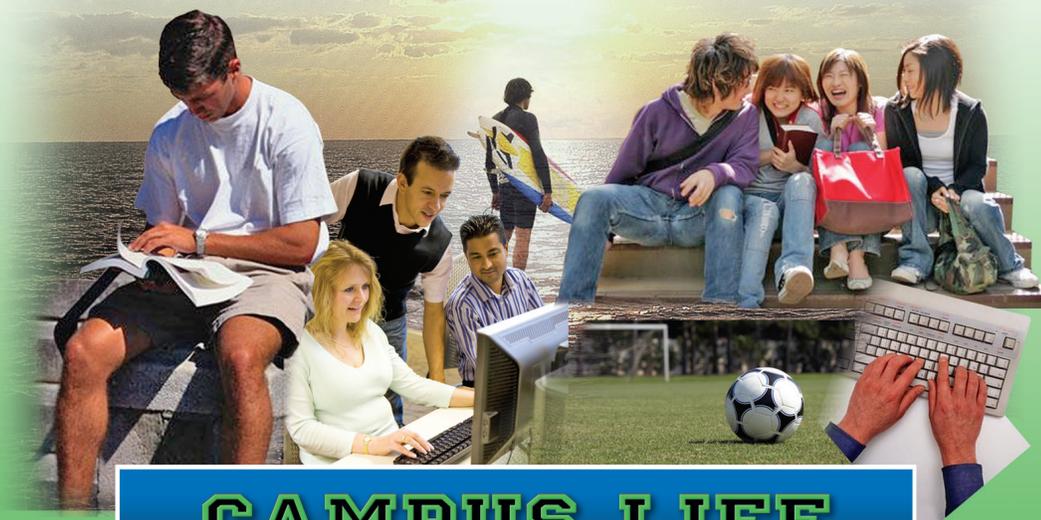


PEPPERDINE UNIVERSITY



CAMPUS LIFE

P R O J E C T

Final Environmental Impact Report

County Environmental Assessment No. RENV200700169

State Clearinghouse No. 2008041123

County Project No. R2007-03064-(3)

Prepared For:

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
(213) 974-6411

Prepared By:



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March 31, 2011

PEPPERDINE UNIVERSITY

Campus Life Project

VOLUME I

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<u>SECTION</u>	<u>PAGE</u>	
1.0 INTRODUCTION	1-1	
2.0 RESPONSES TO COMMENTS RECEIVED ON THE NOVEMBER 2010 DEIR	2-1	
Topical Response 1: Average Daily Traffic	2-3	
Topical Response 2: Lighting	2-6	
Topical Response 3: Event Noise From the Athletics/Events Center	2-16	
Topical Response 4: Athletics and Special Events	2-20	
Topical Response 5: Construction Phasing and Management	2-24	
Topical Response 6: Sustainability	2-33	
Topical Response 7: Related Projects	2-35	
Topical Response 8: John Tyler Drive	2-37	
Topical Response 9: Resource Protections & Conservation Efforts	2-45	
Comments Received from Federal, State, and Local Government	2-47	
Comments Received from Organizations	2-154	
Comments Received from Individuals	2-203	
Comments Received During Hearing Examiner’s Project Public Hearing, December 2, 2010: Hearing Examiner Public Hearing Summary	2-272	
Comments Received During Hearing Examiner’s Project Public Hearing, December 2, 2010	2-274	
3.0 REVISIONS TO THE DRAFT EIR	3-1	
4.0 MITIGATION MONITORING AND REPORTING PLAN	4-1	
 <u>NEW APPENDICES</u>		
Appendix N – Supplemental Traffic Information		
Trip Generation Data, Crain & Associates		
Traffic Counts, February 12, 2011		
 <u>FIGURES</u>		
Figure 1	Terrain Cross-Sections and Line-of-Site View from Receptor T within Malibu Bluffs Recreation Area	1-10
Figure 2	Effect of Pole Height on Light Trespass	2-11
Figure 3	Effect of Light Angle on Sky Glow	2-12
Figure 4	Terrain Cross-Sections and Line-of-Site View Profiles from Camping Areas within Malibu Bluffs Recreation Area	2-78

Figure 5	Terrain Cross-Sections and Line-of-Site View Profiles from Camping Areas within Malibu Bluffs Recreation Areas	2-79
Figure 5.3-2	Component 5-Vegetative Communities Map	2-86
Figure 5.11-4	Long Range Development Plan	3-149
Figure 5.11-5	LRDP Facilities to be Utilized for the CLP	3-150
Figure 5.11-6	LRDP After CLP Approval	3-151
Figure 6	Terrain Cross Sections and Line-of-Site View Profiles from Camping Areas within Malibu Bluffs Recreation Area	2-81
Figure 7	Potential View Screening Locations	2-136

TABLES

Table 1	Construction Duration and Personnel – Phase I	2-24
Table 2	Construction Duration and Personnel – Phase II	2-24
Table 3	Pepperdine University CLP Trip Generation With Revised Student Housing Phasing	2-25
Table 3-1	Summary of Proposed CLP Components	3-113
Table 4	Pepperdine University – CLP Parking Demands With Revised Parking	2-26
Table 5	Student Housing Rehabilitation, Comparison of Existing and Proposed Bids	2-140
Table 5.5-10	Special Event Noise Impact Analysis (dB Leq 10-11 P.M.)	2-44
Table 5.10.3-5	Solid Waste Generation – Related Projects	3-147
Table 5.11-3	Proposed DPZ and Coastal Commission LRDP Allocation for the CLP	3-154
Table 5.12-4	Comparison of CLP Greenhouse Gas Emissions	3-159
Table 6	Existing & Proposed Staffing	2-152

1.0 INTRODUCTION

This Final Environmental Impact Report (Final EIR) has been prepared by the County of Los Angeles, as Lead Agency under the California Environmental Quality Act (CEQA). The County will use this EIR in its consideration of requested approvals in connection with Pepperdine University's proposed Campus Life Project. The Final EIR consists of responses to comments received on the Draft EIR (provided in Section 2.0 of this document) and the Draft EIR as modified in Section 3.0 of this document. Section 4.0 provides a Mitigation Monitoring and Reporting Program for all of the measures identified in the Final EIR.

1.1 Contents and Organization of the EIR

The Final EIR consists of the following four chapters:

- **Section 1.0 Introduction.** This chapter describes the purpose of the Final EIR and the organization and contents of this document.
- **Section 2.0 Comments and Responses.** This section provides responses to each of the written comments received during the public comment period on the Draft EIR (November 10, 2010 to January 10, 2011) and testimony provided at the public hearings before the Regional Planning Commission on December 2, 2010 regarding the University of Pepperdine's proposed Campus Life Project. Responses are also provided for written comments received after the close of the public comment period.
- **Section 3.0 Draft EIR Revisions.** This chapter includes revisions to the Draft EIR featuring minor changes and additions to the text in response to the comments received on the Draft EIR. Changes to the Draft EIR are shown in underline/strikethrough format.
- **Section 4.0 Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP) is the document used by the enforcement and monitoring agencies responsible for the implementation of the proposed project's mitigation measures.

2.0 RESPONSES TO COMMENTS RECEIVED ON THE NOVEMBER 2010 DEIR

This section provides written responses to all comments received on the DEIR during its public review period from November 10, 2010 through January 10, 2011.

Comments Received from Federal, State, and Local Government

National Park Service
Air Quality Management District
California Coastal Commission
California Department of Parks and Recreation
Santa Monica Mountains Conservancy
California Department of Fish and Game
Department of Public Works
Department of Parks and Recreation
Los Angeles County Fire Department
City of Malibu

Comments Received from Organizations

Malibu Chamber of Commerce
Malibu Country Estates
Malibu Township Council

Comments Received from Individuals

Alexandra Wolter
Chris Allen
Leia K. Lineberger
Rich Danker
M. Hunter Stanfield
Sierra Reicheneker
Adria Stoliar
Nobar Elmi
Laura Elena Ortuno
Stephani Smith
Joseph Daniel Smith
Keith Jarbo
Mark Mushkin
Kely O'Rear
Emily Rose Reeder
Nabil Barsoum
Ann Graham Ehringer
Grant Adamson
Alan Schimpff
Marie Wexler
Greg lee
Ben Ephraim
Fiona Corrigan

**Comments Received During Hearing Examiner's Project Public Hearing,
December 2, 2010**

Michael Corrigan
Greg Lee
Emily Rose Reeder
Kendall Fisher
Carson Radke
Krista Friedman
Mariah Stockman
John Watson
Jordan Kahler
Rachel Williams
Susan Saul
Lisa Sheedy
Rebecca Evans
Marty Wilson
Frank Brady
Nicolai Sadarodski
Simon Baker
Ashley Watson
Steve Uhring
Paul Grisanti
Rand Clifford
Robert Briskin
Samantha Miller
Richard Gary
Hiro Kotchounian
Armand Grant
Katherine Yasick

TOPICAL RESPONSE 1: AVERAGE DAILY TRAFFIC

Several commenters raised concerns about average daily traffic volumes resulting from the Campus Life Project (CLP or the “Project”). CEQA requires the Draft EIR to include an analysis of average daily traffic and peak-hour traffic volumes. As stated in Section 5.8, Traffic and Access, of the Draft EIR, the proposed Project would result in a decrease in both average daily traffic and A.M. and P.M. peak hour commute traffic generated at the Pepperdine campus. The CLP provides additional residential housing (i.e., 468 additional beds) without increasing enrollment, thereby eliminating the daily commute trips associated with 468 students. Under normal day-to-day conditions, the CLP would eliminate 744 average daily trips (ADTs) from local roadways, thus improving local roadway operations in the surrounding community. Specifically, Project’s anticipated reduction in ADTs is expected to have beneficial impacts on many of the intersections in the vicinity of Pepperdine’s campus including PCH/Corral Canyon Rd, PCH/John Tyler Drive, and PCH/Malibu Canyon Road. The traffic reductions associated with the CLP would occur on the vast majority of the school days throughout the year.

Specifically, within the total 744 daily trips eliminated, the CLP would reduce peak hour traffic entering/leaving the campus by 67 A.M. trips and 52 P.M. trips, therefore resulting in a beneficial impact to the study-area intersections. Traffic counts collected at the University show that each commuter student generates almost three one-way trips per day to and from the campus. Traffic counts also include the local trips made by resident students to the surrounding amenities in the Malibu area. Trip generation studies were completed at Pepperdine University to develop trip generation rates applicable to each “campus user group” – resident students, commuter students, faculty/staff, and visitors/service vehicles. The individual trips generated by the different campus user groups were quantified at the campus gates by manually counting the vehicles entering and exiting the campus with the different parking decals issued to each of the campus user groups (resident students have different parking decals than commuter students who have different decals than faculty and staff). The trip generation studies by user group were combined with the traffic counts collected at access points at the campus during the 2008-2009 academic year to facilitate the development of daily and peak hour rates per user group. From these rates, trip generation calculations were developed for the CLP. The Los Angeles County Department of Public Works has evaluated these results and concluded they accurately reflect traffic changes resulting from the incorporation of the CLP. Based on this study, the Draft EIR concluded that the daily traffic volumes generated at the campus will decrease as a result of reducing the number of commuter students. The trip generation estimates developed for Phase I and Phase II of the Project are shown in the tables contained in Draft EIR Section 5.8, Traffic and Access and shown below. As shown, Phase I of the CLP would result in a decrease of 477 average daily trips. The Project, at the conclusion of Phase II would eliminate 744 average daily trips.

Commenters have expressed concern with the generation of traffic by the new Athletics/Events Center (AEC). The Draft EIR determined that the vast majority of events at the AEC result in no new traffic impacts. Despite this conclusion, the Draft EIR conservatively evaluates potential worst-case impacts that could occur from well-attended events at the new AEC that are scheduled to start or end during peak hour periods, have 3,750 attendees or more and involve a majority of attendees from off-campus. It is unlikely that all of these circumstances would occur (see Topical Response 4: Athletics and Special Events). If such an event were to occur, the CLP would result in significant and unmitigable impacts at local intersections. A statement of overriding considerations will address how the benefits of major events outweigh the impacts of a limited number of major events where specifically defined in which said intersections would have unmitigable impacts, which would be an extremely rare occurrence. As stated in Topical Response 4: Athletics and Special Events, an event would have to start or end during the peak period during the weekday, have over 3,750 attendees, with a large percentage of attendees commuting to

the AEC from off-campus locations. Mitigation Measure 5.8-3 has been modified to further reduce impacts from these events. However, none of the maximum capacity events at the Firestone Fieldhouse held within the past year started or ended during the peak period, and typically athletics events do not host more than 60 percent of attendees from off-campus.¹ Setting aside this limited occurrence and conservative scenario, on most days the CLP would result in a decrease in overall traffic on the surrounding roadway network.

It is also important to consider that the Pepperdine campus currently provides services and amenities that reduce the need for both existing and future resident students, faculty and staff to travel off campus; and the CLP will expand these services and amenities. Existing services that would be available to future students include the free shuttle service that transports students, staff, and faculty to/from local Malibu area shopping centers. The shuttle service runs four times per day. Basic services, groceries, food, toiletries, and amenities are available on-campus. Recently, the University added Nature's Edge to the Tyler Campus Center, which specifically sells healthy groceries on-campus so that students who do not have cars have access to food outside of the cafeteria. Food and snacks are also available at other on-campus locations including the La Brea café and Jamba Juice. Automated Teller Machines (ATM) are located throughout campus, reducing the need to travel off-campus for banking services.

The CLP would expand the current practice of providing amenities and shopping opportunities on campus. New amenities include a café and convenience store at the outer precinct, as well as the new student recreational facilities in the converted Firestone Fieldhouse (these include a new student gym, increased opportunities for court sports and intramural activities, etc.). It is anticipated that the existing and proposed services and amenities provided on-campus would further reduce traffic generated at the campus, as both existing and future resident students, faculty and staff would have greater and more varied retail selections and recreational opportunities on the campus. As stated, despite these on-campus amenities, the traffic analysis took local and weekend trips into consideration when analyzing the total trip reduction resulting from the conversion of existing commuter to resident students. The Los Angeles County traffic impact criteria require that the impact analysis focus on the weekday A.M. and P.M. peak commuter periods, which are the times when traffic demands are highest on a day-to-day basis. However, it is noted that the overall traffic generated by the University on weekends is much less than on weekdays. Thus, the University's contribution to traffic on the off-campus street network on weekends is much lower than the contribution to traffic during weekdays.

Finally, some commenters raised concerns regarding traffic impacts during summer months, and AEC events that may be held during summer months. Importantly, given the drop in on-campus residents and the elimination of commuter students traveling to and from the campus that occurs during summer months, it is not possible that traffic generation during the summer would exceed non-summer month peak traffic conditions due to the Project. The peak hours evaluated in the Draft EIR are therefore sufficient to capture the worst-case traffic conditions. As stated, this analysis revealed that the Project would result in a net benefit to both average daily traffic and A.M. and P.M. peak hour commute traffic.

¹ This ratio was developed based on ticket data collected at basketball games held at the Firestone Fieldhouse.

Pepperdine University CLP Trip Generation

User Group	CLP Proposed Change	ADT		A.M Peak Hour		P.M Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Phase I							
Visitors/Service	10 Visitors	2.0	20	0.137	1	0.143	1
Resident Student	308 bed spaces	0.75	231	0.028	8	0.084	26
Commuter Student	-308 students	2.76	-850	0.210	-65	0.235	-72
Faculty/Staff	49 employees	2.49	122	0.242	12	0.257	13
Total			-477		-44		-32
Phase I & II							
Visitors/Service	20 visitors	2.0	40	0.137	3	0.143	3
Resident Student	468 bed spaces	0.75	351	0.028	13	0.084	39
Commuter Student	-468 students	2.76	-1,292	0.210	-98	0.235	-110
Faculty/Staff	63 employees	2.49	157	0.242	15	0.257	16
Total			-744		-67		-52

TOPICAL RESPONSE 2: LIGHTING

This topical response is provided due to the number of commenters that raised questions on lighting including intensity of lights, frequency/duration of use, and dark sky impacts.

Background

A lighting impact study was undertaken to determine whether the proposed Campus Life Project (CLP) components will result in negative light pollution impacts and, in particular, potential glare or light trespass impacts. The lighting impact study methodology and thresholds of significance were based on illumination industry standards, in conjunction with established California Environmental Quality Act (CEQA) guidelines. The Draft EIR “Technical Lighting Report” (contained in Appendix G) analyzed a variety of factors and took physical measurements at 15 “Receptor Sites” in the vicinity of campus to determine the potential for new CLP lighting to result in significant impacts in areas beyond the campus’ property line.

The Technical Lighting Report evaluated the following forms of quantitative lighting conditions:

- Illuminance (or light falling on a surface), used to calculate light trespass; and
- Luminance (visual brightness), used to calculate glare.

The CLP would have potential significant impacts if light from its components caused offsite areas to exceed the standards establishing thresholds of significance for light trespass or glare. An explanation of these standards/thresholds follows.

Thresholds of Significance for Light Trespass

“Light trespass” is a perceived nuisance condition where excessive artificial lighting falls outside the property line of a proposed project. Light trespass is one of the most common forms of light pollution, and is of particular concern where it may impact neighboring residential properties. Light trespass is evaluated by measuring the project’s illuminance (light falling on a surface), which is the measured or calculated light incident upon a receptor site measured in footcandles (fc). The Technical Lighting Report calculated illuminance at 15 Receptor Sites in the areas surrounding the University.

A CLP component will create a significant impact if it creates a substantial change in light levels, i.e., light trespass, outside the property line. For the purposes of this analysis, light contribution of 0.5 fc or more, beyond the property line, is the measure used for the threshold of significance.² For reference, the illuminance directly below a streetlight is 2 fc, the midpoint between two street lights is approximately 0.5 fc, and illuminance caused by a full moon is approximately 0.1 fc.

A CLP component will also create a significant impact if it creates light trespass into natural vegetated and/or habitat areas surrounding the component site. In such areas, a measurement of 0.1 fc is used to determine significance. This measurement for meeting the threshold is consistent with the Illuminating Engineering Society of North America (IESNA)³ guidelines. Receptor Sites surrounding CLP Component Site 5 (Enhanced Recreation Area) were evaluated using this criterion, as well as sites in the

² The perception of illuminance level is relative to the contextual light levels; see section 2.3.1.1 of the Technical Lighting Report, Draft EIR Appendix G, for an explanation of the relative nature of the perception of illuminance.

³ *The IESNA Lighting Handbook: Reference & Application*. Ninth Edition. Illuminating Engineering Society of North America, New York, 2000.

Santa Monica Mountains Conservancy (the Conservancy)-owned Malibu Bluffs and other vegetated areas in and around the campus.

Importantly, there are no standard numeric thresholds regulating light trespass that have been uniformly applied in areas surrounding Pepperdine University. Although Los Angeles County does not have a numeric threshold of significance, the lighting studies conducted for the Draft EIR identify and refer to a number of non-binding standards that support the 0.5 fc and 0.1 fc threshold levels applied in this section. The IENSA, for example, has developed an approach designed to address a broad range of settings and scenarios, with recommended thresholds based on existing ambient conditions. Based on the IESNA approach, the 0.5 fc standard is appropriate for the off-site areas, which most closely fall within the characterization of low-to-medium levels of ambient brightness, and the 0.1 fc standard, as the most conservative standard that exists, is applied to areas that are “intrinsically dark, such as a National Park” and are therefore appropriate for the natural areas surrounding the proposed CLP.

Thresholds of Significance: Glare

“Glare” is defined as visual discomfort resulting from high contrast in brightness levels that may occur in either day or nighttime views. Glare is evaluated by measuring the project’s luminance, which is the visible surface brightness of objects within one’s field of view measured in footlamberts. Levels of glare are expressed by a contrast ratio, or “luminance ratio”. The luminance ratio describes the range of difference between a bright foreground object and a darker background.

The contrast or luminance ratio takes into account the way the eye takes in multiple illuminated elements within its view and is established by the maximum measured or calculated point value⁴ (of appearance of brightness) to the average point value⁵ (of appearance of brightness). With this ratio, the human eye can evaluate the relative brightness of specific objects within a given context or point of view. This contrast ratio provides a quantitative threshold measurement to designate glare. Based on studies of luminance documented in the *IENSA Lighting Handbook*⁶ the following contrast ratios and their impacts are utilized by the Technical Lighting Report:

- Contrast ratios of 1:1 to 3:1 are not differentiable to the human eye.
- Contrast ratios between 3:1 and 10:1 are considered “Low Contrast”, which means the difference in brightness can be perceived, but does not cause discomfort.
- Contrast ratios between 10:1 and 30:1 are considered “Mid Contrast”, which again means differences in brightness can be perceived, but the differences do not rise to a level of discomfort or “glare.”
- Contrast ratios above 30:1 are considered “High Contrast” and classified as glare by the IENSA. Note: For the purposes of the Draft EIR, this contrast ratio is used as the measurement for the threshold of significance for glare impacts.⁷

⁴ In evaluation of existing conditions, measured points are used. For future conditions, calculated points are used. In both cases, these points show the maximum luminance value visible from a specified point of view and receptor site.

⁵ At each receptor site, a grid of luminance measurements is taken that extends 30 degrees from the top to bottom and 90 degrees from left to right. Calculation or measurement points are taken at 6 degree increments horizontally, and 3 degree increments vertically. The average point value represents the average of all measured or calculated points values.

⁶ See *supra* footnote 3.

⁷ All on-campus measured contrast ratios exceeded the 30:1 ratio. The lowest existing contrast ratio on Campus was measured to be 36.4:1 at Receptor Site C. A photograph of existing nighttime conditions at Receptor Site C is provided on page 42 of the Lighting Impact Study, Appendix G of the DEIR.

With this background, the following section of the Topical summarizes the CLP's potential light trespass and glare impacts.

CLP Impacts on Light Trespass and Glare

To evaluate whether or not the CLP would cause light trespass and/or glare, the Technical Lighting Report investigated light trespass and glare conditions at a variety of physical locations in the vicinity of the University (again, the 15 "Receptor Sites"). Commenters specifically expressed concerns about potential impacts at the Conservancy-owned Malibu Bluffs. A summary of those impacts follows.

Evaluation of Impacts at Malibu Bluffs

Receptor Site T Measurements

The Technical Lighting Report evaluated impacts at Receptor Site T, (see Draft EIR Figure 5.7.2-1), which is located on a trail that crosses a level terrace surface in a natural area of Conservancy-owned Malibu Bluffs property approximately 500 feet south of PCH and 450 feet westerly of the centrally located picnic area in the developed area of the Malibu Bluffs Community Park. Receptor Site T, which has distant views of CLP Component Site 3 (Upgraded NCAA Soccer Field), represents a worst-case location that could potentially experience adverse light and glare impacts within the Conservancy-owned Malibu Bluffs property since it is closest to CLP light sources. Other potential viewing sites are located farther away and at lower elevations than Receptor Site T; thus providing more opportunities for intervening terrain and vegetation to block views of Component 3. It is located approximately 3,200 feet (0.6 mile) from the athletic field lighting proposed at Component 3. The site is located near the center of one of the proposed overnight camping locations in the park and has a direct view of the intersection at John Tyler Drive and PCH. See Section 4.4.15 of the Technical Lighting Report.

Light Trespass / Illuminance

In the existing condition, the illuminance levels at Receptor Site T were measured to be 0.003 fc, on February 2, 2010. To evaluate light trespass, the Technical Lighting Report calculated the future illuminance contribution from the simultaneous lighting of the CLP components (including the Enhanced Recreation Area, and Upgraded NCAA Soccer Field), and related projects (including baseball field) and found that in this circumstance no significant impact would result. The calculated future contributed illuminance from the CLP and related project lighting is 0.003 fc. Under the mitigated conditions, contributed illuminance is calculated to be 0.002 fc. If only one of these athletic facilities were operating with the required mitigations, the contributed illuminance is calculated to be 0.001 footcandles. Such an illuminance contribution is far below the most restrictive threshold of significance used to evaluate the effect of light trespass, and it should be noted that it is within the range of illuminance under existing conditions. The light trespass contribution of the CLP and related projects at Receptor Site T will be imperceptible. Further, a full moon could increase the light level to as much as 0.1 fc, 33 times more illumination than the illuminance contribution of the CLP lighting. With these considerations, it is clear that the CLP lighting has no effect on the illuminance conditions, and would not result in light trespass at the Conservancy-owned Malibu Bluffs. To ensure no significant impacts, the Technical Lighting Report also studied glare at the Conservancy-owned Malibu Bluffs.

Glare & Contrast / Luminance

The evaluation of the luminance or glare conditions determined that CLP lighting, even with simultaneous operation of CLP project and related projects, will not result in a significant impact on Receptor Site T.

Measuring Brightness at Malibu Bluffs

In the existing condition, the luminance levels at Receptor Site T were measured to be a maximum of 3.324 footlamberts and average 0.127 footlamberts, resulting in a contrast ratio of 26.2:1. This represents a contrast condition within the high range of “Mid Contrast”, which means that differences in brightness are perceptible, but do not cause discomfort or glare.

The future luminance levels at Receptor Site T are calculated to be a maximum of 6.150 footlamberts and an average of 0.211 footlamberts for the non-mitigated CLP lighting and the related projects, resulting in a contrast ratio of 29.1:1, which is still within the “Mid Contrast” band. For the mitigated CLP and related project lighting, the future luminance condition is calculated to be a maximum of 3.740 footlamberts and an average of 0.131 footlamberts, resulting in a contrast ratio of 28.6:1, a less than significant contrast ratio and below the level of discomfort or glare.

Viewing the Lighting Fixtures from Malibu Bluffs

Other commenters expressed concerns that the CLP’s sports lighting would be visible from Malibu Bluffs. View study analysis has shown that the CLP Athletic lighting fixtures will be visible from Site Receptor Site T (see **Figure 1**). However, because the fixtures (or luminaires) are fully shielded and aimed downward, the light sources (lamps) will not be visible from Receptor Site T. As shown in **Figure 2**, the proposed pole heights are designed to enable steep aiming angles that reduce light trespass and glare impacts. Further, this design approach is most sensitive to concerns related to sky glow and coincides with the recommendations to reduce or mitigate sky glow provided by the International Dark Sky Association (IDA) and IESNA. Additionally, the implementation of Mitigation Measure 5.7.2-6 ensures that poles that are visible to the general public will incorporate exterior textures and color coatings that will blend with prevailing background colors and textures.

For a complete review of CLP lighting impacts at all Site Receptors, please see Draft EIR Appendix G.

Effects of Sky Glow and Dark Sky Ordinances

Commenters have expressed concerns that the CLP may cause “sky glow”, a form of light pollution.

Sky Glow

“Sky glow” is created when light is reflected and scattered by dust and gas particles in the atmosphere. Nighttime sky glow is caused primarily by light that is emitted upward, but can also be caused by light that is reflected from the ground, or by natural sources such as the moon and stars. Sky glow is inherently inconsistent, and can vary widely depending on weather conditions, the amount of dust and gas in the atmosphere and even the viewing angle. Human made causes of sky glow include electric light that is emitted directly upward into the sky (uplight), or reflected off of the ground or other surface. Such light illuminates the aerosol particles within the atmosphere and results in a luminous background.

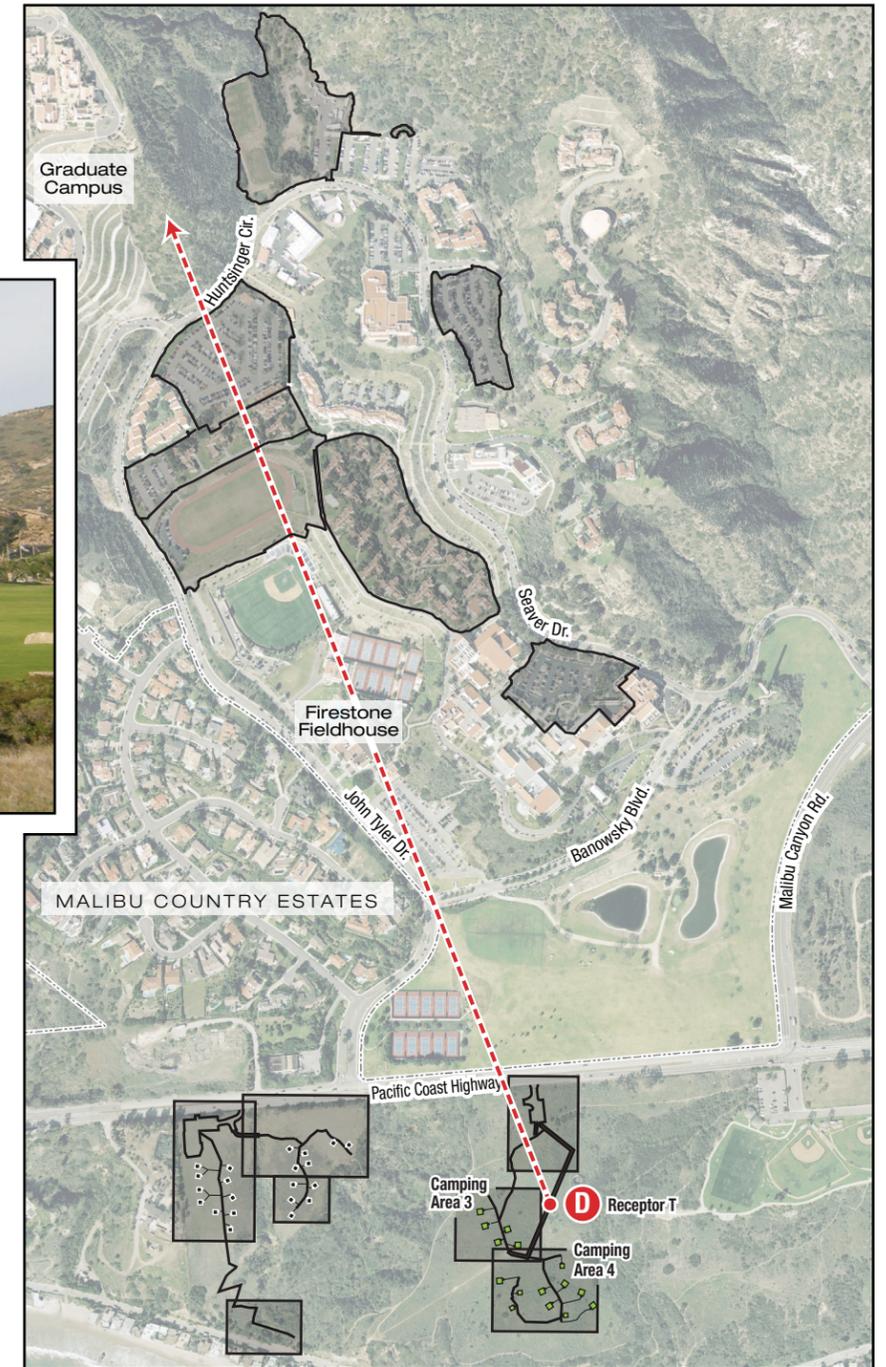
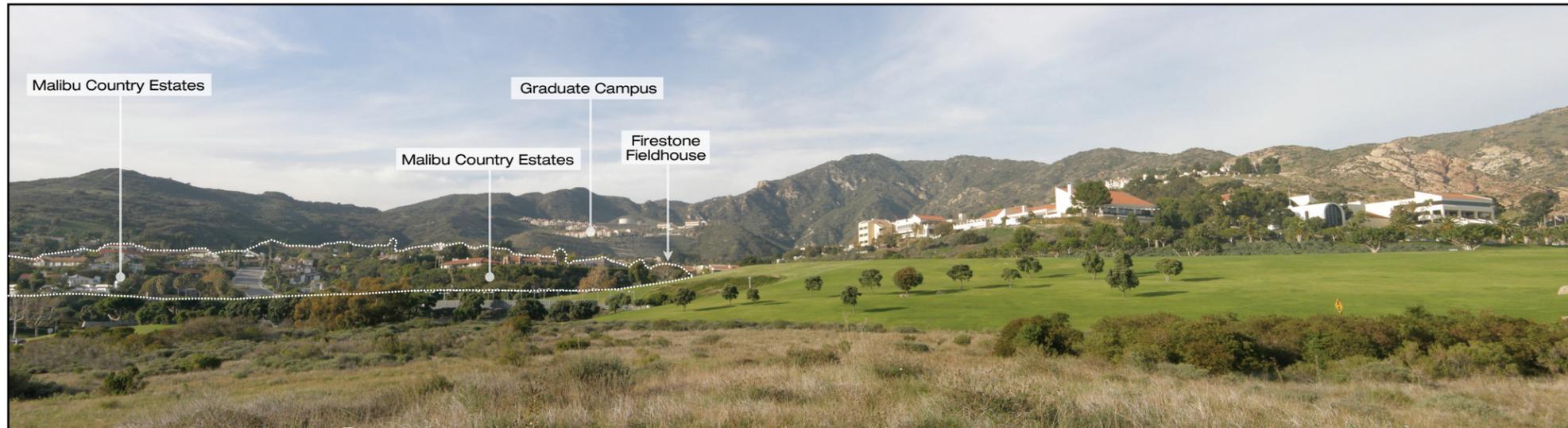
Nature of Emitted Light and Sky Glow

Light that results in sky glow is redirected back to the ground as a result of the initial angle of light and the presence of particulates and aerosols within the atmosphere. As shown in **Figure 3**, light emitted between 80 and 100 degrees from nadir⁸ has the greatest effect on sky glow where it is most aerosol dependent. Light emitted at these angles has a greater effect in rural areas in which buildings do not

⁸ Nadir is the direction pointing directly below a particular location.

Visible **D** Receptor T

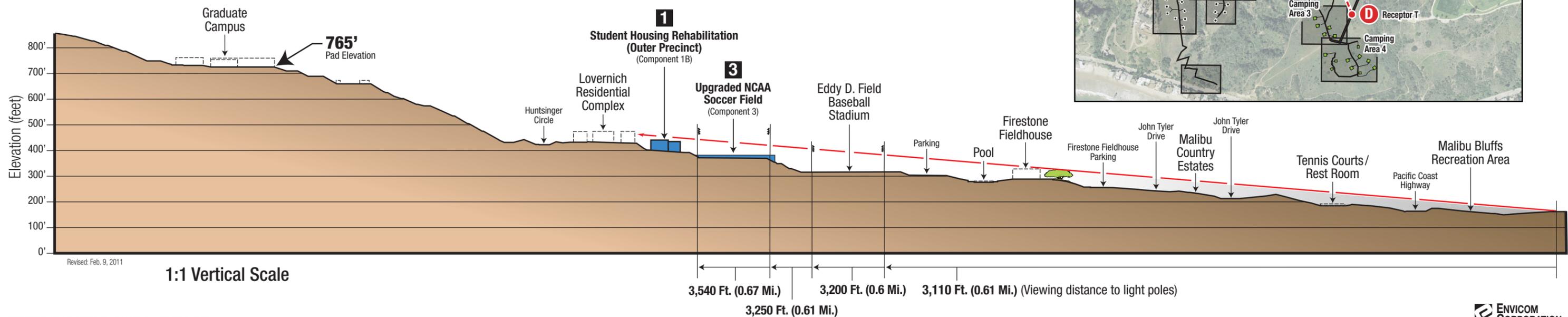
Photographic view corresponds to the orientation of the terrain view profile from Receptor T.

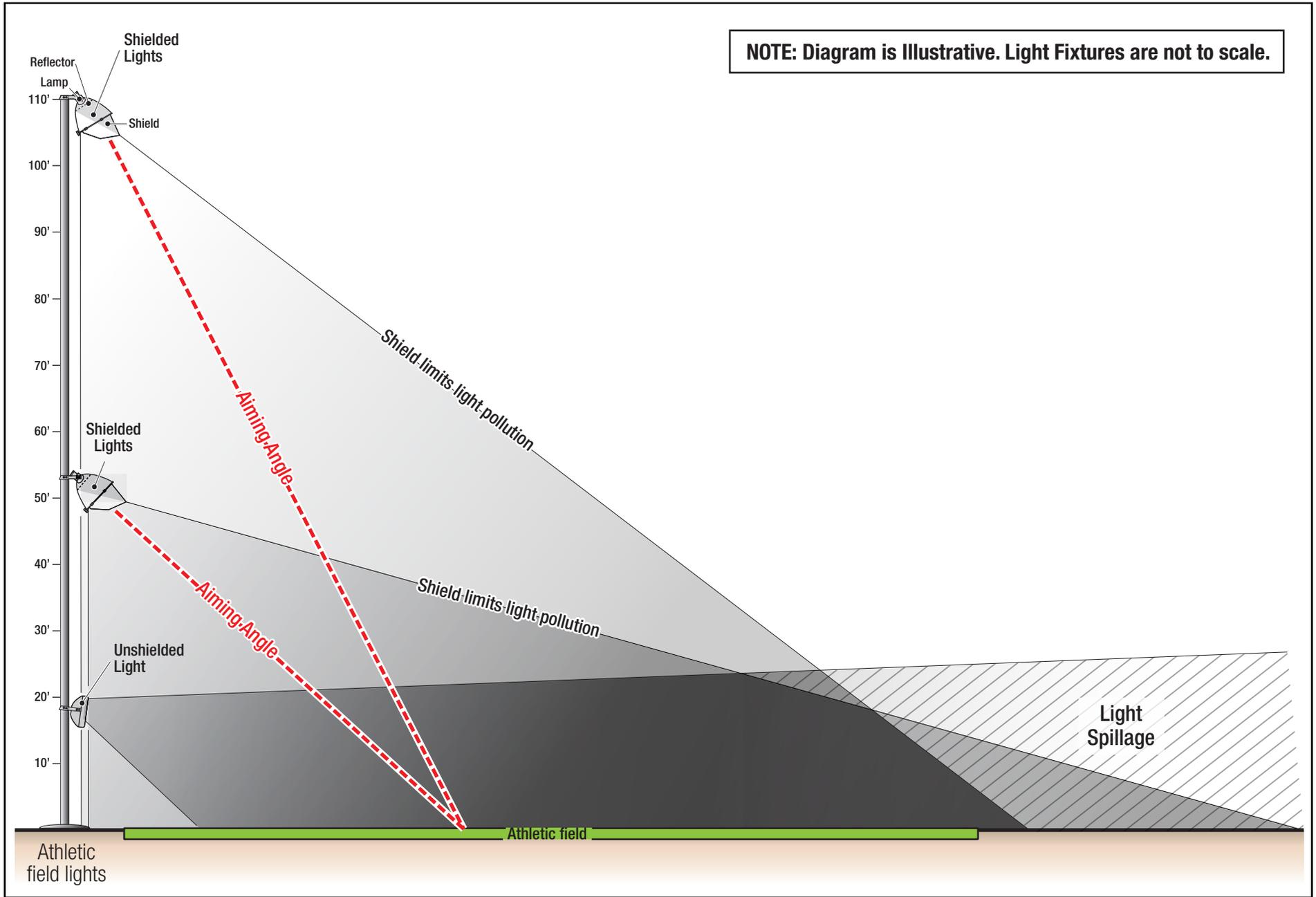


Receptor Site "T" is situated on a trail that leads from a proposed parking area to campsites in Camping Areas 3 and 4. Receptor Site "T" has a higher elevation than any of the campsites and the view from it represents the "worst-case" view of Component 3 from anywhere within the Malibu Bluffs Recreation Area.

