatment Plant expansion. On July 7, 1987, Zone Change ("ZC") No. 85007 was adopted by the County Board of Supervisors ("Board") to establish the DPZ and conditionally adopt the conceptual LRDP/SPD to provide a tiered process for expansion of the campus and implementation of the LRDP/SPD during the future years. The approvals required submission and approval of future conditional use permits and appropriate environmental documents to analyze and mitigate the impacts at each phase of development. Future analysis of traffic and sewage generation and the identification and costs of any necessary public infrastructure expansions to accommodate the LRDP/SPD were specified by the Board. On April 12, 1990, the Executive Director of the California Coastal Commission ("Coastal Commission") effectively certified the LRDP/SPD which included up to 1.2 million square feet of new development in addition to development existing at that time, and a total student enrollment cap of 5,000 FTE.

13. The following permits were conceptually approved by the Planning Commission for further expansion of the campus subsequent to the adoption of the LRDP/SPD and DPZ: CUP and Parking Permit No. 90181 on August 29, 1990; CUP and Parking Permit No. 91156 on July 1, 1992; and CUP and Parking Permit No. 96049 and Oak Tree Permit No. 96050 on October 15, 1997.
14. On May 25, 1999, the Board conceptually approved CUP, Parking Permit, and Oak Tree Permit No. 97191 to establish the graduate student campus at the most northwesterly portion of the campus development area, and limited campus student enrollment to 3,500 FTE.
15. Required final actions by the Coastal Commission were obtained to authorize implementation, and/or revised implementation, of all County approvals to date. The current request includes minor amendments to the LRDP/SPD to enable build out of the majority of the campus as contemplated by the LRDP/SPD. Once the Planning Commission or Board considers the subject entitlement requests and issues the approval in concept, the Coastal Commission will consider final action on the Project and LRDP/SPD amendments requested including the request for re-location of the AEC. The Commission finds that the locating of the AEC to a location less sensitive to neighbors than the location originally referenced for such a center in the LRDP/SPD, would be a preferred location.
16. Project consistency with the Coastal Commission approved LRDP/SPD, County of Los Angeles Countywide General Plan ("General Plan") and Malibu Local Coastal Program, Land Use Plan ("Local Plan"), compliance with the County Zoning Ordinance, compatibility with neighborhood and other existing onsite land uses, and evaluation of the applicant's ability to meet the Conditional Use Permit and

Parking Permit Burdens of Proof, are determined by the Planning Commission following the previously held Hearing Examiner public hearing. The Hearing Examiner public hearing was held primarily to receive public testimony on the merits of the Project and its environmental document prior to Project consideration by the Planning Commission.

17. The proposed Project is consistent with the goals and policies of the General Plan Public and Semi-Public land use designation, Local Plan land use designations 11 (Institution and Public Facilities) and M2 (Mountain Lands), and the Pepperdine LRDP/SPD as detailed in Tables 5.11-1 through Table 5.11-4, Section 5.11, Land Use, of the DEIR.
18. The Project is consistent with the General Plan Public and Semi-Public land use designations as follows:
  - a. General Policy 15. Protect significant natural resources. The Project proposes to keep all development within the 365-acre existing development area of the 830-acre property. Consequently, biological resources located on the property outside of the development area, including Significant Ecological Areas No. 5 and No. 1 and nearby Environmentally Sensitive Habitat Areas, are to remain protected. Development is clustered near existing roadways and highways for adequate access and further protection of sensitive resources. The Project has analyzed all sensitive biological resources and included adequate mitigation measures to reduce its potential impacts to less than significant.
  - b. General Policies 17 and 22. Conserve energy. In addition to standard energy conservation requirements, energy conservation is further achieved through proposed use of underground chilled water storage for air conditioning systems, and reduction of 468 offsite student commutes is proposed through the addition of 468 student beds and related student residential services.
  - c. General Policy 18. Conserve water supply and protect water quality. Onsite irrigation will use 99 percent recycled wastewater. Stormwater runoff is proposed to be retained and/or processed to the extent feasible to maintain existing or less outflow.
  - d. General Policy 20. Recycle non-renewable resources. A minimum diversion rate of 70 percent recycling of solid waste and construction waste is proposed.
  - e. General Policy 34. Protect residential areas from incompatible uses. The project proposes to relocate the primary athletic events center from an

existing facility (Firestone Fieldhouse) and site adjacent to residences, to a location on campus buffered by hills and other existing campus facilities. The existing facility will have all assembly seating removed and be limited to non-assembly student activities. Existing globe lighting surrounding the existing soccer field, baseball field and Firestone Fieldhouse athletic facilities is proposed to be removed and replaced by shielded state-of-the-art lighting reducing standard night lighting impacts to nearby residences. No new uses located adjacent to neighbors are proposed. Construction and standard operational traffic, noise, and air quality impacts are mitigated to less than significant levels.

- f. Land Use Element Policy 14. Provide compatible design. The project proposes various facilities and landscaping similar in architectural and functional design to existing facilities and landscaping, including additional drought tolerant native and compatible non-invasive ornamental landscaping keeping within the existing 365-acre development area.
- g. Circulation Element Policies 18, 24, 37, and 38. Provide transportation improvements. The project is required to establish two significant transportation planning instruments: 1) A Major Event TDM program to minimize multiple vehicle use by students, staff, and service suppliers, and maximize efficient use of car/van pooling, shuttles, timing of multiple events, car sharing, public transportation subsidies, staggered hours incentives, public notification, etc.; and 2) An Event Management Plan for AEC events exceeding 3,500 attendees, to organize, monitor, staff, enforce, and manage large events circulation, parking, and neighborhood protections.
- h. Conservation, Open Space and Recreation Element Policy 19. Protect visual qualities of the area. The existing visual quality of surrounding hillsides, ridgelines, and scenic views from public roads, trails, and key vantage points, such as from the newly approved campgrounds to be located in the Malibu Bluffs Recreation Area, are protected by the Project. The Project retains all new development within the existing 365-acre development area, does not propose any undisturbed hillside grading, proposes state-of-the-art shielded and buffered lighting, and includes construction compatible with existing conditions. Views from: Scenic Highways PCH and Malibu Canyon Road; Federal and State lands; and other conservation properties are not blocked by the Project.
- i. Noise Element Policy 11. Reduce transportation-related noise. The project proposes new onsite student housing which reduces daily operational automobile trips and resultant auto-generated noises. Implementation of a TDM Program and Traffic and Parking Management Plan are required when holding Major Events and large events over 3,500 attendees at the proposed

AEC to enable auto-generated noises to remain at a level of no significant impact.

- j. Safety Element Policy 17 and 18. Reduce all fire hazards. New structures are required to be built to higher fire standards than structures being replaced. Existing fire access, fire flow water supply, and fuel modification buffers will be extended or expanded as necessary to maintain existing and provide added fire protection.
  - k. Safety Element Policy 19. Manage watershed runoff and debris movement. The Project proposes modifications to its existing hydrogeologic monitoring program to include new development proposed and to maintain or exceed drainage standards and requirements. Modifications to the existing debris basin are proposed to further insure continued debris flow management above and within the campus.
19. The Project is consistent with the Local Plan M2 (Mountain Lands) and 11 (Institution and Public Facilities) land use designations as follows:
- a. Policy P37. Avoid mutual intrusion of trails and adjacent development. The Project is designed to be constructed entirely within the existing 365-acre development area. Proposed public trails are located to the north of the development area within the subject property connecting to proposed trails to the east and west of the subject property. Neither the proposed trails nor the proposed development intrude into each other. Previous agreements require dedication of open space and trails in the northerly portion of the subject property.
  - b. 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 Marine ESHA and Malibu Coastline Significant Ecological Area No. 1 located to the south (not adjacent) of the Pepperdine property, is mitigated to a level of no significant impact in compliance with applicable County regulations and other required mitigation plans and best management practices. ESHA's located to the north of the Project site (not adjacent) remain protected from Project impacts.
  - c. 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.

- d. Policies P81 and P86. Comply with Coastal Act regarding stormwater runoff into coastal waters, and mitigate runoff to other sensitive riparian habitats. The Coastal Act requires the maximum rate of runoff into coastal waters from new development to not exceed the peak level existing prior to development. Various mitigation measures identified in the DEIR reduce maximum stormwater runoff into coastal waters and sensitive riparian habitats to existing or better conditions.
- e. Policy P84. Landscaping in disturbed areas shall balance long-term stability of plantings with the provision of fire retardant plants. The Project proposes landscaping that is drought tolerant, native or non-invasive ornamental, and in compliance with Fire Department safety requirements.
- f. Policies P125, P129, P130, P131, P134, P135, P136, and P137. Siting of new development shall protect public views, be compatible with surroundings and prevailing architectural and visual character of the area, minimize alteration of natural land forms, and cluster development to maximize view protections. The Project is designed to integrate with the cluster of development currently existing in the 365-acre development area. Similar architecture and landscaping is proposed compatible with existing structures and landscaping. Only previously disturbed land is proposed to be graded and altered using existing development footprints and contour grading techniques.
- g. Policy P138b. Buildings are not to exceed three stories or 35 feet above existing grade. The LRDP/SPD conceptually approved by the Planning Commission and Board, as amended and adopted by the Coastal Commission, permit buildings in excess of 35 feet or three stories in height on the subject property. Existing and proposed structures exceed this height limitation. Project structures proposed to exceed this height are authorized by the approved LRDP/SPD. Many buildings are approved at 40-60 feet in height with two buildings approved at 75-80 feet in height. A Theme Tower was approved for 125 feet in height; the applicant is proposing a theme tower of 90 feet in height. In this case, Policy 138b does not apply since campus improvements of these heights were contemplated and approved by the LRDP/SPD.
- h. Policies P233, P234, P236, and P241. Provide adequate water supply and water conservation.

- i. Potable, recycled, and fireflow water supply requirements are met or exceeded by the Project. Project and site landscape irrigation is 99 percent supplied by recycled water. Los Angeles County Waterworks District No. 29 provided a letter dated March 23, 2011 indicating public water availability to the proposed Project.
  - j. Policies P271 and 273. New development shall be guided by the Local Plan and conform to development guidelines of the Coastal Act of 1976 as amended ("Coastal Act"). Protected lands located north of the 365-acre Project development area are designated Mountain Lands in the Local Plan and remain protected lands. The 365-acre development area including the proposed Project is designated Institutional and Public Facilities in the Local Plan. The Project conforms to the Local Plan requirements with the exception of buildings exceeding 35 feet or three stories in height. The Coastal Act development guidelines encourage proposed development to remain within existing developed areas. The Coastal Act establishes the Long Range Development Plan process for public and private universities and requires LRDP's *"to be consistent, to the fullest extent feasible, with the appropriate local coastal program."* The Local Plan has been certified by the Coastal Commission, whereas the Implementation Plan component of the Malibu Local Coastal Program has not yet been certified. The Pepperdine LRDP/SPD, conceptually approved by the Planning Commission and Board, and certified by the Coastal Commission, conceptually permits specific existing and proposed buildings in the LRDP/SPD to exceed 35 feet or three stories in height. This provision enables campus facilities and structures to remain clustered within the existing 365-acre development area and meet the spatial requirements of the conceptually approved educational facilities.
20. The Project is consistent with goals and policies of the LRDP/SPD.
21. The Project must be consistent with the Pepperdine University LRDP/SPD conceptually approved by the Planning Commission and Board, and adopted as amended by the California Coastal Commission effectively certified on April 12, 1990 and as amended since that date. The LRDP/SPD is required to *"to be consistent, to the fullest extent feasible, with the appropriate local coastal program"* (Section 30605 of the Coastal Act). The modified height limits of the LRDP/SPD, specifically for the Pepperdine campus development, are in addition to the height limit provisions of the Local Plan. Many policies of the LRDP/SPD reinforce policies of the Local Plan and General Plan cited above with additional specific application to the Project as follows:
- a. Protect Environmentally Sensitive Habitat Areas (ESHA's). No part of the Project is located within or adjacent to an ESHA. Nevertheless, the project

provides mitigation measures to insure that, the Marine ESHA, and Malibu Coastline SEA No. 1 though not an ESHA, are located downhill/downstream from the campus, and will not be impacted by the Project. The Inland ESHA located within SEA No. 5, to the north of the Project site (not adjacent), will not be affected by the Project.

- b. Preserve Conservation and Open Space Areas. Proposed public trails including the Coastal Slope Trail and Mesa Peak Trail have portions proposed to be routed through the Pepperdine property north of the development area. Previous project approvals include dedication of easements to route those trails appropriately.
- c. Preserve Archaeological and Paleontological Resources. During construction of the proposed project, any archaeological or paleontological resources encountered require protective mitigation measures to be taken and the finding reported to required agencies.
- d. Follow New Development Guidelines. Mitigation measures are required to mitigate any significant environmental impacts, and Project permit conditions are required to insure high quality development.
- e. Maximize Compatible Architecture. The Project continues design similar to the existing campus development.
- f. Require Use of Compatible Native or Introduced and Fire Resistant Landscaping. The project proposes drought tolerant native and introduced landscaping including fire resistant species.
- g. Provide Adequate and Efficient Housing. Student housing suitable for lower grades and higher grades including compliance with sustainable construction requirements is proposed.
- h. Provide Economical and Adaptable Utilities and Public Works. Necessary utility supply, additional redundant sewage capacity, and continue recycled irrigation water supply will be maintained by the proposed Project.
- i. Provide Transportation and Circulation Minimizing Conflicts with Adjacent Development. Existing and proposed TDM and Event Management Plan programs will be maintained for Major Events at the Athletics/Events Center. Ongoing operational *Ride Share* program add added student residences on campus will reduce average daily traffic on and around the campus and local community. Additional parking facilities are proposed to maintain adequate operational and Major Event parking supply onsite.

- j. Continue Low-Cost and Free Recreational and Community Uses. The Project proposes new and renovated athletic and recreational facilities primarily for the university community. Availability of Community Crest Club membership for use of university recreational facilities, for a fee, is proposed to continue for members of the public.
  - k. Protect Campus Users from Landslide, Fire, and Seismic Hazards. Required mitigation measures for the Project address potential landslide, fire, and seismic hazards. The University maintains an emergency response plan. Onsite ponds are made available for firefighting water supply in the event of major fires in the surrounding Santa Monica Mountains.
  - l. Preserve Valuable Visual Resources. Additional campus development proposed remains within the existing 365-acre development area of the university and provides Project design retaining existing offsite views, and provides mitigation measures minimizing potential night time lighting glow and glare impacts.
  - m. 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.
22. The Project complies with the development standards of the A-1-1-DP Zone and LRDP/SPD requirements.
- a. 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 LRDP/SPD and DPZ 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.
- b. The Project is not subject to the Los Angeles County Low Impact Development Ordinance ("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.
  - c. The Commission Finds that a maximum height of 48 feet from finished grade is permitted for all Student Housing Rehabilitation components of the Project provided that existing large-scale landscape screening of existing housing is maintained.
23. The LRDP/SPD may be amended by the Coastal Commission. Various minor amendments have been approved since the original adoption of the Plan, modifying various uses and/or locations according to the changing campus needs consistent with adopted environmental documents. Attached is a development table named *Pepperdine University DPZ/Specific Plan for Development and Long Range Development Plan Square Footage Compilation*. The table includes reference to built and remaining planned development, square feet proposed to be used by the subject Project, and remaining square feet available for future build out of the LRDP/SPD. The CUP Conditions of Approval require that this table be updated and provided with each development application to the County. This table is based on the *Pepperdine University Master Plan Facilities* document included in the Coastal Commission adopted LRDP/SPD approval on April 12, 1990 and as amended to date.
24. The Project complies with parking requirements. Section 22.52.1220 of the County Zoning Ordinance states that "*Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11.*" Furthermore, Section 22.56, Part 7 of the County

Code establishes Parking Permit requirements. Section 22.56.990.A, of the County Code, states *"The parking permit procedure is established to provide an alternative to the parking requirements of Chapter 22.52 in the event that a particular use does not have the need for such requirements."* The parking requirements of Pepperdine University are unique due to the geography, multiple uses, and development patterns of the campus. Steep grades, shared parking, and physical proximity of existing and proposed parking facilities to event, assembly, and standard educational and operational uses, make tailored parking standards a necessity.

25. Historically, the LRDP/SPD and DPZ established a minimum parking requirement of one parking space per FTE based on a maximum of 3,500 FTE by County approvals, and 5,000 FTE by Coastal Commission approvals. This minimum standard has continued through subsequent conditional use permit and parking permit approvals. The proposed Project includes an overall intensification of parking requirements by the addition of approximately 394,000 square feet of net new development including an additional 1,900 seats in the proposed AEC. Factoring in 468 additional proposed student beds, which may incrementally reduce onsite parking demands since many of those students will not have their own vehicles, nevertheless overall parking demand is anticipated to increase. Existing parking demand is estimated in the EIR to be 3,343 parking spaces. The existing parking permit allows a minimum parking requirement of 2,650 parking spaces, the current approximate number of full time equivalent students. Existing parking supply is 4,584 spaces including 1,087 campus on-street spaces and 3,497 off-street spaces for the entire campus. Future parking demand with build out of the Project is estimated in the EIR to be a minimum of 3,416 parking spaces when the AEC is not in use, increasing to a maximum of 4,729 spaces when the AEC is used for an event with maximum attendance of 5,470. Proposed total parking supply at Project build out is up to 5,380 spaces.
  
26. In consideration of the above facts, the Parking Permit shall require a minimum of 3,343 parking spaces phased to a minimum of 4,880 spaces at Project build out for an AEC building with a maximum capacity of greater than 5,000 attendees (Project mitigation measure 5.8-4 requires that 4,880 spaces shall be provided prior to any Major Event in excess of 5,000 attendees). The table below, based on the analysis provided in Table 5.8-11 and 5.8-12 of the EIR, provides parking requirements by phase occupancy at various AEC seating capacities including temporary portable seating. The existing use provides 4,584 parking spaces, and the Project proposes parking supply in excess of the spaces required at the various phases and with the various AEC capacity sizes in the table below:

**Minimum Parking Requirements Prior to and Subsequent to Project Occupancy**

Phase Occupancy & AEC Seating Capacity	MINIMUM REQUIRED PARKING		
	Standard Operations	Additional Spaces for Maximum Capacity Event *	Total Required Parking
Prior to Project Component Occupancy	3,343	-	3,343
Phase I – 3,500 to 4,000 Seat Facility	3,397	960	4,357
Phase I – 4,001 to 4,500 Seat Facility	3,397	1,080	4,477
Phase I – 4,501 to 5,000 Seat Facility	3,397	1,200	4,597
Phase I – >5,000 Seat Facility	3,397	-	4,880**
Phase I & II – 3,500 to 4,000 Seat Facility	3,416	960	4,376
Phase I & II – 4,001 to 4,500 Seat Facility	3,416	1,080	4,496
Phase I & II – 4,501 to 5,000 Seat Facility	3,416	1,200	4,616
Phase I & II – >5,000 Seat Facility up to 5,470 total	3,416	-	4,880**

\* Assumes 60% of the spectators would travel to the event from off-campus and an average vehicle occupancy of 2.5 persons per vehicle.  
 \*\* Required by Mitigation Measure 5.8-4 of the Project MMRP.

27. Approximately 100 single-family residences are located in a housing subdivision called Malibu Country Estates ("MCE") located adjacent to the southwesterly boundary of the existing Pepperdine campus. The only new development proposed near these homes is the redevelopment of the soccer field located across from the northeasterly tip of MCE. Other proposed development is located to the north, northeast, and southeast portions of the campus where no other offsite residences or other sensitive uses are located. The MCE housing development is located on a graded area of a hillside overlooking the campus. Approximately 12 of these homes are located in close proximity to John Tyler Drive, which is one of two primary access roads for entering and exiting the campus. John Tyler Drive intersects PCH. The remaining homes within MCE are substantially set back from the roadway and campus boundary. The other primary campus access is on Seaver Drive intersecting Malibu Canyon road and located at the southeasterly boundary of the property near City of Malibu commercial and civic facilities. Construction of the Project will require some use of John Tyler Drive, however, the majority of construction and operational access is anticipated to be at Seaver Drive. Additionally, a Condition of this Permit requires closure of the John Tyler Drive access gate and a segment of John Tyler Drive adjacent to MCE, every night between 10:30 p.m. and 6:30 a.m. Considering that all construction, operational, and cumulative impacts, including air quality, noise, and non-major event traffic

impacts are mitigated to a level of no significant impact, nevertheless, some impacts to the adjacent residences may increase from current levels during construction and during operations following build out of the Project. The approximately 12 homes located nearest John Tyler Drive may continue to experience the effects of increased campus activity to a greater extent than the other homes in the neighborhood. The adopted long range plans (LRDP/SPD and DPZ) anticipate this kind of long-term development pattern for a university campus. The Commission finds that the Project, with required mitigation measures and conditions, is compatible with the MCE residences.

28. Other adjacent or nearby uses include commercial and civic facilities, and passive and active open space and recreation areas. The proposed Malibu Bluffs camping facilities located south of the Pepperdine property across PCH are buffered by large fields, ponds, and outdoor recreation facilities on the southern boundary of the Pepperdine property. Nearby commercial and civic facilities will continue to experience existing open space buffers and no additional impacts as a result of the proposed Project, with the exception of traffic impacts from Major Events with greater than 3,750 attendees and starting or ending at a.m. and p.m. weekday peak traffic hours. Existing open spaces, proposed trails, and viewshed provisions are preserved. The Project remains compatible with all other adjacent and nearby uses.
29. The applicant meets the Conditional Use Permit Burden of Proof according to Section 22.56.040 of the Los Angeles County Code.
32. The location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The project is surrounded predominantly by vacant and preserved lands and a few other non-sensitive uses with the exception of an approximately 100-unit residential community located on the Project's southwesterly boundary. The proposed Project is a continuation of existing university operations based on existing approved long range development plans with impacts which can be mitigated with no remaining significant environmental impacts on the surrounding area, with the exception of traffic impacts for Major Events as defined in the EIR and above. A Statement of Overriding Considerations is recommended to address this significant impact.
33. The location will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Based on the EIR conclusion that project mitigation measures would reduce any environmental impacts to a less than significant level, with only the Major Event traffic exception as addressed by the Statement of Overriding Considerations, staff has determined that the construction and operation of the project would not limit, hinder or denigrate the use of properties in the vicinity of the project site.

34. The location will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Areas of concern regarding the project are mitigated to a level of no significant impact on the environment and conditions of Project approval address additional concerns. The project proposes various measures such as state of the art non-intrusive athletic field lighting, TDM Program to address Major Event traffic, sound screening provisions to minimize construction and operational noise, and relocation of the AEC away from adjacent residences.
35. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project site is a 365-acre existing development area within an 830-acre site providing sufficient space for the project proposed including proposals to maximize buffering and safety in relationship to surrounding properties.
36. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate. The Project requires continued long-term use of existing roads for ongoing operations; therefore the current access and road conditions require minimal improvements to carry on the proposed use. Any damage to existing or improved local roadways caused by project construction and/or operations is required to be repaired at the applicant's expense as required by mitigation measures and conditions of approval.
37. The proposed site is adequately served by other public or private service facilities as are required. All required and needed public and private service facilities are met for the project.
38. The applicant meets the Parking Permit Burden of Proof according to Section 22.56.1020 of the Los Angeles County Code.
39. There will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because the age and/or physical condition of the residents is such that the use of automobile is unlikely. The nature of students living on campus is such that automobiles are not required during the academic term, and students of the typical age do not all need a car to meet day to day living needs on campus. Campus shuttles are provided and subsidized mass transit passes are also available.
40. The nature of the use is such that there is a reduced occupancy. The Parking Permit it is the appropriate means to address the university's parking requirements. Minimum required parking based on estimated demand at various phases of the Project and for various anticipated sizes of the AEC facility, and insures that

adequate parking will be available. The nature of the university uses includes a large campus with multiple auditoriums, multiple sports spectator facilities, a proposed large-scale Athletics/Events Center, and onsite student and faculty housing. Standard County Code parking requirements do not address the number of assembly and spectator facilities, complex topography affecting parking locations and educational program and resident needs, complex academic and large event facilities locations and scheduling, concurrent events, and other unique circumstances of the Pepperdine University parking requirements.

41. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. The university has an existing *Rideshare* program which includes shuttles, car sharing, car and priority carpool parking, and subsidized vanpools and mass transit.
42. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. The campus provides space for additional parking for each component in excess of anticipated requirements. Current parking of 4,584 spaces and proposed parking at buildout of 5,380 spaces are more than sufficient to meet anticipated parking demand.
43. There will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because uses sharing parking facilities operate at different times of the day or days of the week. All existing and proposed campus parking supply substantially exceeds minimum estimated parking demand. The University uses a parking management plan including use of certain parking areas by permit only and other areas for use any time by any campus user, enabling sufficient and adequate parking for all campus users.
44. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan. The Project does not request nor require tandem or valet parking, but regularly uses campus Public Safety officers to coordinate even parking and circulation.
45. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces. Existing and proposed student housing makes use of existing parking supply in proximity to the housing. Assigned parking areas and spaces may be used should increases in demand require it.
46. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses. Off-site parking is not required. All required operational and standard event

parking shall be provided onsite. Major events exceeding 5,000 attendees may include offsite park and ride agreements as part of a Major Event TDM and Parking Management Plan.

47. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use. Though not required by the Permit, the permittee may make use of offsite park and ride facilities through necessary agreements as part of a Major Event, TDM and Event Management Plan for events exceeding 5,000 attendees.
48. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces. No leases are required nor proposed at this time.
49. Such transitional lots are designed to minimize adverse effects on surrounding properties, or. The intent of any park and ride arrangements would be to make use of existing available facilities already designed for parking use.
50. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood. Uncovered parking supplied is located internal to the campus and does not impact neighbors.
51. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property. The physical nature of the campus location is such that all parking would be retained within the campus boundaries. Conditions of the CUP prohibit any campus use of adjacent Malibu Bluffs Recreation Area and MCE residential streets, and the single access to said neighborhood located at John Tyler Drive and Malibu Country Drive is proposed to be monitored for compliance during major events on campus.
52. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22. The Project site meets all size requirements for necessary development features.
53. County Department comments and conditions were received from the Department of Public Works and Fire Department.

54. The Department of Public Works in its letters dated November 2, 2010 and March 23, 2011 recommended approval of the Project and required conditions regarding grading/soils/geology, drainage, waterworks, and sewer.
55. The Fire Department in its letter dated March 24, 2011, provided requirements which when met at the Plan Check stage would achieve Fire Department recommended Project approval regarding fire flow water supply, fuel modification, access, and special requirements for automatic sprinkler systems. Adequate fire flow water supply has been verified.
56. A Hearing Examiner Public Hearing was held at the Pepperdine University campus on December 2, 2010 to take public testimony on the DEIR and Conditional Use Permit and Parking Permit requests. Approximately 250 People attended the hearing but not all attendees testified. Testimony was received from the applicant and 27 members of the public including representatives of nearby home owners associations, neighbors, and students of Pepperdine University, along with other members of the public. Five (5) members of the public provided written comments regarding the project at the time of the Hearing Examiner public hearing.
57. Written and oral testimony in favor emphasized the benefits to various student programs and services including new and improved on-campus student housing, improved undergraduate campus-life facilities, improved athletic facilities scheduling and access capabilities, and facility quality improvements. Environmental benefits were cited such as the use of reclaimed water, constructing LEED Silver and Certified or equivalent buildings, increased recycling, and use of drought tolerant vegetation. Reductions in student commuting to and from the campus and state of the art improvements to project and existing project-related lighting were mentioned.
58. Written and oral testimony opposed or with concerns about the project included potential increases in construction and operational noise, air quality, sky-glow and other night lighting impacts, and visual impacts to local surrounding open space and nearby public camping uses. Event traffic, traffic safety, and cumulative impacts regarding proposed uses and intensifying of existing uses were expressed as significant concerns.
59. In addition to public testimony and comments received up to and including the Hearing Examiner public hearing, several issues have been further identified as areas of controversy through the remaining public review comment period on the DEIR. Issues related to overall scale of the AEC and the number of Major Events to be held at the AEC, hours of operation of new and existing facilities, addition of athletic and recreation field lighting, event traffic and access particularly via John Tyler Drive, addition of new student housing on campus and related increases in potential student disturbances, public safety, and construction noise and air quality

impacts. All oral testimony received at the Hearing Examiner public hearing and all written testimony received during the DEIR comment period were included and responded to in the Final EIR ("FEIR").

60. In addition to comments received during the public comment period on the DEIR and at the Hearing Examiner public hearing, two additional comment letters were received from representatives of the MCE Home Owners Association ("HOA") at the time of this report. The MCE HOA Board of Directors made a written request for additional Project mitigation measures and conditions to further reduce perceived additional impacts of the Project on the neighborhood. Representatives of the MCE HOA have regularly met with Pepperdine representatives and planning staff regarding the Project, and they have expressed the most concern about potential increases in traffic on John Tyler Drive from additional large events at the proposed AEC, night lighting from soccer and baseball fields, and noise impacts from the proposed cumulative increase in campus development and increased student activities from greater numbers of students living onsite. A letter was also received from an individual MCE resident indicating their intent to further discuss Project conditions that may benefit the residents of MCE.
61. The Commission finds that the EIR mitigation measures adequately mitigate Project impacts on traffic, noise, sky-glow and other night lighting impacts, air quality, visual impacts, all but Major Event traffic (as defined in the EIR), traffic safety, biological impacts, and cumulative impacts due to intensifying of campus uses and related projects. The Planning Commission adopts a Statement of Overriding Considerations ("SOC") regarding the remaining significant impact of Major Event traffic as defined in the EIR. The Planning Commission finds that the SOC adequately addresses the importance of educational improvements compared to a specifically defined traffic impact (congestion at eight intersections during a Major Event that starts or ends between 7 a.m. and 9 a.m. or 4 p.m. and 6 p.m. on weekdays for events exceeding 3,750 attendees with 60 percent of attendees coming from offsite locations).
62. The Planning Commission finds that Conditional Use Permit Conditions adequately address additional community and land use planning concerns.
63. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

**REGARDING THE CONDITIONAL USE PERMIT**

- A. The use is consistent with the adopted general plan for the area; and
- B. 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 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; and
- 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 Title 22 of the County Code or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required.

**REGARDING THE PARKING PERMIT:**

- A. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding properties;
- B. That there will be no conflicts arising from special parking arrangements allowing tandem spaces because valets will be employed;
- C. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 of the County Code because of the nature of the use and its location; and
- D. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit and Parking Permit as set forth in Sections 22.56.090 and 22.56.1020, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION**

1. The Regional Planning Commission certifies that it has independently reviewed and considered the information contained in the Final Environmental Impact Report prepared by Los Angeles County Department of Regional Planning as lead agency prior to approving the project; adopts the mitigation monitoring and reporting program which is appended to and included in the attached conditions of approval, finding that, pursuant to California Public Resources Code Section 21081.6, the mitigation monitoring and reporting program is adequately designed to ensure compliance with the mitigation measures during project implementation; determines that the conditions of approval attached hereto are the only mitigation measures for the project which are feasible and that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in these findings; determines that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social and/or environmental benefits of the project as stated in the Findings and in the Environmental Findings of Fact and Statement of Overriding Considerations adopted by the lead agency for the project, which Findings and Statement are incorporated herein by reference.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200700203 and Parking Permit No. 200700014 is **APPROVED** subject to the attached conditions.

**VOTE:**

Concurring: Modugno, Valadez, Louie, Helsley, Pedersen

Dissenting: None

Abstaining: None

Absent: None

Action Date: May 4, 2011

- c: Each Commissioner, Commission Services, BOS 3rd District, Zoning Enforcement, Building and Safety

SZD:KKS  
5/05/11

## **PROJECT DESCRIPTION**

This grant authorizes a Conditional Use Permit ("CUP") to establish a development program for construction, operation, and maintenance of the Pepperdine University Campus Life Project ("Project") consisting of 394,137 net new square feet of development and onsite grading in excess of 100,000 cubic yards within approximately 365 acres of existing core-campus area on an 830-acre site; and a Parking Permit to establish parking requirements for existing and proposed university facilities in the A-1-1-DP (Light Agricultural-One Acre Minimum Required Area-Development Program) zone, subject to the following conditions of approval:

## **GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, 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 subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 10 and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the California Coastal Commission's action becomes effective pursuant to Section 30622 of the California Public Resources Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Recorder ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the existing university campus and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$3,000.00** within thirty (30) days of the date of final approval of this grant. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) annual and five (5) biennial (every other year) inspections for a total of 20 years** of inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,914.25 (\$2,839.25 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record in the office of the Recorder, a covenant and agreement, with attachment of the Mitigation Monitoring and Reporting Program ("MMRP"), and agrees to comply with the mitigation measures imposed by the **Environmental Impact Report** for this project. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission

("Planning Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Planning Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance or otherwise determined by County Code Section 22.60.350.

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
16. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
17. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
18. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

19. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, four (4) copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

#### **PARKING PERMIT SPECIFIC CONDITIONS**

20. The Parking Permit authorizes parking based on parking demand at various phases of Project development. Parking in any parking facility located throughout the campus may be used by any campus use located within the campus except where specific parking lots are managed by specific campus parking lot permits or posted restrictions.

21. Use of Malibu Country Drive and other streets located within the Malibu Country Estates residential neighborhood and use of the Malibu Bluffs Recreation Area is prohibited for campus or campus event parking purposes. Enforcement is subject to coordination with the City of Malibu (local jurisdiction over streets within Malibu Country Estates) and the operators of the Malibu Bluffs Recreation Area.
22. The Parking Permit requires a minimum provision of 3,343 onsite parking spaces phased to a minimum of 4,616 onsite spaces at Project build out for an Athletics/Events Center ("AEC") building with a fixed seating capacity of 5,000 seats (no seats on the floor). A minimum parking supply of 4,880 onsite spaces would be required prior to allowing AEC special events that implement floor seating to increase the event capacity beyond 5,000 seats. Existing campus parking currently supplies 4,584 onsite spaces. Proposed campus parking at maximum Project build out would supply up to 5,380 onsite spaces. The table below provides parking requirements by phase and various AEC seating capacities:

**Minimum Parking Requirements  
 Prior to and Subsequent to Project Occupancy**

Phase Occupancy & AEC Seating Capacity	MINIMUM REQUIRED PARKING		
	Standard Operations	Additional Spaces for Maximum Capacity Event *	Total Required Parking
Prior to Project Component Occupancy	3,343	-	3,343
Phase I – 3,500 to 4,000 Seat Facility	3,397	960	4,357
Phase I – 4,001 to 4,500 Seat Facility	3,397	1,080	4,477
Phase I – 4,501 to 5,000 Seat Facility	3,397	1,200	4,597
Phase I – >5,000 Seat Facility	3,397	-	4,880**
Phase I & II – 3,500 to 4,000 Seat Facility	3,416	960	4,376
Phase I & II – 4,001 to 4,500 Seat Facility	3,416	1,080	4,496
Phase I & II – 4,501 to 5,000 Seat Facility	3,416	1,200	4,616
Phase I & II – >5,000 Seat Facility	3,416	-	4,880**

\* Assumes 60% of the spectators would travel to the event from off-campus and an average vehicle occupancy of 2.5 persons per vehicle.  
 \*\* Required by Mitigation Measure 5.8-4 of the Project MMRP.

### PROJECT SITE SPECIFIC CONDITIONS

23. The Campus Life Project as depicted on the approved Exhibit "A" is subject to the following additional conditions and restrictions, including voluntary conditions indicated "as agreed by the permittee".

#### Campus Enrollment

- a. Total campus enrollment shall be limited to the existing cap of 3,500 Full Time Equivalent Students ("FTE"). Existing Coastal Commission approved total campus enrollment is limited to 5,000 FTE. In the event the permittee wishes to increase enrollment above 3,500 FTE, additional County approval shall be required according to County Code Section 22.40 Part 2 Development Program Zone requirements.

#### Project Component and Grading Parameters

- b. Component 1: Student Housing Rehabilitation is comprised of 468 net new beds and 150,692 net new square feet.
- c. Component 2: The AEC includes a maximum of 5,000 permanent seats, plus a maximum of an additional 470 temporary seats, 235,845 net new square feet, a theme tower 90 feet in height, and two (2) levels of underground and five (5) levels of above-ground structured parking.
- d. Component 3: The Upgraded NCAA Soccer Field is raised approximately an additional ten (10) feet in elevation from the existing field, and the Maintenance Facilities include 1,500 net new square feet. Permanent seating located on the north side of the field shall be provided for approximately 1,000 spectators.
- e. Component 4: The Town Square and Welcome Center, over two (2) levels of underground parking, includes 4,500 net new square feet.
- f. Component 5: The Enhanced Recreation Area includes 1,600 net new square feet of storage and rest room facilities, a redeveloped Debris Basin, and an approximately two million gallon underground chilled water storage tank.
- g. Component 6: Comprised of three-level School of Law Parking Structure.
- h. Grading: Project related earth movement is comprised of approximately 434,000 cubic yards consisting of approximately 198,000 cubic yards of cut (including 70,000 cubic yards of residual cut grading comprised of bedrock from Component 4 Town Square, which may be required to be exported) and

approximately 236,000 cubic yards of fill. Any deficit in fill may use up to approximately 125,000 cubic yards of fill to be obtained from the approved Graduate Campus project site pad and any other usable onsite fill material.

#### County Agency Requirements

- i. Permittee shall comply with all Public Works requirements and comply with all conditions set forth in its letter dated November 2, 2010, attached hereto and incorporated herein by this reference, to the satisfaction of said department.
- j. Permittee shall comply with all Fire Department requirements specified in its letter dated March 24, 2011, attached hereto and incorporated herein by this reference, to the satisfaction of said department.

#### Landscaping

- k. Permittee shall maintain all landscaping in a neat, clean, and healthy condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. New irrigation systems for the Project shall utilize reclaimed water where permitted by the Regional Water Quality Control Board. If potable water is necessary for irrigation, Pepperdine shall utilize a water-efficient irrigation system, such as drip irrigation or comparable.
- l. Permittee shall submit five (5) copies of a landscape plan, comprised of required landscaping for all six components of the Project as depicted on approved Exhibit "A", or, as otherwise required by the Director of Planning ("Director"). The landscape plan shall be submitted to and approved by the Director in consultation with the County Biologist in compliance with applicable Project Mitigation Measures and County Drought Tolerant and Green Building Code regulations, prior to issuance of a building permit. The landscape plan shall depict the site, type and location of all plants, trees, and watering facilities.

#### Night Lighting

- m. Outdoor night lighting for the related project Baseball Field shall comply with Mitigation Measures 5.7.2-1 through 5.7.2-8 of the Project MMRP as applicable.
- n. Prior to use of night lighting, except for testing purposes, when installed at the redeveloped Soccer Field (Component 3) and redeveloped Recreation Area (Component 5), a compliance report shall be prepared by the designer(s) and/or installer(s) of the Project's outdoor night lighting. The compliance report and actual outdoor night lighting testing shall be verified as compliant with the lighting requirements of Mitigation Measures 5.7.2-1 through 5.7.2-8

of the Project MMRP. In the event the Project's outdoor night lighting fails to comply with Project outdoor night lighting minimum requirements, the permittee shall correct or manage said lighting so as to comply as verified through retesting by the lighting consultant. At the discretion of the Director, if there is reason to believe that compliance is not being achieved, third party lighting consultant(s), different from the designer and/or installer may be requested to verify the testing and report conclusions. Preparation of lighting report, verification, and any retesting if necessary shall be at permittee's expense.

- o. Prior to use of night lighting, except for testing purposes, when installed at the related project Baseball Field, a compliance report shall be prepared by the designer(s) and/or installer(s) of the Project's outdoor night lighting. The compliance report and actual outdoor night lighting testing shall be verified as compliant with the lighting requirements of Mitigation Measures 5.7.2-1 through 5.7.2-8 of the Project MMRP. In the event the Project's outdoor night lighting fails to comply with Project outdoor night lighting minimum requirements, the permittee shall correct or manage said lighting so as to comply as verified through retesting by the lighting consultant. At the discretion of the Director, if there is reason to believe that compliance is not being achieved, third party lighting consultant(s), different from the designer and/or installer may be requested to verify the testing and report conclusions. Preparation of lighting report, verification, and any retesting if necessary shall be at permittee's expense.
- p. Televised or filmed events requiring maximum lighting of 100 foot-candles shall not be held concurrently at both the Soccer Field (Component 3) and the related project Baseball Field on the same night.
- q. As agreed by the permittee, provided final approval by the California Coastal Commission is obtained for the entirety of the Project and related projects including all new lighting included in the Project and related projects, the following conditions shall apply.
  - 1) Project outdoor night lighting shall comply with Mitigation Measures 5.7.2-1 through 5.7.2-8 of the Project MMRP. When replaced, other than for maintenance, existing clear globe lighting on campus shall be replaced with cut-off type light fixtures which are shielded and directed in such a way as to minimize lighting spillover. Clear globe lights at the Upgraded NCAA Soccer Field and related baseball field project shall be replaced as indicated in Table A below.
  - 2) Though Project lighting impacts are fully mitigated, as an additional public benefit, the University has volunteered to replace other non-Project clear globe lighting as the Project is implemented. The University shall adhere

to the schedule below when replacing non-Project or non-related project outdoor night lighting fixtures. Pursuant to these conditions, identified non-Project or non-related project outdoor night lighting fixtures shall be replaced with cut-off type light fixtures which are shielded and directed in such a way as to minimize lighting spillover. The specific figures shall be replaced as indicated in Table A below.

**Table A: Pepperdine Campus Clear Globe Light Replacement Schedule**

Clear Globe Light Replacement Area (As identified in Exhibit 4)	Replacement Schedule
A1	By that date which is 24 months following the receipt of final regulatory entitlements, including the expiration of applicable challenge period, from all applicable agencies; or as a condition of obtaining a Certificate of Occupancy for first component to be constructed, whichever is earlier.
A2	Prior to Issuance of the Certificate of Occupancy for first Project Component to be constructed
A3	Prior to Issuance of the Certificate of Occupancy for Project Component 4 (Town Square)
A4	Prior to Issuance of the Certificate of Occupancy for first Project Component to be constructed
B1	Prior to Issuance of the Certificate of Occupancy for Project Component 1 (Student Housing - Standard Precinct).
B2	Prior to Issuance of the Certificate of Occupancy for Project Component 1 (Student Housing - Outer Precinct).
B3	Prior to Issuance of the Certificate of Occupancy for Project Component 1 (Student Housing - Standard Precinct).
B4	Prior to Issuance of the Certificate of Occupancy for Project Component 6 (School of Law Parking Structure).
B5	Prior to Issuance of the Certificate of Occupancy for Project Component 6 (School of Law Parking Structure).
B6	Prior to Issuance of the Certificate of Occupancy for Project Component 2 (Athletics/Events Center).
B7	Prior to Issuance of the Certificate of Occupancy for Project Component 5 (Enhanced Recreation Area)
C1	Prior to the use of Project Component 3 (Upgraded Soccer Field) Athletic Lights
D1	Prior to the use of related-Project (Baseball Field) Athletic Lights
E1	Prior to Issuance of the Certificate of Occupancy for first Project Component to be constructed

The University may request permission from the Director to revise the replacement schedule outlined above in Table A if significant efficiencies could be achieved based upon design or construction planning information. The final approved lighting plan may result in greater or fewer fixtures than currently exist to meet the requirements of the Los Angeles County Code and these Conditions.