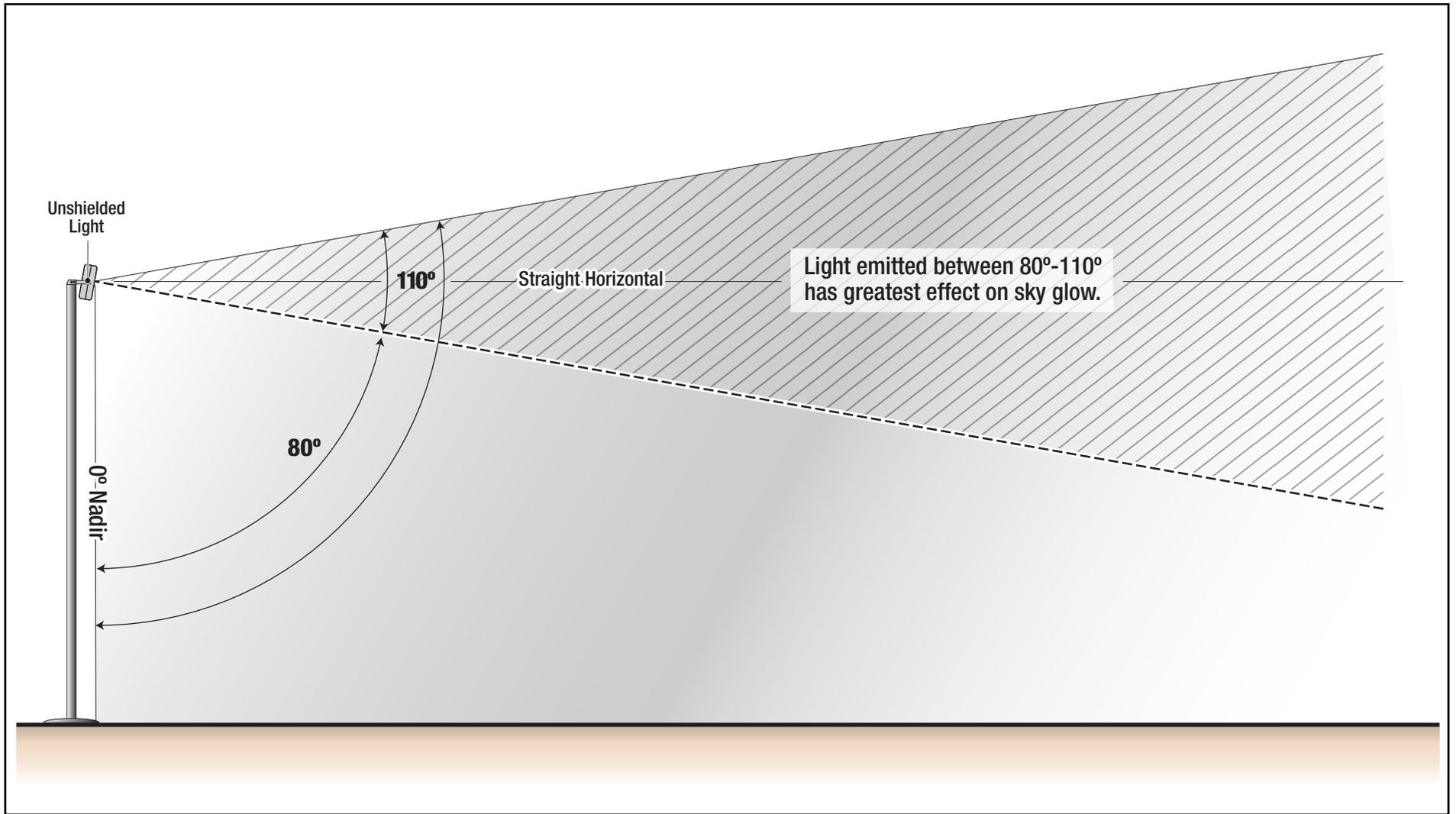
View profile from Receptor T

View profile from Receptor Site "T" within Malibu Bluffs Recreation Area





Revised: Mar. 17, 2011



Revised: Mar. 11, 2011

obstruct the light emitted at these angles. Light emitted between 0 and 80 degrees is far less likely to result in sky glow because the light travels downward towards the ground rather than horizontally into the sky.

CLP Impacts on Sky Glow

As indicated in Section 5.2.5 of the Technical Lighting Report, the CLP's proposed lighting improvements are based on design principles and recommendations provided by the IDA and IESNA to prevent or minimize all forms of light pollution, including glare, light trespass, and sky glow. Such practices include the use of cutoff and shielded fixtures to prevent light from being directed into the sky or to neighboring properties. Because the existing area and sports lighting are not shielded, the implementation of the design criteria would align Pepperdine more with the design standards associated with dark sky and improve the overall lighting environment.

Calculating Future Impacts of Lighting on Sky Glow

The IESNA and the IDA do not recognize or endorse a calculation method to analyze the future impacts of lighting on sky glow. Rather, these organizations provide design principles to reduce or curtail the impact of lighting upon sky glow. These principles are utilized within the proposed lighting improvements outlined in Section 5.2.5 of the Technical Lighting Report and include the use of cutoff and shielded fixtures. Further, it requires that all fixtures aimed upward are focused upon an architectural element and restrict the amount of light entering the night sky.

Specifically, the future CLP Athletic (and related baseball field) and Project site lighting have been designed based on IESNA and IDA recommendations for the reduction of light pollution (sky glow) and include the following:

1. Limit flux (light emitted from fixture) above horizontal with the use of cutoff and shielded luminaires.
2. Minimize non-target illumination. All proposed luminaires are aimed downward or restrict light onto illuminated surface (such as a field of play or sign) to restrict the amount of light escaping into the night sky.
3. Reduce outdoor light levels during times of low use.

Further reducing the potential for creating sky glow, the CLP lighting elements have been designed to use a variety of non-binding "dark sky" ordinances and policies as models for good design (both of which are designed to decrease sky glow).

CLP Consistency with Local Dark Sky Policies

No adopted locally dark sky ordinances apply to the Project site. While regulation of light trespass is commonplace within Los Angeles County, and the City of Malibu, these jurisdictions do not regulate lighting based upon visibility of the night sky (i.e. sky glow). However, the lighting proposed as part of the CLP meets a number of instructive, non-binding dark skies policy guidelines.

Los Angeles County Malibu Local Coastal Program Land Use Plan

The Los Angeles County Malibu Local Coastal Program Land Use Plan does not include policies that regulate light trespass, light spill, or decreased visibility of night sky due to lighting.

County of Los Angeles: The Proposed Santa Monica Mountains Local Coastal Program, Coastal Zone Plan

While not applicable to the Project since it is a draft document not yet adopted, the only land use plan that differentiates between light spill as a nuisance (light trespass) and light spill as a cause of decreased visibility of the night sky is the County's, *The Proposed Santa Monica Mountains Local Coastal Program, Coastal Zone Plan*. The draft Conservation of Open Space Policy identified in *The Proposed Santa Monica Mountains Local Coastal Program, Coastal Zone Plan* (Section II, Conservation of Open Space Element, Policy CO-56) states that the purpose of the draft policy is to maintain the visibility of the night sky, and requiring users to "Control lighting to preserve the visibility of the night skies and stars," (Section II. G. Conservation and Open Space Element. Scenic Resources CO-56).⁹ The lighting design guidelines provided in Section 5.2.5 of the of the Technical Lighting Report align with this draft policy because it requires that all Campus Life Project athletic lighting have shielding and specific aiming criteria as well as cutoff (i.e., blocking light emitted above the horizon) for Campus Life Project site lighting.

Further, the proposed project lighting for the Campus Life Project also meets proposed requirements of draft policy LU-31 of *The Proposed Santa Monica Mountains Local Coastal Program, Coastal Zone Plan* which provides a draft policy for private residential zones, primarily for security purposes and in order to limit light trespass and light pollution. The draft policy is to:

Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use low-intensity directional lighting and screening to minimize light spillover and glare, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

Again, the CLP's lighting design guidelines provided in Section 5.2.5 of the Technical Lighting Report align with this draft policy by utilizing low-intensity directional lighting and providing screening to minimize spillover and glare.

CLP Consistency with Other Recommended Dark Sky Best Management Practices (BMPs)

The IDA provides recommended BMPs for outdoor lighting installations and guidelines for lighting regulations. *The IDA Simple Guidelines for Lighting Regulations for Small Communities, Urban Neighborhoods, and Subdivisions* is informative as a specific example of a Dark Sky guideline. The Project incorporates numerous BMPs and technologies described by the IDA, including the use of full shielding and limiting luminaire wattage, as appropriate.

Conclusion

The lighting guidelines designated within Section 5.2.5 of the Technical Lighting Report are based on design principles and recommendations provided by the IDA and IESNA to prevent or minimize all forms of light pollution, including glare, light trespass, and sky glow. These are the same practices required within some other jurisdiction's local ordinances and policies and include the use of shielded fixtures. The proposed lighting improvements exceed many such guiding industry standards with the planned implementation of cutoff luminaires for site lighting to reduce sky glow and minimize the direct view of the light source. Further, because the existing site and athletic lighting are not shielded, the implementation of the design criteria, which includes cutoff shielded light fixtures, would align

⁹ If adopted, CO-56 would be applicable to the project site.

Pepperdine more with the design standards associated with dark sky and improve the overall lighting environment.

TOPICAL RESPONSE 3: EVENT NOISE FROM THE ATHLETICS/EVENTS CENTER

This response addresses concerns raised by several commenters about the potential noise impacts on Malibu Country Estate (MCE) residents adjacent to John Tyler Drive from sports and other campus events at the Athletics/Events Center (AEC). The effects of the Campus Life Project (CLP), including the operation of the proposed AEC, on noise are discussed in greater detail in the Draft EIR Section 5.5, Noise.

As discussed in Draft EIR Section 3, Project Description, the CLP's AEC component provides a new interior-campus location for an athletics and events venue that will replace the existing athletics and events uses at the current on campus Firestone Fieldhouse (Fieldhouse) venue. It should be noted that because the campus does not currently have a separate recreation center, in addition to accommodating campus events and the University's athletics department, the Fieldhouse serves students' recreation needs as well.

Existing Conditions: The Firestone Fieldhouse

As part of the CLP, the AEC will replace the Fieldhouse, which currently features 3,104 fixed seats, as the campus' main athletics and events venue. The AEC will have 5,000 fixed seats, for a net addition of approximately 1,900 fixed seats on-campus. The Fieldhouse currently accommodates up to 470 temporary seats as well, and the AEC will not expand that number. The University currently holds men's and women's intercollegiate basketball and volleyball games, varsity practices, intramurals, and student "pick-up" games on one performance court at the Fieldhouse. The Fieldhouse also hosts concerts, speeches and other Pepperdine campus events.

Fieldhouse as an Athletics Facility

The Fieldhouse does not adequately meet the needs of the student body or the University's athletics department – it is outdated and undersized compared to other venues athletic venues in the West Coast Conference (WCC) (Pepperdine University is a member of the WCC). In fact, it is the smallest venue in the WCC.¹⁰ In addition to limitations on spectator seating, the Fieldhouse also places logistical challenges on the University as it tries to run a NCAA Division 1 sports program. For example, during intercollegiate competition, both the home and visiting teams must share locker room space, often resulting in the visiting team utilizing a nearby classroom for changing during games.

Fieldhouse as a Student Recreation Center

In addition to Fieldhouse's size and logistical limitations as an intercollegiate athletic venue, the Fieldhouse also has a distinct lack of recreation space for students to utilize (e.g. for "pick up" basketball and volleyball games). This limited "court space" is further limited by intercollegiate games and practices and non-athletic University events. The Fieldhouse also has limited gym facilities for the Pepperdine population-in fact, the student weight room that serves the undergraduates and all four graduate student programs is housed in a basement area of the Fieldhouse that was converted from two racquetball courts.

In summary, though functional for Pepperdine when constructed in 1973, the Fieldhouse no longer meets the needs of the University's athletics program, student body, and campus community as a whole. In order to enhance the quality of life for its existing student body and provide athletic facilities capable of

¹⁰ Pepperdine University has the smallest athletics venue in the WCC at a capacity of 3,104. St. Mary's University is the only other WCC school with a capacity below 4,000 seats. Brigham Young University, which recently joined the WCC, has the largest venue, with a capacity of 22,700 seats.

supporting a premier NCAA Division 1 athletics program, the CLP will create athletic, event, and recreation space that meets the needs of the University moving forward.

Following completion of the AEC, the University will remove the fixed spectator seating from the Fieldhouse and transition the Fieldhouse into an upgraded student recreation center, practice facility, and activity venue consistent with existing types of programming, and will host water polo and swimming athletic activities.

Athletics/Events Center

The AEC is intended to provide state of the art amenities in an event and performance venue that is consistent with a high-caliber University education experience. Also, the AEC would enhance athletic recruiting efforts at the University by offering prospective student athletes a competition and practice facility that is on par with the caliber of competition at other schools in the WCC. The ACE will provide the University with upgraded and additional practice facilities for its intercollegiate teams, a NCAA Division I regulation volleyball and basketball competition venue, and a unified location for its Athletics department offices. A total of 5,000 permanent seats will be provided, with additional seating provided by up to 470 folding chairs, to provide a combined total of 5,470 seats for athletic and other campus-hosted events. As explained in the Draft EIR Section 3, Project Description, Pepperdine is seeking 5,000 permanent seats in the AEC to meet minimum seating requirements to host NCAA Division 1 regional championship tournament games for men's and women's volleyball and women's basketball.¹¹ For more detail on the AEC, please refer to Topical Response 4: Athletics and Special Events, and Responses to Comments from the City of Malibu, Response to Comment MBU-1.

AEC Noise Impact

Certain commenters have expressed concerns that the operation of the AEC will result in adverse noise impacts on the neighboring Malibu Country Estates (MCE). As discussed in detail in Draft EIR Section 5.5, Noise, events at the AEC will have a less than significant noise impact. To reach this conclusion, Draft EIR took into account the levels of attendance at on-campus events. Data provided by the University revealed that less than 3,000 persons attend most campus events (the types of events that will be held at the AEC in the future) and more than 90% of campus events experience attendance levels with less than 1,000 persons (not including graduation ceremonies). Only six events with more than 3,000 persons were held in 2007 (not including graduation). With this background, the Draft EIR then analyzed traffic patterns to determine noise impacts on MCE.

Parked Vehicle Noise

Increased special event attendance would be accompanied by an increased number of parked vehicles. Parking activities generate noise from starting engines, car alarm "chirps," auto horns, tire squeal, etc. Assuming a logarithmic relationship between the number of parking or departing vehicles and associated noise, the increased event center capacity would create a +3 decibel (dB) change in noise levels. However, the relocation of much of the existing special event parking away from the Firestone Fieldhouse would reduce parking activity by more than 10 dB at the nearest MCE homes. Future special event parking noise at off-campus residences would therefore be reduced.

¹¹ Based on the expertise and experience of the University's Athletics Department regarding historical host area sizes for NCAA regional round of competition minimum venue size.

Event Related Traffic Noise

The majority of events at the AEC that will generate the off-campus traffic capable of creating noise impacts on MCE will be held on evenings and weekends when traffic and parking demands are low. However, the Draft EIR evaluates circumstances from a worst-case impact, such as a sell-out AEC event, at peak traffic conditions for morning and evening hours weekdays. The presumed worst-case traffic noise impact would be a comparison of an existing maximum attendance Fieldhouse event versus a future peak attendance event at the AEC.

The Draft EIR determined that current events at the Fieldhouse can generate 858 vehicle trips if every seat in the venue is occupied; assuming 60% of spectators would travel to the event and that 40% live on campus and that vehicle occupancy is 2.5 persons per vehicle.¹² Due the increased number of seats at the AEC, the Draft EIR determined that 455 “new” vehicle trips will be generated to/from the campus for a sell-out event at the AEC.

Based on current, observed Pepperdine traffic patterns, it is likely that both the John Tyler Drive and Seaver Drive campus access points would continue to be used when events are held at the new facility. Draft EIR Table 5.5-10 shows the noise calculations based on peak hour event-related traffic, assuming that 50 percent of event-related traffic would utilize each access point. This analysis assumes the John Tyler Drive gate would continue to remain open after 10:30 P.M. to allow vehicles to exit from the special event. Noise from the combination of existing measured ambient noise plus an existing Fieldhouse sell-out will be increased by +1 to +2 dB for a combination of existing measured ambient plus a new AEC sell-out. This difference in noise levels from increased traffic on John Tyler Drive would be negligible from a sell-out event with a post 10:00 P.M. departure. As discussed on page 5.5-18 of the Draft EIR, this conclusion is derived on noise calculations based on peak hour event-related traffic, assuming conservatively that half of attendees would use John Tyler Drive for egress and that it would remain open past 10:30 P.M. to allow attendees to exit after special events. For more information on John Tyler Drive please refer to Topical Response 8: John Tyler Drive.

On-Campus Chiller Plant

The only CLP significant noise expected will be from the AEC-adjacent chiller plant. Chiller plant noise is expected to be potentially significant prior to mitigation. Mitigation Measures 5.5-10 through 5.5-12 provide means to reduce the level of significance to a less than significant level. These include enclosing the chillers in ventilated buildings, locating the cooling tower in a site with interrupted lines-of-sight to the nearest noise sensitive uses, and equipping cooling towers with variable speed drives that allow nocturnal fan speed reduction during periods of reduced cooling demand.

AEC Location on Campus and Noise Benefits

Due to the new location of the AEC, campus events will be located further away from MCE residences, diminishing the amount of noise residents currently experience with the proximal Fieldhouse, and will also have the benefit of dorms and intervening buildings to assist in noise blockage. Also, the proposed location provides almost 15 dB of additional noise attenuation as a result of the increased distance between the center and adjacent residences, along with the fact that the activities will take place indoors, which will further reduce noise impacts.

¹² This assumption is based on current observed event attendance on the Pepperdine campus.

Related Project: Future Use of the Firestone Fieldhouse: Recreation Center Noise

As explained above, the Fieldhouse currently operates as both an athletics venue and student recreation center. There are no restrictions on the hours of operation of the Fieldhouse.

Noise associated with the conversion of the Fieldhouse to a student recreation center is evaluated in detail on Draft EIR page 5.5-24. Noise associated with the Fieldhouse such as car alarms, door slams, conversations, etc., also known as “single event noises,” were measured from the source to the closest MCE residence. Based on the measurements taken, and with consideration to low background levels in the evening to mask on-campus event noise, future use of the Fieldhouse in the late evening will not have a significant noise impact. Single event noises will be less than that which exists during late evening or early morning hours at the eastern tier of MCE homes.

The Draft EIR notes that the Fieldhouse currently provides a home for informal recreation, intramurals, events, and competitive athletics uses. Construction of the AEC will result in the relocation of 283 student athletes along with coaches and support staff, to their own facility. The relocation of regularly recurring games, events, and daily practices for four different athletic teams as well as spectators for these events will reduce the intensity of official athletic use, while allowing for a replacement of some athletic uses with informal recreation use, which is more intermittent and less intense.

TOPICAL RESPONSE 4: ATHLETICS AND SPECIAL EVENTS

As discussed in Draft EIR Section 3, Project Description, the Campus Life Project (CLP) provides for a new, state-of-the-art athletics and events facility. This topical response is provided as a number of commenters inquired about the nature, size, and frequency of events, both athletic and non-athletic, following completion of the CLP.

Existing Conditions: The Firestone Fieldhouse

As part of the CLP, the AEC will replace the Fieldhouse, which currently features 3,104 fixed seats, as the campus' main athletics and events venue. The AEC will have 5,000 fixed seats, for a net addition of approximately 1,900 fixed seats on-campus. The Fieldhouse currently accommodates up to 470 temporary seats. The AEC will not expand that number but will also accommodate 470 temporary seats. The University currently holds men's and women's intercollegiate basketball and volleyball games, varsity practices, intramurals, and student "pick-up" games on one performance court at the Fieldhouse.

In addition to sports games and recreational uses, the Fieldhouse currently hosts a number of other activities and events, including but not limited to graduation ceremonies, concerts, lectures, physical education classes, concerts, bible lectures, new student orientation, convocation, athletics camps, intramurals, informal recreation, and alumni events. There is currently no maximum number of events allowed per year at the Fieldhouse, nor are there existing limitations on leasing of the facility to outside parties.

Future Conversion of the Firestone Fieldhouse

Upon completion of the AEC, the spectator seating at the Fieldhouse would be removed, and the venue would be utilized primarily as a recreational facility. However, events and activities would continue to occur at the Fieldhouse in a manner generally consistent with existing types of programming (with the exception of the spectator events which would relocate to the AEC). Please refer to Topical Response 7: Related Projects, for more information on the Fieldhouse conversion.

Athletics/Events Center

As discussed in Draft EIR Section 3.0, Project Description, the AEC would accommodate existing uses by providing a high caliber events venue consistent with an institution of higher education along with athletic capabilities comparable to other schools in the West Coast Conference (WCC). This would allow the University to remain competitive and relevant while continuing to deliver upon its promise of a quality education to Pepperdine students.

Public Input on AEC Siting

Importantly, Pepperdine has directly responded to the input of its adjacent neighbors in planning the facility. For example, the University's Development Program Zone (DPZ) and Long-Range Development Plan (LRDP) include a 70,000 square foot auditorium with 3,500 seats totaling 75 feet in height. This auditorium is approved for construction in the area that fronts John Tyler Drive immediately adjacent to the Fieldhouse and directly across from Malibu Country Estates. As part of the Project, the CLP proposes to forgo the proposed auditorium and reallocate the approved square footage to a single, consolidated interior campus location in order to minimize impacts to adjacent neighbors and move the AEC away from the existing approximately 3,570-seat Fieldhouse venue (seating count includes temporary folding chair seating). Following completion of the AEC (which results in 1,600 fewer seats than the total

combined amount approved in the DPZ and LRDP¹³ for the auditorium and the Fieldhouse), the Fieldhouse will eliminate the athletic and event uses requiring spectator seating, dramatically reducing the intensity of use at this facility by eliminating its role as the primary spectator seating venue on-campus. Similarly, as originally conceptualized, the AEC component of the Project involved renovating the existing Fieldhouse and decking the Fieldhouse parking lot. The University has conceptual approval for such a project in its long-range plans. After discussions with neighbors and consideration of their proximity to the Fieldhouse, however, the University elected to consolidate and relocate the proposed athletics and events uses to a separate facility in the northern campus interior.

In 2008 Pepperdine reconvened its Advisory Transportation Committee, comprised of community stakeholders including CalTrans, metro, City of Malibu, Malibu Country Estates HOA, Los Angeles County Traffic and Lighting and Regional Planning, and the Sheriff's Department. At three meetings held in 2008, 2009, and 2010, the committee discussed traffic methodology, traffic implications, and prospective mitigation measures related to the Project, and specifically the AEC.

AEC Purpose and Use

The new facility would continue to satisfy the campus' need for a NCAA Division I regulation volleyball and basketball competition venue, and would also be used for a wide range of other activities and events. As such activities and/or events are currently held at the Fieldhouse, they are part of the existing environmental setting, or baseline condition, against which project-induced changes in the physical environment must be evaluated in order to determine project impacts. The nature and frequency of events at the AEC would be generally consistent with the types of programming currently offered at the Fieldhouse.

The purpose and project objective of the AEC is to construct a modern, state of the art athletics and events venue that is on par with Pepperdine University's high caliber educational mission. Upon completion of the Fieldhouse in 1973, the facility was considered a state-of-the-art athletics venue; however, today, the Fieldhouse is outdated, undersized, and one of the most under equipped athletic venues in the WCC. At 3,104 permanent seats, the Fieldhouse is the smallest athletic venue in the WCC and is more analogous to a high school gymnasium than an NCAA Division I athletic venue.¹⁴ Further, there is only one men's and one women's locker room facility at Fieldhouse. During athletic events, home and visiting teams have to share the locker room space or the visiting team is provided use of a nearby classroom. Also, the existing student weight room at the Fieldhouse is in fact two converted racquetball facilities. Though functional for Pepperdine when constructed in 1973, the Fieldhouse no longer meets the needs of the University's Division 1 athletic programs and active student body.

In addition, the AEC will also allow the University to bid for regional rounds of competition in men's and women's volleyball as well as women's basketball, which requires a minimum of 5,000 seats.¹⁵ This is

¹³ The DPZ and LRDP include the existing 3,570-seat Firestone Fieldhouse (470 temporary) and a separate 3,500-seat auditorium. Combined, these previously approved facilities would provide 7,070 seats. The CLP eliminates all Fieldhouse seating and proposes 5,470 seats (470 of them temporary) at the AEC.

¹⁴ Pepperdine University has the smallest athletics venue in the West Coast Conference at a capacity of 3,104. St. Mary's University is the only other WCC school with a capacity below 4,000 seats. Brigham Young University, which recently joined the WCC, has the largest venue, with a capacity of 22,700 seats.

¹⁵ Based on the expertise and experience of the University's Athletics Department regarding historical host area sizes for NCAA regional round of competition minimums, to be considered to host key athletic events, venues must meet certain minimum seating requirements. To host first, second and regional rounds for the women's basketball national championship tournament, a minimum of 5,000 seats is required. See Responses to Comments from the City of Malibu, Response to Comment MBU-1.

critical for purposes of competitiveness, student athlete recruitment, and fostering a sense of school spirit amongst all students and participants in the larger community.

AEC Special Event Impacts: Traffic

As discussed in Draft EIR Section 5.8, Traffic and Access, the Project would decrease traffic following completion of CLP due to the conversion of commuter students to resident students. Thus, in the vast majority of circumstances the Project would generate beneficial impacts to the local roadway system. However, the Draft EIR also conservatively evaluates potential worst-case impacts that could occur resulting from well-attended events at the AEC with a significant percentage of attendees arriving from off-campus that are scheduled to start or end during peak hour periods on weekdays.

The Draft EIR found that an AEC event that starts or ends during a weekday A.M. or P.M. “peak” traffic, has over 3,750 attendees, and has a large percentage of attendees commuting to the AEC from off-campus locations could result in significant and unmitigable impacts at eight study intersections. However, this set of circumstances is unlikely to occur for a variety of reasons. First, many people attending games at the AEC will be members of the Pepperdine community who are already on campus, and as such will not generate additional traffic demand--based on past attendance records for athletic events, off-site visitors typically do not make up more than 60 percent of the crowd at athletics events on campus. Further, that the percentage of on-campus attendees to Pepperdine events is anticipated to increase following completion of the AEC, due to the CLP’s addition of on-campus student housing. Additionally, based on past attendance records, very few sold-out games are anticipated at the AEC. For purposes of comparison, there were only six maximum capacity events (maximum of 3,570 attendees) at the existing Fieldhouse in 2010. Finally, there were no home athletic games that started at the evening peak hour and none of the maximum capacity events from 2010 started or ended during the peak hour periods.

Despite the unlikely occurrence of circumstances that would result in a significant and unavoidable traffic impact, the Draft EIR includes mitigation measures that require the University to implement an Event Management Plan, designed primarily to manage on-campus traffic and parking, and a Transportation Demand Management (TDM) Program, intended to minimize large-scale event traffic impacts during peak hours to the maximum extent feasible and reduce the number of vehicles traveling to campus for events. The TDM Program will be developed in conjunction with the County. The TDM Program shall include the use of a shuttle bus system for large events in order to reduce traffic entering/exiting the campus or booking policies that would prevent the AEC from hosting a sold-out event on the same night as another off-site traffic generating event on campus. It is very likely that the required TDM Program will achieve mitigation to a level of insignificance. In order to set forth a conservative analysis, however, the Draft EIR concludes that the Project has the potential of significance after mitigation and thus requires a Statement of Overriding Considerations.

Upgraded NCAA Soccer Field

The Upgraded NCAA Soccer Field component would meet the present and future institutional needs of the University’s soccer program, which includes providing a NCAA-compliant competition field that is the preferred-size to meet the needs of the existing women’s soccer team and a possible future men’s team. Currently, the existing soccer field meets the minimum size requirements for NCAA-compliance for women’s soccer and any potential men’s team; however, it falls under the preferred size of the NCAA and the West Coast Conference.¹⁶

¹⁶ The minimum soccer field size requirements for NCAA and West Coast Conference competition are as follows: The field of play shall be rectangular, the width of which shall not be more than 75 yards [225 ft] or less than 70 yards [210 ft] and shall

The Upgraded NCAA Soccer Field would host events, games, and practices. As is the case currently, the women's soccer team would host 12-14 games per year from August through December, in addition to practices. Athletic camps are typically scheduled for 5-6 weeks each per year during the summer months. Field use would occur predominantly during daylight hours; however, nighttime games, practices, and special events would occur during evening hours. Although Pepperdine does not have a men's soccer team or plans to add a men's team, if men's soccer was added at some future point, that would result in the addition of an equivalent number of home games as the current women's team (i.e., 12-14 games per year). As with all Project lighting, nighttime lighting of the field would employ state-of-the-art shielding and aiming technologies. Use of athletic field lighting for games that are regionally broadcast (requiring different lighting standards than average nighttime use) shall be subject to a mitigation measure (MM 5.7.2-2) that limits such events to 10 per year at the Upgraded NCAA Soccer Field. For additional information on Upgraded NCAA Soccer Field Lighting, refer to Topical Response 2: Lighting.

not exceed the length. The length shall not be more than 120 yards [360 ft] or less than 115 yards [345 ft]. The preferred size is 75 yards [225 ft] by 120 yards [360 ft].

TOPICAL RESPONSE 5: CONSTRUCTION PHASING AND MANAGEMENT

This response addresses concerns raised by several commenters about the traffic, noise, and air quality impact of proposed construction activity on off-site residents, access and location of parking for students and construction workers, and the potential for the Campus Life Project (CLP) and its phasing to change in scope and content. The effects of the Project on average daily traffic are discussed in Draft EIR Section 3.0 Project Description, Section 5.4 Air Quality, 5.5 Noise, and 5.8 Traffic and Access.

Proposed Project Construction Phasing

Buildout of the CLP would occur in two phases over approximately twelve years. Phase I would commence upon the issuance of building permits by Los Angeles County Department of Building and Safety and is scheduled to last six years. During this phase, the School of Law Parking Structure and the Outer Precinct portion of the Student Housing Rehabilitation would be constructed. It should be noted that the quad portion of the Outer Precinct would not be constructed at this time; this would allow three existing dorm buildings to remain and offset the temporary loss of beds during the construction of the Standard Precinct in Phase II. The debris basin portion of the Enhanced Recreation Area and the Athletics/Events Center would follow.

Phase II would commence with the Upgraded NCAA Soccer Field followed by the Standard Precinct portion of the Student Housing Rehabilitation. The CLP would conclude with buildout of the Town Square and Enhanced Recreation Area. As part of the construction schedule, it is anticipated that subsequent phases may not commence immediately upon the completion of a previous phase due to the potential need to raise funds for component project costs as well as the need to determine current University priorities and needs.

Table 1
Construction Duration and Personnel – Phase I

Component	Duration	Average Construction Workforce
School of Law Parking Structure	14 months	31 workers
Student Housing Rehabilitation – Outer Precinct	18 months	72 workers
Athletics/Events Center	30 months	143 workers
Debris Basin Portion of Enhanced Recreation Area	12 months	21 workers

Table 2
Construction Duration and Personnel – Phase II

Component	Duration	Average Construction Workforce
Upgraded NCAA Soccer Field	14 months	29 workers
Student Housing Rehabilitation – Standard Precinct	30 months	67 workers
Town Square	24 months	49 workers
Enhanced Recreation Area	12 months	21 workers

Potential Alternative Project Construction Phasing

The proposed Project phasing is defined above; however, specific component phasing is contingent upon fundraising and future University needs. Because of these contingencies, it is possible that the order of component construction could change. Nevertheless, there are limits to the order in which components could proceed. The EIR includes mitigation requiring that 100 new beds be constructed and occupied prior to the construction and occupancy of the AEC. This measure was developed to ensure that traffic reductions of the new housing units occur prior to the traffic increases resulting from future faculty and staff increases related to new CLP facilities. Therefore, to manage construction of the CLP, housing will be among the first projects. This potential alternative construction phasing could result in the Standard Precinct preceding the Outer Precinct. While unlikely, and not planned for, the EIR identifies this scheduling flexibility.

Standard Precinct Housing Constructed Prior to Outer Precinct Housing

Table 3 below shows the revised trip generation estimates for the CLP assuming that the Standard Precinct housing is built in the first phase and the Outer Precinct housing is built in the second phase.

Table 3
Pepperdine University CLP Trip Generation With Revised Student Housing Phasing

User Group	CLP Proposed Change	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Phase I							
Visitors/Service	10 visitors	2.0	20	0.137	1	0.143	1
Resident Student	160 bed spaces	0.75	120	0.028	4	0.084	13
Commuter Student	-160 students	2.76	-442	0.210	-34	0.235	-38
Faculty/Staff	49 employees	2.49	122	0.242	12	0.257	13
Total			-180		-17		-11
Phases I&II							
Visitors/Service	20 visitors	2.0	40	0.137	3	0.143	3
Resident Student	468 bed spaces	0.75	351	0.028	13	0.084	39
Commuter Student	-468 students	2.76	-1,292	0.210	-98	0.235	-110
Faculty/Staff	63 employees	2.49	157	0.242	15	0.257	16
Total			-744		-67		-52

As shown in Table 3, the revised phasing of the Project with the Standard Precinct preceding the Outer Precinct would continue to result in net traffic reductions at the campus for the Phase I development. Thus the revised phasing would not generate significant traffic impacts.

If the construction sequencing for the Standard or Outer Precinct housing were reversed, Draft EIR Table 5.4-8 shows negligible difference in air quality emissions. Because the equipment fleet is similar for each component, construction activity noise generation would also be essentially identical (see Draft EIR Figure 5.5-2).

School of Law Parking Structure Constructed Prior to Town Square Parking Improvements

Similarly, the School of Law Parking Structure and Town Square components could be switched in the schedule. In the event that the School of Law Parking Structure is not constructed first, the University will maximize use of other available campus parking facilities during construction. This may include use of special parking permits and shuttling, as necessary, in order to utilize excess parking at Drescher Campus and other on-campus parking locations.

Table 4 shows the revised parking calculations for the campus assuming that the School of Law Parking Structure and the Town Square parking improvements are switched in the order of construction phasing.

Table 4
Pepperdine University - CLP Parking Demands With Revised Phasing

Scenario	Demands			Supply ^(b)	% Occupied	Open Spaces
	Existing	Future ^(a)	Total			
Phase I	3,343 Spaces	54 Spaces	3,397 Spaces	4,867 Spaces	66%	1,760 Spaces
Phases I&II	3,343 Spaces	73 Spaces	3,416 Spaces	5,380 Spaces	63%	1,964 Spaces

^(a) Assumes 1 space per employee and 50% of visitors on-site. Assumes 49 additional employees and 10 additional visitors during Phase I, and 63 additional employees and 20 additional visitors during Phases I&II.

^(b) Assumes 4,584 existing parking supply plus 283 for 4,867 parking stalls during Phase I, and 4,584 existing parking supply plus 796 for 5,380 parking stalls during Phases I&II. Parking supply assumes Town Center constructed in Phase I and School of Law constructed in Phase II.

The data presented in Table 4 indicate that adequate parking would be provided on the campus for Phase I with the Town Center and School of Law parking improvements switched in the phasing sequence.

Draft EIR Table 5.4-8 also shows that construction of the School of Law School Parking Structure or Town Square will generate similar levels of air pollution emissions that differ by no more than ten percent of each other. Switching their construction sequence will have negligible air quality impact difference. Draft EIR Table 5.4-9 shows that even with an assumed three project overlap in 2014, impacts will remain less-than-significant. Any possible future changes in construction phasing would similarly have a less-than-significant impact.

Temporary Relocation of Students During Construction

Construction of the Outer Precinct would temporarily displace 100 students living in existing dorm buildings near the Upsilon parking lot. The six existing dorm buildings, including Morgan Hall, Dewey Hall, Sigma Hall, Shafer Hall, Krown Beta Hall and Krown Alpha Hall are located at the site of the proposed Outer Precinct. However, only the two western-most buildings must be demolished for construction of the replacement Outer Precinct residential building. The four eastern-most dorm buildings are located on the quad portion of the Outer Precinct project. Because the quad does not need to be constructed at the same time as the Outer Precinct building, the four eastern-most buildings would remain to offset the temporary loss of beds during the construction of the Standard Precinct in Phase II. (The Draft EIR includes reference to three remaining dorm buildings because one of the remaining four buildings may be affected by construction of the AEC and therefore, not available to offset the loss of beds). The University currently has agreements with multi-family residential complexes in Agoura Hills, Calabasas, and Woodland Hills to house students off-site. These could provide accommodations for

students during construction of the Student Housing Rehabilitation. Regularly scheduled shuttles will be provided to transport students to and from the campus.

The following modifications to mitigation measure MM 5.8-1 will be added to the FEIR to ensure that the shuttle system is provided during the first phase of the student housing construction.

MM 5.8-1 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 displaced student residents the University shall provide regularly scheduled shuttles to transport relocated students between the off-campus housing sites and the campus.

Construction Management Planning

Each component of the CLP will require preparation of Construction Management Plans to minimize both on- and off-campus impacts and disruptions resulting from Project construction activities. These plans will clearly identify staging areas, haul routes, parking areas, construction hours, crew staffing levels and schedule (including hours of operation). Additionally, the plan will include implementation procedures for any construction mitigation measures imposed during the project entitlement process.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize Seaver Drive, John Tyler Drive (north of the baseball field) and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking.

The internal loop road system of the Pepperdine campus begins on the eastern side as Seaver Drive, proceeding northward around Huntsinger Circle, and becoming John Tyler Drive south of the intersection with Via Pacifica. Three components, (Outer Precinct, Upgraded NCAA Soccer Field, and the AEC), are located adjacent to this northern extent of John Tyler Drive and thus have limited or no access without the use of John Tyler Drive. For this reason, potential limitations on the use of John Tyler Drive in Construction Management Plans would be limited to those portions south of the Upgraded Soccer Field. The Construction Management Plans shall give strong preference to the use of the Seaver Gate instead of John Tyler Drive as the designated haul route.

Evaluation of the anticipated numbers of truck trips that may use John Tyler Drive found that their numbers would not result in significant noise level impacts to offsite uses. Further, MM 5.4-2 (Air Quality Section, page 5.4-31) specifies that trucks or other heavy equipment would not be permitted to idle their engines longer than five minutes.

Mitigation Measures

Mitigation Measure 5.5-6 confirms that the location of construction staging and delivery areas will be located as far feasible from existing residences. Construction workers are expected to park on the job site and no closer than 185 feet from any off-campus residence.

Anticipated construction that has the potential for heavy truck noise shall be scheduled from mid-morning to mid-afternoon when residential zones will be the least sensitive to outside noise disturbances. Additionally, Mitigation Measure 5.5-4 requires that residents of Malibu Country Estates subdivision be

given advanced notice of the anticipated start date, duration, noise impact, and other pertinent information for the construction of each proposed plan component. Notification will be delivered through U.S. mail to the MCE homeowner's association and the City of Malibu 72 hours prior to construction activity. Should residents have any complaints or questions regarding these activities, a phone number will be provided for registering concerns.