Sound Attenuation

- r. New installations of outdoor sound amplification devices at Project sites, the Related Project Baseball Field, and the Related Project Firestone Fieldhouse renovation facing MCE, beyond those sound amplification devices currently existing, are prohibited in the event such devices create noise which would exceed the County's noise ordinance requirements. Existing sound amplification devices at these sites may be replaced by similar or improved sound amplification equipment of equal or lesser volume than devices being replaced. New installations of outdoor sound amplification devices not facing MCE, as part of Project components, are not prohibited, such as proposed installations of faux rock speakers in the proposed Seaver Town Square, or other similar interior Project applications.
- s. As agreed by the permittee, prior to the issuance of a building permit for the first Project component, the University shall develop and employ a set of best management practices ("BMPs") with respect to outdoor sound amplification. Such BMPs shall include, at a minimum, speaker positioning to avoid projecting noise to Malibu Country Estates residences, volume restrictions, and sound shielding where applicable and feasible. The University will consult with the Malibu Country Estates Homeowners Association Board prior to adoption of the BMPs for use of any new outdoor amplification installed as part of the Project on components that face Malibu Country Estates. BMPs will also be developed for sound amplification used along Campus Walk, and no new sound speakers directly facing Malibu Country Estates shall be placed on the campus walk area, as shown in the attached Exhibit 5 of these Conditions. The University further agrees to continue to maintain a 24-hour phone hotline that Malibu Country Estates residences can call in the event of excessive noise or other campus concerns. This Condition is not intended to apply to systems designed for emergency notifications.
- 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.
- u. Any new or replacement Project HVAC or other Project noise-generating permanent equipment located exterior to campus structures and within view of MCE residences shall require sound screening to ensure they do not exceed the County's noise ordinance requirements and visual screening to the satisfaction of the Director.

AEC Major Events and Limited Events

- v. AEC Major Events. In addition to annual parking counts and an event management and monitoring plan required by Mitigation Measure 5.8-2 of the MMRP for events exceeding 3,500 attendees, and the Transportation Demand Management ("TDM") Program requirements for Major Events as defined in Mitigation Measure 5.8-3, the permittee shall provide annually to the Director a listing of the number, type, and attendance total of each Major Event held in the AEC starting or ending at morning (7:00-9:00) or evening (4:00-6:00) peak hours weekdays and exceeding 3,750 attendees with 60% or more of attendees coming from off campus. Upon review of the annual listing of Major Events, a report on the TDM results shall also be provided. Unless verification is provided that significant transportation impacts are mitigated by the TDM plan, the permittee shall provide evidence of efforts to improve the performance of the TDM plan in mitigating significant traffic impacts or limit the annual number of future Major Events which are not athletic or University related.
- w. AEC Limited Events. As agreed by the permittee, the AEC shall host no more than 26 "Limited Events" per year, and no more than 6 of the "Limited Events" will be concerts. For the purposes of this Condition, a "Limited Event" must include all of the following characteristics: at the AEC with over 3,750 attendees, with 60% or more of attendees coming from off-campus. This limitation covers events that start and end during both peak and non-peak hours as defined in the EIR. The following events are not considered "Limited Events" events:
- Where Pepperdine Athletics are competing, or are sanctioned by the NCAA;
  - Where at least two-thirds of the attendees are Pepperdine students, faculty, and/or staff as documented by the permittee; and
  - That are Pepperdine University graduations.

The number of Limited Events may be exceeded in the event that Pepperdine obtains written agreement from the Malibu Country Estates Homeowners Association Board for permission to exceed the annual number of Limited Events. Such written agreement shall be available upon request by the Director.

The University shall also report the number of Limited Events annually to the Director, including a listing of the number, type, and attendance total of each Limited Event held in the AEC. The Malibu Country Estates Homeowners Association Board shall be provided a copy of the annual report by the University.

- x. AEC Parking Protection for MCE. As agreed by the permittee, the University shall provide traffic control officers at the John Tyler Drive/Malibu Country Drive intersection as part of its Event Management Plan for events at the AEC with over 3,500 attendees.

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) 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 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).

#### General Construction

- z. Development Table. Each component of the approved Project shall record use of the square feet authorized by the DPZ and LRDP/SPD in the attached development table named *Pepperdine University DPZ/Specific Plan for Development and Long Range Development Plan Square Footage Compilation* ("Development Table"). The Development Table shall be updated after each Regional Planning Commission and Coastal Commission land use approval and updated table submitted with each Revised Exhibit "A" or new development application filed with Regional Planning.
- aa. Restoring Construction Site. Temporary structures, outside storage, and staging areas allowed for construction purposes shall be removed from the project site within 120 days of project completion, absent approval to extend the allowable time period for the temporary structures. In the event additional time is needed to complete removal of temporary structures and related

materials, the permittee shall submit a written request for a time extension for up to one (1) year maximum to the Director for review and approval. Any other outside storage needed shall comply with the requirements of Section 22.52 Part 7 of the County Code.

- bb. **Architecture.** All new structures shall be compatible with existing campus architecture.
- cc. **Coloration Compatibility.** Under stories and retaining walls higher than six feet in height shall be in tones compatible with surrounding terrain.
- dd. **Building Adjustments.** Adjustments to the building locations and configurations may be approved by the Director, if necessary. Justification for such adjustments includes avoidance of unanticipated archaeological resources, sensitive biological resources or geologic hazards, reduction of grading or other environmental impacts, compliance with health and safety regulations, or actions otherwise necessary to fulfill the spirit and intent of this grant providing such adjustments are in substantial conformance with the approved Exhibit "A". A maximum height of 48 feet from finished grade is permitted for all Student Housing Rehabilitation components of the Project provided that existing large-scale landscape screening of existing housing is maintained.
- ee. **LEED Certification.** As agreed by the permittee, the AEC shall obtain LEED Silver certification, and the Project Student Housing buildings shall obtain a LEED Certified certification by the United States Green Building Council.
- ff. **Truck Hauling.** As agreed by the permittee, following the issuance of the building permit for the first Project component, the University shall direct delivery trucks and similar vehicles, where feasible, to use the Seaver Drive entrance to the University at all times of the day. Such restrictions are not considered feasible if delivery trucks are unable to maneuver the Seaver Drive grade; if they are making deliveries to facilities located along the portion of John Tyler Drive between Banowsky Boulevard and Stotsenberg Track that borders Malibu Country Estates residences; or cause unsafe traffic congestion.
- gg. **Grading Hours.** As agreed by the permittee, pertaining to all components of the Project, the University shall prohibit grading work on Saturdays and Sundays. Notwithstanding the forgoing, grading on Saturday and Sunday shall be permitted, subject to approval of the Director, for emergency grading, such as near term completion of grading prior to rainy season.
- hh. **Construction Hours.** As agreed by the permittee, due to proximity to the Malibu Country Estates residences, construction hours of the Upgraded

NCAA Soccer Field and related project Firestone Fieldhouse will be Monday through Friday from 7:00 a.m. to 6:00 p.m. Outdoor construction hours of the Standard Precinct of the Student Housing Component will be Monday through Friday from 7:00 a.m. to 7:00 p.m. Outdoor construction on these components outside of these hours shall be permitted upon written approval by the Director of Regional Planning only where reasonably necessary subject to all County requirements. Examples include completion of concrete pouring and grading prior to the rainy season or completion of all, or a significant portion of, the Project prior to the start of the academic year where an unreasonable impact to the campus community could otherwise occur. Interior finishing work shall not be limited by this condition.

- 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.
24. As agreed by the permittee in consultation with the Santa Monica Mountains Conservancy, the following voluntary conditions shall apply.

Relocated Coastal Slope Trail

- a. The Santa Monica Mountains Conservancy has requested the opportunity to propose a realignment of those portions of the Coastal Slope lateral trails (including Mesa Peak) that are located on the University's property and currently offered for dedication. The location of the new alignments would be one of the alignments ("most suitable" easement" or "other potential easements") identified on Exhibit 1 hereto, including identification of the width and alignment of the dedicated trails (the "New Realigned Trails"). The New Realigned Trails easement shall be fifty (50) feet in width for planning purposes and twenty (20) feet in width for construction, or any lesser width agreed to by the public agency acquiring the easement. Prior to issuance of a building permit for the first component of the Campus Life Project, Pepperdine shall record an amended offer to dedicate public trails showing the existing alignment and potential realignments, consistent with the attached Exhibit 1. Such offer to dedicate shall remain open for up to 21 years from the date of recordation.
- b. The University shall continue to maintain the amount of \$58,400, currently held in escrow in an interest-bearing account, for the purpose of constructing, maintaining, and realigning trails within the Santa Monica Mountains. The University shall transfer the \$58,400 to an entity designated by the Santa Monica Mountains Conservancy upon (a) the identification and availability of a trail(s) to construct, maintain, and/or realign (as determined by SMMC); or

(b) three (3) years from the Effective Date of the Agreement; or (c) prior to issuance of the building permit of the Project's first component, whichever comes first. The funds shall be used for the express purpose of constructing, maintaining, and/or realigning Coastal Slope trails and/or related spurs.

Project Required Mitigation Sites

- c. The "Mitigation Sites" required under Campus Life Project Mitigation Monitoring and Reporting Program, Mitigation Measures MM5.3-2, MM5.3-7, and MM5.3-8, as identified on Exhibit 2 attached to these Conditions, shall be designated by the University for restoration within the University's existing practices for biological preserve activities within its Open Space Management Area, as permitted under the three categories below:
- 1) Scientific research may be allowed provided it is done in a manner which is consistent with protection of the resources within the Open Space Management Area;
  - 2) Biological preserve activities, including coastal sage scrub and other restoration activities and similar programs; and
  - 3) Wildland fire maintenance.
- d. As additional mitigation for the loss of 0.48 acres of riparian habitat subject to the jurisdiction of CDFG & ACOE within the grading limits of Component 5, Enhanced Recreation Area (the "Habitat"), beyond the 1:1 ratio required by the Campus Life Project Mitigation Monitoring and Reporting Program, Mitigation Measure MM5.3-7, the University shall donate \$100,000 as a contribution to an entity designated by the Conservancy for the purposes of enhancement or restoration of 0.48 acres or more of riparian and upland habitat within the same watershed as the Habitat in the Santa Monica Mountains suitable for park management and preservation (See Exhibit 3). The \$100,000 contribution shall be paid within 60 days of the Effective Date of the Agreement between Santa Monica Mountains Conservancy and Pepperdine University.

Campus Lighting

- e. Project outdoor night lighting shall comply with Mitigation Measures 5.7.2-1 through 5.7.2-8 of the Project MMRP. When replaced, other than for maintenance, existing clear globe lighting on campus shall be replaced with cut-off type light fixtures, which are shielded and directed in such a way as to minimize lighting spillover. Clear globe lights at the Upgraded NCAA Soccer Field and related baseball field project shall be replaced as indicated in Table A of the Night Lighting Condition 23q above.

Though Project lighting impacts are fully mitigated, as an additional public benefit, the University has volunteered to replace other non-Project clear globe lighting as the Project is implemented. The University shall adhere to the schedule below when replacing non-Project or non-related project outdoor night lighting fixtures. Pursuant to these conditions, identified non-Project or non-related project outdoor night lighting fixtures shall be replaced with cut-off type light fixtures which are shielded and directed in such a way as to minimize lighting spillover. The specific figures shall be replaced as indicated in Table A of the Night Lighting Condition 23q above.

The University shall expedite the replacement of non-Project, clear globe lighting as the Project is implemented in those areas of Campus along "Public Viewshed Areas." For purposes of this Condition, the "Public Viewshed Areas" shall be those identified in Exhibit 4, area A1. The University shall adhere to the schedule in Table A of the Night Lighting Condition 23q above when replacing those identified lighting fixtures within the Public Viewshed Areas and shall replace the fixtures, as appropriate, with cut-off type light fixtures, which are shielded and directed in such a way as to minimize light spillover.

With the exception of Area A1, the University may request permission from the Director to revise the replacement schedule outlined in Table A if significant efficiencies could be achieved based upon design or construction planning information. The final approved lighting plan may result in greater or fewer fixtures than currently exist to meet the requirements of the Los Angeles County Code and these Conditions.

#### Traffic and Access

- f. In response to the Conservancy's concern about potential impacts of events from the proposed new AEC to the Santa Monica Mountains Conservancy-owned Malibu Bluffs, the FEIR Event Management Plan for the Athletic Event Center, defined in MMRP MM 5.8-2 provides that prior to large events (attendance of 3,500 or more) at the AEC, the University shall place signs at each entrance of the Santa Monica Mountains Conservancy-owned Malibu Bluffs campground parking lot to alert the public that no University event parking is permitted in the subject lot. Prior to issuance of a certificate of occupancy for the AEC, the University shall provide a one-time contribution of \$5,000 to an entity designated by the Conservancy for the development and production of "No Parking" signs for placement at the identified parking lot.

**PROJECT NO. R2007-03064-(3)**  
**CONDITIONAL USE PERMIT NO. 200700203**  
**PARKING PERMIT NO. 200700014**

**CONDITIONS**  
**PAGE 19 OF 19**

Attachments

Attachment A: Department of Public Works and Fire Department Conditions Letters

Attachment B: MMRP

Attachment C: Conditions Exhibits 1-5

Attachment D: Development Table: *Pepperdine University DPZ/Specific Plan for Development and Long Range Development Plan Square Footage Compilation*

SZD:KKS

5/05/11

## **Attachment A**

### **Department of Public Works and Fire Department Conditions Letters**



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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GAIL FARBER, Director

November 2, 2010

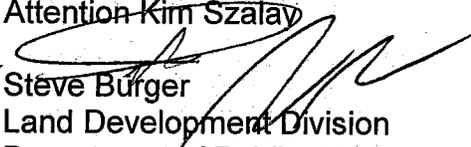
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Sam Dea  
Special Projects  
Department of Regional Planning

Attention: Kim Szalay

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. RCUP 200700203  
PROJECT NO. R2007-03064  
24255 PACIFIC COAST HIGHWAY  
PEPPERDINE UNIVERSITY'S CAMPUS LIFE PROJECT  
UNINCORPORATED COUNTY AREA OF MALIBU**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. RCUP 200700203 located at 24255 Pacific Coast Highway in the unincorporated County area of Malibu. Pepperdine University's Campus Life project consists of six upgrade/infill components for student housing rehabilitation, Seaver Town Square, and subterranean parking; a multi-purpose recreation and parking facility; soccer field; athletics/events center; and a recreation and health center conversion. The project also contains lot grading.

**Upon approval of the site plan, we recommend the following conditions:**

1. Grading\Soils\Geology

- 1.1 Submit a grading plan to Public Works' Land Development Division for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.

- 1.2 A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site SUSMP devices.
- 1.3 Obtain soil/geology approval from Public Works' Geotechnical and Materials Engineering Division if applicable, of the grading plan.
- 1.4 Obtain and submit any jurisdictional permits if required.
- 1.5 Obtain and submit drainage acceptance letters, if applicable, from all impacted off-site owners.
- 1.6 The grading required for a portion of the proposed enhanced recreation area and debris basin as well as the potential construction of a tie-back wall, which would be constructed in the event that a landslide event causes the basin to fail, in conjunction with the mitigations identified in the Environmental Impact Report for the project, provides adequate mitigation of the Geological Hazard to the satisfaction of Public Works. Given the unique circumstances of the project including the improvement in the stability of the adjoining terrain as compared to the existing conditions in the area, as well as the measures set forth in the Mitigation Monitoring Program designed to mitigate potential hazards associated with the enhanced recreation area, the grading for the recreational field and debris basin as well as construction of the tie-back wall, in the event of basin failure due to a landslide event, are not required to meet otherwise applicable County of Los Angeles factor of safety policies. Public Works will issue permits for the proposed work provided the work complies with the conditions and mitigations outlined in the environmental document and provided that the project geotechnical consultants are able to make a finding under Section J104.3 of the County Grading Code that the site is adequate for the intended use, as affected by soils engineering factors, including the stability of slopes and Section 111 of the County Building Code that the site is safe against (as opposed to free from) the hazard from landslide, settlement, or slippage, and that there is no net negative effect to geological stability on the area outside the proposed work.

For questions regarding the grading conditions, please contact Mathew Dubiel at (626) 458-4921 or by e-mail at [mdubiel@dpw.lacounty.gov](mailto:mdubiel@dpw.lacounty.gov).

For questions regarding soils and geology, please contact Jeremy Wan at (626) 458-4925 or by e-mail at [jwan@dpw.lacounty.gov](mailto:jwan@dpw.lacounty.gov).

2. Drainage

- 2.1 Submit a hydrology study for review and approval and comply with the requirements of the Drainage Study prepared by RJR Engineering dated October 20, 2010, which was included as part of the Environmental Impact Report, to the satisfaction of Public Works.
  - 2.1.1 Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action and comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and SUSMP requirements.
  - 2.1.2 Debris basin and catchment areas shall be sized and designed to accommodate tributary debris from natural watershed and surficial failure to the satisfaction of Public Works.
  - 2.1.3 Debris basin capacity may increase from what is shown on the site plan to accommodate tributary debris to the satisfaction of Public Works.
- 2.2 Submit contingency plan to protect downstream structures in the event of basin failure to the satisfaction of Public Works.
- 2.3 Submit restoration plan for debris basin to the satisfaction of Public Works.
- 2.4 Deed restrictions shall be required for all catchment areas to the satisfaction of Public Works.
- 2.5 Obtain approval or letter of nonjurisdiction from the State Department of Fish and Game.
- 2.6 Obtain approval or letter of nonjurisdiction from the State Water Resources Control Board.
- 2.7 Obtain approval or letter of nonjurisdiction from the Corps of Engineers.
- 2.8 A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of Public Works.

For questions regarding the grading conditions, please contact Lizbeth Cordova at (626) 458-4921 or by e-mail at [lcordova@dpw.lacounty.gov](mailto:lcordova@dpw.lacounty.gov).

3. Waterworks

3.1 Pepperdine University (University) shall coordinate closely with the Malibu Mesa Water Reclamation Plant (MMWRP) to control the ramp-up and ramp-down of sewage flow from the Wastewater Flow Equalization Station (WFES) so as not to cause a process upset or violation of waste discharge requirements at the MMWRP. The University shall also provide timely information regarding anticipated flow decreases.

3.2 The University shall prepare an operations and maintenance manual that identifies steps to operate the WFES to provide equalized sewage flow to the MMWRP. This manual will address the necessary steps and control methodology to facilitate equalized flow and will include input from the County of Los Angeles Department of Public Works' Sewer Maintenance Division to ensure such.

3.3 The University shall meter all flow from the WFES to the MMWRP and shall provide copies of the flow record upon request to Public Works' Sewer Maintenance Division.

For questions regarding the waterworks conditions, please contact John Walker at (626) 300-3312 or by e-mail at [jwalker@dpw.lacounty.gov](mailto:jwalker@dpw.lacounty.gov)

4. Sewer

4.1 Prior to permit issuance, the sewer area study Private Contract No. 12126AS must be approved by Public Works' Land Development Division. If the sewer system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.

4.2 Prior to issuance of permits, obtain a Will Serve letter from the Las Virgenes Municipal Water District for the discharge of sewage.

For questions regarding the sewer conditions, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at [tkhalkh@dpw.lacounty.gov](mailto:tkhalkh@dpw.lacounty.gov).

Sam Dea  
November 2, 2010  
Page 5

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or by e-mail at [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:ca

Project R2007-03064\_CUP 200700203\_24255 Pacific Coast Hwy\_Pepperdine University final.docx



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **WW-3**

March 23, 2011

Ms. Cheryl Hogan  
Envicom Corporation  
28328 Agoura Road  
Agoura Hills, CA 91301

MAR 28 2011

Dear Ms. Hogan:

### **LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU PEPPERDINE UNIVERSITY LIFE CAMPUS PROJECT**

This letter is in response to your request for the Los Angeles County Waterworks District No. 29, Malibu (District) to issue a will-serve letter for the Pepperdine Life Campus (Pepperdine) project.

We have determined that based on the District's present system capacity and current system conditions, the District is able to provide water service to the proposed project as well as public fire flow for up to 3,500 gallons per minute for a duration of 2 hours. However, additional water system facilities may have to be installed to serve the proposed project to meet the requirements of the County Engineer and County Fire Chief, which at this time have not been specifically set. As a condition of receiving water service from the District, Pepperdine will have to install required facilities at their expense and pay the District applicable charges and fees. In addition, Pepperdine must grant any necessary easements to the District before the District will provide permanent water service to the project.

This letter is not a will-serve letter and is only intended as a statement of water availability to the proposed project components as described in the project's environmental documents. The District will only issue will-serve letters for the project when specific written public and/or private fire flow requirements, estimated domestic demands, approved water plans for additional water system facilities (if required), and the applicable fees are paid.

Ms. Cheryl Hogan  
March 23, 2011  
Page 2

If you have any questions, please contact Mr. Ramy Gindi at (626) 300-3349 or rgindi@dpw.lacounty.gov or Mr. Tam Vo at (626) 300-3361 or tvo@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER  
Director of Public Works



FOR

ADAM ARIKI  
Assistant Deputy Director  
Waterworks Division

RG:dvt  
LTS284

cc: Department of Regional Planning



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040-3027

DATE: March 24, 2011

TO: Kim Szalay  
Los Angeles County Department of Regional Planning  
Special Project Section

PROJECT #: CUP R2007-03064

LOCATION: Pepperdine University, Malibu (Co.)

### WATER REQUIREMENTS FOR ALL SIX COMPONENTS

- The required fire flow for the proposed development of the six Components of the Campus of Life project will be determined when architectural plan are submitted to the Los Angeles County Fire Department for review and approval prior to building permit issuance. Fire flow data submitted to our office dated 02/17/11 indicate that the existing water supply on the Pepperdine Campus is capable of supplying a flow ranging between 1529gpm to 8137gpm calculated at 20psi.
- All additional fire hydrants for this development shall be of a standard size measuring 6" X 4" X 2 1/2", conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to building permit issuance.