Seaver Drive, John Tyler Drive, (north of the baseball field), and Huntsinger Circle will be used for haul routes for dirt, materials, concrete, and other large deliveries. Incidental queuing of one or two trucks may briefly occur on John Tyler Drive as they are waiting to pull into a driveway. Queues extending to PCH are highly unlikely. Trucks hauling excavated materials would primarily use Seaver Drive, with some extra large and unique deliveries using John Tyler Drive, (south of the baseball field), as a matter of logistical necessity. Significant noise levels would not arise as a result of the potential use of John Tyler Drive. To avoid any noise and air quality disturbances generated by idling trucks, Mitigation Measure 5.5-7 requires truck and heavy equipment to idle no longer than 5 minutes.

Materials used to reduce noise generated from construction equipment will be applied during construction, and are included in the following mitigation measure.

- Mitigation Measure 5.5-8 requires the use of a $\frac{3}{4}$ inch plywood screen for any semi-stationary piece of equipment operating under full power exceeding sixty minutes per day within 280 feet of any offsite residence. Said screen shall be 3 feet higher and 6 feet wider in size from all outer edges of the noise generator.

Notification of Construction Activity:

Heavy equipment operations shall be between the hours of 7:00 A.M. to 7:00 P.M., Monday through Friday, Saturday from 8:00 A.M. to 5:00 P.M. and a 72-hour notice of the planned activity will be posted publicly. Heavy equipment operations shall not occur on Sundays or national holidays. With regard to truck hauling, Mitigation Measure 5.5-9 states that it shall be confined to the hours of 7:00 A.M. to 7:00 P.M. Monday through Friday, and 8:00 A.M. to 5:00 P.M. on Saturday to minimize noise disturbances to residential and commercial land. Additionally, strong preference shall be given to utilizing Seaver Drive instead of John Tyler Drive for designated haul routes.

Advanced notice of hauling routes will be provided no later than 72 hours prior the planned activity. Additionally, according to Mitigation Measure 5.5-5, advanced notice shall be posted at the construction site and along the proposed truck haul route of the proposed activities. Information will include the type of project, duration of construction activity, and a contact phone number for people to register complaints and concerns.

Construction Noise Mitigation Plan:

Mitigation Measure 5.5-1 requires the preparation of a Construction Noise Mitigation Plan prior to the issuance of grading permits to construction the Upgraded NCAA Soccer Field. The plan, when completed, will ensure construction activity is consistent with the Los Angeles County Code. Per the Code, noise levels cannot exceed the 75 decibel (dB) noise threshold for construction activity noise for 10 days or less, or, 60 dB noise threshold for construction activity noise for more than 10 days duration, to be measured at the nearest off-site residential property. Further, the Construction Noise Mitigation Plan will apply measures to ensure the threshold is not exceeded, such as using smaller and quieter equipment or implementing sound barrier equipment at the construction site for operation of semi-stationary heavy equipment within 280 feet of any residence.

Construction and Air Quality:

Section 5.4 Air Quality features Mitigation Measure 5.4-1, a Construction Management Plan to control fugitive dust. It includes dust control measures regarding:

- Simultaneous site disturbance.
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.
- A plan to control fugitive dust and PM-10 emissions and other dust control measures compliant with SCAQMD minimum requirements for construction activities to be prepared and submitted to the County with measures such as:
 - Applying soil stabilizers to inactive areas.
 - Preparing a high wind dust control plan to implement at wind gusts exceeding 25 miles per hour.
 - Stabilizing previously disturbed areas if subsequent construction is delayed.
 - Covering all stockpiles with tarps.
 - Dirt hauling trucks to be covered with tarp.
- Compliance with all applicable SCAQMD Rules and Regulations including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site.
- Watering techniques to mitigate construction-related dust particulates.
- Minimization of wind erosion of soil through vegetative cover, with irrigation provided
- Cleaning and paving of construction access roads after each work day.
 - Suspension of grading operations during any first stage ozone episodes.
 - Enhanced Recreation Area: A period of several years.

Construction TrafficPhase I

Construction of the new student housing units in the first phase of the Project will result in a reduction of daily and peak hour trips at the campus as a result of commute students relocating to the campus (net reduction of 477 daily, 44 A.M. and 32 P.M. peak hour trips). Once the beds are constructed and occupied, these traffic reductions would offset the traffic that would be generated by construction workers and delivery vehicles traveling to and from the campus.

However, there are two components of Phase I construction project that could potentially generate traffic prior to students relocating to the new housing facilities on the campus: 1) the School of Law Parking Structure requiring 31 construction workers, and 2) the Student Housing Rehabilitation - Outer Precinct requiring 72 workers. Trip generation estimates for these two CLP components are shown below.

School of Law Parking Structure

31 construction workers @ 1.5 workers per vehicle = 21 vehicles

10 Material Deliveries = 10 Vehicles

31 vehicles @ 2 trips per vehicle (1 inbound + 1 outbound) = 62 trips per day

Student Housing Rehabilitation - Outer Precinct

72 construction workers @ 1.5 workers per vehicle = 48 vehicles

10 Material Deliveries = 10 Vehicles

58 vehicles @ 2 trips per vehicle (1 inbound + 1 outbound) = 116 trips per day

Most of the worker commute trips are anticipated to occur outside of the peak hour periods since construction workers will arrive at the campus prior to 7:00 A.M. and end their work day before 4:00 P.M. The majority of the material delivery and hauling trips would also be scheduled outside of the morning and afternoon peak hour periods. Review of the traffic count data collected in the study-area shows that traffic generally peaks between 7:30 and 8:30 A.M. in the morning and 4:30 to 5:30 P.M. (or later) in the evening.

Even if a large percentage of the construction worker trips arrived at the campus during the A.M. peak hour period and departed during the P.M. peak hour period, construction worker traffic generated during the School of Law Parking Structure and Outer Precinct Housing construction phases would not significantly impact the study-area street network based on the traffic impact thresholds adopted by Los Angeles County and the City of Malibu.

Based on the distribution of traffic at the campus gates (30% via John Tyler Drive gate and 70% via the Seaver Drive gate), the 21 A.M. peak hour trips and 21 P.M. peak hour worker trips generated during the School of Law Parking Structure construction project would result in about 6 peak hour trips using the John Tyler Drive gate and 15 trips using the Seaver Drive gate. These minor traffic additions would result in Volume/Capacity (VC) ratio increases of less than 0.02 at the intersections located in the City of Malibu, which is considered a less than significant impact based on the City's adopted CEQA traffic impact thresholds.

Similarly, the 48 A.M. peak hour trips and 48 P.M. peak hour trips generated during the construction of the Outer Precinct Housing project would result in about 14 peak hour trips using the John Tyler Drive gate and 34 trips using the Seaver Drive gate. These traffic additions would result in V/C ratio increases of less than 0.02 at the intersections located in the City of Malibu, which is considered a less than significant based on the City's adopted CEQA traffic impact thresholds.

The largest construction work force estimated for Phase I would be the 143 workers required for the AEC project. Trip generation for this component of the CLP is shown below.

Athletics/Events Center

143 construction workers @ 1.5 workers per vehicle = 95 vehicles

15 Material Deliveries = 15 Vehicles

110 vehicles @ 2 trips per vehicle (1 inbound + 1 outbound) = 220 trips per day

Again, most of the worker commute trips are anticipated to occur outside of the peak hour periods since construction workers will arrive at the campus prior to 7:00 A.M. and end their work day before 4:00 P.M. Further, the new beds which would be constructed and occupied prior to commencement of the AEC project would result in a reduction of 477 Average Daily Trips (ADT), 44 A.M. and 32 P.M. peak hour trips as a result of students relocating to the campus.

Even assuming that a large percentage of the AEC construction worker trips arrive during the A.M. peak hour period and depart during the P.M. peak hour period, construction worker traffic would result in a net increase of 51 A.M. peak hour trips (95 worker trips minus 44 commuter students trips = 51 net) and 63 P.M. peak hour trips (95 worker trips minus 32 commuter students trips = 63 net). The 51 A.M. peak hour trips and 63 P.M. peak hour trips would result in about 15 A.M. hour trips and 19 P.M. peak hour trips using the John

Tyler Drive gate; and about 36 A.M. hour trips and 44 P.M. peak hour trips using the Seaver Drive gate. These minor traffic additions would result in V/C ratio increases of less than 0.02 at the intersections located in the City of Malibu, which is considered a less than significant based on the City's adopted CEQA traffic impact thresholds. For more information, refer to Draft EIR Section 5.8, Traffic and Access.

Phase II

The peak construction workforce estimated for the Phase II projects is 74 workers for the Standard Precinct Housing project. The trip generation estimate for this construction work force is shown below.

Student Housing Rehabilitation - Standard Precinct

67 construction workers @ 1.5 workers per vehicle = 45 vehicles

10 Material Deliveries = 10 Vehicles

55 vehicles @ 2 trips per vehicle (1 inbound + 1 outbound) = 110 trips per day

Again, most of the worker commute trips are anticipated to occur outside of the peak hour periods since construction workers will arrive at the campus prior to 7:00 A.M. and end their work day before 4:00 P.M. The new beds that would be constructed and occupied in Phase I would result in a reduction of 477 daily, 44 A.M. and 32 P.M. peak hour trips as a result of students relocating to the new on-campus housing facilities.

Even assuming that a significant portion of the Standard Precinct Housing construction workers arrive during the A.M. peak hour period and depart during the P.M. peak hour period, construction worker traffic would result in net increase of 1 A.M. peak hour trips (45 worker trips minus 44 commuter students trips = 1 net) and 13 P.M. peak hour trips (45 worker trips minus 32 commuter students trips = 13 net). The 1 A.M. and 13 P.M. peak hour trips would result in about no A.M. peak hour trips and 4 P.M. peak hour trips using the John Tyler Drive gate; and about 1 A.M. peak hour trip and 11 P.M. peak hour trip using the Seaver Drive gate. These minor traffic additions would result in V/C ratio increases of less than 0.02 at the intersections located in the City of Malibu, which is considered a less than significant impact based on the City's adopted CEQA traffic impact thresholds. For more information, refer to Draft EIR Section 5.8, Traffic and Access.

Construction Parking

Adequate parking resources would be available on the Pepperdine campus to accommodate the increased parking demands generated by construction workers. The parking surveys completed for the Draft EIR found that there are a total of 4,584 existing parking spaces on the campus and that 3,343 spaces were occupied during the peak 1-hour period of the four days that were surveyed. Thus, 1,241 spaces are available for use by construction workers. During Phase I, the largest construction work force would be associated with the construction of the AEC, with approximately 143 workers required. The existing surplus parking of 1,241 parking spaces would be sufficient to accommodate the parking demands generated by the construction workers required for the Phase I projects. It is also noted that the University is committed to managing the campus parking supply during the various construction projects to ensure that parking is readily available in the most convenient locations for students, faculty, staff, and the construction workforce. This may, for example, include use of special parking permits and shuttling, as necessary, in order to fully utilize parking resources at on-campus parking locations that are currently underutilized.

The Phase I component of the CLP includes two parking structures (School of Law and ACE) that will result in a net increase of 573 spaces on the campus. The increased parking provided in Phase I would provide additional parking resources at the campus that would accommodate the additional parking demands generated by the construction workers required for the Phase II components of the CLP. The

parking analysis presented in the Draft EIR indicates that there would be 1,760 surplus spaces on the campus after the Phase I components are constructed (or 1,327 spaces if the School of Law structure is not built in Phase I). The peak construction work force estimated for the Phase II projects is 67 workers. The demands generated by these construction workers would be easily accommodated on the campus with the expanded parking supply that would be available after Phase I is completed.

TOPICAL RESPONSE 6: SUSTAINABILITY

This topical is provided to address several commenters' inquiries on Pepperdine University's sustainable practices, including questions about whether the Campus Life Project (CLP) proposes Leadership in Energy and Environmental Design (LEED) certification by the United States Green Building Council (USGBC).

Background

Since the inception of its Malibu campus, Pepperdine has engaged in and created numerous practices to minimize impacts on the environment and to instill an eco-minded awareness in its students. Pepperdine's commitment to creating a sustainable campus began in 1972 when it began using reclaimed water for irrigation. Today, reclaimed water accounts for over 99.1% of total campus irrigation. Additional practices have been added since that time including the implementation of the Hydrogeologic Monitoring Program (HMP) in 1987, a sophisticated subsurface water monitoring program for irrigation. To this day, the HMP serves to further Pepperdine's conservation goals by allowing the campus to save water and minimize runoff while ensuring that Pepperdine's irrigation practices have no adverse effects on the campus or the surrounding environment. The program is just one example of the University's commitment to sustainability.

Over time, Pepperdine has continued to improve its environmental practices and remain steadfast in its commitment to sustainability through communication, implementation, and education. In 2008, the Pepperdine University Center for Sustainability was created to function as the clearinghouse and conduit for all sustainable measures on-campus and to facilitate efforts across the campus. Existing efforts include a recycling program to divert solid waste with a 78% diversion rate; water saving fixtures such as low-flow toilets and showerheads; curriculum such as the Social Environmental and Ethical Certificate at the Graziadio School of Business and Management; local and organic food options; a community organic garden; a successful Rideshare program that subsidizes and incentivizes carpools, vanpools, mass transit, and walking; as well as landscaping with native species. Pepperdine's current sustainable building practices also include high-efficiency fluorescent and LED lighting, sustainable materials such as carbon-neutral recycled carpet tiles, minimized grading techniques, energy management systems, chiller water cooling, hydronic gas heating systems, solar reflective film, optimal solar orientation, natural ventilation, solar sun-shades, occupancy sensors, low-VOC building materials, and project construction waste diversion rate of over 80%.

The CLP

The proposed Project will continue to promote sustainability as an ethical obligation for future generations on campus. The proposed CLP components will utilize numerous "green" development techniques set forth in the Los Angeles County Code Green Building Standards, including guidelines for energy conservation, outdoor water conservation, indoor water conservation, resource conservation, and tree planting. The project will comply with the County's Low Impact Development, Drought-Tolerant Landscaping and Green Building Ordinances.

As the Project proposes upgrades to aging facilities, it will result in the replacement of several older facilities with buildings that have state-of-the art energy- and water-efficiencies incorporated into the designs along with the use of sustainable building materials. It is important to note that with the implementation of the CLP, water conservation shall be continued by the University through the continual use of recycled water for irrigation purposes and the University's comprehensive recycling program. The conservation program presently employed at the University saves approximately 90.3 million gallons per

year of potable water resources and diverts over 78% of waste generated at the campus from landfills. As an example of the types of sustainable improvements that will occur, the University would replace the older Standard and Outer Precinct residential units with modern residential units that incorporate sustainable components such as low-flow fixtures, natural ventilation rather than HVAC, optimal solar orientation, and central hydronic heating rather than decentralized electric resistance heaters as currently exist in the residence halls. These facilities will incorporate energy efficient components that meet or exceed all federal, state, and local requirements.

The CLP would also institute an important step towards greater sustainability by realizing the University's first LEED certification. The CLP contemplates a minimum of LEED certification for the Student Housing Rehabilitation component and a LEED Silver accreditation for the Athletics/Events Center component (as defined by the 2010 USGBC LEED certification standards), which will also serve to comply with the County Green Building ordinance.

Educating and positively influencing the Pepperdine campus community on the importance of environmental responsibility is also directly at the heart of the University's mission, and will be an important part of active campus life upon implementation of the CLP. Pepperdine hosts multiple groups, clubs, and events that give students the opportunity to engage in environmental stewardship. For example, the Pepperdine Green Team at Seaver College, Net Impact at the Graziadio School of Business and Management, as well as the Environmental Law Society at the School of Law all bring together passionate students who work with the Pepperdine University Center for Sustainability to continually improve sustainability on campus. These groups focus on researching innovative ways for students and the campus as a whole to implement sustainable, holistic practices into everyday life as well as providing opportunities for careers in the "green" economy. For the past 22 years, Pepperdine has also come together on "Step Forward Day" to benefit the community and dedicate students to a lifetime of service. In 2009, more than 1,400 participants provided 4,200 hours of community service at more than 45 different locations. Some of the services included trail maintenance, trash pickup, beach cleanups, and community beautification. Further, there is an environmental emphasis at the Pepperdine University Volunteer Center that provides these opportunities on an annual basis. In 2010, Pepperdine students provided over 145,000 hours of service in the communities in which they live and learn around the world.

As described in further detail in Section 5.8, Traffic and Access, of the Draft EIR, the University has also implemented several programs to promote the use of alternative modes of transportation and reduce traffic and parking demands generated by students, faculty, and staff. Such alternative transportation services include financial incentives that subsidize mass transit, vanpool and carpool programs, and a free on and off-campus shuttle services. MTA bus stops are also located immediately outside of the campus on Malibu Canyon Road and Civic Center Way. A car-sharing initiative by the University began in January 2009 and currently provides four fuel-efficient vehicles for use by the campus community encouraging students not to bring vehicles to school. The CLP would continue these important practices.

TOPICAL RESPONSE 7: RELATED PROJECTS

Section 15130 of the CEQA Guidelines requires a discussion of cumulative impacts. Cumulative impacts are defined as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines, Section 15355). In the context of the Draft EIR, cumulative impacts are those resulting from individual effects of the Campus Life Project (CLP) in combination with effects of other related projects. To that end, Draft EIR Section 4.0, Environmental Setting, presents a list of related projects used in conducting the cumulative impact analysis for the Project. The related projects included in the cumulative impact analysis were compiled in coordination with Los Angeles County and City of Malibu staff shortly after publication of the Notice of Participation (NOP). In its comments on the Draft EIR, the City of Malibu provided the Lead Agency with an updated related projects list. The incorporation of new related projects does not result in any new significant and unavoidable environmental impacts.

Two of the related projects described in the Draft EIR, the Firestone Fieldhouse expansion and baseball field lighting, have been the subject of several comments. Each is discussed in turn below.

Expansion of Firestone Fieldhouse

On July 7, 1987, Los Angeles County approved a Development Program Zone (DPZ) that gave conceptual approval for the facilities on Pepperdine's Malibu Campus described in the Specific Plan for Development. The Specific Plan for Development included a Master Plan list of existing and proposed facilities for the campus, and the DPZ established the general extent and character of development for the University, requiring Pepperdine to obtain site-specific approvals for each facility in the form of a conditional use permit (CUP). Subsequently, in April 1990, the California Coastal Commission approved its Long Range Development Plan (LRDP) for the University, which, like the DPZ, provided conceptual approval for the campus facilities. Under the LRDP, site-specific approval of the facilities was required in the form of a Notice of Impending Development (NOID).

In 2007, Pepperdine began the process of realizing its long-term planning vision for the existing Firestone Fieldhouse (Fieldhouse) by proposing to utilize existing approvals to expand the recreational facility to provide enhanced multi-use sport and related support facilities (the "Fieldhouse Improvements"). The approved Fieldhouse has no restrictions on hours of operation. The Fieldhouse Improvements were envisioned to consist of a gymnasium annex with recreational space that connects to the Fieldhouse directly to the east of the existing facility. The Fieldhouse Improvements would also provide improved fitness space, including a sports court, two group exercise rooms, a cardiovascular exercise room, and storage space, as well as recreational and related facilities connected to the Firestone Fieldhouse on the western side and on a portion of the roof of the existing facility.

As stated, the Fieldhouse Improvements were conceptually approved by the Los Angeles County and Coastal Commission in the DPZ and LRDP. The current implementation plans for the Fieldhouse Improvements were approved by the Department of Regional Planning on March 5, 2008, and by the Coastal Commission on August 7, 2008. The University intended to commence construction on the Fieldhouse Improvements in May of 2009; however, decided to put the project on-hold in light of the economic situation. To capitalize on efficiencies, Pepperdine University intends to complete the Fieldhouse Improvements following completion of the Athletics/Events Center (AEC) when an alternative location for athletics and events will allow for the temporary loss of the use of the Fieldhouse as a recreational facility.

Initially, the CLP included a component related to the conversion of the Fieldhouse that would have involved additional expansion beyond what was approved in the Fieldhouse Improvements. However, this aspect of the Project was deleted during the refinements to the Project, which occurred after the NOP was released. Contrary to the assertions of some of the commenters, neither the previously proposed conversion included in the CLP NOP nor the Fieldhouse Improvements approved in 2008 are part of the Project. The Fieldhouse Improvements that were approved in 2008 but put on hold in 2009 due to the economic situation will commence following completion of the AEC and thus were included as a related project and analyzed for purposes of cumulative environmental impacts. As discussed in the Draft EIR, the Project was found to have no significant and unavoidable cumulative impacts when analyzed in connection with the related projects. There are therefore no Project impacts related to the Fieldhouse Improvements that warrant mitigation related to the operation of the Fieldhouse, and no nexus between the Project and the Fieldhouse that render mitigation appropriate or necessary under CEQA.

Baseball Field Lighting

Lighting for the baseball stadium was approved by the County under CUP 2432-(4), and later by the Coastal Commission as part of the LRDP (Facility 306A). Described in the DPZ and LRDP as “Baseball Field Lighting: Lighting for nighttime use of the baseball stadium,” these improvements have long been contemplated by the University’s long-term plans.

As with all Project lighting, state-of-the-art lighting technologies and shielding techniques will be utilized in the implementation of the baseball field lighting to minimize light trespass to the greatest extent possible. In response to community concerns regarding the lighting of athletic fields on the campus, the Draft EIR includes a worst-case analysis of overlap of baseball and soccer field lighting. The number of nights where both fields would be utilized for games is likely to be very low if not nonexistent, given that baseball is conducted in the late spring while soccer is held in the fall. Draft EIR Section 5.7 Visual Resources and Aesthetic Qualities, analyzed the impacts from the simultaneous operation of the soccer and baseball field and found that even in such circumstances, no significant and unavoidable impacts would result.

As stated, the previously approved plans proposed as a related project are not part of the CLP, nor are there any Project impacts related to the baseball field lighting that warrant mitigation. As discussed in the Draft EIR, the Project was found to have no significant and unavoidable cumulative impacts when analyzed in connection with the related projects. There is thus no nexus between the Project and the baseball field lighting that render mitigation at the baseball field appropriate or necessary under CEQA. Despite the fact that baseball field lighting is a related project, and does not give rise to any impacts that would necessarily require mitigation, the Draft EIR nevertheless includes a mitigation measure to ensure that levels remain beneath CEQA thresholds of significance. The mitigation is also included for the related project because it, like the Project, is under the ownership and control of Pepperdine. The mitigation measure (MM 5.7.2-3) includes a combination of landscaping and artificial screening devices designed to ensure that direct line-of-sight visibility of the baseball field surfaces is blocked to the maximum extent possible.

TOPICAL RESPONSE NO. 8: JOHN TYLER DRIVE

This response addresses concerns raised by several commenters about the impact of the Campus Life Project (CLP) on John Tyler Drive and the neighboring Malibu Country Estates (MCE) residences. The effects of the Project on the residences adjacent to John Tyler Drive are discussed in Draft EIR Sections 5.4, Air Quality; 5.5, Noise; 5.7, Visual Resources and Aesthetic Qualities; and 5.8, Traffic and Access.

Background

John Tyler Drive is a two- and four-lane collector road that extends north from Pacific Coast Highway, providing one of only two points of access to the Pepperdine campus. The roadway also connects with Malibu Country Drive, which provides access to the adjacent MCE, a residential subdivision located west of the campus. The segment of John Tyler Drive between PCH and Malibu Country Drive contains four lanes and the road narrows to two-lanes between Malibu Country Drive and the campus gate. The purpose of collector roads is to connect local traffic generators with higher class roads. In this case, John Tyler Drive collects traffic from the MCE and Pepperdine University and connects to PCH, which is a major arterial road.

The standard engineering design capacity of a two-lane collector road such as John Tyler Drive is approximately 10,000 vehicles per day. John Tyler Drive carries about 3,300 vehicles per day including traffic from the MCE between PCH and Malibu Country Drive, a volume that is well within the capacity of the collector roadway, and operates at LOS A based on standard engineering design capacities. Further, LA County traffic guidelines show that two-lane roadways with similar traffic characteristics as John Tyler Drive have a capacity of about 2,800 vehicles per hour. The existing P.M. hour traffic volume on John Tyler Drive between PCH and Malibu Country Drive is about 315 vehicles per hour, also showing that traffic volumes are well below the capacity of the road. For reference, there are several other two-lane collector roads that connect to PCH in the Malibu area that carry traffic volumes that are similar to John Tyler Drive, including Trancas Canyon Road (4,000 ADT) and Las Flores Canyon Road (2,400 ADT).

Current Closure of John Tyler Drive Gate

As part of the University's Graduate Campus Project, also referred to as the Upper Campus Development, Pepperdine entered into a Memorandum of Understanding in 1999 (MOU) with the Malibu County Estates Homeowners Association regarding nighttime use of John Tyler Drive and the entrance gate to the University at John Tyler Drive. The MOU established a temporary closure of the gate between the hours of 10:30 P.M. and 6:30 A.M. on a day-to-day basis, except for when special events are held on the campus that end after 10:30 P.M. This closure was intended to be for a one-year trial term, with subsequent consideration for removal of the restriction to be determined by the Los Angeles County Planning Director, according to a condition of the Drescher Graduate Campus Conditional Use Permit. Following the one-year trial restriction, which began on August 20, 2001, a report was submitted to the Los Angeles County Planning Director per the terms of the agreement. However, the University has not sought removal of the closure and has voluntarily continued this practice as a courtesy to the residents of MCE.

The Project does not propose any changes to the current access restriction on John Tyler Drive. However, pursuant to the terms of the MOU, the access restriction is a voluntary commitment that Pepperdine can reevaluate at any time by requesting consideration for removal by the Los Angeles County Planning Director. Further, as summarized below and stated in Draft EIR Section 5.5, Noise, even if Pepperdine chooses to reopen John Tyler Drive for 24-hour access before, during, or after the completion of the Project, impacts on neighboring residences in MCE would be less than significant.

Analysis of Traffic and Noise Impacts along John Tyler Drive

The Pepperdine campus is currently accessible via Seaver Drive and John Tyler Drive; however, as explained above, the Seaver Drive entrance currently offers the only access point to the campus between the hours of 10:30 P.M. and 6:30 A.M. due to the voluntary use restriction of John Tyler Drive. The Draft EIR analyzed the impacts to MCE residences if the John Tyler Drive restriction is lifted, thereby allowing vehicular access to the campus via either the Seaver Drive or John Tyler Drive gates. As to potential traffic impacts, trip distribution percentages were developed for the analysis based on review of the existing traffic flows at the two campus access gates. The traffic counts show that approximately 196 vehicles per day would shift to the John Tyler Drive gate if John Tyler Drive were to remain open during the hours of 10:30 P.M. and 6:30 A.M.

To measure traffic-related noise impacts, the traffic analysis then superimposed traffic noise from possible diverted traffic upon the quietest readings from noise meters placed at the MCE residences closest to John Tyler Drive. Although traffic noise on private streets is exempt from compliance with the Los Angeles County Noise Ordinance (the “Noise Ordinance”),¹⁷ the Draft EIR uses the Noise Ordinance standard as a threshold for determination of a potential nuisance impact. The Draft EIR found that assuming John Tyler Drive was open, and the maximum number of cars used the street to access the campus, the diverted traffic would not cause the Ordinance’s nocturnal noise standard to be exceeded. Background noise levels at the closest MCE residences would thus be less than significant.

CLP Construction Activity and Truck Staging Along John Tyler Drive

Several commenters suggested that the use of John Tyler Drive during construction both for the hauling and transporting of construction materials and staging of trucks would adversely impact the neighboring MCE residences. As detailed in Draft EIR Sections 5.4, Air Quality; 5.5, Noise; and 5.8 Traffic and Access; with mitigation, construction related impacts on residences along John Tyler Drive would be less than significant.

Construction Traffic on John Tyler Drive

In order to reduce impacts to MCE residences, construction managers would direct routine deliveries to use Seaver Drive. Also, trucks hauling excavated materials would be restricted to using the Seaver Drive campus entry point from Malibu Canyon Road. However, the configuration of John Tyler Drive provides the most direct route, and in the case of the Student Housing Rehabilitation and Upgraded Soccer Field, only route, to certain Project components. The elevation gains and losses and resulting stops and starts occurring from the topography make vehicular access on Seaver Drive by certain large trucks to many of the Project’s construction sites substantially more difficult than use of access at John Tyler Drive. Therefore, it would be essential for some truck access for vehicles hauling and transporting large and unique deliveries (such as major concrete, wood, and steel materials, major equipment, and structural components) to use John Tyler Drive as a matter of logistical necessity during construction. Draft EIR Section 5.5, Noise, evaluated the anticipated number of truck trips that may use John Tyler Drive during construction and determined increased traffic would not result in significant noise level impacts for MCE residences.

¹⁷ As set forth in Section 12.08.570 I, “The following activities set out in this chapter shall be exempted from the provisions of this chapter: “Except as provided in Section 12.08.550 all legal vehicles of transportation operating in a legal manner in accordance with local, state, and federal vehicle noise regulations within the public right-of-way or air space, or on private property. [are exempted from the provisions of this chapter].”

Truck Staging

During construction, equipment and personnel staging would be accommodated at specifically designated locations for each component site including the Page Terrace Parking Lot, and/or the selected sites away from MCE residences as far as feasible and a minimum of 185 feet from the nearest residence. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on-street parking. Though incidental queuing of one or two trucks may briefly occur on John Tyler Drive as they are waiting to pull into a driveway, the impacts of this temporally occurrence would be minimal. To ensure no significant impacts, the Draft EIR implements a mitigation measure that would require construction staging and delivery areas to be located as far as feasible and a minimum of 185 feet from the nearest Malibu Country Estate residences (with the understanding that the Student Housing Rehabilitation and Upgraded NCAA Soccer Field are located within proximity to the Malibu Country Estates), and would schedule staging and delivery from the mid-morning to mid-afternoon to take advantage of times when residential zones are less susceptible to outside noise.

Construction Mitigation Measures

Numerous mitigation measures have been proposed in the Draft EIR to address other potential construction-related impacts along John Tyler Drive. As part of these mitigation measures, the County of Los Angeles would require Pepperdine to devise and implement a comprehensive Construction Noise Mitigation Plan. The Project will also require the appointment of a construction relations officer to act as a community liaison concerning on-site construction activity. Other applicable mitigation measures include the following:

- All on-site construction equipment fixed and mobile, shall be in proper operating condition and fitted with standard silencing devices. Proper 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. Draft EIR Mitigation Measure 5.5-3.
- Residences within the Malibu Country 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. Draft EIR Mitigation Measure 5.5-4.
- 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. Draft EIR Mitigation Measure 5.5-5.
- Construction staging and delivery areas shall be located as far as feasible from existing residences, with the understanding that the Student Housing Rehabilitation and Upgraded Soccer Field are located in close proximity to the MCE 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. Draft EIR Mitigation Measure 5.5-6.
- Limit allowable idling to 5 minutes for trucks and heavy equipment. Draft EIR Mitigation Measure 5.5-7
- Truck Hauling activities shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, 8 A.M. to 5 P.M. on Saturday, and no construction on Sunday, in order to minimize noise disturbance on surrounding off site residential land. The Construction Management Plan shall give strong preference to the use of the Seaver Gate instead of John Tyler Drive as the designated

haul route. Hauling outside these hours shall be permitted only where reasonably necessary, subject to all County requirements. Example includes completion of concrete pouring. Draft EIR Mitigation Measure 5.5-9.

Pepperdine has carefully designed the Project's construction to minimize impact on its neighbors. This design, along with required mitigation measures, will ensure that there are no significant construction related impacts on MCE residences.

Transition from Firestone Fieldhouse to the AEC

Athletic games, intramurals, informal recreation, and other indoor University events are currently held at the Firestone Fieldhouse, which is located on the southern portion of John Tyler Drive immediately adjacent to MCE residences. Firestone Fieldhouse has a capacity of 3,104 seats plus 470 folding chairs, for a maximum event capacity of 3,574 seats. Parking for the Fieldhouse is accommodated in an adjacent parking lot (Lot P), as well as on the street along John Tyler Drive and Banowsky Boulevard and in other parking lots located north of the Firestone Fieldhouse on John Tyler Drive. Thus, event traffic and parking is now concentrated in the southwest portion of the campus adjacent to the Fieldhouse facility. These parking lots and street segments are also located directly adjacent to the homes within the MCE. Given the current location of the Fieldhouse and the parking lots used for events, the majority of traffic generated by events travels on the segment of John Tyler Drive adjacent to MCE.

The AEC would replace the Fieldhouse as the chosen venue for campus events and would move event parking away from the MCE residences. Importantly, the Firestone Fieldhouse would no longer provide spectator seating for events or serve as the basketball and volleyball athletics venue, dramatically reducing its intensity of use. The AEC is planned at the top of the campus loop road on Huntsinger Circle north of Via Pacifica, with event parking provided in the new structure located directly adjacent to the AEC, in the new School of Law parking structure on Seaver Drive in the northeast portion of the campus, along with street parking, and additional structures throughout campus as accommodated by the use of campus shuttles.

Relocation of the event center and construction of the new parking structures would change the traffic pattern on campus as well as at the campus access points. Given the proposed location of the new AEC, event traffic is anticipated to shift from John Tyler Drive to Seaver Drive. The AEC's location at the north end of the campus would encourage more traffic to use the Seaver Drive gate than the current Fieldhouse, resulting in reduced traffic flows at the John Tyler Drive/Malibu Country Drive intersection. Furthermore, the Draft EIR traffic analysis and additional evaluation of the Gonzaga/Pepperdine basketball game held in February 2011 (see the following discussion "Evaluating Traffic Impacts of AEC Events"), determined that access to/from the MCE neighborhood would not be blocked at the start or end of events.

Evaluating Traffic Impacts of AEC Events

Several commentors stated that events currently held on campus cause congestion and create delays for residents accessing the MCE neighborhood via the Malibu Country Drive/John Tyler Drive intersection. It is likely that these comments relate to the large Seaver College graduation event that is held on the lawn, rather than sporting events and other University-related events that are held in the Firestone Fieldhouse. The Seaver College graduation ceremony can attract up to 10,000 attendees (most of whom travel to the campus from off-site as contrasted with events at the Firestone Fieldhouse where many of the attendees are already on-campus), which is thus much larger than events held at the Firestone Fieldhouse.

In order to further address these comments related to event traffic, observations and field studies were conducted at the campus during the Gonzaga/Pepperdine basketball game held at the Firestone Fieldhouse on

Saturday, February 12, 2011. The Athletic Department reports the game had an attendance of 1,801. It should be noted the on-campus Smothers Theater was hosting a concert scheduled to start at the same time as the basketball game. The purpose of the traffic evaluation was to determine the affect of a well-attended sporting event on the traffic flows on John Tyler Drive and operations at the Malibu Country Drive intersection. The results of the traffic surveys are summarized below.

Prior to Event. Traffic counts and delay studies were conducted at the John Tyler Drive/Malibu Country Drive intersection before the game, which started at 7:00 P.M. (count data included in Final EIR Appendix N). Traffic on John Tyler Drive was relatively light before the game. Traffic flows entering the campus were fairly evenly spread out between 6:15 and 7:00 P.M., with 50 to 70 vehicles entering the campus during each 15-minute period. The studies found that delays for vehicles turning into and out of Malibu Country Drive were not affected by traffic entering the campus, as the average delay per vehicle was less than 5 seconds. No queues of more that one car were observed in the northbound left-turn from John Tyler Drive onto Malibu Country Drive or on Malibu Country Drive outbound from MCE. The John Tyler Drive/Malibu Country Drive intersection operated at LOS A during the peak period when vehicles were entering the campus before the game.

End of Event. Traffic counts and delay studies were also conducted at the John Tyler Drive/Malibu County Drive intersection after the game (count data Final EIR Appendix N). Traffic peaked between 8:45 and 9:00 P.M., when 171 vehicles were observed exiting the campus via John Tyler Drive. The studies found that delays for vehicles turning into and out of Malibu Country Drive were not significantly affected by traffic exiting the campus. The average delay for vehicles turning left from John Tyler Drive onto Malibu Country Drive was 7 seconds during the peak 15 minute period, and the average delay for vehicles turning right from Malibu Country Drive onto John Tyler was less than 5 seconds during the peak 15 minute period. No queues of more that one car were ever observed in the northbound left-turn lane from John Tyler Drive onto Malibu Country Drive or on Malibu Country Drive outbound from Malibu Country Estates. The John Tyler Drive/Malibu Country Drive intersection operated at LOS A during the peak period when vehicles were exiting the campus after the game ended.

Traffic operations were also observed at the John Tyler Drive/PCH intersection. The traffic signal adequately accommodated the peak flows before and after the game and no significant vehicle queuing was observed. Vehicle queues on the John Tyler Drive approach at PCH were easily accommodated within the storage provided between PCH and Malibu Country Drive. A maximum queue of seven vehicles was observed during the peak 15-minute period after the game ended. This maximum queue extended less than half of the distance between the two intersections. See Final EIR Appendix N for traffic count information on the February 12, 2011 traffic survey.

Closure of John Tyler Drive for Events at the Athletics/Events Center

Currently, off-site attendees to events on the Pepperdine campus can enter and exit the University via either John Tyler Drive or Seaver Drive, and the CLP proposes the same ingress and egress options for events to be held at the AEC. Many commenters expressed concerns that events held at the AEC would have significant traffic, access and parking related impacts in and around MCE and have suggested that John Tyler Drive be closed during such events. However, as summarized below, this proposed course of action is not recommended and unnecessary, as AEC events would not have significant impacts on MCE.

Adverse Effects of Closing John Tyler Drive During AEC Events

John Tyler Drive is one of two roads that provide access to the Pepperdine campus, the other being Seaver Drive. Both roads contain two travel lanes within the campus system. Thus, each of the two roads provide 50% of the roadway capacity for campus ingress and egress.

While event traffic is anticipated to shift from John Tyler Drive to Seaver Drive, the traffic analysis found that both roadways should be used for campus access to/from the surrounding street network since closing John Tyler Drive would result in traffic congestion on the campus and at the Seaver Drive/Malibu Canyon Road intersection (see discussion below). Thus, use of both roads is recommended in conjunction with the Event Management Plan to facilitate traffic flows and minimize impacts to the surrounding neighborhoods and roadways.

Prohibiting use of John Tyler Drive during events at the AEC would adversely affect the campus roadway network and the adjacent public streets in the following ways:

- Closing the gate would require both event traffic and all other University related traffic to travel from the campus parking areas to the Seaver Drive gate. This circulation system would require all event and University traffic to traverse through the Seaver Drive/Banowsky Drive intersection at the end of events. The intersection is stop-sign controlled with single lane approaches and would experience congestion if all event and University traffic were routed through it. Even with a traffic control officer directing traffic, significant congestion would occur at the intersection.
- All of the campus traffic would be focused at the Seaver Drive gate and would travel through the Seaver Drive/Malibu Canyon Road intersection, which would lead to congestion at this traffic signal and on the adjacent public street system. This would result in a significant increase in delays for motorists traveling on Malibu Canyon Road.
- Given the location of the parking areas on campus and the circulation flows that would be required after an event, it would not be possible to close John Tyler Drive at a point north of Banowsky Boulevard. Placing a temporary barricade on the road north of Banowsky Boulevard would not allow adequate space for vehicles parked along the west side of John Tyler Drive to turn around when exiting the campus at the end of the event (John Tyler Drive width is inadequate for U-turns). John Tyler Drive would need to be closed just south of Banowsky Boulevard so that vehicles exiting the campus could use Banowsky Boulevard to exit the Seaver Drive gate. Thus, closing the gate at John Tyler Drive would not significantly reduce vehicular travel along the section of John Tyler Drive adjacent to the MCE since many vehicles would still travel southbound on John Tyler Drive to Banowsky Boulevard to exit via the Seaver Drive gate.