### VERY HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS FOR ALL SIX COMPONENTS

- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). An approved Fuel Modification Plan shall be submitted simultaneously with the architectural plans prior to issuance of any building permit. For Fuel Modification Plan details, contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- Compliance with all applicable LA County Fire Code and LA County Building Code sections for specific construction and automatic fire sprinkler systems requirements within the Malibu-Santa Monica Mountains area shall be reviewed and approved prior to issuance of any building permit.

### ACCESS REQUIREMENTS FOR COMPONENT 1 (Student Housing Rehabilitation)

- Fire apparatus access roads shall be paved and maintain a minimum width of 28 feet clear to the sky.
- All fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Existing fire apparatus access roads, such as the Pedestrian Promenade and Pepperdine Pier, shall be capable to support a live load of 75,000lbs. Provide written confirmation to Fire Prevention during final design review.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround, per department standards. Turnaround designs to be correctly indicated on design drawings.
- Fire apparatus access roads shall maintain a minimum centerline turning radius of 32 feet on all turns.
- The grade on all fire apparatus access roads shall not exceed 15%.
- Any proposed gates within a fire apparatus road and fire fighter access shall comply with the LACoFD Regulation #5.
- Clearly depict on the connection between the northerly Fire Lane, as indicated on the Seaver Residence Halls - Outer Precinct conceptual site plan, and Huntsinger Circle within the same site plan and within the Component 1 plans.

### ACCESS REQUIREMENTS FOR COMPONENT 2 (Athletics and Events Center)

- Fire apparatus access roads shall be paved and maintain a minimum width of 28 feet clear to the sky. Required fire department access shall be capable of supporting a live load of 75,000lbs. Indicate compliance on final design plans.
- All fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround.

# COUNTY OF LOS ANGELES FIRE DEPARTMENT

Page 2  
March 24, 2011  
CUP R2007-03064

## ACCESS REQUIREMENTS FOR COMPONENT 2 (Athletics and Events Center) *continuation from page 1*

- Fire apparatus access roads shall maintain a minimum centerline turning radius of 32 feet on all turns.
- The grade on all fire apparatus access roads shall not exceed 15%.

## ACCESS REQUIREMENTS FOR COMPONENT 3 (NCAA Soccer Field)

- The Fire Department has no access requirements at this time for the proposed component 3.

## ACCESS REQUIREMENTS FOR COMPONENT 4 (Town Square)

- Fire apparatus access roads shall be paved and maintain a minimum width of 28 feet clear to the sky. The proposed pedestrian bridges over the proposed secondary access fire lanes are not approved by the Fire Department at this time.
- All fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- All proposed fire apparatus access roads shall be capable to support a live load of 75,000lbs. Confirmation on this requirement shall be provided to fire prevention engineering prior to architectural plan approval for permit clearance.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround, location and dimensions shall be clearly depicted on the plan submitted for review and approval.
- Fire apparatus access roads shall maintain a minimum centerline turning radius of 32 feet on all turns.
- The grade on all fire apparatus access roads shall not exceed 15%.

## ACCESS REQUIREMENTS FOR COMPONENT 5 (Enhanced Recreation Field)

- The Fire Department has no access requirements at this time for the proposed component 5.

## ACCESS REQUIREMENTS FOR COMPONENT 6 (School of Law Parking Structure)

- Provide an approved fire apparatus access road parallel to the entire side of the west wall of the parking structure. Said access shall be paved and maintain a minimum width of 20 feet clear to the sky. Said access shall be placed so as to maintain a centerline distance of 30 feet maximum. Compliance for access shall be clearly depicted on the site plan and submitted for review and approval during the architectural plan review.
- All fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- All proposed fire apparatus access roads shall be capable to support a live load of 75,000lbs.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround.
- Fire apparatus access roads shall maintain a minimum centerline turning radius of 32 feet on all turns.
- The grade on all fire apparatus access roads shall not exceed 15%.

## STANDARDS REQUIREMENTS FOR ALL SIX COMPONENTS

- This project is subject to compliance with all applicable state and county codes and regulations enforced by the County of Los Angeles Fire Department.
- No construction permit shall be issued for the proposed development without an approval by the County of Los Angeles Fire Department.
- Submit architectural plans to the County of Los Angeles Fire Department Regional Fire Prevention Office in Calabasas for review and approval prior to building permit issuance. Contact 818-880-0341
- Proposed pedestrian access which traverses over required fire department access shall only be placed in locations considered secondary access. Proposals shall be submitted for review and approved prior to building permit clearance. The minimum vertical clearance of obstructions is 13'6".

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at 818-880-0341.

Chief A. Gryzwa

## **Attachment B**

# **Mitigation Monitoring and Reporting Program**

**Pepperdine University Campus Life Project  
Mitigation Monitoring and Reporting Program**

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<b>GEOLOGY AND SOILS</b>						
<b>MM5.1-1</b>	All grading and earthwork shall be performed in accordance with the various geotechnical reports and as specified in typical Grading Ordinances of the County of Los Angeles and the applicable portions of the General Earthwork and Grading Specifications. Specific additional exploration, testing, and analysis shall be performed as required by and in coordination with the County of Los Angeles. Should this additional information disclose previously unexpected conditions (e.g., more extensive unstable soil removals, a need for greater fill compaction, debris dam and basin design/construction modifications, the need for earth material stockpiles), analyses shall define design and construction changes that would be compatible with County building code requirements.	Report Review and Plan Check  Field Inspection and Verification  As Needed Annual Report	Applicant	Prior to Grading Permit  Prior to Building Permit	LACDPW	
<b>MM5.1-2</b>	Standard subdrain measures detailed in the various geotechnical reports or as specified in typical General Earthwork and Grading Specifications, and prudent irrigation practices, shall be used to mitigate occurrences of perched groundwater or water originating from landslide planes, faults, and shear zones. Based on the County of Los Angeles review, additional surface and subsurface drainage systems may be added as required during a review of 40-scale plans and/or during grading operation/field inspections.	Report Review and Plan Check  Field Inspection and Verification	Applicant	Prior to Grading Permit  Prior to Building Permit	LACDPW	

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p><b>MM5.1-3</b> Design and mitigation measures for seismic ground shaking shall conform to applicable building code regulations at the time of construction, specifically the latest version of the California Building Code and Title 23. However, based upon damage assessments of fills due to the 1994 Northridge earthquake, fills deeper than 30 feet shall be compacted to at least 95 percent relative compaction if required by Los Angeles County Department of Public Works.</p>	<p>Preparation/ approval of grading plans</p> <p>Field Inspection and Verification</p>	<p>Applicant</p>	<p>Prior to Grading Permit</p> <p>Prior to Building Permit</p>	<p>LACDPW</p>		
<p><b>MM5.1-4</b> During earthwork construction, all unacceptable compressible soils shall be removed to firm, competent bedrock, or landslide material. Acceptability shall be defined by final geotechnical reports and in-grading inspections by a qualified geotechnical engineer or engineering geologist.</p>	<p>Field Inspection and Verification</p>	<p>Applicant</p>	<p>Field Inspection and Verification Prior to Building Permit</p>	<p>LACDPW</p>		
<p><b>MM5.1-5</b> Within the non-restricted use area, the subject site grading and proposed structure will be safe from landslides and excessive settlement. The proposed project will not adversely impact adjoining properties. The local areas of landslides Qls-1, Qls-3, and Qls-4 (in the lower "toe" areas) associated with Component 5 (Enhanced Recreation Area) shall be stabilized by appropriate means to assure that no foreseeable movements would endanger proposed facilities within the non-restricted use areas of the proposed CLP development. Any landslide repair dimensions and locations shall be subject to review and approval by the County of Los Angeles.</p>	<p>Preparation/ approval of grading plans</p> <p>Field Inspection and Verification</p> <p>As Needed Annual Report</p>	<p>Applicant</p>	<p>Prior to Grading Permit</p> <p>Prior to Building Permit</p>	<p>LACDPW</p>		
<p><b>MM5.1-6</b> Landslides or portions of landslides inside the CLP grading envelope, but outside areas of habitable structures that have factors of safety of less than 1.5 (Qls-1, Qls-3, and Qls-4) and</p>	<p>Preparation/ approval of grading plans</p>	<p>Applicant</p>	<p>Prior to Grading Permit</p>	<p>LACDPW</p>		

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
that are not removed or fully mitigated by remedial grading (areas not intended for current development) shall be designated as "Restricted Use Areas"	Field Inspection and Verification		Prior to Building Permit			
<b>MM5.1-7</b> All cut slopes shall be observed by a qualified engineering geologist during excavation. If unanticipated adverse geologic conditions are encountered, the cut slope shall be provided with a stabilization fill or be laid back to 2:1 (h:v) or flatter as field conditions dictate.	Field Inspection and Verification	Applicant	Prior to Building Permit	LACDPW		
<b>MM5.1-8</b> The cut portion of the cut/fill transition pad below all structural areas shall be over-excavated a minimum of 36 inches below the bottom of the footings and replaced with compacted fill cap material. Over-excavation shall extend to a distance of 5 feet outside the footprint of the structure. In lieu of over-excavation or deepening foundations, post-tensioned structural mats shall be used provided they are designed by a structural engineer. Detailed design data for mat foundations shall be provided if such option is selected.	Preparation/ approval of grading plans  Field Inspection and Verification	Applicant	Prior to Grading Permit  Prior to Building Permit	LACDPW		
<b>MM5.1-9</b> Cut slopes may encounter out-of-slope bedding components and will require construction of stabilization fills with a minimum key depth of 2 feet and a minimum width of 15 feet, or flattening of the slope. Each slope shall be evaluated during grading and stabilization methods shall be approved by the County of Los Angeles.	Preparation/ approval of grading plans  Field Inspection and Verification	Applicant	Prior to Grading Permit  Prior to Building Permit	LACDPW		
<b>MM5.1-10</b> Fill slopes constructed with proper conventional terracing shall be no steeper than 2:1 and no greater than 90 feet in height. All proposed fill slopes shall be planted with vegetation that will reduce erosion and provide reinforcing of soils through deep and broad root systems.	Field Inspection and Verification	Applicant	Prior to Building Permit	LACDPW		

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p><b>MM5.1-11</b> If fill slopes steeper than 2:1 are required, geogrid reinforcement, or the equivalent are required to provide adequate stability. Surficial stability is expected to meet County standards with approved application of geogrid reinforcement. However, in the event prescribed stability levels are not met with geogrid reinforcement, they shall be met by either design of appropriate retaining walls or by the engineered placement of the outer five feet (measured perpendicular to the slope face) of the slope face with fine-grained cohesive soil with a cohesion value of 250 psf. This shall be verified by the geotechnical consultant during rough grading. Authorization to use these geogrid materials shall be obtained from the County of Los Angeles.</p>	<p>Preparation/ approval of grading plans</p> <p>Field Inspection and Verification</p>	Applicant	<p>Prior to Grading Permit</p> <p>Prior to Building Permit</p>	LADPW		
<p><b>MM5.1-12</b> Street, driveway, and parking area pavement sections may vary due to the actual R-Value of the subgrade after rough grading is completed. All pavement sections shall be determined by field and laboratory testing of the rough graded surface. These sections shall be subject to the review and approval of the County of Los Angeles. For planning purposes (subject to change with final design specifications) the minimum section thicknesses shall be used as follows:</p> <p><u>Arterial street</u> 4 inches AC over 11 inches PMB</p> <p><u>Secondary driveway</u> 4 inches AC over 8 inches PMB</p> <p><u>Parking driveway</u> 3 inches AC over 8 inches PMB</p> <p><u>Parking area/lot</u> 3 inches AC over 8 inches PMB</p>	<p>Preparation/ approval of grading plans</p> <p>Field Inspection and Verification</p>	Applicant	<p>Prior to Grading Permit</p> <p>Prior to Building Permit</p>	LACDPW		

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<b>MM5.1-13</b> The County of Los Angeles shall approve the proper planting, runoff control and use of selected fine-grained material within one equipment width of the finished slope surfaces or geogrid reinforcement. The approved design and construction method shall reduce the potential of surficial failures of fill slopes constructed of the typical onsite sandy materials.	Preparation/ approval of grading plans  Field Inspection and Verification	Applicant	Prior to Grading Permit	LACDPW		
<b>MM5.1-14</b> Proposed slope irrigation shall avoid excessive watering in areas of marginally acceptable stability, e.g., those areas of Components 5 and 6 associated with ancient landslides to be partially removed or left in their present state. All designs shall be consistent with the University's existing Hydrogeologic Monitoring Program and subject to review and approval by the County of Los Angeles.	Preparation/ approval of grading plans  Field Inspection and Verification	Applicant	Prior to Grading Permits	LACDPW		
<b>MM5.1-15</b> Surficial stability of all graded slopes shall be confirmed based on field sampling, laboratory testing, and stability analysis (using County of Los Angeles approved techniques and methods) at the end of rough grading.	Field Inspection and Verification	Applicant	End of rough grading	LACDPW		
<b>MM5.1-16</b> Based on the results of sulphate testing of representative onsite materials, if these materials exhibit a moderate to high potential for sulphate attack of concrete, Type V cement or equivalent shall be used in construction at this site.	In-Grading Sampling, Testing, and Report Submittal	Applicant	Prior to building permit	LACDPW		
<b>MM5.1-17</b> Any geologic faults shown on existing (pre-development) or future maps that trend through or near one of the component habitable structures shall be evaluated by a California Certified Engineering Geologist for fault rupture potential related to an earthquake on the local Malibu Coast fault zone. Such evaluation shall be conducted in a manner	In-Grading Sampling, Testing, and Report Submittal	Applicant	Prior to building permit	LACDPW		