Event Management Plan and Transportation Demand Management Program

Understanding that large events held at the AEC could have impacts on traffic and parking on campus, Pepperdine, in conjunction with the County, would develop an Event Management Plan. Although the University will implement portions of this plan as-necessitated at every event with off-campus attendees, this plan is specifically focused on AEC events with more than 3,500 attendees, which is conservatively equivalent to the current capacity of the Firestone Fieldhouse. The Event Management Plan would include measures to manage and control traffic and parking for large events so that impacts to the surrounding areas, including those along John Tyler Drive, are minimized.

Understanding that large events held at the AEC attended by over 3,750 persons that start or end during the A.M. or P.M. peak periods and draw a large number of attendees from off-campus sources, would have the

potential to impact the operation of off-campus intersections, Pepperdine, in conjunction with the County, will also develop a Transportation Demand Management (TDM) Program. The TDM Program would include measures, such as those listed in the Traffic Impact Study (Draft EIR Appendix H), to decrease the number of vehicular trips generated by people traveling to the AEC 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.).

Other Alternatives to Complete Closure

The Draft EIR also analyzes other alternatives for managing traffic along John Tyler Drive on event days/nights including the following:

- Close John Tyler Drive Gate Before Evening Events End.
- Convert John Tyler Drive-Huntsinger Circle-Seaver Drive To A One-Way System.
- Make Seaver Drive One-Way Inbound at Event Start and One-way Outbound at Event End.
- Make John Tyler Drive a Pedestrian Only Facility.

However as explained in detail in Draft EIR Section 6.0, Alternatives, these alternatives are not feasible, and for this reason, the recommended access plan for campus events at the AEC maintains ingress and egress to the campus via both the Seaver Drive and John Tyler Drive gates. Thus, the current use of John Tyler Drive, which is the use of both roads for two-way flow is recommended in conjunction with the Event Management Plan and TDM Program to reduce the number of vehicles traveling to campus and to facilitate traffic flows thereby minimizing impacts to the surrounding neighborhoods and roadways during events.

CLP Noise Impacts on Malibu Country Estates Residences Along John Tyler Drive

Several commenters have suggested that the CLP would result in significant noise impacts to the residences in MCE along John Tyler Drive. For a more detailed discussion of the CLP's noise impacts, see Draft EIR Section 5.5, Noise, and Topical Response 3, Noise.

Baseline

As stated in Draft EIR Section 5.5, Noise, Pepperdine took baseline noise measurements on Wednesday, April 9, 2008 and Thursday, April 10, 2008 for 24 hours at six noise sensitive locations on and off campus to help serve as a basis for projecting future noise exposure from the CLP on the surrounding community. Two of these meters were located adjacent to John Tyler Drive within the MCE. (See Draft EIR Figure 5.5-1.)

Analysis of noise impacts in the Draft EIR determined that area noise levels are consistently in the upper 50 to low 60 dB Community Noise Equivalent Level (CNEL) range. CNEL levels at all locations are below Los Angeles County residential planning thresholds. The meters located within Malibu Country Estates have slightly higher daytime noise levels from a combination of campus traffic on John Tyler Drive and more distant PCH traffic. At night, the closure of the John Tyler gate creates somewhat lower noise levels at the homes along the eastern MCE mesa edge. The combined effect is that off-campus traffic noise at the side/rear of MCE homes on Vantage Point Terrace is almost identical to other on-campus locations near Seaver Drive and Huntsinger Circle. At all noise-sensitive land uses, both on- and off-campus, existing traffic noise levels are well within Los Angeles County land use compatibility standards.

CLP Construction Noise Along John Tyler Drive

Some truck hauling of very large or unique project deliveries of building materials (concrete, wood, steel, etc.) would necessarily require the use of John Tyler Drive during Project construction due to the need for access and limitations on Seaver Drive discussed above. The reference noise level at 50 feet from a single passing truck is 50 decibels (dB) Leq¹⁸. Thirty trucks per hour produce an hourly level of 65 dB Leq, it would require 720 truck trips (360 trucks in, 360 trucks out) between 7 A.M. and 7 P.M. to create a 24-hour weighted noise level of 65 dB CNEL at homes closest to John Tyler Drive. There are no planned CLP construction activities that could accommodate 360 truck loads of material on a single day. As such, the Draft EIR determined that haul truck noise impacts to off campus noise-sensitive uses would be less than significant. Further, numerous mitigation measures have been proposed to address potential construction-related noise impacts along John Tyler Drive. As part of these mitigation measures, Los Angeles County would require Pepperdine to devise and implement a Construction Noise Mitigation Plan structured to achieve a noise performance standard at any off-site residential property lines (including those residences along John Tyler Drive). For other applicable mitigation measures, see the “Use and Truck Staging During Construction” section of this Topical Response.

CLP Operational Noise

Commenters have expressed concerns that AEC events would have significant noise impacts on the MCE residences along John Tyler Drive. As explained in Draft EIR Section 5.5, Noise, any increase in AEC event traffic related noise along John Tyler Drive has been determined less than significant. Draft EIR **Table 5.5-10** (reproduced below) shows the noise calculations based on peak hour event-related traffic, conservatively assuming that 50 percent of event-related traffic would utilize each campus access point.¹⁹ This analysis assumes the John Tyler Drive gate would continue to remain open after 10:30 P.M. to allow vehicles to exit from the special event. Noise from the combination of existing measured ambient noise plus an existing Firestone Fieldhouse sell-out will be increased by +1 to +2 dB for a combination of existing measured ambient plus a new AEC sell-out.

The increased traffic on John Tyler Drive for a sell-out event with a post 10 P.M. departure would increase noise levels by +1 dB at the nearest homes compared to an existing Firestone Fieldhouse sell-out departure. Such a difference would be imperceptible to the closest residence. As such, special event traffic noise levels are anticipated to be less than significant on MCE residences.

Table 5.5-10
Special Event Noise Impact Analysis (dB Leq 10-11 P.M.)

Roadway	Existing Non-Event Noise	Existing Sell-Out Traffic	Combined Existing Event	Future Sell-Out Traffic ¹	Combined Future Sell-Out	Change from Existing
John Tyler Dr.	51	53	55	55	56	+1 dB
Seaver Dr.	53	53	56	55	57	+2 dB

¹ Assumes all vehicles arrive and depart in a single hour and that the nearest sensitive receptor is located at 80 feet from the roadway centerline and that ½ of event trips utilize the indicated roadway traveling at 25 mph.

¹⁸ Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq).

¹⁹ Using the 50% assumption is a worst-case scenario. As discussed in Draft EIR Section 5.8, trip distribution percentages were developed for assigning the CLP traffic based on review of the existing traffic flows at the campus access gates. The analysis found that approximately 30% of existing campus traffic uses the John Tyler Drive access and 70% uses the Seaver Drive access.

TOPICAL RESPONSE 9: RESOURCE PROTECTIONS AND CONSERVATION EFFORTS

This Topical Response addresses comments regarding existing resource protections on the Malibu campus. Over the years, Pepperdine has implemented a number of resource protection measures designed to further its public resource and open space management goals. A number of these benefits are summarized below. Importantly, the Campus Life Project keeps each of these important protections in place.

Over 60% of Pepperdine’s 830-acre Campus is Already Reserved as an Open Space Management Area (530 Acres)

The University’s long-term plans for campus development and resource protections were reviewed and approved by the County in 1987. The University submitted its long-range development plan (LRDP) including the Specific Plan for Development (SPD), to the California Coastal Commission in 1988 and received approval two years later, after significant review by multiple authorities and natural resource agencies, including the Santa Monica Mountains Conservancy (the “Conservancy”). In approving the LRDP/SPD, the Commission weighed public input and assessed the entire 830-acre campus in order to ensure that the locations of future build-out represent the least impact on coastal resources, including minimizing viewshed impacts, avoiding ridgelines, and protecting sensitive areas on the University’s property.

As part of the LRDP approval process, the University agreed to maintain approximately 530 acres of undeveloped University property as open space. Examples of allowable activities and uses in the area include certain low-intensity recreational and equestrian uses, scientific research, maintenance, and brush-clearing.²⁰ In the late 1990s, the University realized its previously approved plans for a graduate campus through the approval of the Graduate Campus Project (also referred to as the Upper Campus Development project). During the Graduate Campus Project approvals, the Conservancy worked closely with the University to strengthen the protections on the undeveloped 500+ acres through a number of County restrictions. As a result, the vast open space area is currently designated and conditioned by the County as an Open Space Management Area,²¹ to be retained in a natural state by Pepperdine, and is subject to the same types of low-intensity use restrictions as initially set forth in the LRDP/SPD.

Designation of Open Space Easement (SEA # 5) (Approximately 150 Acres)

During the LRDP approval process, the University was required to preserve of a portion of University property designated as the Malibu Canyon Significant Watershed in the certified Malibu/Santa Monica Mountains Land Use Plan. In consideration, the University agreed to permanently preserve, in the form of an open space easement, a portion of the campus identified as Significant Ecological Area (SEA) No. 5. An Irrevocable Offer to Dedicate an Open Space Easement was recorded by the University on December 6, 1990.

As the University proceeded with plans to build out the Graduate Campus Project, it worked with the Conservancy and other public agencies to develop new County and Coastal Commission requirements for

²⁰ Condition 17 of Conditional Use Permit 97-191-(3) states that the following activities and uses are permitted in the Open Space Management Area: “a. Low intensity recreational uses, e.g. hiking and equestrian trails, picnicking, and cross-country running courses; b. Scientific research... provided it is done in a manner which is consistent with protection of the resources within the Open Space Management Area; c. Biological preserve activities, including coastal sage scrub and other restoration activities and similar programs; d. Controlled burning determined essential by the Los Angeles County Fire Department; e. Maintenance and brush clearance; and f. Uses permitted in the O-S Open Space Zone, subject to the provisions of Sections 22.40.400 to 22.40.420 of the Los Angeles County Code, except that fishermen’s and hunters’ camps, animal grazing other than horses and goats, and stands for the display and sale of agricultural products shall not be permitted.”

²¹ Condition 17 of Conditional Use Permit 97-191-(3)

the SEA easement. As part of the approval, Pepperdine agreed to amend the Offer to Dedicate in consultation with the Conservancy and the Coastal Commission to ensure the easement's consistency with various park management policies and in connection with the realignment of various public trails easements discussed below. A Modified Offer to Dedicate Open Space Easement was recorded on March 16, 2000.

Dedication of Public Trails Easement

The University has been particularly active in the dedication and alignment of public access trails on the Malibu campus property. Originally a condition of the University's 1988 Coastal Development Permit for the Arts and Humanities Center expansion, the University maintains a dedicated public trail easement over the Coastal Slope and Mesa Peak trails, a condition that was repeated as part of the certification of the LRDP. In accordance with that approval, an Irrevocable Offer to Dedicate an Easement for Public Trails was recorded on January 24, 1990. The offer created a 20-foot wide public trails easement over those portions of the Coastal Slope and Mesa Peak trails that cross the University property, the purpose of which is to allow pedestrian and equestrian ingress and egress during daylight hours.

During the Graduate Campus Project approval process, the County requested the University re-record an offer to dedicate public trails (CUP 97-191). At that time, field inspections found that it traversed treacherously steep slopes and was considered unsafe and infeasible. The relocation of the trail alignment by Pepperdine was made at the request of the Conservancy, implemented by Pepperdine, and is reflected in the current dedication. To reflect the realignment, a Modified Offer to Dedicate Public Trails was recorded March 16, 2000.

Off-Site Dedication of Little Las Flores Property

The University is proud of its recent efforts to work in partnership with the Conservancy to achieve the fee dedication of 72 acres of pristine land located in Little Las Flores canyon. The dedication originated with the Graduate Campus Project approvals, whereby Pepperdine agreed to permanently preserve the land in the form of a conservation easement, which was to eventually be replaced by a fee dedication of the property to a qualified resource agency.

The University recorded an Irrevocable Offer to Dedicate Conservation Property on March 22, 2000. In 2009, the conservation easement was accepted by the California Department of Fish and Game, and the underlying fee title was accepted by the Mountains Recreation and Conservation Authority.

Donation of Funds

Over the years, the University has designated and donated significant funds to meet various public resource protection and recreational goals and requirements. For example, as part of the Graduate Campus Project approvals, the University set aside \$58,400 for the purpose of constructing, maintaining, and realigning the dedicated portions of the Mesa Peak and Coastal Slope trails. Also, as part of the Graduate Campus Project, Pepperdine donated to the Conservancy \$75,000 for conservation efforts.

Comments Received from Federal, State, and Local Government

National Park Service
Air Quality Management District
California Coastal Commission
California Department of Parks and Recreation
Santa Monica Mountains Conservancy
California Department of Fish and Game
Department of Public Works
Department of Parks and Recreation
Los Angeles County Fire Department
City of Malibu



United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

In reply refer to:
L76/NPS Tract No. 134-82

January 18, 2010

Kim Szalay
Department of Regional Planning, County of Los Angeles
320 W. Temple Street, Room 1362
Los Angeles, CA 90012

Re: Pepperdine University Campus Life Project Draft EIR

Dear Mr. Szalay:

The National Park Service has reviewed the draft Environmental Impact Report (DEIR) for Pepperdine University's Campus Life Project (CLP), which proposes to upgrade athletic, recreation, parking, and residential facilities at the university's Malibu main campus. The project site is within the boundary of the Santa Monica Mountains National Recreation Area.

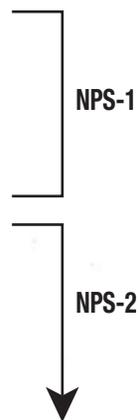
The National Park Service appreciates the opportunity to participate in the public review process for the proposed project. We provide comments on the effects of private and public land development in the Santa Monica Mountains at the invitation of state and local units of government with authority to prevent or minimize adverse uses. We assume a neutral position and do not support or oppose land development. We offer the following comments.

We are concerned the DEIR does not adequately mitigate for potential impacts to native habitat and wildlife. We would appreciate the County's consideration of the following comments and direction to the applicant of possible changes to the DEIR prior to certification.

Mitigation Measure 5.3-2, Vegetation and Sensitive Plant Communities

The draft EIR states that 0.41-acre of California Encelia Scrub Alliance occurs within the development footprint for the expanded recreation area (Component 5). While the DEIR prescribes a revegetation plan for chaparral habitat, the DEIR does not, and needs to, prescribe mitigation specifically for the lost acreage of this sensitive plant community vulnerable to extinction or extirpation within California.

The proposed revegetation plan in the DEIR prescribes restoration of 0.29-acre of chaparral habitat to mitigate impacts to chaparral. Figure 5.3-5 identifies a proposed on-campus mitigation area for "Spanish Broom Removal and Coastal Sage Scrub Restoration."



However, aerial photography of the proposed mitigation site indicates low cover of invasive Spanish broom among a generally good cover of native coastal sage scrub. If broom is removed, areas of removal should be replanted with species associated with the California Encelia Scrub Alliance that would do well in a disturbed area.

NPS-2

We find the proposed Spanish broom removal mitigation would not be as effective as restoration of a more severely disturbed or degraded area than the site illustrated in Figure 5.3-5. If no such site exists in the campus vicinity, off-site restoration should be considered.

NPS-3

Component 5 has a development footprint which overlaps into 0.84-acre of a restoration area conditioned in a previous campus development permit. The 0.41-acre California encelia sensitive habitat mentioned in the DEIR is part of this 0.84-acre. The DEIR states this encroachment into the restoration area would be a significant, but mitigable impact (pg. 1-34). We believe conditions required for previous entitlements should be upheld, unless the new project offers conditions to override the previous permitted conditions and which offer a clearly superior benefit to the previous conditioned mitigation. The subject DEIR does not clearly prescribe mitigation for the loss of this 0.84 acre restoration site, and does not provide justification for overriding the previous conditioned restoration effort.

NPS-4

Mitigation Measure 5.3-4, Pest Control

In addition to the measures already outlined in this mitigation measure, a mitigation measure should be added that strictly prohibits use of anticoagulant rodenticides. Rodents that consume such poisons do not die immediately, but become weakened. They can travel out of the immediate area of poison application where in their weakened state they become attractive prey for predators, including large carnivores like bobcat and mountain lion. Anticoagulants have been identified as a factor in the deaths of mountain lions and bobcats in the Santa Monica Mountains.¹

NPS-5

5.7.2 Light and Glare

The DEIR states that "All [light and glare] impacts would be less than significant; therefore, no unavoidable significant impacts related to light and glare would result from implementation of the CLP." (p. 5.7-62). However, we are concerned that the project may increase light pollution within the national recreation area, both directly in the canyon in which the university is situated, as well as increasing overall nighttime ambient lighting and creating a glow above the ridgelines as viewed from adjacent canyons, including Corral, Solstice, and Malibu Canyons, and at nearby Malibu Bluffs Park. The DEIR's own analysis includes light receptor site locations located at Malibu Bluffs Park (Sites H and T, Figure 5.7.2-1) that report a 60% (Table 5.7.2-6) and 25% (Table 5.7.2-7) increase, respectively, in illuminance over current background levels as a result of the proposed project.

NPS-6

Riley, S. P., Bromley, C., Poppenga, R. H., Uzal, F. A., Whited, L., Sauvajot, R. M., 2007. Anticoagulant Exposure and Notoedric Mange in Bobcats and Mountain Lions in Urban Southern California. *Journal of Wildlife Management*, 71(6), 1874-1884.

The DEIR needs to more thoroughly evaluate the proposed lighting for the soccer stadium, in particular, for its potential cumulatively significant negative effect on wildlife and on diminished dark sky aesthetics in the adjacent open space, and in the above-mentioned adjacent canyons. We find any stadium-type lighting within the national recreation area is not consistent with our wildlife management and visitor experience goals and objectives and recommend against such lighting.

NPS-6

Thank you for the opportunity to comment. If you have questions, please call Melanie Beck, Outdoor Recreation Planner, at (805) 370-2346.

Sincerely,



Woody Smeck
Superintendent

cc: Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Craig Sap, Acting Superintendent, Angeles District, State Department of Parks and Recreation
Clark Stevens, Executive Officer, Resource Conservation District of the Santa Monica Mountains

Responses to Comments from National Park Service

Response to Comment NPS-1

The commenter's statement that the DEIR fails to mitigate for the loss of 0.41 acres of California Encelia Scrub Alliance is inaccurate. Mitigation Measure 5.3-8 would mitigate for impacts to 0.84 acres of a 0.93-acre jurisdictional re-vegetation site on the western slope of the Marie Canyon debris basin, which includes the 0.41-acre area of California Encelia Scrub Alliance.

Response to Comment NPS-2

MM5.3-8 would mandate a restoration plan for the removal of invasive Spanish broom and other weeds at a site to the west of John Tyler Drive, and restoration of the site to coastal sage scrub. The proposed restoration site is identified on Figure 5.3-5 as "Spanish Broom Removal and Coastal Sage Scrub Restoration." Contrary to the commenting agency's description, the restoration plan set forth in MM5.3-8 is not prescribed to mitigate impacts to chaparral. The restoration of chaparral is prescribed by MM5.3-2, which describes a plan for the restoration of chaparral within disturbed areas to the north of the Drescher Graduate Campus.

With respect to the "Spanish Broom Removal and Coastal Sage Scrub Restoration" site, field investigation does not support the commenting agency's description of the proposed site as containing "low cover of invasive Spanish broom" and "generally good cover of coastal sage scrub." Rather, field investigations reveal a highly disturbed site consisting of coastal sage scrub infested with Spanish broom and other weeds. As explained in DEIR Section 5.3 and Appendix D, although coastal sage scrub species are present, without intervention the site will continue to degrade with invasive species further displacing native vegetation.

MM5.3-8 has been modified (see Response to Comment SMM-15 for textual changes) to specify that restoration of the proposed mitigation site shall consist of plantings, as appropriate, of California encelia and other species associated with California encelia scrub. The composition of the coastal sage scrub plant community (California encelia scrub is considered to be a component of coastal sage scrub) restored at the site would ultimately be determined by a specialist based on site conditions. For example, although restoration to coastal sage scrub is considered feasible given the presence of species such as California sagebrush (*Artemisia californica*) and purple sage (*Salvia leucophylla*), the site may be unsuitable for restoration to California encelia scrub due to its east to northeast aspect, as California encelia scrub typically occurs in natural conditions on exposed southwest to southeast-facing slopes.

Response to Comment NPS-3

Controlling and potentially eradicating the Spanish broom infestation at the proposed restoration site and within adjacent fuel modification areas serves important purposes and makes off-site mitigation unnecessary. Spanish broom receives a "High" rating from the California Invasive Species Council, indicating the species potentially has severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. The on-site areas containing Spanish broom are contiguous to larger natural areas to the west of the campus within the Marie Canyon watershed. These natural areas contain coastal sage scrub and patches of native purple needlegrass (*Nassella pulchra*) grassland, which could be degraded by the Spanish broom.

Response to Comment NPS-4

MM5.3-8 would mitigate for the removal of 0.84 acres of a 0.93-acre jurisdictional re-vegetation site on the western slope of the Marie Canyon debris basin. Importantly, implementation of this Mitigation Measure would require the approval of Trustee Resource Agencies. Their approval of the identified CLP

impacts to the re-vegetation site would require Trustee Resource Agencies to issuance new permits that would replace existing permit conditions. As such, the University would need to process approvals for such permits and comply with new conditions of approval.

There are advantages to replacing the existing coastal sage scrub revegetation site on the western slope of the Marie Canyon debris basin with a new restoration project at another location. The revegetation site is substantially degraded by noxious weeds. In particular, the severely invasive Terracina spurge (*Euphorbia terracina*) has spread throughout the site, and it is now on a trajectory towards eventual dominance by the Terracina spurge and other weeds. Successful restoration of the site has a low probability of success and the removal of the revegetation site would eliminate the continued spread of invasive species to nearby drainages and natural areas. Moreover, the permits that established the revegetation site and the revegetation plan for the revegetation project failed to establish success criteria. Replacement of the site with a new mitigation project mandated by MM5.3-8 would result in invasive weed removal and restoration of coastal sage scrub with clearly defined success criteria.

Response to Comment NPS-5

MM5.3-4 has been modified to prohibit the use of anticoagulant rodenticides.

Response to Comment NPS-6

See Topical Response 2: Lighting.

Light trespass (illuminance) and glare (luminance) analysis was integral to the evaluation conducted for the proposed Project and are the basis of quantitative thresholds of significance. As noted in DEIR Appendix G (the Technical Lighting Study) Section 2.3, Thresholds of Significance, the threshold of 0.1 footcandles (fc) is based on the Professional Best Practice Recommendations of the Illumination Engineers Society of North America recommended thresholds for Pre-Curfew Light Trespass within the most restrictive light environments, considered intrinsically dark (Zone E-1), such as a National Park.

The calculated future illumination levels are less than the threshold for significance at all receptor sites within natural areas. Site F showed the highest calculated future contributed illuminance at 0.064 fc, which is below 0.1 fc threshold. Further, in the existing condition, the illuminance contribution from the existing athletic lighting results in 0.1 fc at site F. Thus the CLP improvements will result in decreased light trespass at Site F.

Sensitive receptor locations were located in natural areas and areas adjacent to residential sites. In all cases the Project did not result in a significant impact relating to light trespass. For specific receptor sites, where the contrast ratio was above the 30:1 contrast ratio, mitigations that included view screening were recommended within the DEIR.

As discussed on DEIR page 5.7-49, the proposed CLP would result in reduced contrast ratios at nearly all Receptor Sites; however, at Receptor Sites B and M, contrast ratios would still exceed the threshold for glare impacts (30:1) when CLP lighting elements are powered to a lighting level to achieve 100 fc of maintained illuminance. This level is only required for games that are to be nationally or regionally broadcast. This is likely to be an infrequent occurrence (likely less than 10 nights), the great majority of the time the Upgraded NCAA Soccer Field lights are in use, they will be operating at closer to the 50 fc maintained illuminance level. No Receptor Sites exceed the threshold for glare impacts when the lights are operated at this lower 50 fc maintained illuminance level. Because the contrast ratios at these locations are below existing conditions, impacts are considered to be less than significant; however,

because they would exceed a 30:1 contrast ratio, mitigation is provided. Impacts would be less than significant.

From: Daniel Garcia [mailto:dgarcia@aqmd.gov]
Sent: Wednesday, January 12, 2011 10:46 AM
To: Szalay, Kim
Subject: Campus Life Project Draft EIR

Mr. Szalay,

Per our conversation earlier today the South Coast Air Quality Management District (AQMD) staff does not have any comments regarding the Pepperdine Campus Life Project Draft EIR at this time. If you have any questions or concerns please contact me at your convenience.

Regards,

Dan Garcia

Air Quality Specialist
Planning, Rule Development, and Area Sources
21865 Copley Drive
Diamond Bar, CA 91765-4178
P: (909) 396-3304
F: (909) 396-3324

AQM-1

Responses to Comments from South Coast Air Quality Management District

Comment AQM-1

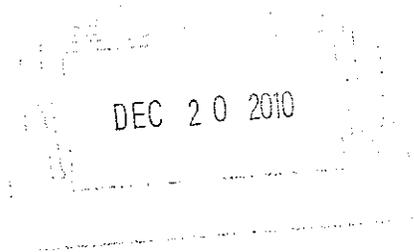
South Coast Air Quality Management District indicates that they have no comments on the Pepperdine Campus Life Project DEIR at this time. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



CALIFORNIA COASTAL COMMISSION

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

December 16, 2010



Mr. Kim Szalay
Los Angeles County Dept. of Regional Planning
Special Projects Section, Rm 1362
320 West Temple Street
Los Angeles, CA 90012

Subject: Draft Environmental Impact Report for the Pepperdine University Campus Life Project (State Clearinghouse No. 2008041123)

Dear Mr. Szalay:

Commission staff has reviewed the subject draft environmental document for the Pepperdine University Campus Life Project, which consists of new and upgraded athletic, recreation, parking, and residential facilities. Based on our review of the Draft EIR (DEIR), we would like to offer the following comments at this time.

For purposes of CEQA, the DEIR has analyzed the proposed projects' consistency with various land use policies and regulations, including the Los Angeles County General Plan, Zoning Code, and Land Use Plan, the City of Malibu Local Coastal Program, and the University's Long Range Development Plan (LRDP). As discussed in the Land Use section of the subject DEIR, the proposed Campus Life Project components will require amendments to the LRDP that must be approved by the Coastal Commission. We would note that for the aspects of the proposed Campus Life Project that require amendment to the LRDP, the standard of review will be consistency with the Chapter 3 policies of the Coastal Act.

CCC-1

Component 5 of the Campus Life Project is the proposed Enhanced Recreation Area, consisting of an improved and expanded playing field on the site of the approved equestrian facility. A new debris basin located north of the proposed Enhanced Recreation Area would replace the existing debris basin. An existing stockpile area would be reduced in footprint and have a reduced capacity of approximately 8,000 cu. yds. of fill. In addition, a two million gallon underground, chilled water storage tank is proposed to be buried beneath the Enhanced Recreation Area. The component also provides a 1,600 square foot structure containing storage space and restrooms.

Similar to the other components of the proposed Campus Life Project, the Enhanced Recreation Area component will require an amendment to the LRDP that must be approved by the Coastal Commission. Again, the standard of review for LRDP amendments are the Chapter 3 policies of the Coastal Act. The proposed Enhanced Recreation Area would encroach into native vegetation areas within upper Marie Canyon and would result in additional modifications to the Marie Canyon Creek corridor that appear to constitute Environmentally Sensitive Habitat Areas (ESHA). Section 30240 of the Coastal Act requires that ESHA must be protected against disruption of habitat values, that only uses dependent on the resource may be allowed within ESHA, and that proposed development adjacent to ESHA shall be designed to prevent adverse impacts to those areas and be compatible with their continuance. In addition, Section

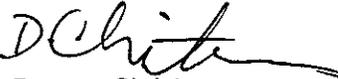
CCC-2



30231 of the Coastal Act requires that new development maintain, and restore where feasible, the biological productivity of coastal waters by controlling runoff, maintaining vegetation buffers that protect riparian habitat, and minimizing alteration of streams. Coastal Act Section 30236 limits channelizations, dams, or other substantial alterations of rivers and streams to flood control projects necessary to protect public safety and existing development and two other types of projects, any of which must incorporate the best mitigation measures available and where there are no feasible alternatives.

The Enhanced Recreation Area component of the proposed project appears to be inconsistent with these policies of the Coastal Act and alternatives should be analyzed, including alternative locations, to avoid impacts to native vegetation and the Marie Canyon Creek corridor that is beyond the footprint of the existing developed campus. In addition, with the proposed expansion of the footprint of the recreation area, the lighting upgrade, and increased nighttime use, there is the potential for adverse impacts to surrounding native habitat areas from increased night lighting that should be evaluated.

Thank you for the opportunity to review the subject Draft Environmental Impact Report. If you have any questions, please feel free to contact me.

Very Truly Yours,

Deanna Christensen
Coastal Program Analyst



Responses to Comments from California Coastal Commission

Response to Comment CCC-1

Commenter notes that the standard of review for aspects of the Project that require amendments to the Pepperdine University Long Range Development Plan will be consistency with the Chapter 3 policies of the Coastal Act. For further discussion of the Project's consistency with the LRDP, please refer to Section 5.11, Land Use, of the DEIR.

Response to Comment CCC-2

The entire Enhanced Recreation Area is within the University's developed Campus area and, therefore, contains existing developed facilities or has been subject to regular use or maintenance. The native vegetation and the Marie Canyon creek corridor, including the Marie Canyon debris basin and the upstream channel, located within the Enhanced Recreation Area site are not "relatively pristine," as the debris basin, channel, and all native vegetation at the site have a history of disturbance. Figure 5.3-2, Component 5 - Vegetation Communities Map in the DEIR shows the vegetation types and the location of the Marie Canyon channel within the proposed Component 5 footprint. As shown on Figure 5.3-2, the Project would encroach into areas consisting predominately of native vegetation in the southwestern corner of the site (greenbark ceanothus scrub [Cs/MI/Cb]), the northern portion of the site (birch leaf mountain-mahogany scrub [Cb/MI]), the central portion of the site (California encelia scrub [Ec/Bp/Et]), and within the Marie Canyon channel (black sage scrub [Sm] and mulefat scrub [Bs; Bs/W]). The greenbark ceanothus scrub has been subject to prior fuel modification and the birch leaf mountain-mahogany scrub has been encroached upon by use of the adjacent stockpile. The California encelia scrub is infested with invasive weeds, including the severely invasive Terracina spurge. The Marie Canyon debris basin and the portion of the Marie Canyon channel within the proposed Enhanced Recreation Area site have been subject to historical grading and prior cleanouts. The basin and channel also contain invasive species, and the channel contains minor amounts of placed debris.

Response to Comment CCC-3

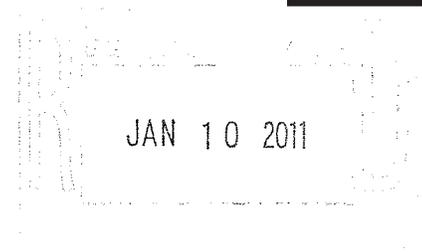
An analysis of the potential for adverse impacts of night lighting on surrounding native habitat areas was conducted and has been included within the DEIR, see Section 5.7.2, Lighting. Sensitive receptor locations were located in natural areas and areas adjacent to residential sites. In all cases the Project did not result in a significant impact relating to light and glare.



Angeles District
1925 Las Virgenes Road
Calabasas, California, 91302



January 6, 2011



Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles CA 90012

**RE: CDPR Comments on Los Angeles County Department of Regional Planning
Pepperdine University Campus Life Project
Draft Environmental Impact Report, SCH#2008041123**

Dear Los Angeles County Commissioners:

California Department of Parks and Recreation ("California State Parks"), Angeles District staff has reviewed the above referenced project, and provides the following comments.

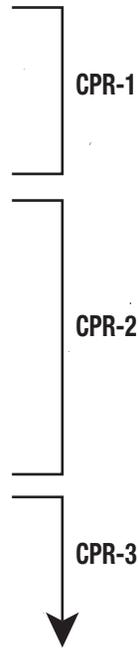
The project is located within the Santa Monica Mountains National Recreation Area (SMMNRA) and involves development into and adjacent to open space areas that connect Malibu Creek State Park to the north and east, Malibu Bluffs Park to the south, and other SMMNRA areas to the west. Due to the project's adjacency to important open space areas, we need to consider the potential project impacts to local vegetation, wildlife and animal movement through the area. For this purpose, we offer the following recommendations to improve the project by reducing its impacts on biological resources.

Impacts to Native Vegetation

The project is noted to have impacts on 0.91 acres of native habitat associated with Component 5 (per Table 5.3-1), yet mitigation is only required for impacts to 0.29 acre of chaparral. Therefore we recommend **modification of Mitigation Measure MM5.3-2 to mitigate for all native habitat impacts, not just chaparral.**

As demonstrated in Figure 5.3-2, the exotic terracina spurge and nonnative annual grasses are noted as dominants in fuel clearance zones. Management of these, and other invasive weeds, is a significant and costly component of resource management within State Parks and SMMNRA areas as a whole, and eradication of source populations is key to regional management for these species. Therefore we recommend **modification of Mitigation Measure MM5-3.3 to ensure that the proposed Exotic Plant Management Plan includes all fuel modification zones and other areas of the campus where terracina spurge is present, and not just those within Component 5.**

The Los Angeles County Drought Tolerant Plant List includes many invasive species that should not be planted in or near open space areas despite their drought tolerant properties. This includes the invasive Spanish Broom, which is identified as a target species for removal for this



project. For this reason, **Mitigation Measure MM5-3.11 should be modified to say that no landscape specimens shall be used that are listed in the Cal-IPC Invasive Plant Inventory Database located at: <http://www.cal-ipc.org/ip/inventory/weedlist.php>**

CPR-3

Adverse Effects of Artificial Lighting

There is significant evidence that artificial night lighting can adversely impact wildlife species biology and ecology. This includes decreased food consumption and increased mortality risk for small mammals and associated changes in movement and migration patterns (Beier in Rich and Longcore 2006). Bird nesting patterns can be disrupted (Molenarr *et al* in Rich and Longcore 2006) and upward pointing floodlights can be especially disruptive to migrating birds and should be avoided (Gauthreaux and Belser in Rich and Longcore 2006). Adverse impacts on the biology of reptiles and amphibians have also been documented including changes in reproduction, foraging, and movement patterns.

Natural levels of illumination at night range from 0.00003 lux for a clouded night sky to 0.3 lux on a clear night during a full moon. Therefore the significance threshold of illumination (0.1 fc/1 lux) for open space areas appears inappropriately high. In at least one study, a frog's choice of mates is affected by illumination changes from ~0.7 to 3 lux (Buchanan in Rich and Longcore 2006), **suggesting that the 1 lux threshold is too high for some species.**

CPR-4

The DEIR identifies that for most project components lighting impacts would be reduced compared to existing conditions for adjacent open space areas due to use of improved shielding, light positioning and other technologies. However, several locations in or adjacent to open space areas either exceed the stated significance thresholds or are close to them. As shown in Table 5.7.2-5, Site T (Malibu Bluffs Park) would *increase* in contrast to just below the significance level of 30:1, while Site M is also reduced to just below this threshold. **We therefore recommend the following:**

- **Use additional mitigation measures such as native landscaping buffers to reduce lighting impacts on open space areas to the maximum extent feasible.**
- **Modify Mitigation Measures MM5.7.2-4 and -5 to be applied to protect adjacent open space areas, not just residential areas.**
- **Permit no floodlighting be pointed upward in order to avoid impacts on migrating birds.**

We thank you for the opportunity to comment on this project. Please contact Jamie King, Environmental Scientist at jking@parks.ca.gov or 818.880.0373 if clarifications are required.

Sincerely,


Craig Sap
Acting District Superintendent

cc: DPLA Environmental Review Unit, California Department of Water Resources
CDPR, Natural Resources Division, Attn: Clarissa Samaga
State Clearinghouse/OPR

Responses to Comments from California Department of Parks and Recreation

Response to Comment CPR-1

Contrary to the commenting agency's assertion, the DEIR fully mitigates for all impacts on 0.91 acres of native habitat associated with Component 5. Taken as a whole, MM5.3-2, MM5.3-7, and MM5.3-8 would achieve mitigation for the entire 0.91 acres. Therefore, modifying MM5.3-2 to mitigate for all 0.91 acres of native habitat is not necessary, and would result in duplicative mitigation. As described on pages 5.3-7 through 5.3-9 and in table 5.3-2 of the DEIR, the composition of the subject 0.91 acres consists of chaparral (0.29 acres), coastal sage scrub (0.52 acres), and riparian scrub (0.10 acres). The chaparral would be mitigated by MM5.3-2. The coastal sage scrub, which consists of Black Sage Scrub (0.11 acres) and California Encelia Scrub (0.41 acres), would be mitigated by MM5.3-7 and MM5.3-8, respectively. The riparian scrub, which consists of Mulefat Scrub (0.10 acres), would also be mitigated by MM5.3-7. MM5.3-7 would effectively mitigate for impacts to the Black Sage Scrub and Mulefat Scrub located within the bed and/or banks of the Marie Canyon drainage. The California Encelia Scrub, located on the western slope of Marie Canyon Debris basin, would be mitigated by MM5.3-8.

Response to Comment CPR-2

MM5.3-3 has been modified to require weed management within the fuel modification zones of all CLP components. Pepperdine University has long recognized the importance of weed control and conducts activities in other areas of the property designed to control several invasive species, including the Terracina spurge. However, it would not be appropriate to require weed management at "other areas of the campus where Terracina spurge is present," as CEQA requires that the CLP EIR address only those significant adverse effects on the environment that would be a direct or indirect result of the CLP Project. In addition, under Federal and California law, public agencies may only impose project conditions and mitigation measures that relate to the impacts caused by a development project. Here, no nexus exists to link the proposed mitigation to an impact of the Project.

MM5.3-3 An Exotic Plant Management Plan shall be approved by the Director of Planning prior to issuance of the grading permit for ~~Component 5~~ the Project. The Plan will emphasize control of exotic, weedy non-native plants ~~within and adjacent to~~ at all CLP component sites and within ~~Component 5~~ the fuel modification zones of all CLP components, (including fuel modification zones) and prevent the spread of exotic invasive species into surrounding natural areas. If invasive species from the ~~Component 5 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 the Los Angeles County Fire Department. In broad terms, this Plan shall at a minimum include:

- Specific objectives;
- Target species and problem areas;
- Prioritization of threats;
- Success criteria;
- Management strategies that would result in eradication and/or control of problem species;
- Implementation plan;
- Monitoring plan; and,
- Contingency measures.

The following success criteria shall be incorporated:

- 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.

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.

Implementation of the Plan shall begin with initial grading ~~for the Project at Component 5~~ and continue until development of ~~the Project Component 5~~ 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 in the above-mentioned areas~~ 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.

Response to Comment CPR-3

MM5.3-11 has been modified to exclude species listed in the California Invasive Plant Council's (Cal-IPC) *California Invasive Plant Inventory* as well plants listed as 'noxious weeds' by the State of California and the U.S. Federal Government.

MM5.3-11 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.

Response to Comment CPR-4

The light trespass (illuminance) and glare (luminance) analyses set forth in Draft EIR Section 5.7, Visual Resources and Aesthetic Qualities is integral to the lighting evaluation conducted for the proposed Project and form the basis of quantitative thresholds of significance. Commenter questions the use of 0.1 fc as the threshold of significance for illuminance impacts, noting that at least one study has found changes in illumination of 0.07 fc to affect the choice of mates in some frogs. As noted in Draft EIR Appendix G (the Technical Lighting Study) Section 2.3, Thresholds of Significance, the threshold of 0.1 fc is based on the Professional Best Practice Recommendations of the Illumination Engineers Society of North America

recommended thresholds for Pre-Curfew Light Trespass within the most restrictive light environments, considered intrinsically dark (Zone E-1), such as a National Park.

Contrary to the commenter's concern with the lighting impacts within natural areas, the calculated future illumination levels are less than the proposed 0.07 fc at all receptor sites within natural areas. Site F showed the highest calculated future contributed illuminance at 0.064 fc, which is below 0.07 fc proposed by the comment. Further, in the existing condition, the illuminance contribution from the existing athletic lighting results in 0.1 fc at site F. Thus the CLP improvements will result in decreased light trespass from the baseline conditions at site F.

Sensitive receptor locations were located in natural areas and areas adjacent to residential sites. In all cases the Project did not result in a significant impact relating to light trespass. For specific receptor sites, where the contrast ratio was above the threshold of significance, mitigations that included view screening, were recommended within the DEIR.

As discussed on DEIR page 5.7-49, the proposed CLP would result in reduced contrast ratios at nearly all Receptor Sites; however, at Receptor Sites B and M, contrast ratios would still exceed the threshold for glare impacts (30:1) when powered to a lighting level of 100 fc of maintained illuminance. This level is only required for games that are to be nationally or regionally broadcast. This is likely to be an infrequent occurrence (likely less than 10 nights a year); the great majority of the time the Upgraded NCAA Soccer Field lights are in use they will be operating at the lower 50 fc maintained illuminance level. No Receptor Sites exceed the threshold for glare impacts when the lights are operated at this lower 50 fc of maintained illuminance level. Because the contrast ratios at these locations are below existing conditions, impacts are considered to be less than significant; however, because they would exceed a 30:1 contrast ratio at Receptor Sites B and M during nationally or regionally broadcast games, mitigation is provided. Impacts would be less than significant.

Commenter recommends additional mitigation related to landscape buffering for open spaces, expansion of MM5.7.2-4 and MM5.7.2-5 to include open space protections, and restricting floodlighting. The implementation of the suggested additional mitigation is not necessary to reduce significant impacts. There are already multiple mitigation measures, as indicated below, which adequately reduce potential impacts of concern to the commenter to less than significant. Mitigation measures addressing these concerns include:

MM5.7.2-1 which states, "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."

MM5.7.2-3 which states, "...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."

MM5.7.2-4 is intended to apply to the overall lighting package to be implemented for all of the Project components and requires the employment of lighting guidelines to minimize all forms of light pollution, including glare, and light trespass. This minimizing of all forms of light pollution applies to both residential and natural areas.

MM5.7.2-4 further states, "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.”

“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.”

“Landscape screens, berms, and/or hedges should be placed near driveway entries to parking 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.”

“Accent Lighting: 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.”

MM5.7.2-5 will be modified to read as follows:

Project structures shall utilize non-reflective materials to avoid glare intruding onto adjacent ~~residential~~ properties and open space areas.

STATE OF CALIFORNIA—THE NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENE

SMM**SANTA MONICA MOUNTAINS CONSERVANCY**

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November 30, 2010

Kim Szalay
Los Angeles County
Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, California 90012

**Pepperdine University Campus Life Project Draft Environmental Impact Report
Request for Extension of Comment Period
SCH# 2008041123**

Dear Mr. Szalay:

I am writing to request an extension of the comment period for the Pepperdine University Campus Life Project Draft Environmental Impact Report. Due to the holidays, the next Santa Monica Mountains Conservancy (Conservancy) governing board meeting is scheduled for January 24, 2010 and we expect that the board will consider adopting a comment letter on this project at that time. I would appreciate if you would let me know if you will accept and consider comments from the Conservancy shortly after the Conservancy meeting. I can be reached by phone at (310) 589-3200, ext. 128, or Judi Tamasi of our staff can be reached by phone at the same phone number, ext. 121, or via email at judi.tamasi@mrca.ca.gov. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Ebelman".

PAUL EBELMAN
Deputy Director for
Natural Resources and Planning

cc: State Clearinghouse (Scott Morgan)

SMM-1

SANTA MONICA MOUNTAINS CONSERVANCY

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January 24, 2011

Kim Szalay
Los Angeles County
Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, California 90012

**Pepperdine University Campus Life Project
Draft Environmental Impact Report
SCH# 2008041123**

Dear Mr. Szalay:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the Pepperdine University Campus Life Project (CLP) Draft Environmental Impact Report (DEIR). We sincerely appreciate that Pepperdine University representatives hosted a visit to the site for our staff (at our request) on January 19, 2011 to explain the project and answer questions. (Note that in this letter, "Pepperdine representative" means either a Pepperdine employee or one of the hired consultants present at that site visit.) The Conservancy does not object to the concept of the proposed project. However, as described below in more detail, the Conservancy is concerned with potentially significant impacts to biological resources (sensitive plant communities and wildlife habitat), visual resources, recreational resources, land use policies, and traffic/parking. This letter includes several additional critical mitigation measures to address these issues. The 11 Conservancy primary recommendations are numbered separately below with the supporting nexus in the body of the letter. We urge the County to require all of these suggested mitigation measures.

Of note, the California Coastal Commission recently approved the Malibu Parks Public Access Enhancement Plan-Public Works Plan (PWP), which includes 35 new campsites in four camp areas, two new parking areas adjacent to Pacific Coast Highway, new trails, and other support facilities at the Conservancy-owned Malibu Bluffs, just south of the Pepperdine University campus, south of Pacific Coast Highway. The Coastal Commission approved (with some modifications) this plan proposed by the Conservancy and Mountains Recreation and Conservation Authority (MRCA) in October 2010. The PWP includes new campsites, trails, parking areas, other support facilities and programs, and habitat

SMM-2

restoration at five of the Conservancy's and MRCA's parks in the City of Malibu and unincorporated Los Angeles County. This was a multi-year, extensive planning effort and the Conservancy and MRCA are invested in providing a high quality visitor experience. In particular, the Conservancy is concerned with the potentially significant impacts (e.g., from lighting) to the Conservancy's and MRCA's proposed new campsites at the Conservancy-owned Malibu Bluffs Property.

SMM-2

Impacts to Visual Resources, Related Land Use Policies, and Needed Mitigation

Given the proposed new camp areas, trails, and other recreational resources at the Conservancy-owned Malibu Bluffs property just south of the Pepperdine University, the Conservancy is concerned with potentially significant impacts to the Malibu Bluffs viewshed. The DEIR does not include a section addressing potential impacts to recreational resources. While it does address some limited views to Malibu Bluffs, it does not fully address potential lighting impacts on campers at the Conservancy-owned Malibu Bluffs. According to the DEIR (p. 5.11-28), per the City of Malibu Local Coastal Program Land Use Plan (P125), new development shall be sited and designed to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands. The City of Malibu Local Coastal Program Land Use Plan Policy 6.23 states in part:

...exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, shielded, and concealed to the maximum feasible extent so that no light source is directly visible from public viewing areas.

SMM-3

Similarly, in the County's Proposed Local Coastal Program Coastal Zone Plan, Conservation and Open Space Element, Scenic Resources Goals and Policies section, Policy CO-56 states: "Control lighting to preserve the area's scenic beauty, including specific natural features and broad vistas." Policy C/OS 11.4 in the Draft LA County General Plan, Conservation and Open Space Element, Section VI: Scenic Resources, Goals, Policies and Implementation Actions states: "Reduce light trespass and light pollution."

New lighting would result from several elements of the Campus Life Project, including: National Collegiate Athletic Association (NCAA) soccer field (Component Area 3), Enhanced Recreation Area (Component Area 5), and other project elements (e.g., new lighting at new parking structures, building mounted lighting, etc.). For Component Area 3, there would be new lighting for student recreation and non-televised intercollegiate

games. During televised events, there would be additional lighting. The DEIR (p. 1-67) states that athletic field lighting levels may be used only on nights in which a game will be nationally or regionally broadcast, up to 10 events per year. It is not clear if 10 is the absolute limit that would occur (e.g., DEIR, p. 1-66 states “infrequent occurrence (likely less than 10 nights...)”)

The elevation of the NCAA soccer field would be approximately 10 feet higher than the level of the existing track and field (DEIR, p. 5.11-39). The tops of the light standards would be visible from a 1,300-foot-long stretch of Pacific Coast Highway (PCH), a scenic highway (DEIR, p. 1-62).) At the Enhanced Recreation Area (Component Area 5), lighting would be replaced and the new lighting consists of six 80-ft.-tall lighting standards (DEIR, p. 5.3-37). The DEIR (p. 5.7-28) states that for the Enhanced Recreation Area the tops of the poles (approximately the top 20 feet of the poles) may be seen from the central of the three proposed camping sites (at Malibu Bluffs Park). The tops of the poles can be seen from distances of 4,750 feet (0.9 mile) and over (DEIR, p. 5.7-28). Even if the bulbs would not be visible from Malibu Bluffs due to the recessed placement of the bulbs within the shielding element (as a Pepperdine representative stated during the site visit), it still seems that Malibu Bluffs campers would be able to see the stream of light below the shielding, but along the portion of the new tall lighting standards that would be visible from Malibu Bluffs. The biology section of the DEIR (p. 5.3-37) states that while contrast, or glare, would increase somewhat at the receptor location within Malibu Bluffs State Park, the distance between the State Park and any of the CLP component sites reduces the likelihood that wildlife would be significantly affected. It is not clear how “more effective shielding and downward angled orientation” would lead to lower illuminance (light trespass) at Malibu Bluffs compared with existing conditions.

The Conservancy is concerned with not only project-specific, but also cumulative, impacts from night lighting. The DEIR (p. 1-66) references a related project (but not part of the Campus Life Project), which includes lighting at the baseball field. In addition, under existing conditions, there is already substantial lighting at the campus that is visible from Malibu Bluffs. Also, some of the existing lighting on campus (e.g., globe lighting) is unshielded and contributes to diminished dark sky conditions. If mitigation is only proposed for the new fields, it may be insufficient. Additional mitigation, not associated with the new fields (component areas 3 and 5), may be needed. The Conservancy is concerned with both new light sources resulting from the project, as well as glow that compromises dark-sky conditions under existing conditions, with the Campus Life Project, and combined with other projects. We urge the University to independently bolster the mitigation measures as part of this California Environmental Quality Act review process

to significantly diminish existing lighting visible from Malibu Bluffs.

SMM-3

Potentially significant impacts to the Malibu Bluffs viewshed, both night-time and day-time should be mitigated to the fullest extent possible. The Final Environmental Impact Report (FEIR) should include at a minimum the following additional analysis and mitigation to address potentially significant impacts to visual resources.

Conservancy Recommendation No. 1: The FEIR should include super-detailed oblique views, including cross sections, of the significant new light sources—the NCAA soccer field and the Enhanced Recreation Area. This would include elevations of these project components, locations and dimensions of new light standards including shielding elements, existing and proposed topographic buffers (e.g., berms), and specifics of tree planting to be used for screening (e.g., locations, species, expected heights after a specified amount of years, etc.). This should be presented in relation to views from Pacific Coast Highway and Conservancy-owned Malibu Bluffs approved camping area(s).

SMM-4

Conservancy Recommendation No. 2: The FEIR should include a mitigation measure requiring extensive landscaping to screen lighting standards at the NCAA soccer field and Enhanced Recreation Area from views from Malibu Bluffs. Again, the specifics of tree planting to be used for screening (e.g., locations, species, expected heights after a specified amount of years, etc.) should be identified. Pepperdine, or the County, should seek input from the Conservancy staff on the landscape screening plan for these areas. Pepperdine must be held responsible for funding of the installation of the landscape screening and for the maintenance in perpetuity. The landscape screening should be installed prior to (preferred, if construction timing permits), or concurrent with, construction of the respective project element. The landscaped screening areas must be preserved in perpetuity via a conservation easement offered to a public park agency such as MRCA. This measure must be enforceable, and should include contingency measures in case the screening effort is not successful.

SMM-5

Conservancy Recommendation No. 3: To address the existing lighting impacts on dark sky conditions, the Conservancy strongly recommends that Pepperdine University implement measures to reduce existing night-time lighting and otherwise mitigate existing night lighting conditions. This would include replacement of globe lighting throughout the campus and improvements to old existing lighting with new technologically advanced lighting. This analysis would not be complete unless it

SMM-6

addresses the lighting for the baseball field project.

Conservancy Recommendation No. 4: We urge that the FEIR demonstrate that there will be no significant lighting impacts to campsites at the Conservancy-owned Malibu Bluffs from potentially new light sources visible from Malibu Bluffs, as well as from diminished dark sky conditions. We hope that the additional lighting analysis we recommend above will support this demonstration.

Impacts to Biological Resources, Related Land Use Issues, and Needed Mitigation

Based on a comparison of Figure 5.11-5 (“LRDP Facilities to be Utilized for the CLP”) and Figure 5.11-6 (“LRDP after CLP Approval”), it appears that the proposed Campus Life project would expand the footprint beyond the long range development plan (LRDP) in the Enhanced Recreation Area (Component Area 5). A Pepperdine representative indicated that these are conceptual figures and are not meant to show exact locations. Grading for the Enhanced Recreation Area would be 6.9 acres (DEIR, p. 5.7-22). It does not appear that the Long Range Development Plan (LRDP) contemplated a detention basin in the proposed location, nor an expanded recreational field. The current topography reflecting the base of the naturally vegetated Marie Canyon drainage (maintained occasionally according to a Pepperdine representative) before it enters the developed/hardscaped Pepperdine Campus would be filled and replaced by an expanded recreational field, and the debris basin would be moved to a location further up the canyon. Wildlife such as deer use this drainage.

The DEIR states that an amendment to the LRDP is required (e.g, pp. 5.11-39, 5.11-41). The relocated debris basin would result in new impacts to sensitive plant communities. As the Coastal Commission indicated in its December 16, 2010 letter on the Campus Life Project DEIR, parts of the Enhanced Recreation Area would encroach into native vegetation areas that appear to be Environmentally Sensitive Habitat Areas (ESHAs), and only uses dependent on the resource may be allowed in ESHA. This is potentially a significant impact with respect to biological resources and land use policies. During the LRDP amendment process, the California Coastal Commission will ultimately make the determination of whether these new CLP elements are covered under the LRDP. The DEIR has not demonstrated clearly that the existing approval of the LRDP from the California Coastal Commission “covers” the modified project elements and locations.

On a similar note, the DEIR states that there would be impacts to 0.48 acre of jurisdictional waters and that impacts to 0.54 acre were covered under previous permits. (The

SMM-6

SMM-7

SMM-8

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SMM-10

Pepperdine representatives also indicated during the site visit that the new Component Area 5 project elements are within the boundaries of the previous permits.) However, the location of the proposed detention basin is different than that in the previous permit, and it is now being proposed in an area with sensitive plant communities and jurisdictional waters. Also, the previous permit reportedly approved debris basin maintenance, not an expanded recreational field in that area. Because of these new locations and uses, this again raises questions about whether the old permits (from U.S. Army Corps of Engineers, California Department of Fish and Game, and Regional Water Quality Control Board) actually "cover" the new proposed activities. The DEIR has not demonstrated this clearly. It is also not clear whether the regulatory agencies have agreed with this conclusion.

SMM-10

The Conservancy is concerned about cumulative impacts to Marie Canyon watershed. There are numerous deer on and around the Pepperdine property, and substantial bird life. The university has converted most of the original riparian habitat, so that the natural mix of upland and riparian habitat is altered. For this reason, and because of the additional impacts to riparian and upland habitats resulting from the Campus Life Project, the FEIR should evaluate and include a substantial mitigation package, including riparian restoration and offsite land acquisition, or some alternative more effective mitigation measure(s).

SMM-11

The DEIR shows rather large fuel modification areas, even in areas without buildings (e.g., see Figure 5.3-2). The DEIR (pp. 5.3-11, 5.3-12) states that 150 feet is the Los Angeles County Fire Department (LACFD) standard minimum fuel modification for parking lots. The DEIR has not clearly documented that LACFD has required this large fuel modification distance throughout all project areas addressed in the DEIR. With the current project design such broad fuel modification zones seems unnecessary. For example, at the Conservancy-owned Malibu Bluffs, LACFD indicated to MRCA staff in writing, via email, that 10 feet was likely adequate brush clearance from parking areas and roads.

SMM-12

Also, the DEIR appears to present conflicting explanations of the value of fuel modification areas. On the one hand, the DEIR states that for cutting only (no live plant removal) in fuel modification areas, the LRDP does not require mitigation. This implies that some ecological values remain in the fuel modification areas, and mitigation is not proposed in the DEIR for these areas. On the other hand, the DEIR emphasizes that most of the Enhanced Recreation Area is in permitted areas, including fuel modification areas. This seems to imply that it is already disturbed. Based on the site visit, many of these areas contain large and dense native shrubs; fuel modification, if occurring, has been occasional or irregular.

SMM-13

Regardless, the DEIR indicates that at least some of the impacts to chaparral from the proposed Enhanced Recreation Area is not within an area already permitted. On the other hand, during the site visit, a Pepperdine representative indicated that this chaparral area to be impacted southwest of the southerly turf field at Component Area 5 is actually within an existing fuel modification area. However, it has not been demonstrated (for example, on a map) how this is within a required fuel modification area.

SMM-14

Moreover, the proposed Enhanced Recreation Area would impact a mitigation site. This would be contrary to a fundamental goal to achieve a successful mitigation site—to implement timing such that recovery of ecological values is maximized and not delayed, in relation to the timing of project impacts. This points to the importance of recording third party conservation easements to ensure that mitigation sites are permanently preserved, so this scenario does not happen again. Otherwise, there is a substantial lag in any recovery of ecological values from restoration, while project impacts were already incurred.

SMM-15

The DEIR proposed mitigation ratios of 1:1 are typically too low for impacts to jurisdictional areas and to environmentally sensitive habitat areas. Mitigation ratios of approximately 3:1 are more typical (for example, see Malibu Local Coastal Program Land Use Plan) to deal with the uncertainty of restoration efforts, the temporal loss of ecological values, and the overall loss of permanent ecological values (as it is very difficult to get a restoration site to exactly mimic the functions and values of the impact site). Although the existing restoration site may be somewhat compromised due to the presence of invasive weeds (and because fuel modification may be conducted periodically within the restoration site according to Pepperdine representatives), without question it currently provides some wildlife habitat value. It has been providing some habitat value over the years to somewhat mitigate the initial habitat impacts. Once this mitigation site is destroyed, those habitat values will be lost and the restoration effort will need to start at zero again. In particular, when a mitigation site is being impacted, a higher mitigation ratio is warranted.

SMM-16

With respect to impacts to biological resources, the Conservancy previously raised concerns about future degradation of habitat beyond the development area in its September 14, 1998 letter to the County on the Pepperdine University Upper Campus Development DEIR. The Conservancy recommended in that letter that the FEIR include a mitigation measure that deed restricts all remaining open space surrounding the campus that is not entitled to date. An offer to dedicate open space easement was recorded for part of the property (Significant Ecological Area [SEA] 5), but not over the rest of the property. We are concerned with this proposed expansion into sensitive native vegetation and wildlife habitat (coastal sage scrub, chaparral, and mulefat scrub) for the Enhanced Recreation Areas (Component Area 5).

SMM-17

Therefore, those impacts should be mitigated at a higher ratio than the proposed 1:1 ratio in the DEIR.

SMM-17

Because of the potentially significant impacts to biological resources and related land use policies, and the inadequate mitigation proposed in the DEIR, the Conservancy asserts that the following three additional mitigation measures be evaluated and included in the FEIR, or alternatively, be substituted by substantially more effective mitigation measures.

Conservancy Recommendation No. 5: Additional land acquisition would be evaluated and included in the FEIR, or alternatively, substituted by a more effective mitigation measure. Additional land in the Santa Monica Mountains Coastal Zone would be offered in fee simple to a public park agency, such as MRCA, for conservation (and passive recreation, if appropriate) in perpetuity. Uses found to be contrary to the goals of conservation would be prohibited.

Conservancy Recommendation No. 6: Additional funding for riparian restoration and/or acquisition (including easements) would be evaluated and included in the FEIR. This additional funding would be allocated to a public park agency, such as MRCA, and would be used to restore and/or acquire riparian habitat near to the CLP site—such as in Conservancy-owned Malibu Bluffs or Puerco Canyon, respectively. Alternatively, this measure would be substituted by a substantially more effective mitigation measure.

SMM-18

Conservancy Recommendation No. #7: Direct dedication of conservation easements over any new proposed habitat mitigation sites would be evaluated and included in the FEIR. MRCA is an appropriate entity to accept such easements. Any mitigation sites that would satisfy the mitigation ratio requirements would not overlap with fuel modification areas. Uses found to be contrary to the goals of conservation would be prohibited. (In addition to those habitat mitigation sites, MRCA is available to accept conservation easements over areas subject to fuel modification in some cases.) Alternatively, this would be substituted by a substantially more effective mitigation measure.

Impacts to Traffic/Parking and Needed Mitigation

The project would result in significant unavoidable traffic impacts during large and medium size events that start or end during the peak traffic hour periods at eight intersections studied (DEIR, p. 1-74). It does not appear that the DEIR proposes any limit to the number

SMM-19

of large and medium size events during the year. The DEIR proposes a transportation demand and event management program, but this impact would remain significant.

The Conservancy is concerned that during these special events, spectators will park or temporarily stage, in the new parking areas in the Conservancy-owned Malibu Bluffs and walk to events. Campus Life Project parking demand forecast numbers are estimated to be high when the Athletics/Event Center is in use -- in the range of 81-91 percent when there are 4,000-5,470 person spectators [DEIR, p. 5.8-25, Table 5.8-12]. This perceived lack of parking may cause Pepperdine visitors to seek parking elsewhere. This may displace the limited parking at the Conservancy-owned Malibu Bluffs that would be available for trail and camp users. Park rangers will likely need to actively patrol and minimize the use of the park parking lots for sporting events at Pepperdine. Park users will also get stuck in traffic when attempting to visit the Conservancy-owned Malibu Bluffs. In particular, visitors traveling westbound (northbound), cannot make a left turn on PCH into the park and will need to wade through the Pepperdine traffic, make a U-turn, then turn right into the parking lots at Malibu Bluffs. It is clear that park visitors will suffer. To alleviate this potentially significant impact, the FEIR should provide additional mitigation.

Conservancy Recommendation No. 8: The FEIR should include a mitigation measure that Pepperdine will compensate MRCA to ensure adequate monitoring and enforcement of parking (a) during all large size events and (b) during medium size events during at peak traffic hours. This funding would be used during these events for staffing of a ranger necessary to do traffic control to minimize impediments to campers' and hikers' access to, and use of, the Malibu Bluffs parking areas. Pepperdine should also be required to notify the Conservancy and MRCA 15 days prior to any large or medium size events, and/or televised event. This funding should be at least \$200 per hour for two rangers and support costs, and should increase with inflation every year. This would cover funding to staff ranger time/benefits/vehicle to monitor both parking lots at the Conservancy-owned Malibu Bluffs just for the duration of these occasional large and medium size events.

Impacts to Recreational Resources and Needed Mitigation

As described above, potentially significant impacts to recreational resources would result from lighting impacts and traffic/parking impacts to the Conservancy-owned Malibu Bluffs. Also stated above, the Conservancy is concerned with the new environmental impacts of the Campus Life Project, in light of the previously approved Upper Campus Development Project. Many of the mitigation requirements for the Upper Campus Development Project

SMM-19

SMM-20

have been fulfilled by the university, and MRCA has accepted some of these dedications. However, several of the trail mitigation measures have not yet been resolved and should be resolved as part of the EIR process for the CLP.

The DEIR explains the history of the Conservancy's recommendation to realign the proposed Coastal Slope Trail to an area with more favorable topography (see red line on Figure 5.7.1-7). However, the land surrounding Pepperdine has not been acquired and trail easements not offered. There are too many unknowns regarding where the Coastal Slope Trail would connect ultimately on adjacent property. For example, we do not know if in the future, whether the only available connection would be along the Coastal Slope Trail (West Branch). Therefore, at this point in time, we need to keep all options open, including the Mesa Peak Trail, the Relocated Coastal Slope Trail (red line), the original Coastal Slope Trail (West Branch), and other unanalyzed potential trail alignments further to the north.

A condition of approval for the existing Pepperdine development indicates that trail construction funding (\$58,400 plus interest) be provided for construction of the Coastal Slope Trail. It appears that the time period may have expired and that now the funds may be used for park improvements to resource areas on campus or adjacent trails. It appears that the current status of this money is uncertain and it is not clear that it will be used in the most effective manner of promoting the Coastal Slope Trail. To address these outstanding recreation issues, the Conservancy asserts that the following three additional mitigation measures must be evaluated and included in the FEIR, or alternatively, be substituted by more effective mitigation measures.

Conservancy Recommendation No. 9: An additional trail dedication would be evaluated and included in the FEIR. Pepperdine would directly dedicate a floating trail easement over the portion of the Pepperdine property bounded on the south by the proposed Mesa Peak Trail and Coastal Slope Trail-West Branch (see Figure 5.7.1-7 of DEIR), northward to the north edge of the Pepperdine property boundary. Alternatively, this would be substituted by a more effective mitigation measure broadly acceptable to local, State, and Federal park agencies.

Conservancy Recommendation No. 10: Direct dedications, rather than offers to dedicate, for any additional trail easements would be evaluated and included in the FEIR. This is currently the preferred method of California Coastal Commission. Direct dedications ensure immediate benefits and they eliminate additional administrative steps, and they eliminate the possibility of the expiration of any offer to dedicate. Alternatively, this would be substituted by a more effective mitigation

Mr. Kim Szalay
Pepperdine University Campus Life Project DEIR
January 24, 2011

Page 11

measure.

Conservancy Recommendation No. 11: Preservation and/or reinstatement of funding for construction of the Coastal Slope Trail would be evaluated and included in the FEIR. Pepperdine would ensure that the trail construction funding (\$58,400 plus interest) identified as a mitigation measure for the Upper Campus Development Project (plus interest) is preserved. The funding and interest would be reinstated permanently and used for improvements to the Coastal Slope Trail in Corral Canyon Park and/or Malibu Creek State Park east of Las Virgenes Road. Alternatively, this would be substituted by a more effective mitigation measure broadly acceptable to local, State, and Federal park agencies.

SMM-20

Other Comments

Any references to "Malibu Bluffs State Park" should be replaced with "Conservancy-owned Malibu Bluffs." The City of Malibu owns the Malibu Bluffs Park adjacent to the Conservancy land. Also, the Conservancy's and MRCA's Malibu Parks Public Access Enhancement Plan-Public Works Plan should be included in the list of nearby projects.

SMM-21

Thank you for your consideration. Should you have any questions, please contact Paul Edelman, Deputy Director for Natural Resources and Planning, by phone at (310) 589-3200, ext. 128 or by email at edelman@smmc.ca.gov.

Sincerely,



ANTONIO GONZALEZ
Chairperson

Responses to Comments from Santa Monica Mountains Conservancy

Response to Comment SMM-1

The Santa Monica Mountains Conservancy (“SMMC”) requested an extension of the comment period for the Pepperdine University Campus Life Project (the “CLP” or “Project”) Draft Environmental Impact Report (“DEIR” or “DEIR”) from January 10, 2011 to January 24, 2011. The Los Angeles County Department of Regional Planning did not grant the request to extend the entire comment period; the Department indicated it would receive late comments from the SMMC on January 24, 2011 and respond to those comments in the FEIR. The SMMC submitted a comment letter regarding the Project on January 24, 2011.

Response to Comment SMM-2

The commenter is concerned with the proposed impacts of the Conservancy-owned Malibu Bluffs Property (“the Bluffs”). Please refer to responses to comments SMM-3 through SMM-20 for further discussion of reasons why the Project will not result in any significant impacts to the Bluffs. Comment will be forwarded to the decision makers for their consideration.

Response to Comment SMM-3

This comment is in regard to potential lighting impacts at the Bluffs. Please refer to Topical Response 2: Lighting for discussion of reasons why the Project will not result in any significant light trespass and/or glare impacts at the Bluffs. See also Topical Response 4: Athletics and Special Events for a discussion of the frequency of events held at the Upgraded NCAA Soccer Field and Athletics/Events Center, and Topical Response 7: Related Projects for a discussion of the baseball field lighting. As stated therein, after mitigation no significant cumulative significant impacts related to lighting will occur upon completion of the Project and other related projects.

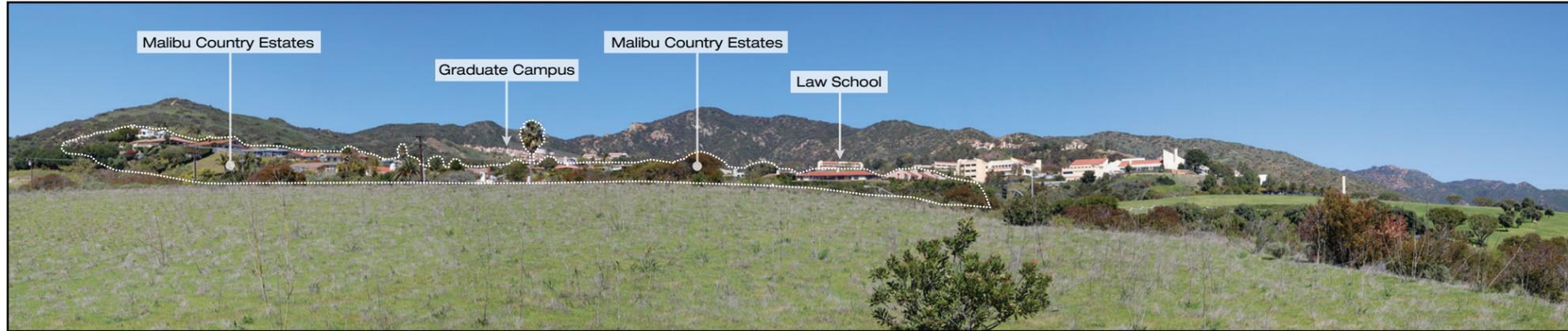
A total of 35 campsites are proposed for the Conservancy-owned Bluffs property located to the south of the Pepperdine Campus. These campsites are divided into four camping areas. Camping Areas 1 and 2 contain a combined total of 21 campsites that are located west of the John Tyler Drive/PCH intersection. Camping areas 3 and 4 contain a total of 14 campsites located east of the John Tyler Drive/PCH intersection. As explained in detail below, of the 35 total campsites on the Conservancy-owned Bluffs property, only the eastern 14 have any visibility of the lighting poles proposed as part of the Project. Furthermore, neither the lighting sources nor any interior reflective surfaces of the light fixture hoods will be visible from any of the camping areas on the Bluffs.

None of the light poles proposed for the Upgraded NCAA Soccer Field, Enhanced Recreation Area, and related baseball lights project would be visible from the two Camping Areas (1 and 2), located west of the John Tyler Drive/PCH intersection. This is due to the fact that the lines of sight connecting these Camping Areas to the Upgraded NCAA Soccer Field and Enhanced Recreation Area components pass over and are obstructed by the Malibu Country Estates (“MCE”) residential subdivision. The elevations and structural elements of MCE homes, topography and mature landscaping combine to reach elevations that effectively block potential views of the light poles proposed for the Upgraded NCAA Soccer Field, the Enhanced Recreation Area, and the related baseball lights project (see **Figures 4 and 5**). The obstruction of views applies to the campsites in Camping Area 2a, which are located near John Tyler Drive and PCH and have a higher potential for views of the CLP and related projects (see Figure 4, Profile A). A second terrain view profile, represents a line-of-sight cross-section from the southern-most campsite in Camping Area 1 and it illustrates the distances between the campgrounds and proposed CLP and related projects as well as the intervening obstructions that block views (see Figure 5, Profile B).

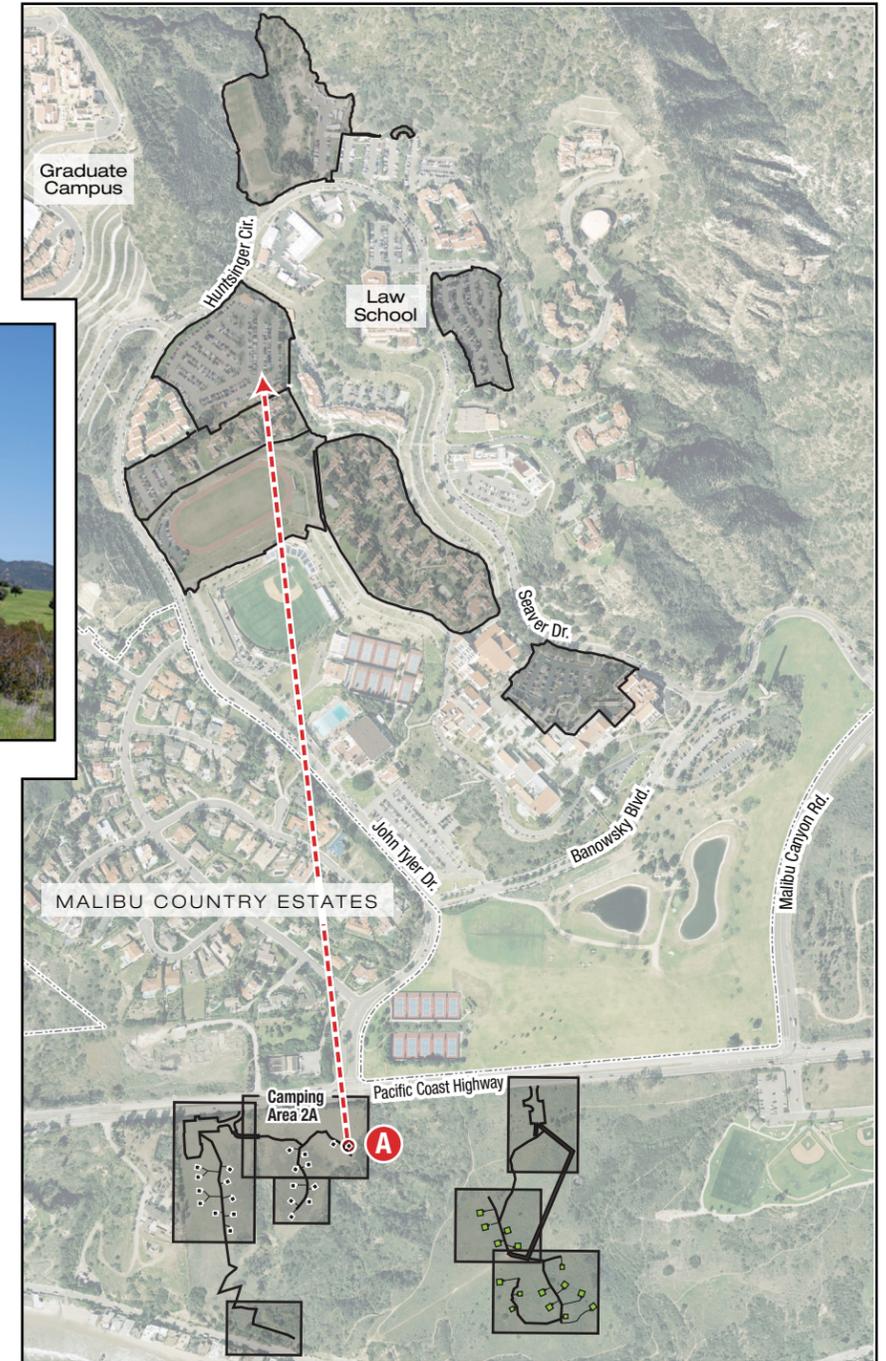
Not Visible

A Camping Area 2A

Photographic view corresponds to orientation of terrain view profile from Camping Area 2A.

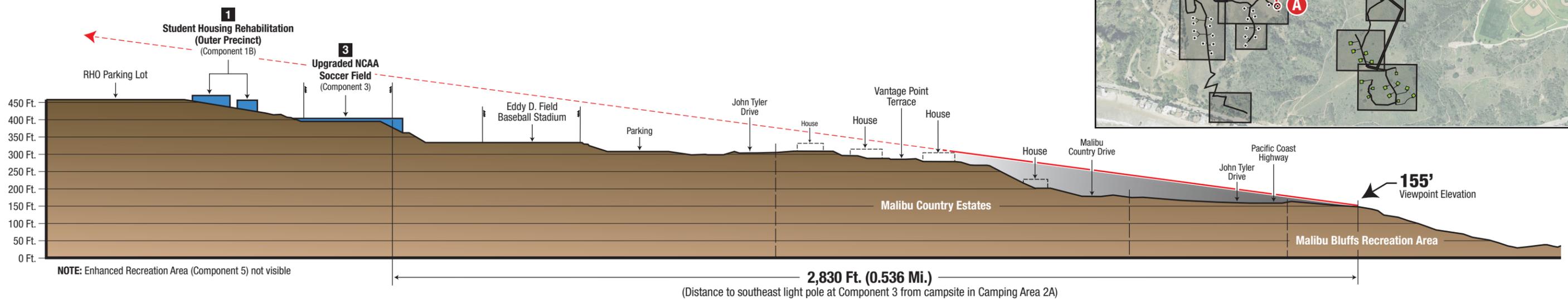


The elevation of Malibu Country Estates intervenes to block visibility of athletics and recreation areas and associated facilities in views from all campsites in Camping Area 2A.



View profile from Camping Area 2A

View profile from eastern-most campsite in Camping Area 2A represents potentially the "worst-case" view of athletic field light poles at Component 3.