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
consistent with professional practice and with California Geological Survey Note 48.						
<b>MM5.1-18</b> The following components of the Pepperdine Hydrogeologic Monitoring Program, which are within the footprint of the proposed Campus Life Project components, must be restored to service or replaced after construction: (1) soil moisture access casings VN-03 and VN-12 and (2) groundwater monitoring wells MW-1A, MW-14, and MW-15.	Preparation/ approval of site plans	Applicant	Plan Check Prior to Grading Permit	LACDPW		
WATER QUALITY						
<u>Surface Water Quality</u>						
<b>MM5.2-1</b> Prior to the issuance of a grading permit, the University shall file a Notice of Intent (NOI) with the State and comply with the requirements of the NPDES General Construction Permit, including the preparation of a SWPPP incorporating BMPs for construction and post-construction control of runoff. The SWPPP shall be prepared by a Civil Engineer for review and approval by the County for compliance with applicable Total Maximum Daily Loads under the LARWQCB. The plans shall indicate a design to reduce the discharge of pollutants, including sediment, to the maximum extent practical using management practices, control techniques and systems, design and engineering methods, and other appropriate methods.  A SWPPP shall be developed prior to issuance of grading permits in accordance with LARWQCB requirements. The plan shall identify the BMPs for use during construction of the proposed CLP to minimize the pollution from stormwater runoff. Such practices shall include, but not necessarily be limited to the	Preparation/ approval of SWPPP  Implement SWPPP BMPs  Maintain SWPPP BMPs	Applicant	Prior to Grading Permit  On-going	LACDPW		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>following:</p> <ul style="list-style-type: none"> <li>• Control of impervious area runoff, including filtering devices, energy dissipaters, pervious drainage systems, and porous pavement alternatives;</li> <li>• Contractors shall be required to control runoff during periods of rain in order to minimize surface water contamination during construction of the proposed CLP in accordance with the CSQA BMP Handbook.</li> </ul> <p>In order to intercept sediment-laden runoff generated during construction activities, and trap and retain sediment, sediment basins or trapping facilities shall be employed within the CLP project site;</p> <ul style="list-style-type: none"> <li>• Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the CLP project site during construction;</li> <li>• Diversion of off-site runoff away from the construction site;</li> <li>• Prompt re-vegetation of proposed landscaped areas;</li> <li>• Perimeter sandbagging and silt fences and/or temporary basins to trap sediment;</li> <li>• Regular sprinkling of exposed soils to control dust during construction;</li> <li>• Installation of a minor retention basin(s) to alleviate discharge of increased flows; and</li> <li>• Post-construction BMPs (e.g., terraces, drains, vegetation) shall be in place as specified in the SWPPP prior to filing</li> </ul>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>for a notice of termination.</p> <ul style="list-style-type: none"> <li>i. Implement regular sweeping of impervious surfaces such as streets and driveways (without the use of hoses/water).</li> <li>ii. Use of efficient irrigation practices.</li> <li>iii. Provision of infiltration trenches and basins.</li> <li>iv. Linings for urban runoff conveyance channels.</li> <li>v. Vegetated swales and strips.</li> <li>vi. Landscape design such as xeriscape or other designs minimizing use of fertilizers.</li> <li>vii. Provide covered trash enclosures.</li> <li>viii. Add drought-resistant planting with geosynthetic matting to stabilize the slopes, provided permissions are obtained from the adjoining lot owners as needed.</li> <li>ix. Comply with County standards pertaining to properly designed and maintained oil ad grease removal components in new storm drain systems designed to treat water before it leaves the project site, or at an existing on-campus location which is properly sized, properly permitted, and maintained for this purpose.</li> </ul>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p><b>MM5.2-2</b> Large scale grading activities within the CLP site shall be planned to occur during the southern California dry season (normally April through October). Any grading activities that extend into the wet season will require implementation of an approved wet weather erosion control/storm water management plan and comply with the SWPPP standards. Erosion control measures shall be implemented 48 hours prior to a forecasted storm event. Grading during the remainder of the year may continue to the extent that surface water quality standards of the SWPPP are maintained.</p>	<p>Preparation/ Approval of Plan</p> <p>Implementation/ maintenance of control measures</p>	<p>Applicant</p>	<p>Prior to Grading Permit</p> <p>On-going</p>	<p>LACDPW</p>		
<p><b>MM5.2-3</b> In order to retain soils, reduce the potential for erosion, and minimize sedimentation of adjacent waters, stabilization of cut-and-fill slopes and exposed areas after construction activities shall be accomplished through landscaping.</p>	<p>Maintenance of landscaped slopes</p>	<p>Applicant</p>	<p>On-going</p>	<p>LACDPW</p> <p>LACDRP</p>		
<p><b>MM5.2-4</b> The relocated debris basin shall be fitted with a debris wall or trash rack at the inlets to prevent floating solids from entering the storm drain and shall be available for maintenance.</p>	<p>Installation/ maintenance of inlets</p>	<p>Applicant</p>	<p>Prior to Building Permit</p>	<p>LACDPW</p>		
<p><b>MM5.2-5</b> Any hazardous materials associated with maintenance and University programs shall be located and stored in a manner in compliance with applicable regulations that preclude contact with precipitation and runoff. Monitoring and cleanup programs for spills and leaks of hazardous materials shall be maintained.</p> <ul style="list-style-type: none"> <li>Storage of hazardous materials shall be in conformance with the project SUSMP plans and state/local ordinances.</li> </ul>	<p>Proper storage of hazardous materials</p>	<p>Applicant</p>	<p>On-going</p>	<p>LACDPW</p> <p>LACFD</p>		
<p><b>MM5.2-6</b> Any increase in runoff due to increased impervious area within individual component areas shall be mitigated to existing flow rates.</p>	<p>Preparation of Drainage / Construction</p>	<p>Applicant</p>	<p>Prior to grading permit</p>	<p>LACDPW</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>The project engineer shall design a properly sized detention basin or alternative method to attenuate any increase in storm flows. A drainage plan and hydraulic calculations for the final project design shall be prepared by a civil engineer and submitted for review and approval to the Los Angeles County Land Development Division.</p> <ul style="list-style-type: none"> <li>• Divert storm flows to grass swales to increase the Time of Concentration.</li> <li>• Design landscape planters to attenuate storm flow runoff prior to entering the storm drain system.</li> <li>• Implement underground detention basins which detain runoff for sufficient time duration as to ensure to attenuate or retard the peak flows. The detention basins should be designed with flow restrictors and secondary emergency overflow provisions.</li> </ul>	<p>plans  Maintenance of drainage structures</p>		<p>On-going</p>			
<p><b>MM5.2-7</b> The University shall be responsible for the collection and disposal of waste products, prevention of oil leaks, and maintenance of equipment to prevent or reduce the contamination of urban runoff.</p>	<p>Proper handling of contaminants</p>	<p>Applicant</p>	<p>On-going</p>	<p>LACDPW</p>		
<p><b>MM5.2-8</b> Implement a maintenance covenant, inspection and maintenance program, and regular monitoring for all proposed mitigation measures and devices to ensure they are in accordance with SWPPP. Quarterly inspections shall occur during dry season construction activities. Monthly wet season sampling shall be conducted during qualifying storm events. Reporting shall be implemented annually describing the actions taken to comply with the storm water regulations and submitted to the</p>	<p>Implement maintenance covenant  Routine inspection</p>	<p>Applicant</p>	<p>Prior to Grading Permit  On-going</p>	<p>LACDPW</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
LARWQCB. This includes water quality testing to assess and verify the adequacy of the devices and programs. Any areas of non-compliance shall be evaluated and solutions shall be provided. Maintenance and inspection of permanent post construction mitigation devices (catch basin inserts) shall be inspected and cleaned bi-annually.						
<b>MM5.2-9</b> A SWPPP manager shall oversee and monitor BMP and storm water management programs in order to remain in compliance with the approved SWPPP. The SWPPP manager shall be responsible for correcting any areas of non-compliance and coordinating the monitoring/reporting requirements outlined within the general permit.	Maintenance of SWPPP BMPs	Applicant	On-going	LACDPW		
<b>MM5.2-10</b> Pepperdine shall prepare an Action Plan Report that provides contingencies for the appropriate remedial measures and steps to address the potential maintenance measures. The report should provide an outline for the required assets for various failure and repair scenarios.	Preparation/ implementation of Action Plan Report	Applicant	Prior to Plan Check	LACDPW		
<b>MM5.2-11</b> During final design, prepare pile support, retaining wall structural plans that would be reviewed and approved by the County. The plans would be in place in the event of a future system failure that requires Pepperdine to respond in an emergency.	Preparation/ approval of plans	Applicant	Prior to Building Permit	LACDPW		
<p><u>Groundwater Elevation and Gradient Impacts</u></p> <p><b>COMPONENT 4 ONLY</b></p> <p><b>MM5.2-12</b> The de-watering sub-drains that would be installed at the Town Square will require a contingency plan for disposal. Pepperdine shall develop a contingency plan to dispose up to 80 AF per year of water. The actual amount of water may prove to be considerably less and be</p>	<p>Preparation of contingency plan</p> <p>Implementation of contingency plan</p>	Applicant	<p><u>Component 4</u></p> <p>Prior to Plan Check</p> <p>On-going</p>	LACDPW		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
seasonal in nature after an initial draindown of the near-surface fracture zone has occurred. Options for the disposal of groundwater include diversion of water to the (1) irrigation system, (2) Malibu Mesa Wastewater Treatment Plant, (3) Tapia Wastewater Treatment Plant, (4) Pumped to a nearby bio-swale area for treatment via a sump pump system, (5) diversion to the storm water system or (6) a combination of these alternatives. Of these options, diversion to the storm water system is the most feasible. Permitting for re-use of groundwater intercepted by the subdrains in the campus irrigation system could be obtained; however it may require some treatment before delivery to the irrigation system storage reservoirs.						
<b>BIOLOGICAL RESOURCES</b>						
<u>Fuel Modification</u> <b>COMPONENTS 1 &amp; 2 ONLY</b> <b>MM5.3-1</b> At such time as Component 1 or Component 2 is constructed, the following shall apply: A detailed fuel modification zone shall be identified and areas containing native plant communities shall be delineated. Thereafter, to the satisfaction of the Los Angeles County Director of Planning and the Los Angeles County Fire Department, fuel modification shall be avoided within areas containing native plant communities within the fuel clearance footprints of Components 1 and 2, in order to avoid impacts to oak woodland, upland native chaparral and scrub vegetation and nesting birds. If avoidance is not possible, potential fuel modification impacts to nesting birds within native plant communities shall be mitigated by	Preparation of fuel modification zone map  Field survey  Preparation/implementation of mitigation plan  Preparation of monitoring reports	Applicant	<u>Components 1 &amp; 2</u>  Prior to Grading  On-going  Prior to fuel modification  On-going	LACDRP  LACFD		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>implementation of MM5.3-10. The cutting of oak trees shall be limited to deadwood removal only.</p> <p>If avoidance is not possible, and fuel modification would impact native plant communities within the fuel clearance footprints of Components 1 and/or 2, Pepperdine University shall compensate for the impacted native plant community(ies) at a 1:1 ratio. This shall be accomplished by the permanent preservation of in-kind habitat, a conservation easement to protect in-kind habitat, a contribution to an in-lieu fee program, or by on-site or off-site restoration/enhancement of in-kind habitat.</p> <p>A mitigation plan shall be developed by a qualified biologist, restoration ecologist or resource specialist, and approved by the Director of Planning prior to issuance of the grading permit for the relevant component, Component 1 or Component 2. The permanent preservation of habitat, the conservation easement, the contribution to an in-lieu fee program, or the commencement of the restoration/enhancement plan shall occur prior to development of the relevant component of the CLP project.</p> <p>In broad terms, the plan shall at a minimum include:</p> <ul style="list-style-type: none"> <li>• Description of the project/impact and mitigation sites</li> <li>• Specific objectives</li> <li>• Success criteria</li> <li>• Implementation plan</li> </ul>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<ul style="list-style-type: none"> <li>• Required maintenance activities</li> <li>• Monitoring plan</li> <li>• Contingency measures</li> </ul> <p>In the case that the mitigation involves restoration/enhancement, the following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> <li>• Successful restoration of the site evaluated based on survival rate and percent cover of planted native species. The re-vegetation site shall have a minimum of 70% survival the first year and 90% survival thereafter and/or shall attain 75% cover after 3 years and 90% cover after 5 years; and,</li> <li>• Eradication or the substantial reduction in cover and the control of invasive plant species. Total cover of all targeted invasive species in treated areas shall be less than 25% by the end of the first year of treatment, less than 10% by the end of the second year of treatment, and less than 5% thereafter for the life of the project.</li> </ul> <p>The native plant palette and the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or resource specialist and included in the mitigation plan.</p> <p>The restoration project shall be implemented over a five-year period. The project shall incorporate an iterative process of annual monitoring and evaluation of progress, and</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>allow for adjustments to the project plan, as necessary, to achieve desired outcomes and meet success criteria. Five years after project start, a final report shall be submitted to the Director of Planning, which shall at a minimum discuss the implementation, monitoring and management of the project over the five-year period, and indicate whether the project has, in part, or in whole, been successful based on established success criteria for the project. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the Director of Planning. Any modifications to the success criteria, if necessary, shall be to the satisfaction of the Director or Planning.</p>						
<p><u>Vegetation and Sensitive Plant Communities</u>  <b>COMPONENT 5 ONLY</b>  <b>MM5.3-2</b> Pepperdine University shall compensate for the loss of 0.29 acres of upland chaparral within the Component 5 footprint at a 1:1 ratio. This shall be accomplished by the on-site restoration to upland chaparral of 0.29 acres of mechanically disturbed areas located north of a water tank and the re-vegetated manufactured slopes to the north of the Drescher Graduate Campus. The location of the mitigation site is shown on <b>Figure 5.3-5</b>.</p> <p>A restoration plan shall be developed by a qualified biologist, restoration ecologist or resource specialist, and approved by the Director of Planning prior to issuance of the grading permit for Component 5. Implementation of the mitigation plan shall be concurrent with development of Component 5 of the CLP project. In broad terms, the plan</p>	<p>Preparation/ approval of restoration plan</p> <p>Implementation of restoration plan</p> <p>Preparation of monitoring reports</p>	<p>Applicant</p>	<p><u>Component 5</u></p> <p>Prior to Grading</p> <p>Prior to Grading</p> <p>On-going</p>	<p>LACDRP</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>shall at a minimum include:</p> <ul style="list-style-type: none"> <li>• Description of the project/impact and mitigation sites</li> <li>• Specific objectives</li> <li>• Success criteria</li> <li>• Implementation plan</li> <li>• Required maintenance activities</li> <li>• Monitoring plan</li> <li>• Contingency measures</li> </ul> <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> <li>• Successful restoration of the 0.29-acre site evaluated based on survival rate and percent cover of planted native species. The re-vegetation site shall have a minimum of 70% survival the first year and 90% survival thereafter and/or shall attain 75% cover after 3 years and 90% cover after 5 years; and,</li> <li>• Eradication or the substantial reduction in cover and the control of invasive plant species. Total cover of all targeted invasive species in treated areas shall be less than 25% by the end of the first year of treatment, less than 10% by the end of the second year of treatment, and less than 5% thereafter for the life of the project.</li> </ul> <p>The native plant palette and the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>resource specialist and included in the mitigation plan.</p> <p>The restoration project shall be implemented over a five-year period. The project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the project plan, as necessary, to achieve desired outcomes and meet success criteria. Five years after project start, a final report shall be submitted to the Director of Planning, which shall at a minimum discuss the implementation, monitoring and management of the project over the five-year period, and indicate whether the project has, in part, or in whole, been successful based on established success criteria for the project. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the Director of Planning. Any modifications to the success criteria, if necessary, shall be to the satisfaction of the Director or Planning.</p>						
<p><b>MM5.3-3</b> An Exotic Plant Management Plan shall be approved by the Director of Planning prior to issuance of a grading permit for the Project. The Plan will emphasize control of exotic, weedy non-native plants at all CLP component sites and within the fuel modification zones of all CLP components, and prevent the spread of exotic invasive species into surrounding natural areas. If invasive species from CLP component sites or surrounding fuel modification zones spread into natural areas, control of invasive species shall extend to these areas as well. Implementation of the Plan within fuel modification zones shall be to the satisfaction of</p>	<p>Preparation/ approval of management plan</p> <p>Implementation of management plan</p>	<p>Applicant</p>	<p>Prior to Grading</p> <p>On-going</p>	<p>LACDRP</p> <p>LACFD</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>the Los Angeles County Fire Department. In broad terms, this Plan shall at a minimum include:</p> <ul style="list-style-type: none"> <li>• Specific objectives;</li> <li>• Target species and problem areas;</li> <li>• Prioritization of threats;</li> <li>• Success criteria;</li> <li>• Management strategies that would result in eradication and/or control of problem species;</li> <li>• Implementation plan;</li> <li>• Monitoring plan; and,</li> <li>• Contingency measures.</li> </ul> <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> <li>• Eradication or the substantial reduction in cover and the control of invasive plant species, and prevention of the spread of invasive plant species from the Component 5 site to surrounding natural areas. Total cover of all targeted invasive species in treated areas shall be less than 25% by the end of the first year of treatment, less than 10% by the end of the second year of treatment, and less than 5% thereafter for the life of the project.</li> </ul> <p>The target species as well as methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>resource specialist and included in the Exotic Plant Management Plan.</p> <p>The target species as well as methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or resource specialist and included in the Exotic Plant Management Plan.</p> <p>Implementation of the Plan shall begin with initial grading for the Project and continue until development of the Project has been completed, and for an additional five years into the operational phase. The Plan shall also be implemented at the Component 5 site and within its fuel modification zone whenever the Component 5 site is used as a staging area for construction equipment and for storage of fill for the CLP project. The Plan shall be developed and all necessary reports prepared by a qualified biologist, restoration ecologist or resource specialist, in consultation with personnel responsible for management of weed control on the University property. The Plan shall allow for adaptation of management strategies, as necessary, and shall include annual monitoring, reporting, and evaluation of progress. The project shall be extended if success criteria have not been met to the satisfaction of the Director of Planning. Any modifications to success criteria, if necessary, shall be to the satisfaction of the Director or Planning.</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Date
<p><b>MM5.3-4</b> Any pesticides, herbicides, or fertilizers used shall be applied with techniques that avoid over-spraying and control application to avoid excessive concentrations. The use of chemical pesticides and fertilizers shall be limited to the immediate vicinity of buildings and exotic landscape plantings. Pest control shall not include Bt (<i>Bacillus thuringiensis kursaki</i>) nor shall non-native predatory snails (i.e., decollate snails) be allowed. Rodent eradication efforts shall emphasize the use of traps and shall avoid chemical controls. Anticoagulant rodenticides shall not be used, as anticoagulants are a risk to non-target species and have been identified as a factor in the deaths of large predators in the Santa Monica Mountains. If non- anticoagulant rodenticides are used, their applications shall be limited to the campus buildings and shall not extend to natural areas, areas landscaped with native plants, or buffer zones established between the development and open space.</p>	<p>Routine application control techniques</p>	<p>Applicant</p>	<p><u>Component 5</u> On-going</p>	<p>LACDRP</p>		
<p><b>COMPONENT 5 ONLY</b> <b>MM5.3-5</b> Where practical, fire retardant native and introduced shrubs/trees shall be used to buffer the proposed Enhanced Recreation Area from the adjacent naturally vegetated wildlife habitat. These native and introduced species shall be planted so as to be beneficial to wildlife in a manner consistent with LACFD requirements.</p>	<p>Preparation of landscape plan, if applicable  Maintenance of landscaped areas</p>	<p>Applicant</p>	<p><u>Component 5</u> Plan Check  On-going</p>	<p>LACFD  LACDRP</p>		
<p><u>Jurisdictional Areas</u> <b>COMPONENT 5 ONLY</b> <b>MM5.3-6</b> The removal and filling of jurisdictional areas within the Marie Canyon drainage and its tributaries within the Component 5 footprint shall require the authorization of the ACOE, CDFG, and RWQCB. The applicant shall</p>	<p>Obtain ACOE, CDFG, LARWQCB approval/ permit</p>	<p>Applicant</p>	<p><u>Component 5</u> Prior to Grading</p>	<p>ACOE  LARWQCB  CDFG</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
obtain all appropriate permits and agreements prior to grading, and shall adhere to all mitigation measures issued in the permits and agreements.						
<p><b>COMPONENT 5 ONLY</b></p> <p><b>MM5.3-7</b> The removal and filling of 0.48 acres of CDFG jurisdictional habitat and 0.35 acres of ACOE non-wetland waters of the United States shall require enhancement of jurisdictional areas at a 1:1 ratio. Due to the overlap of impacted jurisdictional areas, a total of 0.48 acres shall be mitigated, consisting of 0.13 acres of CDFG jurisdictional habitat and 0.35 acres of non-wetland waters/CDFG jurisdictional habitat. This shall be accomplished on-site on University property within 0.48 acres of the Winter Canyon drainage. The location of the mitigation site is shown on Figure 5.3-5 of the DEIR. Mitigation in the Winter Canyon drainage shall involve removal of invasive species and planting of appropriate native species where invasive species have been removed. Invasive species targeted in Winter Canyon drainage shall include, but not be limited to pampas grass, Terracina spurge, sweet fennel (<i>Foeniculum vulgare</i>), and umbrella sedge (<i>Cyperus involucratus</i>).</p> <p>A mitigation plan shall be developed by a qualified biologist, restoration ecologist or resource specialist and approved by the relevant Regulatory Agencies prior to issuance of a grading permit for Component 5 of the CLP project. The Plan shall be based on the ACOE <i>Final Mitigation Guidelines and Monitoring Requirements</i> (April 19, 2004) and the Los Angeles District's Recommended Outline for</p>	<p>Preparation/ approval of mitigation plan</p> <p>Implementation of mitigation plan</p> <p>Preparation of monitoring report</p>	<p>County Applicant</p>	<p><u>Component 5</u></p> <p>Prior to Grading</p> <p>On-going</p>	<p>LACDRP</p> <p>ACOE</p> <p>LARWQCB</p> <p>CDFG</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>Draft and Final Compensatory Mitigation and Monitoring Plans.<sup>1</sup> In broad terms, this Plan shall at a minimum include:</p> <ul style="list-style-type: none"> <li>• Description of the project/impact and mitigation sites</li> <li>• Specific objectives</li> <li>• Implementation plan</li> <li>• Success criteria</li> <li>• Required maintenance activities</li> <li>• Monitoring plan</li> <li>• Contingency measures</li> </ul> <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> <li>• Eradication or the substantial reduction in cover and the control of invasive plant species. Total cover of all targeted invasive species in treated areas shall be less than 25% by the end of the first year of treatment, less than 10% by the end of the second year of treatment, and less than 5% thereafter for the life of the project; and,</li> <li>• Successful enhancement of areas where invasive plant species are removed, which shall be evaluated based on survival rates and percent cover of planted native species. Re-vegetated areas shall have a minimum of 70% survival the first year and 90% survival</li> </ul>						

<sup>1</sup> The ACOE's *Final Mitigation Guidelines and Monitoring Requirements* (April 19, 2004) is available at the Army Corps of Engineers Los Angeles District Regulatory Division webpage at [www.spl.usace.army.mil/regulatory/](http://www.spl.usace.army.mil/regulatory/). This document contains the Los Angeles District's Recommended Outline for Draft and Final Compensatory Mitigation and Monitoring Plans. This publication is intended to serve as a technical guide for permit applicants preparing compensatory mitigation plans and identifies the types and extent of information that agency personnel need to assess the likelihood of the success of mitigation proposals. The Los Angeles District's outline is adapted to specific issues encountered in the region.

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>thereafter and/or shall attain 75% cover after 3 years and 90% cover after 5 years.</p> <p>The target species and native plant palette, as well as the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or resource specialist and included in the mitigation plan.</p> <p>Enhancement work shall be commenced prior to issuance of a grading permit for Component 5. The enhancement project shall be implemented over a five-year period. The project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the project plan, as necessary, to achieve desired outcomes and meet success criteria. Five years after project start, a final report shall be submitted to the relevant Regulatory Agencies and to the Director of Planning, which shall at a minimum discuss the implementation, monitoring and management of the project over the five-year period, and indicate whether the restoration or enhancement project has, in part, or in whole, been successful based on established success criteria for the project. The project shall be extended if success criteria have not been met to the satisfaction of the Director of Planning and relevant Regulatory Agencies. Any modifications to the success criteria, if necessary, shall be to the satisfaction of the Director or Planning and relevant Regulatory Agencies.</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p><b>COMPONENT 5 ONLY</b></p> <p><b>MM5.3-8</b> Pepperdine University shall compensate for the loss of 0.84 acres of the re-vegetation site on the western slope of the Marie Canyon debris basin at a 1:1 ratio. This shall be accomplished by the removal of a Spanish broom (<i>Spartium junceum</i>) infestation on 0.84 acres west of John Tyler Drive, and restoration of the site to coastal sage scrub. Implementation of MM5.3-8 shall also serve to compensate for the loss of 0.41 acres of the California Encelia Alliance, which is coincident with a portion of the 0.84-acre re-vegetation site on the western slope of the Marie Canyon debris basin. The California Encelia Alliance is considered to be a component of the coastal sage scrub. Restoration of 0.41 acres of the site should be to California encelia scrub and other plant species associated with California encelia scrub, as appropriate, given site conditions. The location of the 0.84-acre mitigation site is shown on Figure 5.3-5 of the DEIR. Spanish broom is also dispersed on surrounding slopes within existing fuel modification zones in the vicinity of the restoration site. Spanish broom shall be removed and controlled in these areas to prevent its spread into surrounding natural areas. A restoration plan shall be developed by a qualified biologist, restoration ecologist or resource specialist, and approved by the relevant Regulatory Agencies prior to issuance of the grading permit for Component 5. Implementation of the mitigation plan shall commence prior to removal of the re-vegetation site on the western slope of the Marie Canyon debris basin. In broad terms, the plan shall at a minimum include:</p>	<p>Preparation / approval of restoration plan</p> <p>Implementation of restoration plan</p> <p>Preparation of monitoring reports</p>	<p>Applicant</p>	<p><u>Component 5</u></p> <p>Prior to Grading</p> <p>On-going</p>	<p>LACDRP</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<ul style="list-style-type: none"> <li>• Description of the project/impact and mitigation sites</li> <li>• Specific objectives</li> <li>• Success criteria</li> <li>• Implementation plan</li> <li>• Required maintenance activities</li> <li>• Monitoring plan</li> <li>• Contingency measures</li> </ul> <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> <li>• Eradication or the substantial reduction in cover and the control of invasive plant species, particularly Spanish broom (<i>Spartium junceum</i>). Cover of targeted invasive species in treated areas shall be less than 25% by the end of the first year of treatment, less than 10% by the end of the second year of treatment, and less than 5% thereafter for the life of the project; and,</li> <li>• Successful restoration of the 0.84-acre site evaluated, in part, based on survival rates and percent cover of planted native species. The re-vegetation site shall have a minimum of 70% survival the first year and 90% survival thereafter and/or shall attain 75% cover after 3 years and 90% cover after 5 years.</li> </ul> <p>The target species and native plant palette, as well as the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or resource specialist and included in the mitigation plan.</p>						

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Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>The restoration project shall be implemented over a five-year period. The project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the project plan, as necessary, to achieve desired outcomes and meet success criteria. Five years after project start, a final report shall be submitted to the Director of Planning and other relevant agencies, which shall at a minimum discuss the implementation, monitoring and management of the project over the five-year period, and indicate whether the project has, in part, or in whole, been successful based on established success criteria for the project. At the discretion of the Director of Planning and other relevant agencies, the project shall be extended if success criteria have not been met at the end of the five-year period. Any modifications to success criteria, if necessary, shall be to the satisfaction of the Director or Planning and relevant agencies.</p>						
<p><u>Direct Loss of Sensitive Wildlife Species</u>  <b>COMPONENT 5 ONLY</b>  <b>MM5.3-9</b> Two weeks prior to grading at Component 5, a survey for sensitive wildlife species shall be conducted by a qualified biologist. The results of the survey shall be documented and submitted to the Director of Planning. The Director of Planning and the California Department of Fish and Game shall be notified and consulted regarding the presence of any sensitive species found onsite. Should a federally listed species be found, the United States Fish and Wildlife Service will be notified. If a sensitive species is found, impacts to the species shall be avoided. If avoidance is</p>	<p>Field survey                       Additional action as required by Director of Planning</p>	<p>Applicant</p>	<p><u>Component 5</u>                      Prior to Grading</p>	<p>LACDRP</p>		

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Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Date
<p>not feasible, appropriate measures to mitigate for the presence of the species onsite shall be determined by consultation with the Director of Planning and the relevant agencies, and may involve the capture and transfer of the species to an appropriate habitat and location where the species would not be harmed by project activities.</p>						
<p><u>Disturbance or Direct Loss of Nesting Birds and Nests:</u>  <b>MM5.3-10</b> No earlier than 14 days prior to the commencement of grading, construction or fuel modification activities that would occur during the nesting/breeding season (February 1 through September 15) of native bird species potentially nesting on or in the vicinity of any CLP component site, a field survey for nesting birds shall be conducted by a qualified biologist. Nesting bird surveys shall also be conducted periodically by a qualified biologist for the duration of project activities that involve the removal or disturbance of shrubs, trees, or native vegetation. If development of a project component occurs during multiple nesting seasons, such as in the case of Component 5, which is expected to occur over several years, the above-mentioned surveys shall be conducted each nesting season, provided that the project would have the potential, during the particular nesting season, to harm or disturb nesting birds at or in the vicinity of the site.</p> <p>The field surveys shall determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the limits of disturbance, or within</p>	<p>Field survey</p> <p>Additional actions as required by project biologist</p>	<p>Applicant</p>	<p>Plan Check                      Prior to Grading                      Prior to Construction                      On-going</p>	<p>LACDRP</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>200 feet of the limits of disturbance for songbirds and within 500 feet of the limits of disturbance for raptors. If active nests are found within the survey area, grading, construction, or fuel modification activities shall stop in the vicinity until a qualified biologist identifies an appropriate setback or other measures to avoid harm and disturbance, and the Director of Planning, CDFG and USFWS (when applicable) are notified. A qualified biologist shall monitor the active nest. If a setback is used, a fence barrier shall be erected around the buffer and clearing and construction within the fenced area shall be postponed or halted, at the discretion of the biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.</p>						
<p><u>Introduction of Invasive, Non-native Plants in Landscaping</u>  <b>MM5.3-11</b> The CLP shall require that only non-invasive ornamental plant species or appropriate native plant species are used for landscaping at all CLP component sites. Plant species shall be selected from the County of Los Angeles' Drought Tolerant Plant List. No landscape specimens shall be used that are listed in the California Invasive Plant Council's (Cal-IPC) California Invasive Plant Inventory, or which are listed as 'noxious weeds' by the State of California or the U.S. Federal Government. The selected plant list shall be reviewed by a County of Los Angeles approved qualified biologist to exclude any potentially invasive species.</p>	<p>Preparation/ approval of plant list</p>	<p>Applicant</p>	<p>Plan Check</p>	<p>LACDRP</p>		
<p><u>Riparian Environmentally Sensitive Habitat Area (ESHA) in lower Marie Canyon, Malibu Coastline Significant Ecological Area (SEA) #1 and Marine ESHAs</u></p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<b>MM5.3-12</b> The applicant shall implement a Storm Water Pollution Prevention Plan (SWPPP), Standard Urban Storm Water Mitigation Plan (SUSMP), and observance of proper BMPs, which would be addressed by mitigation measures within the Hydrology and Water Quality section of the DEIR.	Preparation / approval of SWPPP and SUSMP  Implementation of BMPs	Applicant	Plan Check Prior to Grading Permit  On-going	LACDPW		
<b>AIR QUALITY</b>						
<b>MM5.4-1</b> The applicant shall prepare a Construction Management Plan to control fugitive dust. At a minimum, the Plan shall include the following dust control measures: <ul style="list-style-type: none"> <li>• The simultaneous disturbance site should be minimized as much as possible.</li> <li>• The proposed project shall comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM-10 emissions. A plan to control fugitive dust through the implementation of best available control measures shall be prepared and submitted to the County for approval prior to the issuance of grading permits. The plan shall specify the dust control measures to be implemented.</li> <li>• Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.</li> </ul>	Preparation of construction management plan  Implementation of plan recommendations	Applicant	Plan Check Prior to Grading Permit  On-going	LACDRP		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>Such measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Application of soil stabilizers to inactive areas according to manufacturers specifications (previously graded areas inactive for ten days or more);</li> <li>• Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds gusts exceed 25 mph;</li> <li>• Stabilization of previously disturbed areas if subsequent construction is delayed; and</li> <li>• Covering all stockpiles with tarps.</li> <li>• All trucks hauling dirt, sand, soil or other loose materials are to be covered.</li> <li>• The project proponent shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited.</li> <li>• Adequate watering techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be watered such that a crust will be formed on the ground surface, and then watered again at the end of each day. Exposed surfaces and haul roads will be watered three times/day.</li> </ul>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<ul style="list-style-type: none"> <li>• Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil.</li> <li>• Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each work day. The maximum vehicle speed on unpaved roads shall be 15 mph.</li> <li>• Grading operations shall be suspended during any first stage ozone episodes.</li> </ul>						
<p><b>MM5.4-2</b> Non-particulate construction activity emissions are not predicted to exceed SCAQMD CEQA thresholds. Nonetheless, to further reduce potential construction emissions, the applicant shall prepare a Construction Management Plan to control vehicle and equipment emissions during construction. Recommended mitigation measures include:</p> <ul style="list-style-type: none"> <li>• Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling.</li> <li>• Any construction equipment using diesel internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard.</li> <li>• Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules,</li> </ul>	<p>Preparation of construction management plan</p> <p>Implementation of plan recommendations</p>	<p>Applicant</p>	<p>Plan Check Prior to Grading Permit</p> <p>On-going</p>	<p>LACDRP</p>		

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<p>to minimize exhaust emissions. Tier 3 rated engines shall be used for all equipment during site grading, if available.</p> <ul style="list-style-type: none"> <li>• Equipment whose engines are equipped with diesel oxidation catalysts shall be utilized, if available. Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through-traffic lanes. Construction operations that may affect traffic flow on the arterial system shall be limited to off-peak hours, as permitted. Truck deliveries occurring during construction shall be consolidated to the extent feasible.</li> <li>• Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law.</li> <li>• On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters if feasible.</li> <li>• All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations.</li> <li>• Construction equipment operations shall be suspended during any second stage smog alert.</li> <li>• Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.</li> </ul>						

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Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Date
<b>NOISE</b>						
<b>COMPONENT 3</b>						
<u>Construction Noise:</u>						
<p><b>MM5.5-1</b> Prior to the issuance of grading permits for the construction of the Upgraded NCAA Soccer Field, the applicant shall prepare a Construction Noise Mitigation Plan. Because construction details are not yet known with certainty, and because there are multiple noise control options, the plan will be structured to achieve a performance standard at any off-site residential property line. Consistent with the Los Angeles County Code, the maximum allowable construction activity noise shall not exceed the 75 dB threshold for construction activity noise for 10 days or less, or, the 60 dB noise threshold for construction activity noise for more than 10 days duration to be measured at the nearest off-site residential property. Measures should be applied to ensure the threshold is not exceeded, such as:</p> <ul style="list-style-type: none"> <li>• Using smaller, quieter equipment, or</li> <li>• Installing sound absorbing curtains or erecting a temporary berm to interrupt the line-of-sight between source and receiver.</li> </ul>	<p>Preparation of construction noise mitigation plan</p> <p>Implementation of plan recommendations</p>	<p>Applicant</p>	<p><u>Component 3</u></p> <p>Prior to Grading Permit</p> <p>Construction</p> <p>On-going</p>	<p>LACDRP</p>		
<p><b>MM5.5-2</b> Grading work shall be limited to between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Grading outside these hours shall be permitted only upon request to, and approval by the Director of Planning for emergency grading such as near term completion of grading prior to rainy season.</p>	<p>Enforcement of work hours</p>	<p>Applicant</p>	<p>Construction On-going</p>	<p>LACDRP</p>		
<p><b>MM5.5-3</b> All on-site construction equipment fixed and mobile, shall be in proper operating condition and fitted with standard silencing devices. Proper</p>	<p>Preparation of monitoring program</p>	<p>Applicant/ Contractor</p>	<p>Prior to Construction</p>	<p>LACDRP</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Date
engineering noise controls shall be implemented when necessary on fixed equipment. A monitoring program shall be implemented to monitor mobile sources when construction is scheduled to occur within 280 feet of offsite residences.	Enforcement of operating conditions		On-going			
<b>MM5.5-4</b> Residences within the Malibu County Estates subdivision shall be informed of the anticipated start date, duration, noise impact, and other pertinent information prior to the construction of each of the proposed components. Notification shall also include a phone number where people can register questions or complaints. Notification shall also be delivered by U.S. mail to the MCE Homeowners Association and the City of Malibu with a 72-hour lead-time target.	Notification of construction activities	Applicant	Prior to Construction On-going	LACDRP		
<b>MM5.5-5</b> Project applicant shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions or complaints. The notice shall be posted no later than 72 hours prior to the planned activity where feasible.	Post notice at construction site and along haul route	Applicant/ Contractor	Prior to Construction On-going	LACDRP		
<b>MM5.5-6</b> Construction staging and delivery areas shall be located as far as feasible from existing residences and shall be scheduled to take place from the mid-morning to mid-afternoon to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Construction workers are expected to park on the job site and no closer than 185 feet from any off-site campus residence.	Enforcement of setbacks, staging, and delivery restrictions	Applicant/ Contractor	Construction On-going	LACDRP		
<b>MM5.5-7</b> Limit allowable idling to 5 minutes for trucks and heavy equipment.	Enforcement of idling limits	Applicant/ Contractor	Construction On-going	LACDRP		

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<p><b>MM5.5-8</b> During construction any semi-stationary piece of equipment that operates under full power for more than sixty minutes per day shall have a temporary ¾ inch plywood screen if there is a direct line of site to any residence located offsite within 280 feet from the equipment. Said screen shall be at least 3 feet higher and 6 feet wider in size from all outer edges of the noise generator.</p>	<p>Installation of screen</p>	<p>Applicant/ Contractor</p>	<p>Construction On-going</p>	<p>LACDRP</p>		
<p><b>MM5.5-9</b> 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 queuing 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 off site residential uses. Hauling on John Tyler Drive outside these hours and all day Saturday is only permitted in extremely time-sensitive and/or emergency circumstances such as completion of concrete pouring. The Construction Management Plan shall 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.</p>	<p>Enforcement of work hours</p>	<p>Applicant/ Contractor</p>	<p>Construction On-going</p>	<p>LACDRP</p>		

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<b>Mitigation</b>	<b>Action</b>	<b>Party Responsible for Implementation</b>	<b>Time of Clearance</b>	<b>Party Responsible for Verification/Monitoring</b>	<b>Sign Off</b>	<b>Date</b>
<u>Athletic/Events Center – Chiller Plant Noise</u> <b>COMPONENT 2 ONLY</b> <b>MM5.5-10</b> The chillers shall be contained within a substantially or fully enclosed, ventilated building with louvers directed away from residential and other noise-sensitive land uses.	Preparation of building plans  Construction of enclosure	Applicant	<u>Component 2</u>  Prior to Building Permit	LACDRP		
<b>COMPONENT 2 ONLY</b> <b>MM5.5-11</b> The mechanical cooling tower shall be placed in a location that utilizes other physical structures to interrupt the direct line-of-sight to the nearest noise-sensitive uses, as feasible.	Preparation of building plans  Implementation of building plans	Applicant	<u>Component 2</u>  Prior to Building Permit	LACDRP		
<b>COMPONENT 2 ONLY</b> <b>MM5.5-12</b> Cooling towers shall be equipped with variable speed drives that allow nocturnal fan speed reduction during periods of reduced cooling demand.	Preparation of building plans  Implementation of building plans	Applicant	<u>Component 2</u>  Prior to Building Permit  On-going	LACDRP		
<u>Updated NCAA Soccer Field – Operational Noise</u> <b>COMPONENT 3 ONLY</b> <b>MM5.5-13</b> Lighted use of the updated NCAA Soccer Field shall cease at 10p.m with flexibility provided for games extending into overtime.	Enforcement of lighting curfew	Applicant	<u>Component 3</u>  On-going	LACDRP		
<u>Related Project - Baseball Field Lighting – Operational Noise</u> <b>MM5.5-14</b> Lighted use of the baseball field shall cease at 10 p.m. with flexibility provided for games extending into overtime.	Enforcement of lighting curfew	Applicant	On-going	LACDRP		
<b>CULTURAL RESOURCES</b>						
<b>COMPONENT 5 ONLY</b> <b>MM5.6-1</b> A protective fence shall be installed and maintained surrounding Site 19-002472 prior to	Install fencing	Applicant	<u>Component 5</u>  Prior to Grading	LACDRP		

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all earth moving activities that occur within 100-feet of the Site (Component 5).			On-going			
<b>COMPONENT 5 ONLY</b>			<u>Component 5</u>			
<b>MM5.6-2</b> A professional archaeological monitor shall be onsite during all earth moving activities occurring within 100-feet of Site 19-002472 (Component 5).	Field monitoring	Archaeological Monitor	On-going	LACDRP		
<b>MM5.6-3</b> In the event that unknown archaeological or paleontological resources are discovered during project construction, work in the immediate vicinity shall be suspended, until a qualified archaeological or paleontological monitor has inspected the resources, identified appropriate treatment, and document and report as necessary.	Stop work/ Consultation and implementation of monitor recommendations as necessary	Archaeological Monitor	On-going	LACDRP		
<b>MM5.6-4</b> In the event that human remains are encountered during construction or any other phase of development, work in the area of the discovery must be halted in that area and directed away from the discovery. No further disturbance shall occur until the county coroner makes the necessary findings as to origin pursuant to Public Resources Code 5097.98-99, Health and Safety Code 7050.5. If the remains are determined to be Native American, then the Native American Heritage Commission (NAHC) would be notified within 24 hours as required by Public Resources Code 5097. The NAHC would notify the designated Most Likely Descendants who would provide recommendations for the treatment of the remains within 24 hours. The NAHC mediates any disputes regarding treatment of remains.	Stop work/ Notification and implementation of coroner recommendations  Notification of NAHC if necessary	Applicant	On-going	LACDRP Coroner  Native American Heritage Commission		
<b>VISUAL RESOURCES AND AESTHETIC QUALITIES</b>						
<u>Visual Character, Quality and Compatibility:</u>	Preparation/ approval of	Applicant	Prior to Building Permit	LACDRP		
<b>MM5.7.1-1</b> Building materials that are compatible in color						

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tone and/or texture with the surrounding natural terrain are to be employed on fences, retaining walls, and parking structures at each of the CLP component sites and where prominent above ground portions of structures are to be built or refurbished the tones and textures of their building exteriors will be painted and/or textured to match and/or resemble those of existing campus development.	building plans					
<b>MM5.7.1-2</b> Walls higher than six feet shall be in tones compatible with surrounding terrain and similar to existing campus buildings and facilities and/or covered in stone accent materials as appropriate. Their surfaces must be prepared with appropriate construction methods and/or covered with building materials designed to create a textured effect.	Preparation/ approval of building plans	Applicant	Prior to Building Permit	LACDRP		
<b>COMPONENTS 1 &amp; 2 ONLY</b> <b>MM5.7.1-3</b> Architecturally compatible screening to conceal rooftop mechanical equipment such as air conditioning units from view will be constructed on the tops of all the proposed new and refurbished residential structures and the Athletics/Events Center. Equivalent architecturally compatible screening, alone or in combination with landscaping, will also be installed near parking garage structure openings and/or along their ingress and egress drives to contain vehicle lights to the maximum extent feasible.	Preparation/ approval of building plans	Applicant	Prior to Building Permit	LACDRP		
<b>MM5.7.1-4</b> The applicant shall prepare a detailed landscape plan that is designed to provide aesthetically compatible accenting to and/or visual screening of hardscape features and walls for each component of the Campus Life Project. The landscaping shall be consistent with the existing	Preparation/ approval of landscape plans	Applicant	Prior to Building Permit	LACDRP LACFD		

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<p>campus landscaping and be subject to the review and approval by the County of Los Angeles Department of Regional Planning and Fire Department, as appropriate, and shall address the following:</p> <ul style="list-style-type: none"> <li>Landscaping shall be provided on all the unpaved surfaces internal to, and along the perimeters, of each of the CLP components. The landscaping shall include ground covers, tree clusters, and shrub clusters, in a manner consistent with fire safety needs, to help conceal visible linear elements and hard edge surface effects resulting from site grading, the use of retaining walls and the construction of new buildings and exposed walls of parking garages, including along the southerly side of the Upgraded NCAA Soccer Field in Component 3 and visible sides of the School of Law Parking Structure (Component 6).</li> <li>Street trees and parking lot median trees, compatible with adjacent and campus development, shall be planted along Huntsinger Circle, John Tyler Drive, and Seaver Drive and in their adjacent surface parking areas to minimize views of paved surfaces and to create vegetative color patterns and textures of visual interest internal to the project (specifically for Components 1 [Outer Precinct], 2, 3, 4, and 5) that are sufficiently located away from the natural wildland/project landscaped-edge interface.</li> </ul>						

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<ul style="list-style-type: none"> <li>• Appropriate landscaping, including trees and vegetated walls, shall be planted to minimize views of retaining walls, including the tiered retaining potentially visible from John Tyler Drive that will buttress the southern side of the Upgraded NCAA Soccer Field (Component 3).</li> <li>• Graded slopes at the Enhanced Recreation Area (Component 5) shall be landscaped to provide suitable ground cover and create vegetative color patterns and textures of visual interest. Planting palette shall include species selected for both short-term (first five years) and long-term aesthetic characteristics.</li> <li>• Project landscaping shall consist of native fire retardant species included on the Los Angeles County Fire Department Fuel Modification Plan and/or as otherwise approved by the Los Angeles County Fire Department to partially screen views of the project from surrounding uses. Landscaping shall be compatible with the character of the surroundings and architectural style of the structures.</li> </ul>						
<p><b>COMPONENTS 3 &amp; 5 ONLY</b></p> <p><b>MM5.7.1-5</b> To reduce the contrast and presence of the proposed Enhanced Recreation Area and of the Upgraded NCAA Soccer Field light poles, the applicant should utilize a flat earth-tone finish on the metal surfaces.</p>	Preparation/ approval of building plans	Applicant	Prior to Building Permit	LACDRP		
<p><u>Lighting:</u></p> <p><b>MM5.7.2-1</b> The applicant shall prepare lighting plans for</p>	Preparation/ approval of	Applicant	Prior to Building Permit	LACDRP		

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<p>submission and prior approval by the County of Los Angeles, that identify the type, layout, and luminaire wattage of all exterior fixtures to be employed at each of the CLP component sites. The plans shall include any and all lighting standards proposed for the nighttime illumination of playing fields at the Upgraded NCAA Soccer Field and the Enhanced Recreation Area, and for a related project, the proposed lighting improvements at the Eddie D. Field Baseball Stadium. At a minimum the plan shall address and conform to the requirements defined below, and the County of Los Angeles Department of Regional Planning must approve all aspects of the final submitted lighting plans.</p> <p><i>Nuisance Prevention:</i> All outdoor lighting shall be designed, located, installed, hooded and aimed downward or in project-interior directions toward structures. No lights shall be directed toward nearby residences or open space.</p> <p><i>Lighting Levels:</i> Outdoor lighting installations shall be designed to avoid harsh contrasts in lighting levels between the project site and adjacent properties. Lighting trespass levels as measured at nearby residential land use boundaries shall be limited to 0.5 footcandles.</p>	lighting plans					
<p><b>COMPONENT 3 ONLY AND RELATED PROJECT BASEBALL FIELD</b></p> <p><b>MM5.7.2-2</b> For ordinary athletic field lighting levels employed at Component 3 (Upgraded NCAA Soccer Field) during non-televised intercollegiate games and during student recreation, the lighting system shall provide a <i>Maintained Illuminance</i> at field level of 50</p>	Enforcement of restriction	Applicant	<p><u>Component 3 and Related Project Baseball Field</u></p> <p>Prior to Building Permit</p>	LACDRP		