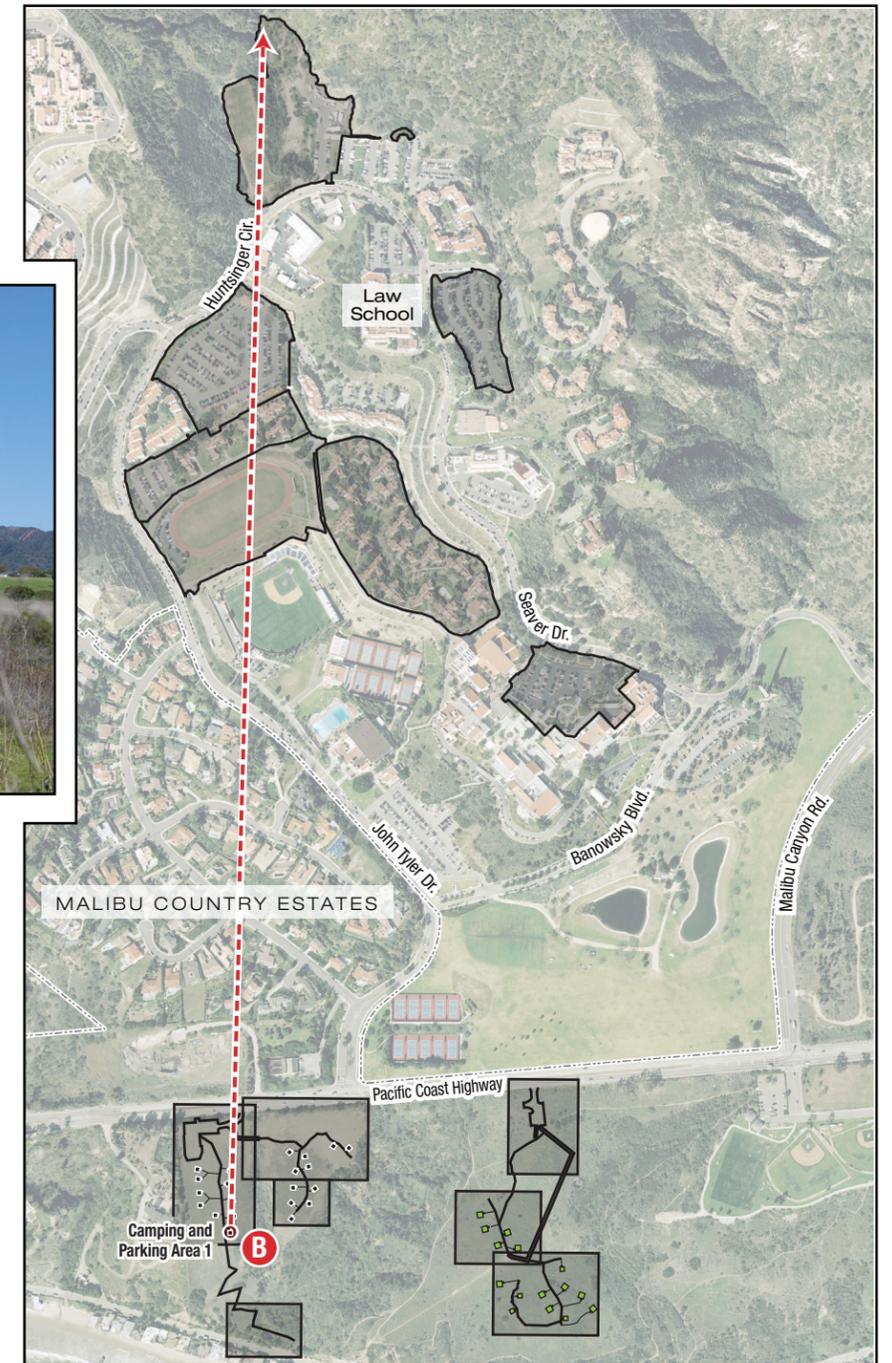
Topographic Maps Sources: The terrain/view profiles were compiled from engineered topographic maps of the campus and adjacent terrain provided by Pepperdine University and maps of the campground areas on the Malibu Bluffs prepared by Penfield & Smith at original scales of 1 inch = 100 feet (Plan date 8/25/10).

Not Visible **B** Camping Area 1

Photographic view corresponds to the orientation of the terrain view profile from Camping Area 1.

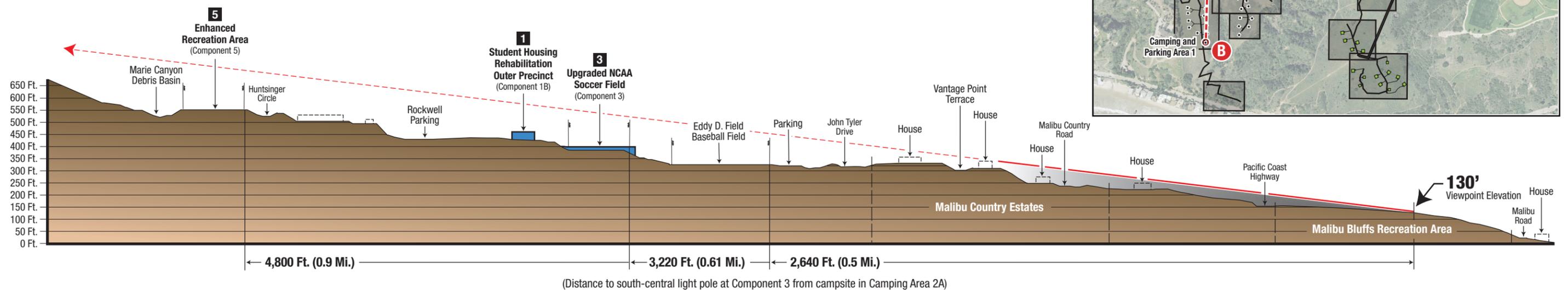


The elevation of Malibu Country Estates intervenes to block visibility of all existing, and proposed athletics venues and facilities in views from campsites in Camping Area 1. In this "worst case" view from the southern-most campsite in Camping Area 1, even the water tanks overlooking the Graduate Campus are not visible.



View profile from Camping Area 1

View profile from southern-most campsite in Camping Area 1. Athletic fields light poles are not visible.



Topographic Maps Sources: The terrain/view profiles were compiled from engineered topographic maps of the campus and adjacent terrain provided by Pepperdine University and maps of the campground areas on the Malibu Bluffs prepared by Penfield & Smith at original scales of 1 inch = 100 feet (Plan date 8/25/10).

Camping Areas 3 and 4, when combined, contain 14 campsites. These campsites are situated near the mouth of Marie Canyon as it was originally configured, on the gently sloping surface of the coastal terrace extending south of PCH. They have the least constrained up-the-canyon views that would permit visibility of light poles located at Component 3 and at greater distances at Component 5. The views typically would include varying heights of the light poles proposed for Component 3 and 5.

The illuminated field surfaces of Component 3 and 5 are situated at higher elevations and cannot be seen from any of the campsite locations at the Bluffs. The 14 campsites within Camping Areas 3 and 4 have visibility of the light poles proposed for Component 3 and, as illustrated by Profile C (**Figure 6**), they may also have some visibility of the tops of the light poles located at the related baseball field project. Because these campsites are located at distances of between 3,150 feet and 3,990 feet from the poles, from 0.6-0.7 miles away, visibility of the poles does not constitute a significant view obstruction. Despite some limited visibility of the light standards from these distances, the lighting sources and interior surfaces of the light fixture hoods themselves would not be visible from these campsites.

Response to Comment SMM-4

This comment includes a recommendation for cross-section and detailed graphics depicting potentially significant lighting impacts at the Bluffs. Please refer to response to Comment SMM-3 for references to a number of graphics and an explanation of the conclusion that no significant and unavoidable lighting impacts would occur as a result of the Project.

Response to Comment SMM-5

As discussed in Section 5.7, Visual resources and aesthetic qualities of the EIR and responses to comments SMM-3 and SMM-4, the Project has no significant visual impacts on the Bluffs and thus mitigation such as landscape buffers is not required or necessary under CEQA.

Response to Comment SMM-6

See Topical Response 2: Lighting, for a discussion of lighting impacts to Malibu Bluffs, impacts related to sky glow and CLP consistency with dark sky policies and ordinances. As stated therein, the Project has no significant visual impacts on the Bluffs. Accordingly, the proposed mitigation (i.e., replacement of globe lighting throughout campus, other improvements to existing lighting, mitigation related to the baseball field), is not required or necessary under CEQA.

The proposed CLP implements mitigation measures and design features to minimize light impacts. This includes the replacement of existing globe light fixtures at the proposed Component sites and on-campus related project sites specifically Firestone Fieldhouse and the Baseball Field Lights.

Response to Comment SMM-7

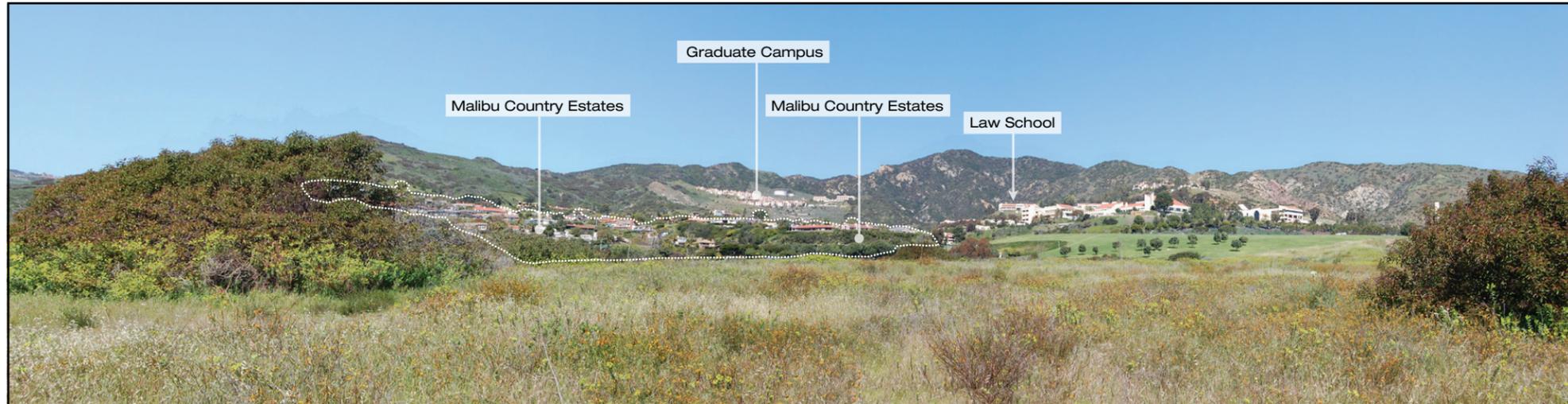
See Topical Response 2: Lighting, for a discussion of lighting impacts to Malibu Bluffs, impacts related to sky glow and CLP consistency with dark sky policies and ordinances. As explained therein, and in response to comment SMM-3, the Project has no significant visual impacts on the Bluffs.

Response to Comment SMM-8

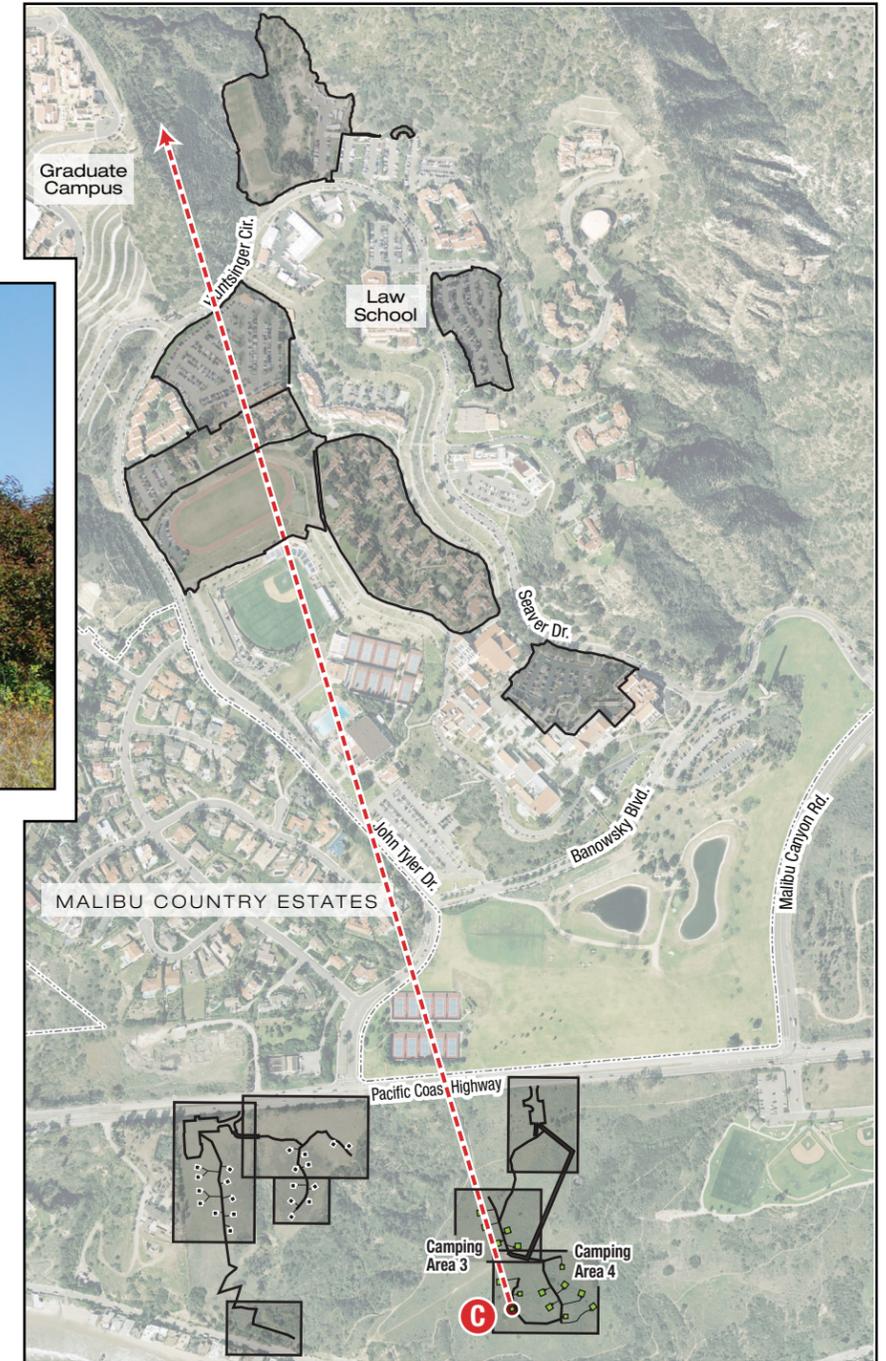
This comment questions the University's previously approved long-range development plan ("LRDP"), and the potential for wildlife such as deer to use the drainage in Marie Canyon. The figures in the DEIR referred to by the commenter (i.e., Figures 5.11-5 and 5.11-6) are intended to show only generalized locations of existing or proposed facilities. The shapes on the figures are not to scale, and the existing and approved facilities depicted on 5.11-5 are not reflective of the actual or proposed entitlements. Both

Visible **C** Camping Area 4

Photographic view corresponds to the orientation of the terrain view profile from Camping Area 4.

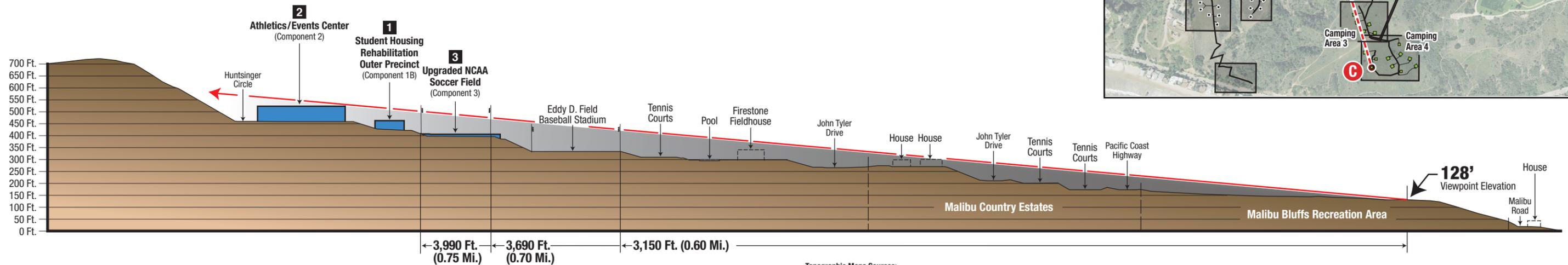


The elevation of Malibu Country Estates intervenes to block visibility of all athletics and recreation fields. The tops of light poles at Component 3 could be seen at distances between 3,150 feet and 3,990 feet from campsites in Camping Areas 3 and 4.



View profile from Camping Area 4

View profile from southern-most campsite in Camping Area 4. Top of light poles at Component 3 are visible.



Topographic Maps Sources:

The terrain/view profiles were compiled from engineered topographic maps of the campus and adjacent terrain provided by Pepperdine University and maps of the campground areas on the Malibu Bluffs prepared by Penfield & Smith at original scales of 1 inch = 100 feet (Plan date 8/25/10).

figures are conceptual only, and they do not precisely define the limits of proposed development footprints.

Contrary to the commenter's assertions, the Project does not propose development beyond that which has long been contemplated in the University's long-range plans. The Enhanced Recreation Area is proposed for an area of the campus that was originally approved as a recreation area and retention basin in the LRDP approved by the Coastal Commission and the Development Program Zone ("DPZ") approved by the County. The proposed Enhanced Recreation Area uses, along with all of the CLP components, are conceptually approved by the LRDP and DPZ. The proposed Enhanced Recreation Area includes the previously approved horseback riding area.

The commenter mentions that wildlife such as deer use the drainage. The analysis of impacts to wildlife movement presented in the DEIR considered the full range of potentially occurring wildlife species, including mule deer. (See, e.g., DEIR pp. 5.3-24, 5.3-26, 5.3-30). Since the proposed Campus Life Project components are all located within the developed areas of the University campus, the Project would not fragment existing natural habitats or be sited within an important area for deer movement, such as a linkage or corridor between larger areas of natural habitat, or an area that would obstruct deer from accessing essential resources for their survival. Further, the deer will still be able to utilize the drainage to the north of the Enhanced Recreation Area as well as other habitats in the surrounding area following completion of the CLP. Accordingly, no significant impacts related to wildlife movement would occur.

Response to Comment SMM-9

In April 1990, the California Coastal Commission certified the LRDP for the University, which, like the DPZ, provided conceptual approval for future build-out of campus facilities. Under the LRDP, site-specific approval of the facilities was required in the form of an LRDP Amendment and/or Notice of Impending Development. Development of the Project will require an Amendment to the LRDP. (See DEIR Section 5.11, Land Use).

The DEIR includes an assessment of the ESHA status of native vegetation that would be removed by the Enhanced Recreation Area, including the relocated debris basin, and concludes that the area does not contain ESHA. (See DEIR page 5.3-18). The assessment was based on criteria established in a California Coastal Commission memorandum referred to as the "Dixon Memo." The entire Enhanced Recreation Area is within the University's developed Campus area and, therefore, contains existing facilities or is subject to regular use and maintenance. The native vegetation occurring at the Enhanced Recreation Area site is not "relatively pristine," as all native vegetation at the site has a history of disturbance. For example, areas containing native vegetation have been subject to prior modification by restoration activities, fuel modification, or debris basin and channel maintenance. Further, substantial portions of the site are infested by invasive weeds.

The Los Angeles County's Malibu Local Coastal Program Land Use Plan and the City of Malibu Local Coastal Program Land Use Plan define, and associated maps identify, ESHAs outside of the Project's proposed development area. ESHAs located outside of the proposed development area are discussed on page 5.3-18 of the DEIR.

Response to Comment SMM-10

The comment asks about the relevance of the existing permits issued by regulatory agencies for activities within jurisdictional areas to approvals for the proposed project. It is important to note that these permits pertain to the use and management of existing facilities within Marie Canyon, and are not approvals for elements of the CLP project. Element of the Enhanced Recreation Area would require new approvals by

regulatory agencies, including the Army Corps of Engineers (ACOE), the California Department of Game and Fish (CDFG), and Los Angeles Regional Water Control Board (RWQCB). The Marie Canyon debris basin and Marie Canyon channel within the Component 5 site were graded during initial construction of the Marie Canyon debris basin, and have been subsequently disturbed periodically to remove debris and plant growth consistent with necessary channel maintenance.

Response to Comment SMM-11

As stated in the DEIR, no significant and unavoidable cumulative impacts to biological resources would result from the Project (See DEIR pgs. 5.3-37). Nor would any significant and unavoidable impacts to wildlife or birdlife occur. (See DEIR pgs. 5.3-34 to 5.3-37). The planned mitigation measures to offset project-level impacts included in the DEIR would address both project-level impacts to biological resources as well as reduce the Project's contribution to potential cumulative impacts to biological resources to a less than significant level. As all project-level and potential cumulative impacts would be mitigated by measures included in the DEIR, additional mitigation involving riparian restoration and offsite land acquisition is not necessary under CEQA.

Response to Comment SMM-12

Pepperdine University has worked in close cooperation with the Los Angeles County Fire Department (LACFD) to develop its fuel modification practices. Both Pepperdine and LACFD have long considered wildland fires a critically serious threat to the campus, an assessment that is validated by historic wildland fire burn patterns. In fact, Pepperdine University's Malibu campus is located in an area designated by the LACFD as Fire Zone 4, which is the highest fire hazard category in Los Angeles County. The Campus and surrounding area are also within an area mapped by the California Department of Forestry and Fire Protection as a Very High Fire Hazard Severity Zone, the zone of highest severity (see page. 5.9-1). The University's fuel modification practices involve clearing or thinning vegetation within 200 feet of buildings and 150 feet of parking lots, standards that were created in close consultation with and approval from the LACFD. Discretion is also used on a case-by-case basis to reduce fuel modification buffer areas where appropriate. The DEIR evaluates the worst-case potential for fuel modification activities around proposed CLP components and therefore states the maximum applicable buffers (i.e., 200 and 150 feet, respectively), consistent with distances developed in collaboration with the LACFD.

Response to Comment SMM-13

The DEIR proposes fuel modification in a limited number of areas surrounding Component 1 and 2 that may extend beyond existing fuel modification boundaries. Although no significant and unavoidable impacts would result, the DEIR has been revised to require mitigation for any new impacts in those areas to ensure that impacts are less than significant. The revised mitigation measure reads as follows:

MM5.3-1 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 or limited to selective thinning and deadwood removal within areas containing native plant communities within the fuel clearance footprints of Components 1 and 2, in order to avoid or reduce 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 implementation of MM5.3-10. If avoidance is not possible and selective thinning is required, selective thinning shall not involve grubbing (removal) of native species.—The cutting of oak trees shall be limited to deadwood removal only.

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.

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 relevant component of the CLP project.

In broad terms, the plan shall at a minimum include:

- Description of the project/impact and mitigation sites
- Specific objectives
- Success criteria
- Implementation plan
- Required maintenance activities
- Monitoring plan
- Contingency measures

In the case that the mitigation involves restoration/enhancement, the following success criteria shall be incorporated:

- 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,
- 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.

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.

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.

Response to Comment SMM-14

Draft Figure 5.3-2 has been modified to clarify the extent of the existing fuel modification boundaries at and adjacent to the proposed Component 5 site. As shown, the impacted areas are within the existing fuel modification boundaries.



Aerial Source: IK Curtis Services Inc., 2008.

Legend

- Limits of Component 5 - Enhanced Recreation Area
- Existing Fuel Modification Boundary
- Waters of the U.S. Ephemeral Drainage

Chaparral

- Cb** Mountain Mahogany - *Cercocarpus betuloides*
- Cs** Greenback Ceanothus - *Ceanothus spinosus*
- MI** Laurel Sumac - *Malosma laurina*

Coastal Sage Scrub

- Bp** Coyote Brush - *Baccharis pilularis*
- Ec** California Sunflower - *Encelia californica*
- Lc** Giant Wild Rye - *Leymus condensatus*
- Sm** Black Sage - *Salvia mellifera*

Riparian

- Bs** Mulefat - *Baccharis salicifolia*

Weed Infestation

- Ag** Non-native Annual Grasses and Forbs (Ruderal)*
- Et** Terracina Spurge - *Euphorbia terracina*
- W** Blue-leaf Wattle - *Acacia saligna*

Landscaped Areas

- A** Acacia - *Acacia redolens*
- E** Eucalyptus - *Eucalyptus* spp.
- L** Leadwort - *Limonium* spp.
- T** Turf

Other

- D** Disturbed
- P** Paved / Parking / Concrete
- R** Rip Rap

NOTE: Mapped vegetated areas are labeled with species that occupy the highest cover within each polygon.

* Areas in existing fuel modification zones classified as Non-native Grasses and Forbs (Ag) may contain low cover of resprouting chaparral shrubs.

Response to Comment SMM-15

The loss of the mitigation site (restoration site) on the western slope of the Marie Canyon debris basin would be mitigated by MM5.3-8. MM5.3-8 has been modified to ensure that the mitigation to compensate for the loss of the restoration site is initiated prior to the site's removal. Therefore, the impacted resource would be compensated for without a substantial delay. The revised mitigation measure reads as follows:

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 ~~severe~~ Spanish broom (*Spartium junceum*) infestation on ~~0.84~~ 0.95 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 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~~ 0.95-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:

- Description of the project/impact and mitigation sites
- Specific objectives
- Success criteria
- Implementation plan
- Required maintenance activities
- Monitoring plan
- Contingency measures

The following success criteria shall be incorporated:

- Eradication or the substantial reduction in cover and the control of invasive plant species, particularly Spanish broom (*Spartium junceum*). 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,
- Successful restoration of the ~~0.95~~ 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.

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.

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.

The suggested recording of third party conservation easements gives no assurance of a successful mitigation site. The restoration site has been from the onset, surrounded by non-native vegetation on three sides, subject to fuel modification from the adjacent existing recreational field, impacted by required debris clearance and vegetation clearing activities occurring in the adjacent permitted debris basin, and a gully to the north that was subject to filling and restoration of vegetation as mitigation for the permitted stockpile.

Response to Comment SMM-16

A mitigation ratio of 1:1 is recommended to compensate for project impacts to jurisdictional areas and native vegetation at the Component 5 site. The 1:1 ratio is justified due to the current and/or historically disturbed condition of the impacted resources, which is indicative of lower relative ecological value when compared to more pristine habitats. All impacted areas are within the University's developed Campus, and are either currently infested with invasive weeds, subject to fuel modification, and/or subject to routine use or maintenance. The Marie Canyon debris basin and Marie Canyon channel within the Component 5 site were graded during initial construction of the Marie Canyon debris basin, and have been subsequently disturbed by debris basin and channel cleanouts and maintenance. The debris basin and channel are also disturbed by invasive species. The restoration site on the western slope of the debris basin was initially established by regulatory agencies as compensation for impacted resources in Marie Canyon at a 1:1 mitigation ratio. Therefore, the mitigation ratio for replacement of the restoration site is proposed to be consistent with the ratio mandated by the original agreement. Also, the restoration site is severely infested with invasive weeds, approximately one-half of the restoration site is affected by fuel modification, and the site is surrounded on three sides by facilities, i.e., the Marie Canyon debris basin, existing recreational fields, and an unpaved access road. The impacted chaparral vegetation at the Component 5 site has either been subject to prior fuel modification activities, or has been encroached upon by other human activities, including permitted stockpile use and hiking activities.

Response to Comment SMM-17

As stated in the DEIR, no significant and unavoidable impacts to the open space areas on campus would occur as a result of the Project. Accordingly, a mitigation measure that deed restricts this area is not necessary or required under CEQA. As noted by the commenting agency, over 60% of Pepperdine's 830-Acre Campus is Already Reserved as an Open Space Management Area (530 Acres). Please refer to Topical Response 9: Resource Protections and Conservation Efforts, for further information on the numerous resource protections in place on the University's property. The Project maintains each of these protections.

Response to Comment SMM- 18

The commenter proposes additional mitigation in the form of land dedications for conservation in perpetuity, transfer of funds to a public agency to restore and/or acquire riparian habitat, and direct dedications of conservation easements over proposed new habitat mitigation sites. These measures are not necessary as, mitigation is currently identified in the DEIR that would compensate for project impacts to biological resources at a 1:1 ratio. See Comment SMM-16 above for discussion of the 1:1 mitigation ratio. Accordingly, the commenter's proposed additional mitigation is not necessary or required under CEQA.

Response to Comment SMM-19

See Topical Response 4: Special Events, for a discussion of the Athletics/Events Center and mitigation measures addressing traffic impacts from large events.

It is highly unlikely that individuals would park at the Bluffs to attend events at the Athletics/Events Center for numerous reasons. First, PCH is a busy highway that lacks sidewalks and pedestrian lighting along either the northern or southern sides of the highway's frontage with the Pepperdine University campus and Malibu Bluffs Recreation Area. This fact would force pedestrians to walk along poorly lit highway shoulders to reach crosswalks at signalized intersections. Second, the walk from the Bluffs to the Athletics/Events Center would be long and difficult given the steep terrain. The shortest and most direct walking route to the AEC is from intersection at PCH and John Tyler Drive. Such a walk would cover, at a minimum, a distance of 3,950 feet (0.748 miles), uphill all the way, with an elevation gain of approximately 295 feet at an average ascending slope of 7.5 percent. Third, and most importantly, the University would provide ample parking in much closer proximity to the AEC in the interior of the campus, with much of it being made available in the parking structure immediately adjacent to the AEC. Additional parking will be available at the School of Law Parking Structure with shuttles provided to and from the AEC. Given that parking will be plentiful, there would be no reason for individuals to utilize the Bluffs lot, which for the above-described reasons is highly inconvenient in comparison.

Response to Comment SMM-20

See Topical Response 9: Resource Protections and Conservation Efforts for a discussion of trail easement dedication and funding. See Topical Response 1: Average Daily Traffic

See response to comment SMM-19 and Topical Response 4: Special Events, for a discussion of the Athletics/Events Center and mitigation measures addressing traffic and parking from large events.

See Topical Response 2: Lighting for a discussion of potential lighting impacts to the Bluffs.

The commenter proposes mitigation measures including additional trail dedications, easement dedications, and funding donations. However, the commenter does not identify any nexus between the Project impacts and any of the proposed mitigations. To the contrary, the proposed CLP does not propose to alter any previous agreements regarding trail easements or funding donations involving the University. Absent a nexus to Project related impacts, a mitigation measure cannot be imposed. Accordingly, the proposed mitigations are not necessary or required under CEQA.

SMM-21

References to "Malibu Bluffs State Park" will be replaced with "Conservancy-owned Malibu Bluffs" throughout the DEIR.



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

From: Daniel Blankenship [mailto:DSBlankenship@dfg.ca.gov]

Sent: Friday, January 07, 2011 2:16 PM

To: Szalay, Kim

Subject: Pepperdine University Campus Life Project

Dear Mr. Kim Szalay,

Thank you for the opportunity to review the above referenced DEIR. The Department appreciates the thorough evaluation of biological resources impacts within the DEIR. The Department concurs with the biological mitigation measures with one recommendation. The impacts to Department jurisdictional riparian habitat is well delineated within the DEIR with recommendations of 1:1 ratio to offset habitat impacts related to Lake and Streambed Alteration Agreement jurisdictional areas. The Department recommends that specific mitigation ratios be developed following the LSA notification application process when Department staff have the opportunity to evaluate the site. Please contact me if you have any questions.

DFG-1

Thanks,

Dan

Daniel S. Blankenship
Staff Environmental Scientist
CA Department of Fish and Game
P.O. Box 221480
Newhall, CA 91322-1480
phone/fax (661) 259-3750
cell (661)644-8469
dsblankenship@dfg.ca.gov

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Responses to Comments from California Department of Fish and Game

Response to Comment DFG-1

It is acknowledged that the binding mitigation ratio for project impacts to California Department of Fish and Game (CDFG) jurisdictional habitat would be determined during the CDFG Lake or Streambed Alteration Notification process (Fish and Game Code Section 1602 permit application), which would not occur until after a FEIR for the proposed Project has been approved. A 1:1 mitigation ratio to offset impacts to CDFG jurisdictional habitat is recommended in the DEIR.



From: Yanez, Jarrett [mailto:JYANEZ@dpw.lacounty.gov] **Sent:** Tuesday, December 21, 2010 7:59 AM **To:** Szalay, Kim **Cc:** Ibrahim, Amir; Duong, Toan **Subject:** RE: Pepperdine Campus Life Project, Project No. R2007-03064 CUP200700203- DRP- DEIR- Due to LDD: 12/13/10

The Department of Public Works has reviewed the Draft Environmental Impact Report for Pepperdine Campus Life Project, Project No. R2007-03064 CUP200700203 and has No Comment. Thank you.

If you have any question feel free to contact us.

DPW-1

From: Yanez, Jarrett **Sent:** Wednesday, November 24, 2010 9:48 AM **To:** Wan, Jeremy; Ibrahim, Amir; Narag, Andy; Khalkhali, Tony; Pletyak, Jeff **Cc:** Duong, Toan **Subject:** Pepperdine Campus Life Project, Project No. R2007-03064 CUP200700203- DRP- DEIR- Due to LDD: 12/13/10

Please review the Draft Environmental Impact Report. A CD will be delivered soon.

If you have any questions call Toan Duong, extension 4945.

Please review and forward your comments to us by **12/13/10**. *If we do not receive a reply by the date comments are due, it shall be determined that your section/division will not be adversely impacted should this proposal subsequently be approved by the County or other agencies. If you have no comments we still request you return this form as indicated below.* Thank you.

Each reviewing division/section is allotted a reasonable total for this project using the PCAs below. If your charge exceeds a reasonable amount, please request for pre-authorization. A charge back will be requested for all non-authorized charges.

County Engineer review_L0703064CE

Road related review_L0703064R

Flood related review_L0703064F

Review of Environmental Documents

Land Development Division, 3rd Floor

(626) 458-4906

PROJECT NAME: Pepperdine Campus Life Project, Project No. R2007-03064 CUP200700203

DOCUMENT TYPE: Draft Environmental Impact Report

AGENCY/ENTITLEMENT (S): Los Angeles County Department of Regional Planning

PROJECT DESCRIPTION/LOCATION: The proposed project consists of six components intended to enhance the campus life experience of its students and community by providing new and upgraded athletic, recreation, parking, and residential facilities. The project does not propose to increase enrollment. See document for additional information. TG: 628-G6.

DATE RECEIVED: _11/24/10 COMMENTS DUE: **12/13/10**

REVIEWING DIVISIONS:

Responses to Comments from California Department of Public Works

Response to Comment DPW-1

Los Angeles County Department of Public Works indicates that they have no comments on the Campus Life Project Draft Environmental Impact Report. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

December 23, 2010

Sent via e-mail: kszalay@planning.lacounty.gov

TO: Kim Szalay
Department of Regional Planning
Special Projects Section

FROM: Joan Rupert 
Department of Parks and Recreation
Environmental Section

SUBJECT: **NOTICE OF COMPLETION (NOC) AND AVAILABILITY (NOA)
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
PEPPERDINE CAMPUS LIFE PROJECT
PROJECT NO: R2007-03064-(3)
CONDITIONAL USE PERMIT NO. RCUP 200700203
PARKING PERMIT NO. RPKP 200700014
STATE CLEARINGHOUSE NO. 2008041123**

The NOC/ NOA of the Draft EIR for the above project has been reviewed for potential impact on the facilities of this Department. We have determined that the proposed project will not affect any Departmental facilities.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact Ms. Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

c: Parks and Recreation (N. E. Garcia, L. Hensley, J. Yom)

DPR-1

Responses to Comments from California Department of Parks and Recreation

Response to Comment DPR-1

Los Angeles County Department of Parks and Recreation indicates that the proposed Project will not affect any Departmental facilities. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

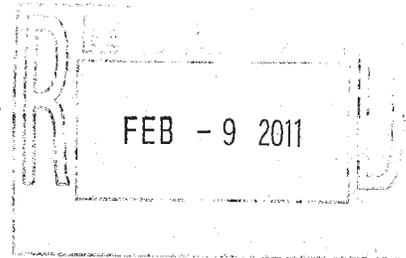
(323) 890-4330



P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

February 1, 2011

Kim Szalay, Staff Member
Department of Regional Planning
Special Projects Section
320 West Temple Street, Room 1362
Los Angeles, CA 90012



Dear Mr. Szalay:

DRAFT ENVIRONMENTAL IMPACT REPORT, NOTICE OF COMPLETION AND AVAILABILITY, PEPPERDINE CAMPUS LIFE PROJECT, STATE CLEARINGHOUSE NO. 2008041123, PROJECT NO. R2007-03064-(3), CONDITIONAL USE PERMIT NO. 200700203, PARKING PERMIT NO. 200700014, ENVIRONMENTAL REVIEW NO. 200700169, MALIBU (FFER #201000233)

The Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

- 1. We have no comments at this time.

LACFD-1

LAND DEVELOPMENT UNIT:

- 1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
- 2. This property is located within the area described by the Forester and Fire Warden as a Very High Fire Hazard Severity Zone (VHFHSZ) or Fire Zone 4. All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.

LACFD-2

LACFD-3

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKESWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

3. Specific fire and life safety requirements for the construction phase will be addressed at the building plan check process prior to building permit issuance. There may be additional fire and life safety requirements during this time. LACFD-4
4. The Fire Prevention, Land Development Unit has reviewed the Conditional Use Permit for the proposed project and prepared a report. Attached is a copy of the report which contains specific requirements and conditions of approval for this project. LACFD-5
5. Should any questions arise, please contact the County of Los Angeles Fire Department, Land Development Unit, at (323) 890-4243. LACFD-6

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for VHFHSZ or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. LACFD-7
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed. LACFD-8

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project. LACFD-9

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:lj

Responses to Comments from Los Angeles County Fire Department

LACFD-1

The County of Los Angeles Fire Department states that the Planning Division does not have any comments on the Pepperdine Campus Life Project DEIR at this time. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LACFD-2

The development of the Campus Life Project will comply with all code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. Fuel modification practices, such as clearing or thinning vegetation within 200 feet of buildings and 150 feet of parking lots, involved the consultation and approval of the Los Angeles County Fire Department. Pepperdine will continue to cooperate with the Los Angeles County Fire Department regarding all applicable fire code and ordinance requirements.

See comment SMM-12 for more information on Pepperdine's cooperation with the Los Angeles County Fire Department.

This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LACFD-3

All fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans will be met. In addition, Mitigation Measure 5.3-3 ensures that exotic, weedy non-native plants at all Component sites and fuel modification zones will be controlled.

See comment SMM-12 for more information on Pepperdine's cooperation with the Los Angeles County Fire Department.