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Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>footcandles (fc). Lighting employed at the Eddie D. Field Baseball Stadium during non-televised intercollegiate games shall be restricted to the maintained illuminance levels specified by the NCAA (75 fc in the infield and 50 fc in the outfield). Use of athletic field lighting shall employ a curfew and be used for events scheduled to end no later than 10pm with flexibility provided for overtime. Athletic field lighting levels of a maintained illuminance of 100 horizontal and vertical footcandles (fc) may be used only on nights in which a game will be nationally or regionally broadcast, up to 10 events per year per field.</p>						
<p><b>MM 5.7.2-3</b> In the event that athletic field lighting standards are installed in the future at the Eddie D. Field Baseball Stadium (considered a Related Project, but not a part of the CLP) tree and shrub landscaping or other baseball field visibility screening devices shall be installed and maintained east of John Tyler Drive to block direct line-of-sight visibility of the baseball field surfaces to the maximum extent feasible. The visibility screening device shall block more than 80% of luminance in a uniform distribution prior to the installation of the Baseball Field lighting. This can be achieved through a combination of landscaping and artificial screening devices. The landscaping shall be maintained so as not to block distant visibility of the Santa Monica Mountains.</p>	<p>Enforcement of restriction</p>	<p>Applicant</p>	<p>Prior to Building Permit</p>	<p>LACDRP</p>		
<p><b>MM5.7.2-4</b> The CLP Components shall employ Lighting Guidelines adopted from design principles and recommendations provided by the IESNA and the IDA to minimize all forms of light pollution, including glare, and light trespass. At a minimum the Project lighting design shall</p>	<p>Preparation of building plans</p>	<p>Applicant</p>	<p>Prior to Building Permit</p>	<p>LACDRP</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>incorporate the following:</p> <p><b><u>Exterior Lighting</u></b></p> <p>Pole- and post-mounted lighting within the direct view of any residential property shall be located and/or shielded so that the light source is not directly visible, and the view of the fixture lens and reflector is minimized.</p> <p>Sports lighting fixtures shall be aimed at an angle of 62° or less, normal to the horizon.</p> <p>Bollard luminaires shall be specified to prevent direct view of the light source. Where louvered bollards are specified, they shall utilize coated lamps.</p> <p>All up lighting fixtures shall be aimed and/or shielded to constrain the light to the object being illuminated and minimize the amount of illumination escaping into the night sky; and they shall be focused and confined to highlighting or emphasizing architectural features and significant landscaping elements without resulting in significant lighting impacts.</p> <p><b><u>Site Lighting (pedestrian area and walkway lighting)</u></b></p> <p>All pole and post mounted luminaires over fifteen (15) feet in height shall meet all IESNA requirements for “cutoff” and current LEED requirements for fixture cutoff within the Lighting Zone specified by CEC for the Project, and shall be aimed downward.</p> <p>All pole- and post-mount luminaires less than fifteen (15) and greater than six (6) feet in</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Date
<p>height shall meet all IESNA requirements for "cutoff" and current LEED requirements for fixture cutoff within the Lighting Zone specified by CEC for the Project.</p> <p>All luminaires of less than six (6) feet in height, such as bollards, shall meet all IESNA requirements for "semi-cutoff".</p> <p>For pedestrian walkways and plazas, all lighting configurations shall comply with IESNA RP-33-99 14.0 Walkway and Bikeway Lighting, in accordance with best practice recommendations.</p> <p><b><u>Parking Lot and Parking Structure Lighting</u></b></p> <p>All interior lighting for parking structures that is visible from areas exterior of the parking structure shall utilize shielding that blocks direct view of the light source and minimizes the view of reflector or diffuser.</p> <p>For open-air and roof-top parking facilities, all lighting configurations shall comply with IESNA RP-20-98, 4.0 Illuminance Recommendations – Parking Lots, best practice recommendations for typical conditions.</p> <p>Landscape screens, hedge walls, or other recommended shielding screens/opaque walls should be installed along the open sides of the parking structures along Huntsinger Circle and Seaver Drive to contain, to the extent feasible, the glare of headlights and tail lights of vehicles utilizing the structure.</p> <p>Landscape screens, berms, and/or hedges should be placed near driveway entries to parking</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>structures and around surface parking areas near the Athletics/Events Center and the western end of the Upgraded NCAA Soccer Field to contain, to the extent feasible, the glare of headlights and tail lights of vehicles visiting the campus facilities.</p> <p><b><u>Building Mounted Lighting</u></b></p> <p>Building mounted fixtures shall be shielded so that the light sources (lamps) are not directly visible from potentially sensitive receptor locations and the view of the fixture lens and reflector is minimized.</p> <p>Building mounted fixtures that are not full-cut-off shall be primarily for architectural accent purposes and be decorative in nature. The predominance of illumination for such areas where accent lighting and decorative fixtures are used shall be provided by other luminaires.</p> <p><i>Security Lighting:</i> All areas deemed as security risks, shall comply with horizontal and vertical illuminance recommendations, as provided by the IESNA for Security Lighting per site area.</p> <p><i>Lamp Types:</i> All exterior lighting shall use High Efficiency light sources, as defined by California Energy Code, Title 24 and Los Angeles County Code (Section 22.52.2130).</p> <p><i>Fixture Types:</i> All outdoor lighting shall use cut-off luminaires from which light shall be downcast and fully shielded with no light emitted above the horizontal plane so that light sources in the fixtures are not visible to the surroundings.</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<i>Accent Lighting:</i> Architectural features may be illuminated by uplighting provided that the light is effectively contained by the structures, the lamps are low intensity and are used only to provide subtle lighting effects and that no significant glare or light trespass is produced.						
<b>MM5.7.2-5</b> Project structures shall utilize non-reflective materials to avoid glare intruding onto adjacent properties and open spaces.	Preparation of building plans	Applicant	Prior to Building Permit	LACDRP		
<b>MM5.7.2-6</b> All exterior texture and color coatings of athletic poles and lighting fixtures visible to the general public should be selected to blend with the prevailing background colors and textures to minimize their visual intrusiveness and/or prominence.	Preparation of building plans	Applicant	Prior to Building Permit	LACDRP		
<b>MM5.7.2-7</b> All lighting fixtures visible to the general public should be consistent with the overall architectural style of the project with respect to design, materials, and color.	Preparation of building plans	Applicant	Prior to Building Permit	LACDRP		
<b>COMPONENTS 3 &amp; 5 ONLY</b>						
<b>MM5.7.2-8</b> All outdoor lighting utilized in the Enhanced Recreation Area and the Upgraded NCAA Soccer Field components shall utilize directional lighting methods with shielding and cut-off type light fixtures to minimize glare and incidental upward directed lighting effects and that will prevent significant light trespass into dark naturally vegetated areas.	Preparation of building plans	Applicant	<u>Components 3 &amp; 5</u> Prior to Building Permit	LACDRP		
<b>TRAFFIC AND ACCESS</b>						
<b>COMPONENT 2 ONLY</b>						
<b>M5.8-1</b> Prior to occupancy of the new AEC, the University shall provide and maintain a minimum of 100 net new beds over existing conditions. During the construction of the first phase of the Student Housing Rehabilitation, if the University utilizes off-campus housing to accommodate	Provide additional beds	Applicant	<u>Component 2</u> Prior to Building Permit	LACDRP		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
displaced student residents the University shall provide regularly scheduled shuttles to transport relocated students between the off-campus housing sites and the campus.						
<p><b>COMPONENT 2 ONLY</b>  <b>MM5.8-2</b> Prior to any events at the new AEC, the University shall develop an Event Management Plan which addresses issues on campus and adjacent to campus as to events with greater than 3,500 attendees for review and approval by the County of Los Angeles. At a minimum the plan shall include the following elements:</p> <ul style="list-style-type: none"> <li>• Route inbound and outbound traffic through both of the University gates at Seaver Drive and John Tyler Drive in order to minimize the level and duration of congestion at the beginning and end of events. Use of both gates is required to accommodate peak inbound and outbound traffic flows and avoid significant congestion at the campus access intersections.</li> <li>• Develop an event information and advertising plan that provides information to attendees regarding the access and parking system planned for the event. The plan would include posting information on the University's web site, providing access and parking information with event invitations or tickets that are mailed, providing event parking and access information at the on-campus ticket sales offices, etc.</li> <li>• Post "No Event Parking" signs as permitted through the City of Malibu at the entrance to the Malibu Country Estates</li> </ul>	<p>Preparation of event management plan</p> <p>Implementation of event management plan</p>	<p>Applicant</p>	<p><u>Component 2</u></p> <p>Prior to Building Permit</p> <p>On-going</p>	<p>LACDRP</p>		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>subdivision to prohibit parking in the neighborhood during large events.</p> <ul style="list-style-type: none"> <li>• Post "No Pepperdine Campus Event Parking" signs as permitted at the entrance to the Conservancy-owned Malbu Bluffs Property to prohibit parking in its lots during large events.</li> <li>• Require annual parking counts be submitted to the Director of Planning to ensure sufficient capacity of on-campus parking so that no event parking takes place in the Malibu Country Estates or Conservancy-owned Malibu Bluffs property.</li> <li>• Implement signage at the two campus access kiosks to route inbound event traffic through without having to stop for a parking pass. This would minimize driver confusion and vehicles stopping at the entry gates, which can create congestion.</li> <li>• Implement temporary signage at the Seaver Drive/Banowsky Boulevard and John Tyler Drive/Banowsky Boulevard intersections to efficiently direct attendees to the event parking areas in the northern portion of the campus.</li> <li>• Given the proximity of the new AEC to the intersection of Huntsinger Circle and Via Pacifica, traffic control shall be required at this intersection to direct vehicles and pedestrians at the start and end of events.</li> <li>• Use signage and/or traffic control officers at the on-campus parking structures and lots. The plan should place officers/signage such that the new parking structures planned adjacent at the</li> </ul>						

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>Athletics/Events Center, the School of Law Student Lot and at the Terrace Lot as well as the surface parking areas located in the campus interior are used to the greatest extent feasible.</p> <ul style="list-style-type: none"> <li>Employ the campus shuttle system to transport attendees to/from parking facilities used for events. Increase the number of shuttles as needed based on event size.</li> <li>Include event monitoring that reviews the adequacy of the Event Management Plan and parking availability after the events are held and allows for adjustments to the Plan. In general, the Plan elements would be fine-tuned and adjusted based on the results of the monitoring efforts.</li> </ul>						
<b>COMPONENT 2 ONLY</b>						
<p><b>MM5.8-3</b> A comprehensive Transportation Demand Management Program (TDM) shall be developed and implemented for large-scale events at the AEC attended by over 3,750 persons that start or end during the A.M. (7:00-9:00) or P.M. (4:00-6:00) peak periods weekdays and draw more than 60 percent of attendees from off-campus sources. Such events, which shall be considered Major Events, shall not include athletic events which begin before 4 P.M or after 7:00 P.M. providing said events do not end between 4:00-6:00 p.m. Pepperdine shall establish a method to track admissions tickets or vouchers for on-campus attendees and off-campus attendees for the Athletic/Events Center, and shall supply data from such events to the Department of Regional Planning upon request. A report shall be provided to the Department of Regional Planning on an annual basis that lists the Major Events held at the Athletic/Events Center in the previous year. The</p>	Preparation of Preliminary TDM Program	Applicant/ County	<u>Component 2</u> Prior to Building Permit	LACDPW LACDRP TAC		
	Preparation of Final TDM Program	Applicant/ County	Prior to AEC Occupancy	LACDPW LACDRP		
	Implementation of TDM Program	Applicant	On-going	LACDPW LACDRP		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p>majority of such events shall be athletic or student-related programs.</p> <p>The TDM Program shall be designed to mitigate, to the extent feasible, the significant impacts of traffic in connection with such events. It shall include measures, such as those listed in the Traffic Impact Study (Appendix H of the Draft EIR), to decrease the number of vehicular trips generated by people traveling to the Athletics/Events Center during these times by offering specific facilities, services, and actions designed to reduce automobile dependency, as well as to promote alternative travel modes (e.g., carpool, regional shuttle systems, come early and stay late initiatives, etc.). The TDM Program shall be developed in conjunction with the County of Los Angeles and subject to their final approval. A Preliminary TDM Program shall be developed in conjunction with the County of Los Angeles prior to issuance of a building permit for the AEC. The Preliminary TDM Program shall be reviewed with Pepperdine's Transportation Advisory Committee, which includes the City of Malibu and Caltrans, and with representatives of Conservancy-owned Malibu Bluffs and Malibu Country Estates as adjacent neighbors. The Final TDM Program shall be approved solely by the County of Los Angeles to the satisfaction of the Director of Public Works and the Director of Planning prior to issuance of any Certificate of Occupancy for the AEC. A copy of the approved TDM shall be submitted to the City of Malibu and Caltrans for their use.</p>						

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<b>COMPONENT 2 ONLY</b>						
<b>MM5.8-4</b> The maximum size event at the AEC during the peak parking period shall be limited to 5,000 attendees until a parking supply of 4,880 parking spaces is provided.	Enforcement of attendance limit	Applicant	<u>Component 2</u> Prior to Building Permit	LACDRP		
<b>PUBLIC SERVICES</b>						
<u>Fire Protection:</u>						
<b>MM5.9.1-1</b> As recommended by the LACFD, the incremental impact of the proposed CLP project on fire protection and emergency medical services within the Pepperdine University service area shall be mitigated by Pepperdine University's participation in the City of Malibu's adopted Developer Fee Program <sup>2</sup> for new residential, commercial, and industrial construction, which benefits the Consolidated Fire Protection District of Los Angeles County. Program fees levied by the County of Los Angeles shall support fire stations and apparatus necessary to deliver service to the City of Malibu, which would due to their geographic proximity, provide fire suppression and emergency services to Pepperdine University.	Payment of fees	Applicant	Prior to Building Permit	LACFD		
<b>MM5.9.1-2</b> The University's Sheltering/Evacuation Plan, which is an element of the University's Emergency Plan shall be updated to include all the CLP elements and structural facilities. The updated plan in its entirety will be subject to the review and approval by the LACFD.	Preparation/ approval of updated Sheltering/ Evacuation Plan	Applicant	Prior to Building Permit	LACFD		
<b>MM5.9.1-3</b> The proposed CLP Components shall comply with all applicable County Code and LACFD	Preparation of building plans	County	Prior to Building Permit	LACFD		

<sup>2</sup> The City of Malibu has adopted the Los Angeles County Developer Fee Program. Administration and collection of the Developer Fee within the territorial limits of the City of Malibu is the responsibility of the Consolidated Fire Protection District of Los Angeles County. The developer fee revenues supplement funds available to the Consolidated Fire Protection District of Los Angeles County to provide for the acquisition, construction, improvement and equipping of facilities necessary for the District to deliver fire protection services within the City of Malibu (City of Malibu Council Agenda Report, Agenda Item #4A, January 6, 2009).

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Date
ordinance requirements for Commercial and High Density Residential development located in high fire danger areas regarding the following: building construction methods and materials; the ease of site access; the adequacy of water mains, namely of fire-flow pressures and volumes; the location and numbers of fire hydrants; the use of indoor sprinklers and sensors; and the re-vegetation of all manufactured slopes with fire retardant (native) landscaping; and strict and timely adherence to LACFD-mandated fire-safety brush clearance regulations.						
<b>MM5.9.1-4</b> The proposed CLP shall comply with all applicable State Fire Marshall requirements for the installation of fire alarms, firewalls and dampers, and detector devices.	Preparation of building plans	Applicant	Prior to Building Permit	LACFD		
<b>MM5.9.1-5</b> Reclaimed water from the University's storage lakes at Alumni Park will continue to be used for fire suppression purposes as needed by campus Public Safety officers and the LACFD <sup>3</sup> .	Enforcement as necessary	County/ Applicant	Prior to Building Permit Ongoing	LACFD		
<b>MM5.9.1-6</b> Pepperdine University shall provide detailed site plan maps and facilities drawings of the completed CLP Component facilities and areas to the LACFD, which clearly illustrate access routes, building recognition/identification numbers/names, addresses, building and parking structure floor plans, the locations of emergency exits, and any other pertinent information that would facilitate LACFD response.	Preparation/ approval site plans	Applicant	Prior to Building Permit	LACFD		
<b>MM5.9.1-7</b> Pepperdine University shall post no smoking and/or use of open flame signage at all trail and dirt road entry points to undeveloped (natural)	Post signage	Applicant	Prior to Building Permit	LACDRP		

<sup>3</sup> The continued presence of water in the reservoirs is assured, as the University is mandated by the RWQCB to receive all reclaimed water from the Malibu Mesa Wastewater Treatment Plant.

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
areas of the campus and shall continue to prohibit and enforce the "no smoking" policy in undeveloped (natural) areas of the Malibu campus by means of the recording of violations by campus safety officers, the issuance of campus citations for violations, and the prompt reporting of such instances to the appropriate law enforcement authorities as necessary.	Enforcement of restriction		On-going			
<b>MM5.9.1-8</b> Pepperdine University shall continue to post "fire danger" signs and restrict entry to all unauthorized persons into naturally vegetated hillside terrain during officially declared high fire hazard weather conditions. The University's Department of Public Safety shall continue to provide regular patrols and enforcement within the University property to prevent unlawful activity that could result in urban fires or wildfires.	Post signage  Enforcement of restrictions	Applicant	Prior to Building Permit  On-going	LACDRP		
<u>Police Protection Services:</u> <b>MM5.9.2-1</b> The University's Department of Public Safety shall hire one additional public safety officer for every 35,000 square feet of new non-residential development.	Hire additional public safety personnel	Applicant	Prior to occupancy	LACDRP		
<b>PUBLIC UTILITIES</b>						
<u>Sewage Disposal:</u> <b>MM5.10.2-1</b> Applicant shall upgrade the existing Wastewater Flow Equalization Station with an additional pump with 180 gpm capacity that would provide the Wastewater Flow Equalization Station pumping station with 50 percent redundancy at 360 gpm of duty capacity. With a third pump added, the capacity of the Wastewater Flow Equalization Station would be more than adequate to accommodate the additional flows expected during wet weather events.	Prepare building plans  Upgrade existing WWFES	Applicant	Prior to Building Permit  Prior to Occupancy	LACDPW		

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<p><b>MM5.10.2-2</b> The University shall prepare a sewer area study subject to the review and approval of the Los Angeles County Department of Public Works prior to the issuance of a building permit for the project.</p>	<p>Preparation/ approval of sewer area study</p>	<p>Applicant</p>	<p>Prior to Building Permit</p>	<p>LACDPW</p>		
<p><u>Solid Waste:</u>  <b>MM5.10.3-1</b> The applicant shall implement a recycling program for the operational and construction phases of the CLP in compliance with the University's current recycling program. The recycling program shall be monitored to ensure that the program advances along with technological advancements in waste management industry-wide. The recycling program shall maintain construction and operational waste diversion rates of at least 70% with improvements in waste diversion overtime that exceed minimum levels and are in keeping with overall Countywide criteria. Some of the measured recycling criteria that shall be met or exceeded include:</p> <ul style="list-style-type: none"> <li>• All on campus green waste (e.g. tree trimmings, brush clearance, grass, etc.) shall be either be chipped and reused for pathways (e.g. wood chips) or shall be composted at an approved composting site.</li> <li>• Food waste shall be sent to a composting site and reused on campus for landscape maintenance in-lieu of fertilizer, where appropriate.</li> <li>• Styrofoam shall remain prohibited.</li> </ul>	<p>Implement construction phase recycling program</p> <p>Implement operation phase recycling program</p>	<p>Applicant</p>	<p>Prior to Building Permit</p> <p>On-going</p>	<p>LACDRP</p>		

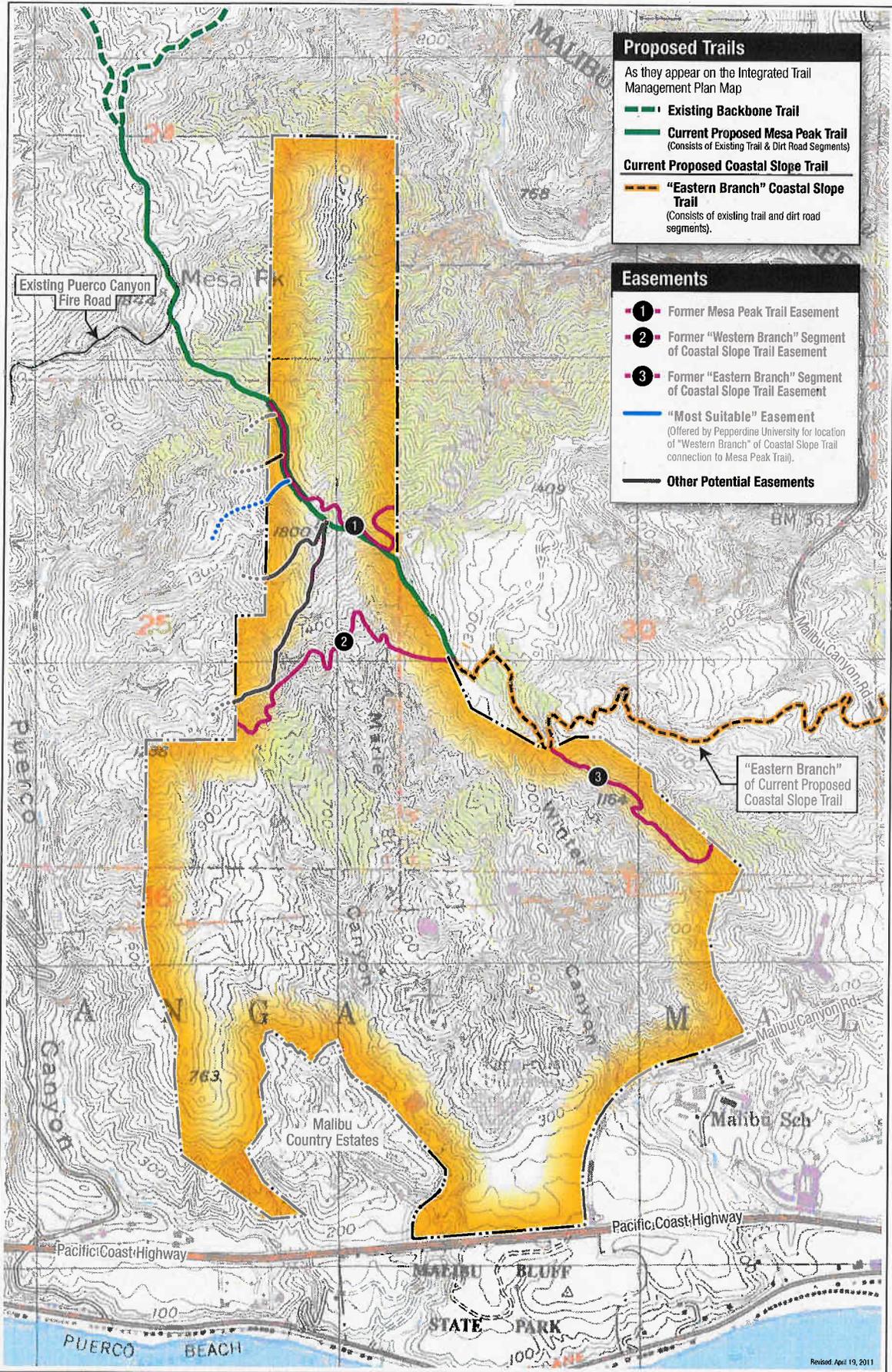
**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<ul style="list-style-type: none"> <li>• Faculty, staff and students shall be encouraged to utilize double-sided printing whenever possible.</li> <li>• Batteries, toner cartridges and other office tech equipment such as computer monitors, printers, and cell phones shall be recycled.</li> <li>• Offices shall encourage recycled paper usage that contains at least 30 percent recycled content and is Green Seal Certified.</li> <li>• The campus shall maintain usage of 100 percent recycled products (e.g. hand towels) for the janitorial products for common area restrooms, break rooms, etc.</li> </ul>						

# **Attachment C**

## **Conditions Exhibits 1-5**

# EXHIBIT 1



**Proposed Trails**  
As they appear on the Integrated Trail Management Plan Map

- Existing Backbone Trail** (Green dashed line)
- Current Proposed Mesa Peak Trail** (Green solid line)  
(Consists of Existing Trail & Dirt Road Segments)
- Current Proposed Coastal Slope Trail** (Orange dashed line)  
"Eastern Branch" Coastal Slope Trail  
(Consists of existing trail and dirt road segments).

**Easements**

- 1** Former Mesa Peak Trail Easement
- 2** Former "Western Branch" Segment of Coastal Slope Trail Easement
- 3** Former "Eastern Branch" Segment of Coastal Slope Trail Easement
- "Most Suitable" Easement** (Offered by Pepperdine University for location of "Western Branch" of Coastal Slope Trail connection to Mesa Peak Trail)
- Other Potential Easements** (Black line)

Data Sources: Base Map - USGS, Malibu, CA 1:24,000 Topographic Map Quadrangle; Historical Trail Easements - LA County Assessor's maps (APN #s 4457-044-034, 4457-004 039, and 4447-044-044)  
 Existing Trails - Santa Monica Mountains National Recreation Area Interagency Trail Management Plan Map (September 2005)  
 Pepperdine University Coastal Slope Easement Dedication Offer - Envicom Corporation map (April 6, 2006) provided to the National Park Service/Melanie Beck showing requested "suitable" easement dedication location of Coastal Slope Trail alternative to Puerco Canyon from Mesa Peak Trail.