LACFD-4

The County of Los Angeles Fire Department's Land Development Unit states that specific fire and life safety requirements for the construction phase will be addressed at the building plan check process prior to building permit issuance and that there may be additional fire and life safety requirements during this time. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LACFD-5

The County of Los Angeles Fire Department's Land Development Unit states they provided a report on the Conditional Use Permit for the Campus Life Project, which states the specific requirements and conditions of approval for the project. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LACFD-6

The County of Los Angeles Fire Department's Land Development Unit provides contact information if any further questions arise. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LACFD-7

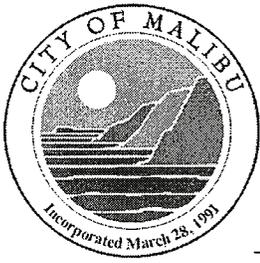
The Forestry Division of the Los Angeles County Fire Department states their statutory responsibilities with regard to the Campus Life Project which include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for VHFHSZ or Fire Zone 4, archaeological and cultural resources, and the County Oak Tree Ordinance. It should be noted, with regard to the County Oak Tree Ordinance, that neither an oak tree permit nor oak tree mitigation is required. This due to the fact that two coast live oaks located within the grading zone for the proposed CLP will not be impacted by project grading activities nor will they be removed from the Project site. Additionally, there are no oak trees at the Project site that meet the County ordinance's size located within the protection zones. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LACFD-8

The Forestry Division of the Los Angeles County Fire Department states that the areas germane to the statutory responsibilities of their department have been addressed. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

LACFD-9

The Health Hazardous Materials Division of the Los Angeles County Fire Department states they have no objection to the proposed Campus Life Project. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



City of Malibu

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(310) 456-2489 · fax (310) 456-7650
www.ci.malibu.ca.us

January 12, 2011

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

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

Dear Mr. Szalay:

Herein you will find the City of Malibu's comments regarding the Pepperdine University Campus Life Project (CLP) Draft Environmental Impact Report (DEIR) dated November 5, 2010. The City's Traffic Engineer, Willdan Engineering, also reviewed the DEIR and provided comments specific to the Traffic and Access Section which are attached with this letter.

Overriding Comments on the DEIR:

1. The DEIR discusses updating the soccer, basketball and volleyball venues to meet current National Collegiate Athletic Association (NCAA) requirements; however these requirements are never described.

For the Soccer Field, the DEIR should include the minimum size requirements of the field, number of games anticipated, specific requirements for lighting and number of spectator seats. Also, the Aesthetics Section of the DEIR (5.7) discusses a large retaining wall (up to 36 feet in height) as required for expansion of the field. This should be included in the project description as it is a significant design feature.

For the basketball/volleyball venue (the Athletics and Events Center (AEC)), the DEIR should include the number of games anticipated as well as the minimum number of spectator seats that would be required. Details of the proposed parking structure (i.e. number of levels) should be included.

This information would allow the reader to ascertain as to whether the proposed venues are planned to be developed at the minimum size required or larger than what would be required to be NCAA compliant. If the venues are larger and/or are planned for a more intense use, could they be reduced in size/capacity? Additionally, more details about the lighting proposed would be beneficial to have earlier in the DEIR.

2. The project description does not include enough information as to the planned uses of the AEC. Basketball and volleyball games are mentioned, as are weekly convocation, potential graduation ceremonies and an annual Bible Lectureship Series, but few details are given as

MBU-1

MBU-2



to the frequency and capacity of these events. Also, the DEIR fails to mention whether the AEC will also be used for other types of events, namely concerts or shows.

MBU-2

3. The DEIR identifies significant and unmitigable impacts to seven intersections within City of Malibu limits that are associated with large events at the AEC which start or end during peak traffic hours. How can Los Angeles County (LA County) adopt a Statement of Overriding Considerations (SOC) for impacts that are not within its jurisdiction? How can LA County make the determination that the benefits of a project in the County outweigh the impacts to the City of Malibu?

MBU-3

4. The DEIR does not discuss the use of the campus for camps and similar overnight programs during the summertime. According to the University's website, "from May 7 to August 14 of each year, the campus is open to outside groups who choose to live on the campus and experience a great setting, wonderful facilities, and an array of food options...Pepperdine has hosted various groups including academic programs for both adults and children, ESL programs, church groups, and sports camps."

MBU-4

The DEIR should analyze the impacts of an increased potential for overnight visitors on campus during the summertime that will occur as a result of the planned addition of 468 beds. How will traffic and daily trips be impacted by the camp attendees during the summer? Further, the City experiences high levels of traffic during the summer months, which could be directly impacted should a large event take place at the Events Center during peak hours. Pacific Coast Highway is the main artery for the hundreds of thousands of visitors that come to the City during the summer. Did the traffic study take into consideration summertime traffic when analyzing large events?

5. Project representatives have touted the project as being environmentally efficient and have mentioned that the structures will be Leadership in Energy and Environmental Design (LEED) certified. However, the DEIR never discusses the environmental benefits of this certification. Is this still the plan? The only environmental plan mentioned in the DEIR is a comprehensive recycling program that is already employed on campus and will be expanded upon completion of the CLP.

MBU-5

6. The DEIR reference to the "Malibu Bluffs State Park" is incorrect. The former Malibu Bluffs State Park ownership changed hands in 2006 after the California Department of Parks and Recreation transferred the park's 93 acres control to the Santa Monica Mountains Conservancy (SMMC). The SMMC established the Malibu Bluffs Recreation Area, an Open Space Preserve of 90 acres on the bluffs between Pacific Coast Highway (PCH) and Malibu Road, directly opposite the University. The Malibu Bluffs Recreation Area surrounds the 6-acre Malibu Bluffs Community Park, which is located on a 10-acre parcel that the SMMC sold to the City of Malibu.

MBU-6

The reference to the park should be changed throughout the document, including in the figures, to be consistent with this information.

Finally, it was noted that a number of references in the DEIR, including Bluffs Park, are out of date. Does the outdated information have an overall effect on the validity of the environmental review? Could newer information provide a more accurate review of the impacts and suggested mitigation measures?

Executive Summary

7. The DEIR briefly mentions four related projects that are not included in the project description for the CLP. Have these related projects already been permitted by LA County? If not, why are they not included as part of the proposed project? MBU-7
8. The Soccer Field is proposed to be raised in total elevation by 10 feet. The DEIR never explains why this is necessary and it would seem that the change in elevation would add to visual and lighting impacts from the field onto the nearby residences. MBU-8
9. All but one out of the eight the intersections identified as potentially having a significant and unmitigable impacts are located within the City of Malibu. MBU-9
10. Mitigation Measure (MM) 5.8-3 requires the development of a Transportation Demand Management Program (TDM) in conjunction with LA County. Is City or Caltrans input anticipated? Also events are anticipated to begin during AM and PM peak hours. How many are anticipated during this time per year? Why is it necessary to for these events to start during peak hours? MBU-10

On a related note, to benefit the layperson reading the DEIR, some section of the document should include an explanation as to what exactly AM and PM peak hours are. It should briefly summarize how these times are established, who establishes them and the method in which they are used to analyze traffic impacts.

11. MM 5.1-1 calls out that further exploration, testing and analysis re: grading and earthwork will be done in the future when 40-scale plans are available. This appears to be deferring possible mitigation. The measure fails to explain what happens if new information results from the study. The measure should continue to explain that if "testing turns up X, then Y will be required". MBU-11
12. pg. 1-10 includes the statement that the proposed remedial grading for certain project elements has not been evaluated based on recent geotechnical studies. Why not? How old are the studies that are being relied upon? MBU-12
13. MM 5.1-5 discusses mitigation for landslides near the Enhanced Recreation Area as being stabilized by "appropriate means". What does this entail? MBU-13
14. MM 5.1-12 discusses standards for street paving that will offset potential ground lurching. However, the project description does not include any information about paving streets, only the installation of parking lots and entrance driveways. Should the measure be revised to focus on these areas or does the project description need to be updated to discuss streets? MBU-14
15. pg. 1-18 includes a discussion on stormwater runoff. The DEIR anticipates a small increase in runoff in cubic feet per second (cfs) that could impact downstream facilities in the City. The City should be allowed to review and comment on the Stormwater Pollution Prevention Plan (SWPPP) that will be reviewed and approved by LA County. MBU-15
16. MM 5.2-2 states that "grading operations, to the maximum extent feasible, will be during the dry season." (emphasis added) Why doesn't this measure simply limit the grading to April – October for the whole project? A caveat could be added, as is present in Chapter 8 of the City's Local Coastal Program (LCP), to allow grading during the rainy season to remediate MBU-16

hazardous geologic conditions that endanger public health and safety.

17. MM 5.2-9 requires that a SWPPP manager oversee and monitor BMP and stormwater management programs. However, this measure fails to explain how this is supposed to be accomplished and also does not explain what happens if thresholds are found to have been exceeded. This measure needs more information to demonstrate that it will adequately mitigate the impact of surface water pollution.
18. MM 5.2-8 requires quarterly, semi-annual and an annual monitoring of all proposed mitigation measures and devices. This measure is extremely vague. Who will get the reports, who will determine whether the reports should be quarterly vs. semi-annual vs. annual, will the results of the reports be made available to the public?
19. pg. 1-26 the biological impacts section only mentions nesting birds and fails to discuss migrating deer.
20. pg. 1-28 states that the thinning of ESHA as required for fuel modification around the proposed structures and parking lots does not require mitigation per the University's Long Range Development Plan (LRDP). This is in conflict with the ESHA standards that the City is subject to via the City's LCP. This project should be required to mitigate for all ESHA encroachments.
21. pg. 1-28 discusses that an onsite restoration area is located north of the Drescher Graduate Campus near the water tanks. Why is this area barren in the first place? Should it have been restored as part of the Drescher project?
22. MM 5.4-1 states that a mitigation measure could include appointing a construction relations officer to act as a community liaison concerning onsite construction activity. Having a point person for members of the public to contact with questions/complaints should be mandatory, not optional.
23. pg. 1-47 states that "grading operations shall be suspended during any first stage ozone episodes". What does this mean? When can grading resume? Who is responsible for stopping work?
24. MM 5.4-2 discusses a Construction Management Plan. This plan should prohibit staging of trucks off-campus along John Tyler Drive and along PCH in the vicinity of that entrance to campus. Additionally, where will construction workers park their personal vehicles?
25. MM 5.5-4 regarding heavy construction, the measure states that homeowners in the MCE will be notified, but it does not detail how they will be contacted and how many days in advance they will receive notice. Also, the MCE Homeowners Association and the City of Malibu should receive notice of such activities.
26. MM 5.5-8 requires the use of ¾-inch plywood to screen for machinery that operates for more than one hour at a time. The measure never explains what this specific width or material type is supposed to accomplish. Would a thicker material block more sound? Also, why is it only used when the machinery is in direct line of sight from residential bedrooms? How are the construction workers supposed to know which windows are in bedrooms? This measure needs clarification.
27. MM 5.5-9 makes the blanket statement that construction activities shall be limited to

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↓ MBU-27

between 8:00 a.m. and 5:00 p.m. This seems to limit all construction activities to these hours, when the intent may be to limit just the use of heavy construction equipment to this time frame. Please explain. Also, what commercial land is being referred to in this measure?

MBU-27

28. MM 5.5-5 regarding hauling, the measure requires that notice be posted at the site and along the route. However, the measure does not say how many days in advance of hauling that the notices be posted.

MBU-28

29. pg. 1-53 includes a mention of removing the nighttime closure of the John Tyler Drive gate. Why is this proposed and/or necessary in association with the subject project?

MBU-29

30. pg. 1-57: what are the total number of soccer games (on an annual basis) that are anticipated to last past 8:00 p.m.? The DEIR indicates that there is only a women's NCAA team at this time. What permitting would be required in the future should the University start a men's team as well? Would the number of night games per year double?

MBU-30

31. pg. 1-59: what are the anticipated hours of operation for the Firestone Fieldhouse when it becomes a Recreation Center only?

MBU-31

32. Baseball Field and Soccer Field lighting – what is the planned number of nights where both fields will be lit for games/practices simultaneously? Does the lighting section analyze the impacts to MCE if both fields are lit at the same time?

Was the lighting of these fields included in the LRDP approved by the CCC? If not, the CCC has strict requirements for the lighting of sports fields. For example, the City of Malibu's LCP Land Use Plan (LUP) Policy 6.23 states that "exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, shielded, and concealed to the maximum feasible extent so that no light source is directly visible from public viewing areas."

MBU-32

33. pg. 1-60 if all component areas are considered to be sensitive for cultural resources, then why isn't monitoring required for all grading/earthmoving operations? A mitigation measure should be required for monitoring of all project components.

MBU-33

34. MM 5.7.2-1 requires submittal of a Lighting Plan. Why isn't this part of the application package to be reviewed as part of the project description? The measure states that there will be approximately 10 televised sports events that require high lighting levels. Is this 10 nights per season, per year, per sport? The impact is unclear.

MBU-34

35. pg. 1-67 states that lighting can't be used for events that will end past 10:00 p.m. Does this mean that all lights go off at 10:00 p.m. and people leave the games in the dark? Or does game time end at 9:30 p.m. to allow for safe exit from the field? Are low-level lights for security planned at the field as well?

MBU-35

36. Project description is unclear as to how tall and how many light standards will be placed at the Soccer Field and the Enhanced Recreation Area.

MBU-36

37. MM 5.7.2-3 discusses installing landscaping and artificial screening devices east of John Tyler Drive to block light from the Baseball Field. This measure fails to identify why this is necessary, what sensitive receptors are being impacted and where this screening will actually be placed. Furthermore, why is a mitigation measure included for something that is

MBU-37

not part of the project description?

This is also the first mention in the DEIR of three additional related projects (other than the Baseball Field lighting) that may contribute to cumulative impacts. The names and locations of these projects should be identified in this measure for clarity.

38. MM 5.8-1 requires that prior to occupancy of the AEC, the university must provide 100 additional beds. It is unclear what this measure signifies and how 100 additional students living on campus will offset over 1,000 additional spectator seats at the AEC.

39. pg. 1-73 discusses the CLP Housing Program. What is this program, has it been created yet and how will it reduce trips to and from campus?

40. pg. 1-75 suggests the posting of "No Event Parking" signs at the entrance to MCE. If on property located within the City of Malibu, these signs will require permits from the City prior to placement.

41. MM 5.8-2 since the vehicles coming out of campus will be entering into the City, the City of Malibu, and Caltrans as well, should be invited to comment on the Transportation Demand Management Program (TDM).

How was 3,500 spectators at the AEC chosen as the number that would trigger the implementation of the TDM? Does LA County code define what constitutes a "large event"?

42. pg. 1-76 discusses that event monitoring will take place to review the adequacy of the TDM. However, it does not mention who will be reviewing the TDM, how often the TDM would be reviewed and how the plan would be adjusted, if necessary. Does the revised TDM have to be submitted to LA County? A copy should also be submitted to the City of Malibu.

43. MM 5.8-3 lists a conflicting number for attendees at athletic events from MM 5.8-2. Is the trigger number for the TDM 3,500 or 3,750 spectators? Also measure 5.8-3 includes hours for the events while measure 5.8-2 does not. Why are these two mitigation measures different?

44. pg. 1-77 states that an event at maximum capacity will occupy 91% of the campus parking. How can this be a less than significant impact? Where are the faculty, campus workers and students parking during such an event?

45. pg. 1-78 includes a discussion of traffic impacts. The question remains: while the project will reduce vehicle trips during the week, wouldn't trips to and from campus increase on the weekends due to there being more students living on campus? It would seem as two separate discussions of traffic impacts should occur, one for weekly use and one for weekend use.

46. pg. 1-85 includes a mitigation measure for cumulative impacts to wastewater. MM 5.10-.2-2 seems unnecessary as the DEIR found that impacts are less than significant. Also, what information could a sewer study provide? Is this measure necessary?

47. pg. 1-89 in the off-site impacts section, it states that other impacts related to the AEC are anticipated to be less than significant. This statement is untrue, as there will be a Statement of Overriding Considerations necessary for traffic impacts related to the proposed project.

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MBU-38

MBU-39

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MBU-42

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MBU-47

48. pg. 1-90 discusses that the proposed plan is "generally consistent" with both the LA County General Plan and the Malibu LCP Land Use Plan. What does this mean? In what ways could the plan be inconsistent?

MBU-48

Project Description

49. pg. 3-8: if the goal of the project is to provide on-campus housing for 75% of the Seaver (undergraduate) population, what is the current undergrad enrollment? It is difficult to ascertain whether the project meets this goal without knowing how many students are currently enrolled at Seaver College.

MBU-49

50. pg. 3-10: the Standard Precinct student housing includes community buildings. The physical attributes section of the Standard Precinct (pg. 3-12) does not explain what these buildings are and what they will be used for.

MBU-50

51. pg. 3-12: for each component of the project, the project description includes a construction description. However, for the student housing, Soccer Field, Town Center and the School of Law parking structure, there is no information given regarding the staging and hauling proposed (which are described for both the AEC and the Enhanced Recreation Area). Please include this information for all components of the project.

MBU-51

52. pg. 3-13 mentions the removal of 290 beds for upperclassman on-campus housing as part of the Outer Precinct construction. The project description details that these students will be temporarily relocated offsite, but it fails to describe to where the 103 demolished parking spaces will be relocated.

MBU-52

Further, the impacts discussion fails to mention the additional vehicles trips that will result from 290 students having to live offsite for potentially 1.5 years while the Outer Precinct is being reconstructed. To mitigate this, the Outer Precinct should not be demolished until the Standard Precinct is ready for move-in. The additional beds in the Standard Precinct could house the upperclassmen until the Outer Precinct is completed.

53. pg. 3-15 discusses that underground pipelines will be used to conduct chilled water to other locations on campus. Will these pipelines be installed as part of the CLP? This needs to be clarified.

MBU-53

54. pg. 3-16 states that the construction and hauling route will be located along John Tyler Drive. Why is this necessary? Couldn't impacts to MCE be avoided if the route was relocated to Seaver Drive and out onto Malibu Canyon Road? If trucks will be located adjacent to the residences in MCE, please prohibit idling for more than five minutes to reduce noxious odors / noise and to restrict the beeping which occurs when a truck backs up to only occur during approved construction hours.

MBU-54

55. pg. 3-16 states that 566 parking spaces will be displaced during the construction of the AEC. The DEIR should demonstrate that there is actually room for these displaced parking spaces on the campus streets and in the Page Terrace Lot. Who typically parks in the Page Lot? Is there room for additional displaced cars there?

MBU-55

56. pg. 3-17 discusses the use of the proposed athletic facilities. There needs to be a better discussion of what is actually planned for the Enhanced Rec Area. How frequently would this site be used for games? How many games would occur after dark and require lighting? What level of lighting would be present at night for this area?

MBU-56

57. pg. 3-21 includes the first mention in the DEIR that construction of the Enhanced Recreation Area will require excavation of 100 feet of the adjacent street. Will all access around the north side of campus be blocked during construction or will vehicles be able to pass through? How long will the street be partially/fully blocked? Will this construction temporarily conflict with the TDM for any planned large campus events?

MBU-57

58. pg. 3-22: where is temporary parking for the School of Law (291 spaces) going to be relocated during the construction of the parking structure (Component 6)?

MBU-58

59. pg. 3-24: the construction phasing and grading discussion on this page is unclear. While Figure 3-12 provides a good description of the anticipated project timeline, the discussion includes several alternative scenarios. It would be helpful for the DEIR to include a Figure to visually represent these alternative timelines.

MBU-59

In addition, it would be helpful to include a table that would show student beds and parking spaces that would be displaced during each phase of the project. This table could demonstrate that there is adequate room on-campus, or conversely that there are off-site provisions, for the displaced students and cars.

Environmental Setting

60. pg. 4-1 states that Malibu Colony is directly south of campus. This is not accurate. Malibu Road is located south of campus. Please revise.

MBU-60

61. pg. 4-2: this section of the DEIR cites the "City of Malibu Draft General Plan". The City's General Plan was adopted by the City Council in November 1995. Please remove the reference to the document being a draft throughout the DEIR. Also, the City of Malibu has a certified LCP (2002) which includes maps and information related to trails in the City. These maps are called the LCP Park Lands Maps. The DEIR should also cite the City's LCP in this discussion.

MBU-61

62. pg. 4-4 includes a listing of cumulative projects in the City of Malibu. As this list looks to be very outdated, the date of origin should be listed to clarify when the list was created. Many of the projects on the list have already been completed and many new projects are currently underway in the City. An updated list, dated January 3, 2010, is attached with this letter so the record may be up to date.

MBU-62

Impacts Analysis

63. pg. 5.1-23: why haven't geotechnical studies been completed to study the location of the School of Law parking structure?

MBU-63

64. pg. 5.3-37 includes the first mention that 80 foot high lighting standards will be placed in the Enhanced Recreation Area. Why is this extreme height necessary? Can the same level of lighting be achieved with lower light standards? Since there is no need to light the recreational fields for televised games, what is the minimum recommended footcandles and lighting standard height for the proposed use?

MBU-64

65. pg. 5.5-5 discusses LA County Noise Ordinance requirements (which mandate no excessive noise between the hours of 8:00 p.m. and 6:30 a.m.). The noise impacting the MCE should be held to the standards set forth in the City of Malibu Noise Ordinance because they are more stringent. The Malibu Ordinance prohibits construction noise on

MBU-65

weekdays between the hours of 7:00 p.m. and 7:00 a.m., before 8:00 a.m. or after 5:00 p.m. on Saturday, or at any time on Sundays or City-designated holidays.

66. pg. 5.5-5 includes a discussion of the measurement of baseline noise levels. What was the methodology used to determine the dates for study (a Wednesday and Thursday in April 2008) and what the six receptor locations were? It appears as if two locations are adjacent to off-site residential uses and one location is adjacent to an onsite residential use. Why would the Firehouse, the Soccer Field and the Page Terrace parking lot qualify as sensitive receptor locations?

67. pg. 5.5-8: the baseline conditions documented along the western side of campus were with the evening closure of the John Tyler Drive gate. If this nighttime closure were revoked, as a potential scenario discussed in the DEIR, the baseline conditions will change and may need to be reevaluated.

68. pg. 5.5-11 anticipates using 10 cubic yard haulers to export the 70,000 cubic yards of soil offsite. This contradicts pg. 5.4-14 which identifies the use of 14 cubic yard haulers for the same export. Which size of dirt hauler is correct? Does this discrepancy require recalculations in the Air Quality or Noise sections of the DEIR?

69. pg. 5.5-11: what does 160 truck trips per day calculate out to? How often are trucks anticipated to be leaving the site? Will the truck trips be limited to off-peak hours?

70. pg. 5.5-11 states that because of easier access from PCH, delivery trucks may prefer to use the John Tyler Drive gate to enter campus. There should be a mitigation measure employed to require that delivery trucks enter the campus only at the Seaver Drive gate off of Malibu Canyon Road.

71. pg. 5.5-17 states that "a medium sized event with 3,500 attendees would generate 840 off-campus trips". Since there are only 831 parking spaces that will be provided at the AEC parking structure, where will the remaining cars go? What will happen at a full capacity event?

72. pg. 5-5.20 discusses the impact of the noise generated by the AEC air cooling facility on the MCE, but ignores impacts on adjacent student housing. Why? Has it been determined that the onsite sensitive receptors exempt from noise impact analysis?

73. pg. 5.7-28 mentions three overnight camping locations that are proposed in the SMMC owned portion of Bluffs Park, called the Malibu Bluffs Recreation Area. On October 13, 2010, the SMMC Plan was revised at a CCC hearing and now includes the following planned improvements: four camp areas with a total of 35 campsites (20 large and 15 small) plus 3,759 linear feet of trails to be added to the existing 2.3 miles of trails on the site. This new information should be incorporated into the DEIR.

74. pg. 5.7-29 is the first time that the DEIR mentions that the Soccer Field light standards may be up to 110 feet tall. This should be discussed in the project description section at the beginning of the document.

75. pg. 5.7-39 this section fails to adequately describe existing lighting conditions on the Soccer Field. How many perimeter lighting standards are there currently? How bright are they? How tall are they? Including this information will give the reader an idea of what visually will change when the standards are increased to 110 feet tall and will use up to 100 footcandles

MBU-65

MBU-66

MBU-67

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MBU-73

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MBU-75



of brightness.

76. pg. 5.7-40 needs to include the same information regarding existing conditions at the Enhanced Recreation Area as are requested for the Soccer Field.

77. pg. 5.9-25: will Los Angeles County Sheriffs' Department (LACSD) services be required for traffic control during large events at the AEC (namely shutting down the traffic signals and manually directing traffic at Malibu Canyon and at John Tyler Drive)? The City requests to be consulted during the formulation of any transportation management plan which mitigates impacts to Malibu Country Drive (and the rest of the MCE), Malibu Canyon Road and Pacific Coast Highway. The plan should include details regarding what types of events would trigger the need for additional LACSD personnel and/or public safety officers. Also, as these are direct impacts from the project, the plan should propose mitigation measure for which the applicant is responsible for funding.

78. pg. 5.11-8: Figure 5.11-4 should include a key to explain what each of the numbered facilities on the LRDP Map are. It would be especially helpful to at least identify the approved but not yet built LRDP facilities.

Alternatives

79. pg. 6-18 discusses potential relocation of the AEC to a site known as the Wave Property located in the Civic Center area of the City of Malibu. This page also mentions that the site is located within the Malibu Civic Center Specific Plan. This plan is only a draft document and was never adopted by the City Council.

80. pg. 6-18 mentions that a structure with 1,824 parking spaces will be sufficient to provide parking for the 5,470 seat off-site AEC, assuming three spectators per car. This page cites the M.M.C. for parking requirements. Rather, the citation should be from the Malibu LCP Local Implementation Plan (LIP) Section 3.12 which requires 1 space for each 3 fixed seats or for every 21 square feet of seating area where there are not fixed seats, plus 1 space for each 2 employees for theaters, auditoriums, arenas or stadiums when they are not part of a school or institutional. The number of required parking spaces needs to be recalculated to show compliance with LIP Section 3.12.

Additionally, if the same physical structure of the AEC were proposed, it would not meet any of the development standards applicable to the Community Commercial (CC) zoning district in which the Wave Property is located. This zoning district does not permit the construction of a stadium. Additionally, the height and floor-area-ratio (F.A.R.) far exceed anything that could be permitted by City standards. For a CC property, the maximum F.A.R. that could be constructed would be 20% with a development agreement to provide a community benefit. Additionally, the maximum height permitted for structures is 28 feet. An almost 240,000 square foot, 105 foot high AEC would be completely out of scale with the existing and future development in the Civic Center area.

81. pg. 6-21 discusses that the project would require excavation to a depth of 25 feet below grade. Due to the high groundwater levels in this area of the City, this could prove infeasible as dewatering would probably have to be incorporated. pg. 6-23 the discussion of noise impacts fails to mention the impacts to the immediately adjacent residents in the Malibu Knolls neighborhood who already have serious concerns with existing development in the Civic Center area.

MBU-75

MBU-76

MBU-77

MBU-78

MBU-79

MBU-80

MBU-81

This page also mentions that certain homes within the Malibu Knolls will have direct views of the AEC at this location. As the AEC will lie directly between homes and their views of the Pacific Ocean, it is anticipated that the AEC will block ocean views, which are protected by the M.M.C., from these homes.

82. pg. 6-25 notes that a large event is categorized as exceeding 3,100 spectators. Previously in the DEIR a large event was defined as 3,500 people and in another section as 3,750 people. The document should be consistent with the total number of people that constitute a large event.

83. pg. 6-25 discusses wastewater generation of the project. At this time the City does not have a sewer or treatment plan to process the wastewater from a potential AEC.

84. pg. 6-27 assumes a parking requirement of one parking space per bed if an alternative for off-site student housing were proposed at the Wave Property. For off-site student housing, LIP Section 3.12 requires two spaces for each three guest rooms, plus two spaces for each dwelling unit. In dormitories, each 100 square feet of gross floor area shall be considered equivalent to one guest room. The DEIR should cite this standard instead of the assumption of one space per bed.

85. pg. 6-30: as with Alternative 2, the discussion of noise impacts related to Alternative 3 fails to mention the impacts to the immediately adjacent residents in the Malibu Knolls neighborhood who already have serious concerns with existing development in the Civic Center area.

86. pg. 6-32: the City would not be supportive of such intensive uses as are proposed under Alternatives 2 and 3 located in the Civic Center area due to anticipated significant traffic impacts and incompatibility with the development standards set forth in the City's land use documents.

87. pg. 6-34: the discussion of land use compatibility is accurate as Student Housing is not a permitted use in the CC zoning district. Even if the parcel was rezoned or the zoning district amended to conditionally permit student housing, the size and height of the structures proposed would not meet the development standards set forth in the LCP.

Finally, the City has reviewed the December 15, 2010 comment letter issued by the MCE Homeowners Association (HOA) as comment on the DEIR. In this letter, the HOA has suggested several mitigation measures that it would like to see incorporated in the Final EIR for the CLP. Furthermore, at the January 10, 2011 City Council meeting, members of the public discussed concerns related to potential traffic impacts to Pacific Coast Highway. At this time, the City requests that LA County Planning review the following measures to ascertain whether they would aid in minimizing impacts of the proposed project on the adjacent homeowners and streets.

1. Prohibiting new outdoor sound amplification devices and speakers;
2. Maintaining the closure of the John Tyler Drive gate between 10:30 p.m. and 6:30 a.m. daily;
3. Requiring that all new HVAC equipment on the new buildings be placed into vaults or sound proof rooms to limit noise from traveling off-site;
4. Limiting the number and types of events that may occur at the AEC per year. This also includes prohibiting the leasing out or use of the AEC for games (with attendance in excess of 3,500

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MBU-82

MBU-83

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spectators) where Pepperdine is not playing or for concerts or other similar large gatherings; and

5. Implementing a double left-hand turn lane from John Tyler Drive onto Pacific Coast Highway to minimize stacking of vehicles departing campus after large events.

If the measures are found to not be feasible and/or unnecessary, the reasons why should be indicated in the Response to Comments.

If you have further questions, please do not hesitate to contact Stephanie Danner, Senior Planner, at (310) 456-2489, extension 276 or at sdanner@ci.malibu.ca.us.

Sincerely,



Victor Peterson
Community Development Director

Enclosures:

- Willdan Engineering Traffic and Access Review Letter dated December 15, 2010
- Updated City of Malibu Cumulative Projects List dated January 3, 2011

MBU-92



Memorandum

TO: Bob Brager, P.E., Director of Public Works/City Engineer
FROM: Joanne Itagaki, Senior Design Manager
DATE: December 15, 2010
SUBJECT: REVIEW OF DEIR PEPPERDINE UNIVERISTY CAMPUS LIFE PROJECT, NOVEMBER 5, 2010

Willdan Engineering has reviewed the "Revised Traffic, Circulation and Parking Study" (Study) and "Traffic and Access" section of the DEIR for the proposed Pepperdine University Campus Life Project (CLP). The Revised Traffic, Circulation and Parking Study was completed by Associated Transportation Engineers (ATE), Scott A. Schell, AICP, PTP, and dated September 3, 2010. The DEIR was prepared by Envicom Corporation. The Traffic and Access section of the DEIR provides a general summary of the detailed analysis conducted by ATE.

The analysis methodology conducted by ATE was based on Los Angeles County Traffic Impact Analysis Report Guidelines and in consultation with the Los Angeles County Department of Public Works (DPW). The consultant (ATE) and DPW signed a scope of work MOU that detailed the methodology and assumptions for the Study. Based on review of the MOU, there were no specific items of concern regarding the methodology used.

The CLP will decrease the traffic currently generated by the University. The CLP will increase the number of student beds without increasing the overall student enrollment. With more students living on campus, fewer students will commute to campus. The CLP will also provide "new and upgraded athletic, recreation, retail, wellness, support programs, etc. which will reduce the need for students and staff to travel off-campus".

A review was made of the "Traffic and Access" section of the DEIR. This section, however, provides only a summary of the analysis. Therefore, the comments identified below are based on a review of the Study by ATE.

1. LA County guidelines require the study to be prepared by a registered Civil or Traffic Engineer. Does the ATE consultant satisfy this requirement?
2. How will construction traffic be routed to the campus? How will construction affect parking on campus? Will there be enough parking during construction? How will construction traffic affect level of service analysis of the study intersections?
3. Page 1, Last Paragraph, "the debris portion of the Enhanced Recreation Area" - What does this mean? Is trip generation affected with this part of Phase I?

MBU-93
 MBU-94
 MBU-95

4. Page 3, Figure 2 - It is difficult to understand discussion of Malibu Country Drive and Firestone Fieldhouse throughout the text. Consider adding Malibu Country Drive and identifying Firestone Fieldhouse in Figure 2. MBU-96
5. Page 5, Mulholland Highway - How many lanes are provided on this roadway? MBU-97
6. Page 7, First Paragraph, "collected for the study-area intersections on March 25, 2008" - The MOU signed by the DPW and ATE is dated May/June 2009. Did the DPW approve use of these counts that would have been over a year old at the time the MOU was signed? LA County guidelines indicate counts are to be taken within a one year period (see Exhibit A of LA County guidelines). MBU-98
7. Page 11, Trip Generation - The assumptions of Phase I and II indicate an increase in employees. Can the applicant provide a breakdown of how many employees would be added to each component of the Phases? MBU-99
8. Page 12, Second Paragraph - There is no data provided for review regarding the supplemental trip generation data conducted by ATE in 2008. Please provide this supplemental data and pertinent data from the 1995 Crain & Associates study for review in this document. LA County was provided the opportunity to review the data and the City of Malibu should have that same opportunity. Without this data, a review of the accuracy of the trip generation rate calculation is not possible. MBU-100
9. Page 14, Fourth Paragraph – This paragraph indicates that “traffic levels at the University have remained relatively constant (no growth) even though the campus has added facilities, students and staff.” A 1998 traffic study for the “Upper Campus Development” project predicted an increase would occur. It is unclear in this discussion if the Upper Campus Development was constructed and still traffic “remained relatively constant” or the Upper Campus Development was not constructed. Were the project components of the Upper Campus Development constructed? MBU-101
10. Page 32, Site Access and Circulation – Will the “temporary” agreement between the University and the Malibu Country Estates (MCE) change with the construction/completion of the CLP? If so, how? MBU-102
11. Page 34, Traffic Mitigation Measures – The Study recommends the widening of Pacific Coast Highway (PCH) to six lanes to accommodate future (Ambient and Cumulative growth) traffic. Discussion should include the option or preliminary step of widening at the intersections of PCH (versus waiting to widen the entire corridor) to address future traffic impacts. MBU-103
12. Page 38, Future Supply – Is AEC defined as the Athletic/Event Center? MBU-104

13. Page 38, Table 14 – Note (b) is not identified on the Table. What does note (b) refer to? MBU-105
14. Page 39, First Paragraph – This paragraph discusses the specific component phasing may not specifically follow the Phasing analyzed in the Study. There is discussion regarding the contingency if the SOL (School of Law?) parking structure is not constructed first. What are the other contingencies if other parts of the CLP are not constructed in the Phases as analyzed? How will traffic be impacted with these contingencies? MBU-106
15. Page 40, Proposed Events, “The CLP does not propose to significantly increase the number and frequency of events...” – What does “does not propose to significantly increase” mean? How many more events does the applicant anticipate to add with the CLP? MBU-107
16. Page 41 and 42, Tables 15 and 16 – A note should be included identifying where the “Future” parking demand was determined. It appears this information is from Table 14. MBU-108
17. Tables 15 and 16 – Parking demand occupancy of 81% to 91% can be perceived by motorists as being “full”. Therefore, during events, the Event Mitigation Measures should include campus “police” or other personnel that can direct motorists to available parking areas. If the motorists cannot find the open parking spaces, they will likely park “illegally”. MBU-109
18. Page 52, “The following measures shall be implemented by Pepperdine University on the campus for any large event held at the AEC, as defined previously.” Please clarify a “large event”. It is defined previously but consideration should be given to redefine it here. MBU-110

Will any of the measures identified by used at other times for other events? The use of the measures identified even if the event is not a “large” event will help with circulation and traffic impacts of the event. For example, if there is an event with 2,000 (not 3,750) attendees, the measures should be implemented as appropriate for the size of the event.

Should you have any questions regarding these comments, please contact me.