PEPPERDINE UNIVERSITY

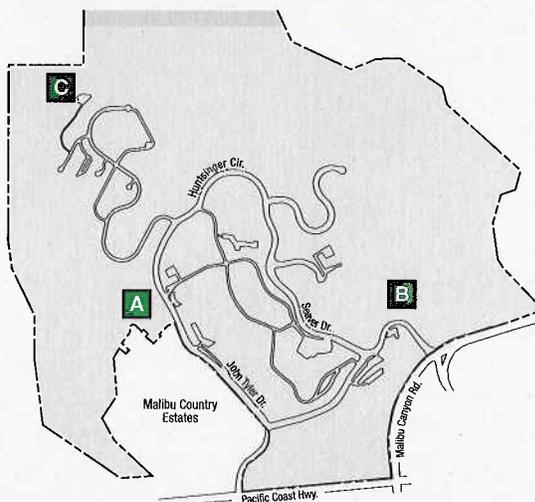
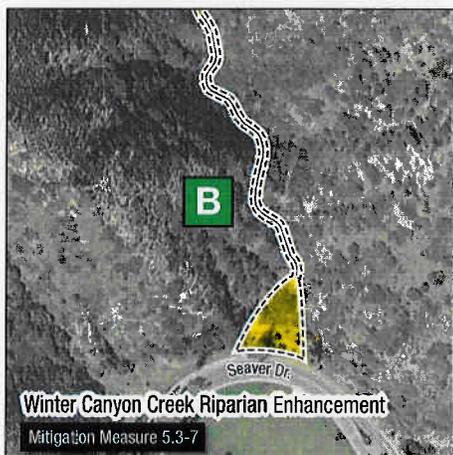


Public Trails/Easements



Revised April 19, 2011

# EXHIBIT 2



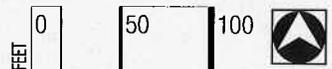
Mitigation	Description	Location	Acreage	Ratio	Impact Mitigated
<b>A</b> <b>Spanish Broom Removal and Coastal Sage Scrub Restoration</b> Mitigation Measure 5.3-8	Removal of a Spanish broom infestation and restoration of the site to coastal sage scrub. At least a 0.41-acre portion of the mitigation site will be restored to California encelia scrub, which is considered to be a component of coastal sage scrub. Mitigation also involves the removal and control of dispersed Spanish broom within existing fuel modification zones on the slopes surrounding the restoration site, and the eradication or substantial reduction in cover and control of other invasive species at the restoration site.	On slopes just west of John Tyler Drive; generally west of the Tari Frahm Rokus Field (see Figure 5.3 of FEIR)	0.84	1:1	Removal of 0.84 acres of the re-vegetation site (ACOE mitigation site) on the western slope of the Marie Canyon debris basin within the grading limits of CLP Component 5. Also, removal of the sensitive California Encelia Alliance plant community.
<b>B</b> <b>Winter Canyon Creek Riparian Enhancement</b> Mitigation Measure 5.3-7	Removal of invasive species and planting of appropriate native species where invasive species have been removed within Army Corps of Engineers (ACOE) and Department of Fish and Game (DFG) jurisdictional areas in Winter Canyon. Invasive species to be targeted include, but are not limited to, pampas grass, Terracina spurge, sweet fennel, and umbrella sedge.	Winter Canyon drainage and debris basin to the north of Seaver Drive (see Figure 5.3-5 of FEIR).	0.48	1:1	Removal and filling of DFG jurisdictional habitat and ACOE non-wetland Waters of the U.S. within the grading limits of CLP Component 5.
<b>C</b> <b>Chaparral Restoration</b> Mitigation Measure 5.3-2	Restoration of disturbed areas to chaparral. Also involves eradication or substantial reduction in cover and the control of invasive plant species within these areas.	North of the water tank and re-vegetated manufactured slopes to the north of the Drescher Graduate Campus (see Figure 5.3-5 of FEIR).	0.29	1:1	Removal of upland native chaparral within the grading limits of CLP Component 5.
<b>Compensation for Impacts to Native Plant Communities in Fuel Modification Zones</b> Mitigation Measure 5.3-1	Compensatory mitigation will be necessary if fuel modification activities associated with CLP Components 1 and/or 2 impact native plant communities, in which case the mitigation method(s) and site(s) are "to be determined." Impacts will be dependent upon LACFD fuel modification requirements surrounding these components. Mitigation may be accomplished by permanent preservation of in-kind habitat, a conservation easement to protect in-kind habitat, a contribution to an in-lieu fee program, or by on-site or off-site restoration/enhancement of in-kind habitat.	To be determined.	Potentially up to 0.54 acres (0.35 acres associated with CLP Component 1 and 0.19 acres associated with CLP Component 2)	1:1	Impacts to native plant communities within the fuel modification zones of CLP Components 1 and/or 2.

# EXHIBIT 3

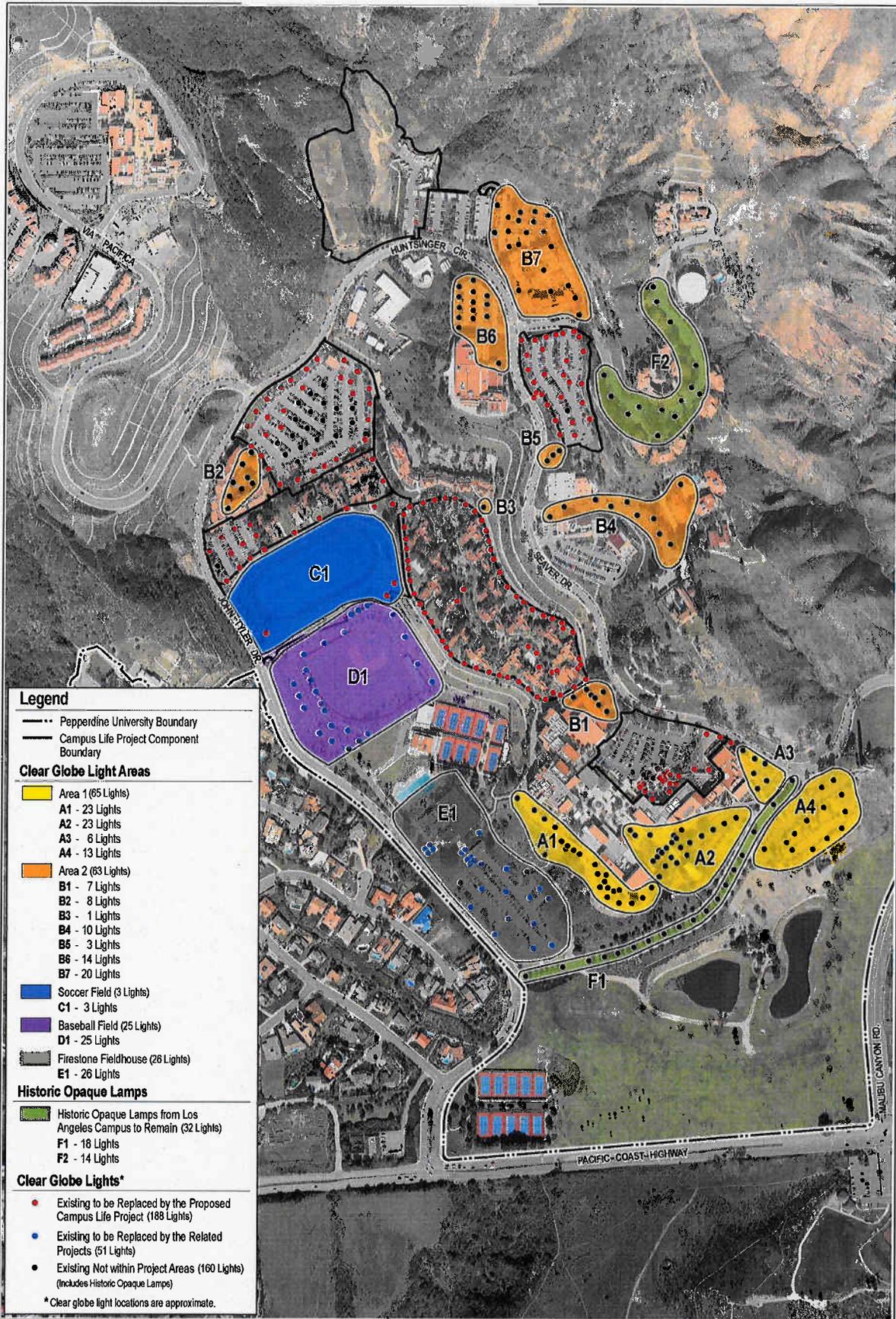


Revised: April 21, 2011

## Potential Mitigation Site in Lower Marie Canyon



# EXHIBIT 4



Aerial Source: Burbank Aerial, Inc., 2008.

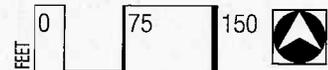
Exhibit Date: April 19, 2011.



PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT

ENVICOM CORPORATION

# Screening Hedges and Outdoor Sound Amplification Restricted Zone at Campus Walk



## **Attachment D**

### **Development Table:**

***Pepperdine University DPZ/Specific Plan for  
Development and Long Range Development Plan  
Square Footage Compilation***

As of March 17, 2011

**PEPPERDINE UNIVERSITY**  
**DPZ/SPECIFIC PLAN FOR DEVELOPMENT AND LONG RANGE DEVELOPMENT PLAN SQUARE FOOTAGE COMPILATION**

FACILITY No.	LRDP/DEZ APPROVED FACILITY	APPROVED SQUARE FOOTAGE ("SF")	AVAILABLE SF OR AVAILABLE USES	SF APPLIED FOR CLP (IF APPLICABLE)	REMAINING SF AFTER CLP
1	Theme Tower	140	Complete	0	0
1A	Night Lighting of Theme Tower	N/A	Use Still Available (Not Yet Implemented)	N/A	N/A
2	Chapel	2,775	Complete	0	0
100	Student Housing Buildings	180,000	Complete	0	0
101	Housing Director Residence	1,400	784	784	0
102	Student Housing Building	16,000	Complete	0	0
103	Student Housing	75,000	Complete	0	0
103A	Central Reception Center	4,000	1,136	0	1,136
104	Student Housing	40,000	3,478	3,478	0
104A	Central Reception Center	3,000	620	620	0
105	Faculty/Staff Housing -- Pad 1	36,000	2,808	2,808	0
106	Faculty/Staff Housing -- Pad 2	24,000	1,110	1,110	0
107	Faculty/Staff Housing -- Pad 3	36,000	7,957	7,957	0
108	Faculty/Staff Housing -- Pad 4	24,000	2,253	2,253	0
109	Faculty/Staff Housing -- Pad 5	24,000	6,259	6,259	0
110	Executive Housing	26,100	5,637	5,637	0
111	Executive	4,500	Complete	0	0

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	<b>Residence / Office</b>				
112	<b>Executive Residence / Office</b>	9,000	Complete	0	0
150 <sup>1</sup>	<b>Student Housing</b>	105,000*	Deleted	0	0
151	<b>Student Housing</b>	74,000*	Complete	0	0
152 <sup>2</sup>	<b>Student Housing</b>	90,000*	Reallocated	0	0
153	<b>Student Housing</b>	38,000*	600	600	0
154	<b>Faculty / Staff Housing</b>	8,000*	Complete	0	0
155 <sup>3</sup>	<b>Student Housing</b>	171,000*	Deleted	0	0
156	<b>Student Housing</b>	104,000*	4,843	4,843	0
157	<b>Faculty Condominiums</b>	100,800*	Complete	0	0
158	<b>Faculty / Staff Housing</b>	30,000*	2,623	2,623	0
159	<b>Student Housing</b>	75,000	75,000	75,000	0
160	<b>Faculty / Staff Housing</b>	30,697*	Complete	0	0
161	<b>Student Housing</b>	36,000	36,000	36,000	0
162 <sup>4</sup>	<b>Student Housing</b>	171,000*	Deleted	0	0
200	<b>Administrative Computer Facilities</b>	7,000	Complete	0	0
201	<b>Academic Complex</b>	72,431	Complete	0	0
202	<b>Campus Center</b>	49,000	Complete	0	0

<sup>1</sup> Facility 150 was approved in the Los Angeles County DPZ/Specific Plan for Development ("DPZ") and deleted at the approval of the California Coastal Commission Long Range Development Program ("LRDP").

<sup>2</sup> Facility 152 was combined with Facility 151 per CUP 91-156(3) and LRDP Amendment 1-92.

<sup>3</sup> Facility 155 was approved in the DPZ and deleted at the approval of the LRDP.

<sup>4</sup> Facility 162 was approved in the DPZ and deleted at the approval of the LRDP.

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202A	Campus Center Expansion	24,300*	9,900	0	9,900
202B <sup>5</sup>	Campus Center Expansion	1,000*	Reallocated	0	0
203	Greenhouse Facility	500	Complete	0	0
204	Meeting / Office Training Building	10,000	Complete	0	0
205	Science Complex	41,900	Complete	0	0
206	Lecture Hall	6,080	Complete	0	0
206A	Lecture Hall Expansion and Addition	9,500	Complete	0	0
207	Fine Arts Complex	24,000	Complete	0	0
208	Music Wing of Fine Arts Complex	20,000	Complete	0	0
209	Student Housing Office	9,216*	Complete	0	0
210	School of Law - Phase I	80,000	Complete	0	0
250	Administration Building	95,000	Complete	0	0
251	Academic Building	59,000*	Complete	0	0
252	Auditorium	70,000	70,000 3,500 seats	70,000 1,896 seats	0 1,604 seats
253	Academic Complex	33,000*	Complete	0	0
254	Housing Reception	4,000	4,000	4,000	0

<sup>5</sup> Facility 202B was combined with Facility 202A per LRDP Amendment 2-91 and NOID 1-91.

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255	Academic / Professional Building	60,000	Complete	0	0
256	Academic / Professional Building	40,000	40,000	0	40,000
257	School of Law - Phase II	47,100*	2,133	0	2,133
258 <sup>6</sup>	Student Union	75,000 / 100,000*	75,000 / 100,000	75,000 / 100,000	0
259	Student Support Facility	25,000	25,000	0	25,000
260 <sup>7</sup>	Graphic Arts Facility	35,000*	Deleted	0	0
261	Professional School	95,500*	Complete	0	0
262 <sup>8</sup>	Conference Center	25,000*	Reallocated	0	0
263 <sup>9</sup>	University Housing	80,000*	Deleted	0	0
264	Academic Learning Center	25,000	25,000	0	25,000
265	Academic Support Facility	30,000	30,000	0	30,000
266	Information /	300	Complete	0	0

<sup>6</sup> Facility 258 was approved for 75,000 square feet ("sf") in the DPZ and 100,000 sf in the LRDP.  
<sup>7</sup> Facility 260 was approved in the DPZ and deleted at the approval of the LRDP.  
<sup>8</sup> Facility 262 was combined with Facility 261 per CUP 97-191, LRDP Amendment 1-99, and NOID 3-99.  
<sup>9</sup> Facility 263 was approved in the DPZ and deleted at the approval of the LRDP.

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	<b>Traffic Control Booths</b>				
267 <sup>10</sup>	<b>University Reception Center</b>	25,000*	17,800	4,500	13,300
300	<b>Tennis Facilities</b>	300*	Complete	0	0
301	<b>Playing Field</b>	125,000 2 softball-size fields	Complete	0	0
302	<b>Gymnasium</b>	31,360	Complete	0	0
302A <sup>11</sup>	<b>Gymnasium Expansion</b>	10,377*	7,992	0	7,992
303	<b>Swimming Pool</b>	14,000	Complete	0	0
304	<b>Swim Building</b>	1,500	Complete	0	0
305	<b>Tennis Facilities</b>	3 courts*	Complete	N/A	N/A
306	<b>Baseball Stadium</b>	N/A	Complete	N/A	N/A
306A <sup>12</sup>	<b>Baseball Field Lighting</b>	N/A	Use Still Available (Not Yet Implemented)	N/A	N/A
307	<b>Running Track / Soccer Field</b>	Track surrounding soccer field	Complete	N/A	N/A
308	<b>Faculty / Staff Swimming Pool / Play Area</b>	65,000	Complete	0	0
351	<b>Tennis Courts and Snack Deck</b>	10,810*	5,310	0	5,310
352 <sup>13</sup>	<b>Racquetball</b>	5,000*	Deleted	0	0

<sup>10</sup> A portion of facility 267 amounting to 7,200 sf was allocated to facility 209 per LRDP amendment 2-91.

<sup>11</sup> This facility, in conjunction with facility 355, is associated with the previously approved 25,992 sf expansion of the Firestone Fieldhouse, which is listed and analyzed in the CLP DEIR as a related project.

<sup>12</sup> This facility is associated with the lighting of the baseball field, which is listed and analyzed in the CLP DEIR as a related project.

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	<b>Courts</b>	6 Courts			
353	<b>Paddle Tennis Courts</b>	6 Courts	Use Still Available (Not Yet Implemented)	N/A	N/A
354	<b>Racquetball Courts</b>	3,500* 9 Courts	3,500 Use Still Available (Not Yet Implemented)	3,500	0
355 <sup>14</sup>	<b>Gymnasium Facilities</b>	50,000	50,000	32,000	18,000
356 <sup>15</sup>	<b>Playing Field</b>	1 Field*	Deleted	N/A	N/A
357	<b>Equestrian Center</b>	6,000 Riding Ring	Complete	0	0
358 <sup>16</sup>	<b>Recreation Areas</b>	4.5 acres*	Deleted	N/A	N/A
359	<b>Running Track</b>	0.8 mile track	Use still available (Not Yet Implemented)	N/A	N/A
401	<b>Effluent Storage Reservoirs</b>	80,000 2 reservoirs	Complete	0	0
401A	<b>Effluent Storage Reservoir</b>	40,000 1 reservoir	40,000 Use still available (Not Yet Implemented)	N/A	40,000
403	<b>Telephone Switchgear Building</b>	1,200	Complete	0	0
404	<b>Domestic Water Storage Tank</b>	N/A	Complete	N/A	N/A
405	<b>Reclaimed Water Storage Tank</b>	N/A	Complete	N/A	N/A

<sup>13</sup> Facility 352 was approved in the DPZ and deleted at the approval of the LRDP.

<sup>14</sup> A portion of this facility (i.e., 18,000 sf), in conjunction with facility 302A, is associated with the previously approved 25,992 sf expansion of the Firestone Fieldhouse, which is listed and analyzed in the CLP DEIR as a related project.

<sup>15</sup> Facility 356 was approved in the DPZ and deleted at the approval of the LRDP.

<sup>16</sup> Facility 358 was approved in the DPZ and deleted at the approval of the LRDP.

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406	Domestic Water Storage Tank	N/A	Complete	N/A	N/A
407	Telephone Switchgear Building	300	Complete	0	0
410	Information / Security Booth	50	Complete	0	0
450	Expansion and Modification of the Existing Malibu Mesa Wastewater Reclamation Plant	10,000 Increase Capacity to 500,000 gpd	10,000 Use still available (Not Yet Implemented)	0	10,000
451	Reclaimed Water Storage Tank	N/A	Complete	N/A	N/A
452	Maintenance Facility	200,000	178,000	58,445 / 33,445 <sup>17</sup>	119,555 / 144,555
453	Domestic Water Storage Tank	N/A	Complete	N/A	N/A
470	Extension of Campus Road System	Internal Roadway System	Complete	N/A	N/A
471 <sup>18</sup>	Extension of Campus Road System	Internal Roadway System*	Reallocated	N/A	N/A
472 <sup>19</sup>	Extension of Campus Road	Internal Roadway System*	Reallocated	N/A	N/A

<sup>17</sup> The sf required for reallocation from facility 452 for the Athletics/Events Center is either 58,445 sf (assuming 75,000 total sf approved at facility 258 per the DPZ) or 33,445 sf (assuming 100,000 total sf approved at facility 258 per the LRDP). The remaining square footage, either 119,555 or 144,555 sf, would be retained at its existing planned location for future campus projects.

<sup>18</sup> Combined with facilities 470 and 472 per CUP 97-191-(3), LRDP amendment 1-99, and NOID 3-99.

<sup>19</sup> Combined with facilities 470 and 471 per CUP 97-191-(3), LRDP amendment 1-99, and NOID 3-99.

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	<b>System</b>				
<b>473</b>	<b>Intracampus Road</b>	Internal Roadway System	Complete	N/A	N/A
<b>RB</b>	<b>Retention Basins</b>	N/A	Complete	N/A	N/A
<b>480</b>	<b>Stockpile</b>	37,000 Site & Drainage	Complete	0	0
<b>TOTAL SF AVAILABLE, APPLIED, AND REMAINING<sup>20</sup></b>	<b>Total Available Sq. Ft. Prior to CLP</b>			<b>744,743 / 769,743</b>	
	<b>Total SF Used for CLP</b>			<b>397,417<sup>21</sup></b>	
	<b>Total Remaining After CLP</b>			<b>347,326 / 372,326</b>	

KEY	
*	Altered square footage allocation or use from originally approved DPZ per the LRDP, subsequent CUPs, and/or LRDP amendments.  Further clarification provided in footnotes.
<del>STRIKE-THROUGH</del>	Square feet and/or use that were approved in the Specific Plan and subsequently deleted or reallocated via the LRDP, subsequent CUPs, and/or LRDP amendments.  Further clarification provided in footnotes.

<sup>20</sup> Facility 258 states 75,000 sf in the DPZ and 100,000 sf in the LRDP, which results in two separate running totals of available and remaining sf in the following order: County / Coastal.

<sup>21</sup> The Campus Life Project requires 394,137 net new square feet while the portions of facilities proposed for use in the Campus Life Project total 397,417 square feet, resulting in an overage of 3,280 square feet.