Copy: Lew Gluesing, City Traffic Engineer
Brandie Sanchez, Senior Administrative Assistant

Q:/jn15204 Malibu/DEIR Pepperdine/12-15-10 Comment Memo on Traffic.docx

Pending Cumulative Projects List as of January 3, 2011

**Projects denoted with an X under the Project No. column have been added to the list. Most have been submitted since 2009.*

Project No.	APN	Street Address	Description
1	4452-010-002	23501 Malibu Colony Dr	Addition to existing SFR; construction complete
X	4458-007-028	23812 Malibu Road	Fire rebuild; new SFR under planning review
2	4458-007-015	23864 Malibu Road	New SFR; construction complete
X	4458-007-019	23872 Malibu Road	Addition to existing SFR under construction
3	4458-018-004	23915 Malibu Road	Subdivision with four new SFR approved by Planning Commission; not yet submitted for building plan check
X	4458-018-005	24001 Malibu Road	Addition to existing SFR under planning review
4	4458-009-014	24008 Malibu Road	New SFR under construction
X	4458-009-007	24024 Malibu Road	New SFR under planning review
X	4458-009-900	24038 Malibu Road	Public beach vertical accessway in building plan check
5	4458-009-002	24052 Malibu Road	New SFR in building plan check
6	4458-010-009	24132 Malibu Road	New SFR approved by Planning Commission; not yet submitted for building plan check
7	4458-010-002	24166 Malibu Road	New SFR; construction complete
8	4458-011-006	24230 Malibu Road	New SFR under construction
9	4458-011-009	24254 Malibu Road	Fire rebuild; new SFR (yet to be submitted)
10	4458-011-010	24266 Malibu Road	Fire rebuild; new SFR under planning review
11	4458-011-011	24300 Malibu Road	New SFR under construction
12	4458-011-013	24320 Malibu Road	Fire rebuild; new garage and second unit under construction
13	4458-011-019	24352 Malibu Road	Fire rebuild; new SFR; construction complete
14	4458-011-020	24358 Malibu Road	Fire rebuild; new SFR under planning review
X	4458-011-021	24380 Malibu Road	Fire rebuild; seawall under planning review
15	4458-011-022	24402 Malibu Road	Fire rebuild; new SFR; construction complete
16	4458-011-025	24420 Malibu Road	New SFR; construction complete
17	4458-012-003	24470 Malibu Road	Addition to existing SFR; construction complete
18	N/A	24605 Malibu Road	Marie Canyon stormwater/runoff treatment facility; construction complete
19	4458-012-022	24626 Malibu Road	New SFR under construction
X	4458-013-002	24742 Malibu Road	Addition to existing SFR under planning review
20	4458-013-015	24844 Malibu Road	New SFR under construction
21	4458-013-016	24848 Malibu Road	New SFR; construction complete
X	4458-013-022	24912 Malibu Road	Addition to existing SFR in building plan check
X	4458-013-026	24932 Malibu Road	Addition to existing SFR under planning review
X	4458-013-031	24948 Malibu Road	New SFR under planning review
X	N/A	25120.5 Malibu Road	Public beach vertical accessway; construction complete
22	4459-015-011	25160 Malibu Road	Addition to existing SFR in building plan check
23	4459-016-001	25222 Malibu Road	New SFR; expired
X	4459-016-004	25236 Malibu Road	New SFR approved by Planning Commission; not yet submitted for building plan check
X	4459-013-010	25253 Malibu Road	Significant remodel of existing SFR approved by Planning Commission; not yet submitted for building plan check
24	4459-017-005	25360 Malibu Road	New two-unit condo under planning review

Project No.	APN	Street Address	Description
25	4459-014-012	25411 Malibu Road	New SFR under planning review
X	4459-017-017	25438 Malibu Road	Convert 4-unit apartment into SFR and significant remodel under construction
26	4459-014-015	25439 Malibu Road	New SFR under planning review
27	4459-014-021	25447 Malibu Road	New SFR; construction complete
X	4458-015-002	25126 PCH	Significant slope repair under planning review
X	4458-015-007	25040 PCH	New SFR under construction
X	4458-015-012	24950 PCH	New SFR under construction
X	4458-032-00	24903 PCH	New commercial building (approximately 10,000 square feet) under construction
X	4459-011-001	3881 Puerco Canyon Rd	New SFR approved by Planning Commission; not yet submitted for building plan check
X	4459-011-009	3915 Puerco Canyon Rd	New SFR under planning review
X	N/A	3500 Puerco Canyon Rd	Puerco Canyon Road extension into the County under planning review
28	4452-008-016	23316 Malibu Colony Dr	Addition and significant remodel of existing SFR under construction
29	4452-010-010	23405 Malibu Colony Dr	New SFR in building plan check
30	4452-009-026	23414 Malibu Colony Dr	Addition to existing SFR recently constructed
31	4452-010-027	23445 Malibu Colony Dr	New guest house under construction
X	4458-004-031	23460 Malibu Colony Dr	New SFR in building plan check
32	4452-010-002	23501 Malibu Colony Dr	Addition to existing SFR; construction complete
33	4458-004-046	23556 Malibu Colony Dr	Addition to existing SFR; construction complete
34	4458-003-014	23561 Malibu Colony Dr	Addition to existing SFR; construction complete
X	4458-005-040	23618 Malibu Colony Dr	Significant remodel of existing SFR under planning review
35	4458-005-030	23652 Malibu Colony Dr	New SFR approved by Planning Commission; not yet submitted for building plan check
36	4458-002-008	23681 Malibu Colony Dr	New SFR; expired
37	4458-005-022	23684 Malibu Colony Dr	Addition to existing SFR; construction complete
38	4458-002-004	23705 Malibu Colony Dr	Addition to existing SFR in building plan check
39	N/A	3900 Cross Creek Rd	Cross Creek Road improvements between Civic Center Way and PCH; construction complete
40	4458-022-025	3700 La Paz Lane	Commercial development with retail / office use, totaling 132,000 square feet in building plan check
41	4458-023-004	3441 Cross Creek Rd	Landscape restoration project under planning review
42	4458-020-902	23500 Civic Center Way	Legacy Park (15-acre park) including linear park along the north side of Civic Center Way, and infrastructure to tie into the Civic Center stormwater treatment facility; construction complete
43	4458-022-001	23401 Civic Center Way	Whole Foods grocery store and retail space under planning review
X	4458-022-904	23525 Civic Center Way	Significant remodel of Malibu Library under construction
X	4458-021-172	23825 Stuart Ranch Rd	Significant remodel of Malibu City Hall under construction
44	4458-020-903	23641 PCH	Significant remodel of existing commercial structure (Lumber Yard), including two new restaurants and retail; construction complete
45	4458-025-023	3324 Malibu Canyon Rd	Fire rebuild; Presbyterian Church under planning review
46	4458-024-013	23843 Harbor Vista Dr	Fire rebuild; new SFR (yet to be submitted)
47	4458-024-038	23800 Malibu Crest Dr	Fire rebuild; new SFR under planning review

Project No.	APN	Street Address	Description
48	4458-026-011	23903 Malibu Knolls Rd	Fire rebuild; repair of existing SFR under construction
49	4458-026-012	23905 Malibu Knolls Rd	Fire rebuild; repair of existing SFR; construction complete
50	4458-025-001	23915 Malibu Knolls Rd	Fire rebuild; new SFR under construction
X	4458-027-030	3535 Coast View Dr	New SFR in building plan check
51	4458-027-023	3625 Winter Canyon Rd	Fire rebuild; Malibu Glass commercial building; construction complete
52	4452-014-004	3250 Cross Creek Ln	New SFR; construction complete
X	4452-015-030	3539 Cross Creek Ln	Addition to existing SFR under planning review
53	4452-015-029	3551 Cross Creek Ln	New SFR; construction complete
54	4452-015-018	23255 Mariposa de Oro	Addition to existing SFR under construction
55	4452-026-018	3270 Serra Road	New SFR; construction complete
56	4452-026-012	3314 Serra Road	Subdivision of one lot into three parcels (no construction proposed at this time) in building plan check
57	N/A	Sweetwater Mesa Road	Sweetwater Mesa Road extension into the County under planning review
58	4452-025-023	2860 Sweetwater Mesa	New SFR under planning review
59	4452-025-021	2930 Sweetwater Mesa	New SFR under planning review
60	4452-016-003	3311 Sweetwater Mesa	New SFR; construction complete
61	4452-016-019	3415 Sweetwater Mesa	Addition to existing SFR & guest house under construction
62	4452-016-016	3416 Sweetwater Mesa	New SFR; project withdrawn
63	4452-004-038	22706 PCH	Windsail; approximately 7,300 square foot restaurant under construction
64	4452-004-037	22716 PCH	Pierview; approximately 10,000 square foot restaurant under construction
65	4458-028-019	4000 Malibu Canyon Rd	Rancho Malibu Hotel; 179,000 square feet of total floor area (yet to be submitted)
66	4458-018-904	24200 PCH	Crummer Subdivision; five new SFR and baseball field under planning review
67	4452-019-009	22941 PCH	Addition to existing commercial building (Malibu Chabad) under planning review
68	N/A	23400 PCH	New landscaped medians along PCH between the Malibu Creek Bridge and Malibu Canyon Road; construction complete
69	4458-019-008	23614 PCH	Demo of the existing Chevron station under planning review
70	4458-019-009	23670 PCH	Remodel and reopening of former 76 Station (now a Chevron); construction complete
71	4452-007-900	23400 PCH	Malibu Lagoon State Beach Restoration Project; Phase 1 including relocation of existing parking lot; construction complete. Phase 2 being processed by the CA Coastal Commission
72	N/A	Malibu Pier	Two new restaurants at the end of the pier (processed by the State of California; construction complete
X	N/A	Malibu Canyon Road	Road resurfacing project in LA County

Project No.	APN	Street Address	Description
73	4458-038-010	24255 PCH	Pepperdine University Firestone Fieldhouse Expansion. Approved expansion and conversion of recreation facilities to provide enhanced multi-sport athletics, recreation and related supplementary facilities. 3,104 permanent seats would be removed.
74	4458-039-078	24255 PCH	Pepperdine University academic and professional building. LRDP facility 256 is an approved four-level structure containing offices, classrooms, lounge, kitchen and dining facilities. It replaces temporary mobile facilities with an approximately 40,000 sq. ft. building.
75	4457-024-010	24255 PCH	Pepperdine University academic learning center and church school facility. LRDP facilities 254 and 265 provide 55,000 square feet of useable space in two two-level structures.
76	4458-038-009	24255 PCH	Pepperdine University addition of sports lighting at baseball field

Response to Comments from City of Malibu

Response to Comment MBU-1

See Topical Response 4: Special Events, for a discussion of event frequency at the Upgraded NCAA Soccer Field and the Athletics/Events Center. See Topical Response 2: Lighting for a discussion of proposed athletic field lighting.

The minimum soccer field size requirements for NCAA and West Coast Conference competition are as follows:

The field of play shall be rectangular, the width of which shall not be more than 75 yards [225 ft] or less than 70 yards [210 ft] and shall not exceed the length. The length shall not be more than 120 yards [360 ft] or less than 115 yards [345 ft]. The preferred size is 75 yards [225 ft] by 120 yards [360 ft].

Component 3 of the CLP proposes a playing field that would measure 240 ft. by 360 ft., which is sufficient to meet NCAA competition requirement standards as well as the preferred NCAA size, and provides for an additional 20-foot “runoff area,” which addresses safety concerns associated with the current configuration of the track.

The lighting for Component 3 is being proposed in connection with the requirements of the NCAA, which provides standards for televised sporting events. The minimum requirement for televised events is 100 footcandles of maintained illuminance. The NCAA also allows a light level of 50 footcandles (fc) of maintained illuminance for non-televised, intercollegiate soccer play. The proposed lighting at Component 3 is designed to operate meet the 100 footcandles of maintained illuminance only for televised play (mitigation limits this to up to ten events per year) and meet the lower 50 fc level of maintained illuminance at all other times.

There is no minimum number of seats required for soccer games. Nevertheless, Component 3 does not propose to increase the number of seats currently available for soccer games. The University currently provides 1,000 temporary bleacher seats; the CLP proposes to construct 1,000 permanent seats.

The Draft EIR will be modified to include mention of the retaining wall proposed at Component 3. Page 3-17 of the EIR will be modified as follows:

The encircling NCAA-compliant running track would be enlarged to provide sufficient interior space to accommodate an appropriately sized soccer field. The playing field would measure 240 ft. by 360 ft., which is sufficient to meet NCAA competition ~~standards~~ recommendations for preferred size, and provide an additional 20-foot “runoff area” surrounding the field. To accommodate the widening of the field and improve the connection between the bleacher seating and the adjacent student housing area, Component 3 includes construction of a retaining wall halfway up the existing slope between the level of the proposed track and soccer field and the existing baseball field to the south. The elevation of the upgraded soccer field would be approximately ten feet higher than the level of the existing track and soccer field. The field would have a natural grass playing surface and be equipped ~~with~~ to provide a maintained illuminance of 100 fc level lighting for nighttime competitive use during televised games. The lighting level would be reduced to provide 50 fc of maintained illuminance for non-televised games and practice use. The proposed lighting will consist of 192 fixtures distributed over 8 poles a maximum of 110 feet above the playing surface (additional information can be found in Section 5.7.2). The component also provides 1,000 permanent spectator seats on the northern side of the field replacing 1,000 existing temporary seats and 1,500 square feet (sq) of storage space, which includes restrooms for athletic use. The adjacent Athletics/Events Center (AEC) will provide locker room space for home teams, officials,

and visiting teams, while the adjacent café/convenience store associated with the proposed Outer Precinct would provide concessions.

Commenter requests information regarding the minimum number of seats required of the Athletics/Events Center. According to NCAA and West Coast Conference (WCC) there is no minimum number of seats required for games. However, in order to be considered to host key athletic events Pepperdine needs to meet certain minimum seating requirements, which do not have waiver provisions. The following are requirements for hosting.

Women's Basketball Tournament

- All first and second rounds of competition and regional rounds have a minimum bid specification of 5,000.
- The national championship or “Final Four” requires 10,000 seats to bid.

Women's Volleyball Tournament

- For all first and second rounds of competition, there is a minimum seating capacity of 2,000.
- For regional rounds of competition, the minimum seating capacity is 4,000.
- For the national championship or “Final Four,” 7,000 seats is the minimum.

Men's Volleyball Tournament

- The NCAA has never let a school host with under 5,000 seats. Stanford hosted the championships in 2010 at Maples Pavilion (capacity 7,500). Previously BYU (2009) and UC Irvine (2008) hosted the championship tournament with 5,000 seats.

Men's Basketball Tournament

- An approximate minimum of 11,000 is required to bid for first, second and regional rounds of championship tournament.

Pepperdine University has the smallest venue in the WCC at a capacity of 3,104. St. Mary’s University is the only other WCC school with a capacity below 4,000 seats. Brigham Young University, which recently joined the WCC, has the largest venue, with a capacity of 22,700 seats.

As discussed on page 3-15 of the Draft EIR, “An adjacent parking structure would provide 831 parking spaces within two subterranean and five above ground levels.”

Page 3-16 of the Draft EIR states the AEC parking structure would provide 591 parking spaces. This is incorrect. The Draft EIR will be revised to indicate that the structure will provide 831 parking spaces as follows:

The AEC would provide an aboveground parking structure with a total of ~~591~~ 831 parking spaces. This structure will serve as the primary parking location for spectators. Street parking and shuttle service from other parking areas, such as the existing Page Terrace Parking Lot or proposed School of Law Parking Structure, will also be utilized.

Response to Comment MBU-2

See Topical Response 4: Athletics and Special Events, for a discussion of the Athletics/Events Center. (AEC).

As stated therein, in addition to sports games, the University currently hosts a number of other activities and events, including but not limited to graduation ceremonies, concerts, lectures, physical education classes, bible lectures, new student orientation, convocation, athletics camps, intramurals, and alumni events at its existing events venue (i.e., Firestone Fieldhouse). These uses will continue to be held on campus at the proposed AEC.

Response to Comment MBU-3

The Los Angeles County Department of Regional Planning is the Lead Agency for purposes of the California Environmental Quality Act. Moreover, the University is within the jurisdiction of an unincorporated area of the County. The County's independent review of the Project EIR and proposed entitlements is sufficient to ensure that Pepperdine University demonstrates full compliance with CEQA and other relevant County requirements (e.g., code requirements for traffic impacts), including all necessary measures to mitigate impacts, if any, to the surrounding City of Malibu community.

Response to Comment MBU-4

The commenter expresses concern over on-campus housing for attendees of the University's summer camps. The existing campus supply of beds is not fully utilized by summer camp programs. Thus, the provision of additional beds under the CLP would not induce additional demands for summer camp programs.

See Topical Response 1: Average Daily Traffic for additional discussion of traffic impacts during the summer months.

Response to Comment MBU-5

The CLP will feature LEED certified facilities at Components 1 and 2. The Student Housing Rehabilitation at Standard and Outer Precinct (Component 1) will be designed to meet LEED Certification, while the Athletics/Events Center (Component 2) will be designed to meet LEED Silver standards. The benefits of LEED certification are discussed in Section 5.12 Climate Change, where some of the energy efficiencies are included in the Project's greenhouse gas emission calculations. References to LEED certifications have been added to the respective Project Description text for the Student Housing Rehabilitation and Athletics/Events Center Components.

Page 3-12 will be modified as follows:

Construction

Construction of the Standard Precinct is estimated to occur over a 2.5-year period. Earthwork for these facilities would include cut and fill grading with an estimated 4,830 cubic yards (cy) of cut and 1,265 cy of fill. For a summary of cut and fill calculations for all components, see DEIR Table 3-3. The Standard Precinct will be designed to meet LEED certification.

Page 3-13 will be modified as follows:

Construction

Construction of the Seaver Residence Halls, Outer Precinct is estimated to occur over a 1.5-year period. Earthwork for these facilities would include cut and fill grading with an estimated 2,500 cy of cut and 10,800 cy of fill. For a summary of cut and fill calculations for all components, see DEIR Table 3-3. The Outer Precinct will be designed to meet LEED certification.

Page 3-16 will be modified as follows:

Construction

The duration of construction for the center is expected to be 2.5-years assuming construction is continuous throughout the year and there are no weather delays. Earthwork for this site would include cut and fill grading with an estimated 115,100 cy of cut and 14,900 cy of fill. For a summary of cut and fill calculations for all components, see DEIR Table 3-3.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking. The AEC will be designed to meet LEED Silver certification.

Response to Comment MBU-6

References to the “Malibu Bluffs State Park” made throughout the text have been corrected to read “Conservancy-owned Malibu Bluffs Property” in reference to the Santa Monica Mountains Conservancy property and/or Malibu Bluffs Community Park in reference to the City of Malibu property as appropriate.

Any mistaken references such as the Malibu Bluff State Park reference described above, does not have an effect on the overall validity of the environmental review. In accordance with CEQA, the DEIR comprehensively evaluates the potential environmental impacts of the proposed Project and collected existing conditions for baseline data that existed at the time of the publication of the Notice of Preparation. The misstated references do not affect or change any conclusions on the potential environmental impacts of the proposed Project.

Response to Comment MBU-7

The DEIR includes four previously approved on-campus projects as related projects to the CLP. These related projects are not part of the Project, but are analyzed in the cumulative impacts section for each environmental issue area. Please see Comment MBU-62 below for further discussion of the analysis of related projects.

Response to Comment MBU-8

The elevation of the Upgraded NCAA Soccer Field is raised by ten feet to expand the size of the field while improving the relationship between the field and the adjacent student housing. This creates the correct elevation change for the bleachers on the north side of the field. The proposal also helps to balance the cut and fill of the overall CLP, thereby reducing impacts associated with hauling soils offsite.

Although not concurrent projects, further air quality benefits are possible if on-site storage at the AEC is implemented due to the proximity between the Upgraded Soccer Field (i.e., requires a net of 70,400 cy of fill) and the Athletics/Events Center (i.e., provides a net of 100,200 cy of cut) as the majority of cut generated at the Athletics/Events Center can be utilized at the nearby Upgraded Soccer Field.

Response to Comment MBU-9

This comment acknowledges the location of certain unmitigable significant impacts identified in the DEIR. The comment will be forwarded to the decision-makers for consideration.

Response to Comment MBU-10

The TDM Program is to be developed in conjunction with LA County staff. Review by Pepperdine and Los Angeles County would take place to assess the adequacy of the TDM Program and the Program would be adjusted accordingly. Review and adjustment of the TDM Program would therefore be undertaken jointly by the University and Los Angeles County. MM5.8-3 requires that the Preliminary TDM Program be reviewed with Pepperdine's Transportation Advisory Committee, which includes the City of Malibu, and Caltrans. The final TDM Program shall be approved solely by the County, and a copy will be submitted to the City of Malibu and Caltrans for their use.

See Topical Response 4: Athletics and Special Events, and Topical Response 1: Daily Traffic, for information regarding events and peak hours.

Response to Comment MBU-11

As discussed in Section 5.1, Geology and Soils, geologic conditions raising environmental issues that can be addressed through the standard geotechnical study/review process and strict compliance with applicable regulations are generally identified as less than significant impacts. Geotechnical issues that may involve more comprehensive study and assessment, and/or might not be easily mitigated through typical geotechnical engineering measures, are considered potentially significant impacts. The Pepperdine Campus has undergone significant development over its history, and since at least the 1960s has provided comprehensive geotechnical and engineering geology reports to comply with building code requirements it place at the time of development. Through this process a substantial database and significant knowledge of the campus geotechnical and engineering geology conditions has been developed. In the areas of campus where past substantial work has been performed, it can be sufficient for the requirements of the CEQA process to define the feasibility of construction in nearby locations and in locations with the same geologic formations and very similar geotechnical and engineering geologic conditions. Based on the proposed Project elements, their locations, and the substantial previous development in the same geologic formations in very close proximity to the proposed new development, it is highly unlikely that new information would define conditions outside those dealt with on past projects and within the state-of-the-practice for geotechnical engineering and engineering geology. Any unusual conditions would be reported to the regulatory agencies and plans would be refined as necessary to accommodate these conditions. Mitigation measure 5.1-1 addresses these potentially significant impacts and has been modified to address the comment.

MM5.1-1 All grading and earthwork (~~e.g., landslide removals, fill compaction, debris dam and basin design/construction, earth material stockpiles~~) 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 ~~when 40-scale plans are available. 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.~~

Response to Comment MBU-12

Twelve of the sixteen reports referenced in the Geology and Soils section of the EIR were submitted in 2005 through 2010 and were prepared specifically for the CLP components. During that time, certain project elements were modified, which may or may not have required additional investigation and

analysis. Four of the sixteen reports were prepared in the 1970s (2) and the 1990s (2) for projects having either a direct geographic connection to one of the CLP components or having a campus-wide application to all components. The proposed normal and remedial grading for the Project has been evaluated based on these current reports and past reports, all of which have received County of Los Angeles review before the associated projects were approved for construction. These few older reports for projects in the near vicinity of CLP projects were a part of the campus-wide development process that produced a substantial database and significant knowledge of the campus geotechnical and engineering geology conditions. In the areas of campus where past substantial work has been performed, it can be sufficient for the requirements of the CEQA process to define the feasibility of construction in nearby locations and in locations with the same geologic formations and very similar geotechnical and engineering geologic conditions. Based on the proposed CLP project elements, their locations, and the substantial previous development in the same geologic formations in very close proximity to the proposed new development, it is highly unlikely that new information would define conditions outside those dealt with on past projects and within the state-of-the-practice for geotechnical engineering and engineering geology generally. Any further work required due to refinements in the CLP project elements would be performed in accordance with MM5.1-1.

Response to Comment MBU-13

The Stoney-Miller Consultants Inc. (SMCI, 2009) geotechnical reports for the Enhanced Recreation Area (see Draft EIR Appendix B) have defined the stability conditions and have defined the preferred grading and construction methods to achieve the stability required. As the project details are refined, the stabilization methods may be refined and there may be more than one acceptable method. Any selected method(s) will be within a range of acceptable engineering and construction alternatives, subject to County review and will be in compliance with applicable grading and building codes mentioned in MM5.1-1.

For example, if excavations for cut slopes expose loose, cohesionless, significantly fractured, and otherwise unsuitable materials, stabilization or buttress fills may be necessary. This would involve over-excavation of unsuitable materials and replacement with a compacted stabilization fill or excavation of a buttress key and refilling with a wedge of engineered compacted fill. Both would have subsurface drainage systems to remove excess water from within the fill materials. For surficial stability of fill slopes comprised of disaggregated bedrock materials, stabilization fills are possible, along with control of surface and subsurface water, use of geotextiles, adequate landscaping, and ongoing slope maintenance.

Response to Comment MBU-14

The context of MM 5.1-12 is to address more basic design considerations for roadway and other pavements (this would include streets where paving or patching may be required, parking lots, driveways, and other such areas), rather than strictly ground lurching. MM 5.1-12 has been revised (below) to clarify and include parking lots and entrance driveways that would have polymer modified bitumen (PMB) paving.

MM5.1-12 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:

Arterial street	4 inches AC over 11 inches PMB
Secondary driveway	4 inches AC over 8 inches PMB

Parking driveway	3 inches AC over 8 inches PMB
Parking <u>area/lot</u>	3 inches AC over 8 inches PMB

Response to Comment MBU-15

Pepperdine University is subject to the County of Los Angeles SWPPP requirements. The County's review is sufficient to ensure that Pepperdine University demonstrates full compliance with SWPPP requirements, including all necessary measures to mitigate impacts, if any, to downstream City of Malibu facilities. Once approved, a courtesy copy of the SWPPP document will be provided to the City of Malibu.

Response to Comment MBU-16

The phrase "maximum extent feasible" has been removed from the mitigation measure. Major grading operations that extend into the wet season shall be subject to wet weather erosion control and storm water management plans pursuant to SWPPP standards. Mitigation measure MM5.2-2 has been revised as follows:

MM5.2-2 ~~To the maximum degree feasible,~~ 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.

Response to Comment MBU-17

The mitigation measure has been expanded in order to address the commenter's concerns. The revised text is as follows:

MM5.2-9 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.

Response to Comment MBU-18

The mitigation measure has been expanded in order to address the commenter's concerns. A SWPPP manager will be responsible for monitoring/reporting requirements outlined within the general permit. Annual reports submitted to the RWQCB will become public information. Mitigation measure MM5.2-8 has been revised as follows:

MM5.2-8 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 ~~quarterly, semi-annually, or annually depending on the procedures and devices describing the actions taken to comply with the storm water regulations and submitted to the LARWQCB.~~ This ~~may include~~ 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.

Response to Comment MBU-19

Section 5.3 of the DEIR indicates that mule deer have been observed throughout the Campus (DEIR page 5.3-24), and within and outside the proposed Component 5 footprint (DEIR page 5.3-26). The mule deer in the Santa Monica Mountains do not undergo a large-scale migration, but do move to access water and foraging resources as well as habitat for cover and breeding. The discussion of wildlife movement (DEIR page 5.3-30) indicates that mule deer utilize the Marie Canyon drainage (to the north of the developed Campus) for movement between the Marie Canyon watershed and large areas of protected habitat within the Santa Monica Mountains. The analysis of impacts to wildlife movement presented in the DEIR considered the full range of potentially occurring wildlife species, including mule deer. Since the proposed Campus Life Project components would be located within the existing developed areas of the University campus, the project would not fragment existing natural habitats or be sited within an important area for deer movement, such as a linkage or corridor between larger areas of natural habitat, or an area that would obstruct deer from accessing essential resources for their survival.

Response to Comment MBU-20

As an initial matter, it is important to note that the fuel modification zones around the proposed CLP components (and indeed, the entire Project) are not within the City of Malibu's jurisdiction and are not subject to the City of Malibu Local Coastal Program Land Use Plan (City of Malibu LCP). Rather, Pepperdine University is subject to its Long Range Development Plan (LRDP), a California Coastal Commission (CCC) certified plan that regulates future development and ongoing management activities on the Pepperdine University campus, consistent with the California Coastal Act. Also, the CLP would require amendments to the University's LRDP, which must be approved by the Coastal Commission pursuant to the LRDP and California Coastal Act. Further, the biology section of the EIR concluded that there were no impacts to ESHA as a result of the project and its required fuel modification. Nevertheless, the Project's compliance with ESHA standards and consequent determination of required mitigation, if any, will result from an analysis of consistency with the LRDP and California Coastal Act rather than the City of Malibu LCP. This includes any mitigation for fuel modification, if required.

The University's LRDP requires that where development will result in the removal of upland vegetation, a restoration/enhancement plan which includes maintenance, monitoring and reporting shall be provided on-site to serve to mitigate and minimize said impacts. The LRDP also states that future development may require off-site mitigation.²² As the LRDP requires mitigation for the removal of native upland vegetation, the DEIR has been modified to incorporate compensatory mitigation for impacts to native vegetation in the fuel modification zones surrounding Components 1 and 2, which would be implemented if fuel modification within native vegetation in these areas cannot be avoided. Mitigation Measure 5.3-1 has been revised as follows:

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 ~~or limited to selective thinning and deadwood removal~~ within areas containing native plant communities within the fuel clearance footprints of Components 1 and 2, in order to avoid ~~or reduce~~ impacts to oak woodland,

²² Pepperdine University Long Range Development Plan Amendment 2-97. California Coastal Commission, February 20, 1998 [page 3] "II. Suggested Modifications."

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 implementation of MM5.3-10. ~~If avoidance is not possible and selective thinning is required, selective thinning shall not involve grubbing (removal) of native species.~~ The cutting of oak trees shall be limited to deadwood removal only.

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.

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.

In broad terms, the plan shall at a minimum include:

- Description of the project/impact and mitigation sites
- Specific objectives
- Success criteria
- Implementation plan
- Required maintenance activities
- Monitoring plan
- Contingency measures

In the case that the mitigation involves restoration/enhancement, the following success criteria shall be incorporated:

- 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,
- 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.

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.

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.

Response to Comment MBU-21

The cause of the disturbance to the proposed chaparral restoration site located to the north of the Drescher Graduate Campus near the water tank (see MM5.3-2 and Figure 5.3-5 in the DEIR) is unknown.

Response to Comment MBU-22

The measure will be revised to require appointment of a construction relations officer as part of the Construction Management Plan. Mitigation measure MM5.4-1 will be revised as follows:

MM5.4-1 The applicant shall prepare a Construction Management Plan to control fugitive dust. At a minimum, the Plan shall include the following dust control measures:

- The simultaneous disturbance site should be minimized as much as possible.
- 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.
- Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.

Such measures may include, but are not limited to, the following:

- Application of soil stabilizers to inactive areas according to manufacturers specifications (previously graded areas inactive for ten days or more);
- Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds gusts exceed 25 mph;
- Stabilization of previously disturbed areas if subsequent construction is delayed; and
- Covering all stockpiles with tarps.
- All trucks hauling dirt, sand, soil or other loose materials are to be covered.
- ~~Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.~~

Response to Comment MBU-23

First stage ozone episodes are commonly called “smog alerts.” The easiest way to track local air quality and health advisories is through the SCAQMD Enviro-Flash service, which provides forecast and updates to the construction superintendent’s email inbox. The construction superintendent will be responsible for stopping work. Grading can resume the first day after no first stage alerts are forecast or called.

Response to Comment MBU-24

See Topical Response 5: Construction Phasing and Management for discussion of truck staging and construction worker parking.

Response to Comment MBU-25

See Topical Response 5: Construction Phasing and Management for discussion of MCE homeowner and Homeowner Association notification.

Mitigation Measure MM5.5-4 requires notification of residences within the MCE subdivision of the “start date, duration, noise impact and other pertinent information prior to construction.” The measure will be expanded to include the HOA and the City of Malibu by mail with a 72+ hour lead-time where feasible.

MM5.5-4 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 Homeowner’s Association and the City of Malibu with a 72-hour lead-time target.

Response to Comment MBU-26

The material density that provides sufficient mass for noise damping is approximately 3.5 pounds per square foot. A sheet of ¾-inch plywood, ply’s 2” x 4” support structure, has a weight of around 3.5 pounds per square foot. Negligible additional noise reduction is achieved by increased mass because most of the sound is refracted around the edge once a critical mass is achieved. Because it is not possible to know whether any window is part of habitable interior space, the mitigation measure will be expanded to require a sound shield for nearby equipment operations if any residential window has a direct line-of-sight relationship. MM5.5-8 will be revised as follows.

MM5.5-8 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 ~~residential bedroom window~~ 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.

Response to Comment MBU-27

The measure is intended to apply to truck hauling and exterior construction activities. Such activities will be limited to 7 A.M. to 7 P.M., Monday through Saturday, in compliance with Section 12.08.440 of the Los Angeles County Noise Ordinance. Because of the greater noise sensitivity on Saturday morning or evening, a slightly more stringent limit of 8 A.M. to 5 P.M. is proposed for Saturday equipment operations. No hauling would take place on Sundays. Although the City of Malibu noise ordinance does not apply on campus, this Saturday limit will make the mitigated construction noise consistent with the City of Malibu municipal code. The reference to commercial land will be removed from this measure. MM5.5-9 should therefore be revised to read:

~~**MM5.5-9** Construction activities shall be restricted to between the hours of 8:00 A.M. and 5:00 P.M. in order to minimize construction and haul route activities that would increase noise disturbance on surrounding off site residential and commercial land.~~

MM5.5-9 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. Such activities on John Tyler Drive 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 shall be permitted only in extremely time-sensitive and/or emergency circumstances such as completion of concrete pouring. The Construction Management Plan shall give strong preference to the use of the Seaver Gate instead of John Tyler Drive as the designated 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.

Response to Comment MBU-28

See Topical Response 5: Construction Management and Phasing for discussion of advanced notice of hauling. The posting will occur as soon as practical, but no later than 72 hours prior to the planned activity. Mitigation measure MM5.5.-5 will be revised as follows.

MM5.5-5 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.

Response to Comment MBU-29

Please refer to Topical Response 8: John Tyler Drive.

Response to Comment MBU-30

See Topical Response 4: Athletics and Special Events for a discussion of the frequency of events at the Upgraded NCAA Soccer Field. Currently the Women's soccer team hosts 12-14 games per season. It is unlikely that all would be scheduled for evening play. It may be more in line with scheduling conducted by other West Coast Conference schools. For example University of Portland and University of Santa Clara scheduled five night games in 2010 while the University of San Diego scheduled six night games. Games are regularly scheduled for Friday and Sunday, (Saturday games are less frequent). It is likely that night games would be scheduled for Friday with day games scheduled on Sunday.

The addition of a Men's team is not anticipated at this time. The major impediments to adding a team are funding, lack of appropriate facilities (even with the addition of a recreational field at the Enhanced Recreation Area, and modifications to the Upgraded Soccer Field), and the impact on the University's Title IX compliance. The procedure to add an additional sport is to notify the NCAA. The University is then obligated to conduct that sport in compliance with NCAA and WCC rules.

Response to Comment MBU-31

The approved Firestone Fieldhouse has no restrictions on hours of operation. See Topical Response 7: Related Projects for a discussion of the Firestone Fieldhouse.

Response to Comment MBU-32

The overlap of baseball and soccer field lighting is unlikely to occur. Baseball is conducted in the late spring while soccer is held in the fall. Nevertheless, the lighting section analyzed the impacts from the simultaneous operation of the soccer and baseball field. As shown in Table 5.7.2-8, impacts were calculated for a worst case event, (i.e., CLP not mitigated, full power + Baseball field not mitigated, full power). This table also identifies the residual impact from implementation of mitigation measures.

Please refer to Topical Response 7: Related Projects, for further discussion of the baseball field lighting, which was previously approved in the LRDP.

Response to Comment MBU-33

While the area as a whole is sensitive for the presence of cultural resources, the CLP components are generally constructed on artificial fill soils placed during the campus construction of the early 1970s. Any archaeological resources present were likely either removed at that time or are buried beyond the excavation depth of the proposed Project. Fill soils depths below the project components are as follows: Student Housing Rehabilitation 13-71 feet, Athletics/Events Center up to 92 feet, Upgraded Soccer Field 70-90 feet, Town Square 13 feet, and Enhanced Recreation Area 65 feet. Therefore, since the excavation depths of these components are unlikely, to encounter archaeological resources, mitigation is unnecessary. Mitigation for active monitoring is included for earthmoving work done within 100 feet of known cultural resource site 19-002472. Also, as stated in MM5.6-3, a qualified archaeological or paleontological monitor shall be employed to inspect, identify appropriate treatments, document and report any archaeological or paleontological resources discovered at the project site during construction, following the suspension of construction activity in the immediate vicinity.

Response to Comment MBU-34

Proposed sports lighting design and manufacturer has been included in the project lighting impact study and EIR, see Section 5.7.2, Light and Glare of the EIR; and Section 5 of the Lighting Impact Study. These include anticipated pole locations, number and type of fixtures, and wattage. However, given the long horizon of the project it is possible that advances in lighting technology could supersede existing plans.

The proposed Soccer field fixtures include:
192 fixtures distributed over 8 poles. 2000W metal halide,
180,000 lumens, reflector type

The proposed Enhanced Recreation Field fixtures include:
24 fixtures distributed over six poles.
1500W metal halide, 150,000 lumens, reflector type

The mitigation measure limits the number of televised events to ten per year at the Upgraded NCAA Soccer Field and ten per year at the related Baseball Field project. The measure will be revised to clarify that these are up to ten events per field per year. Mitigation measure 5.7.2-2 will be revised as follows:

MM5.7.2-2 ~~For ordinary~~ ~~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 use shall ~~not exceed a Horizontal~~ provide a Maintained Illuminance at field level of 50 footcandles (fc). Lighting employed at the Eddie D. Field Baseball Stadium during non-televised intercollegiate games shall be restricted to the ~~minimum~~ 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 games extending into 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.

Response to Comment MBU-35

MM5.7.2-2 requires that use of outdoor athletic lighting employ a curfew that limits their use for events scheduled to end at 10 PM with flexibility in the event that a game goes into overtime. Although the increased light level would terminate at the end of play, some amount of lower level lighting will remain to allow for attendees to safely exit the area. Further, as is currently the case at the existing baseball and soccer fields, security and safety lighting is provided along with lighting for nighttime use of the track.

Response to Comment MBU-36

See Comment MBU-34 above: proposed sports lighting design is included in the project lighting impact study and EIR, see Section 5.7.2, Light and Glare of the EIR; and Section 5 of the Lighting Impact Study. Please refer to Topical Response 4: Athletics and Special Events for a discussion regarding the types and frequency of future events. Section 3.0, Project Description will also be revised to provide sports lighting details. Page 3-17 will be revised as follows:

The encircling NCAA-compliant running track would be enlarged to provide sufficient interior space to accommodate an appropriately sized soccer field. The playing field would measure 240 ft. by 360 ft., which is sufficient to meet NCAA competition standards recommendations for preferred size, and provide an additional 20-foot “runoff area” surrounding the field. To accommodate the widening of the field and improve the connection between the bleacher seating and the adjacent student housing area, Component 3 includes construction of a retaining wall halfway up the existing slope between the level of the proposed track and soccer field and the existing baseball field to the south. The elevation of the upgraded soccer field would be approximately ten feet higher than the level of the existing track and soccer field. The field would have a natural grass playing surface and be equipped with to provide a maintained illuminance of 100 fc level lighting for nighttime competitive use during televised games. The lighting level would be reduced to provide 50 fc of maintained illuminance for non-televised games and practice use. The proposed lighting will consist of 192 fixtures distributed over 8 poles a maximum of 110 feet above the playing surface (additional information can be found in Section 5.7.2). The component also provides 1,000 permanent spectator seats on the northern side of the field replacing 1,000 existing temporary seats and 1,500 square feet (sq) of storage space, which includes restrooms for athletic use. The adjacent Athletics/Events Center (AEC) will provide locker room space for home teams, officials, and visiting teams, while the adjacent café/convenience store associated with the proposed Outer Precinct would provide concessions.

Page 3-19 will be revised as follows:

PROPOSED: The CLP proposes an improved and expanded grass recreation area on the site of the existing intramural field. The proposed field would help meet the University’s goal to provide for on-campus recreation options to encourage the health and well being of its students. The field would provide sufficient space to accommodate a playing field consistent with the size requirements for student recreation needs and intramural sports, **(Figure 3-9)**. In order to accommodate intramural use, the project proposes to replace existing inefficient lighting fixtures with modern, more efficient fixtures. The proposed lighting will consist of 24 fixtures distributed over 6 poles a maximum of 80 feet above the playing surface (additional information can be found in section 5.7.2). The component also provides a 1,600 square foot structure containing storage space and restrooms.

Response to Comment MBU-37

This comment raises questions regarding the related project baseball field lighting. As stated in Section 5.7.2 of the DEIR, high contrast ratios (exceeding 30:1) would exist at Receptor Sites A, J, and M when the fields are operated at the higher powered broadcast levels. In all instances the existing high contrast ratios are greater than those expected to occur with the proposed CLP and related project. Nevertheless, mitigation is proposed to limit the use of broadcast level lighting and ensure that lighting impacts do not exceed significance thresholds. At Receptor Sites A and J, views of the baseball field surface contribute to the cumulatively high contrast ratio condition. Therefore, screening of the field surface is recommended. Location of potential screening opportunities is shown in **Figure 7**.

It is inaccurate to state that MM5.7.2-3 is the first mention in the DEIR of three additional related projects (other than the Baseball Field lighting) that may contribute to cumulative impacts. These are identified in DEIR Section 4.0, being described in Table 4.1 and located in Figure 4-1. As indicated on page 5.7-54, “The four on-campus related projects consist of the following: 1) the expansion and conversion of Firestone Fieldhouse into a student health and recreation center, including the replacement of existing unshielded globe fixtures with shielded, cutoff fixtures in the vicinity of FFH; 2) construction of a four-level academic classroom and office structure at the northern intersection of Seaver Drive and Presidents Drive; 3) two-level campus learning center and church school facility to be located on the lowest elevated undeveloped pad of the Graduate Campus; and 4) installation of lighting at the Eddy D.

Field Baseball Stadium. Of these four, the Firestone Fieldhouse expansion and Eddy D. Field Baseball Stadium lighting have the potential to substantially contribute to off-site light and glare impacts due to proximity to MCE. The other two related projects do not have the potential to create light and glare impacts due to both the distance to off-site residences and the intervening terrain that serves to limit direct views.” Mitigation measure MM5.7.2-3 is applicable only to the construction of the baseball field lighting; therefore, it is not necessary to include the names and locations of other on-campus related projects.

Response to Comment MBU-38

MM 5.8-1 requires an additional 100 beds to offset any additional traffic that would be generated by new staff required for maintenance and support of the new facilities proposed in Phase I. The Phase I uses include the Outer Precinct portion of the Student Housing Rehabilitation, the debris basin portion of the Enhanced Recreation Area, the School of Law Parking Structure, and the AEC (including the new parking garage). While the additional seats provided in the AEC would not be used on a day-to-day basis, MM 5.8-1 is intended to ensure that day-to-day traffic generated by the new faculty and staff required to support the new facilities proposed in Phase I would be offset.

Response to Comment MBU-39

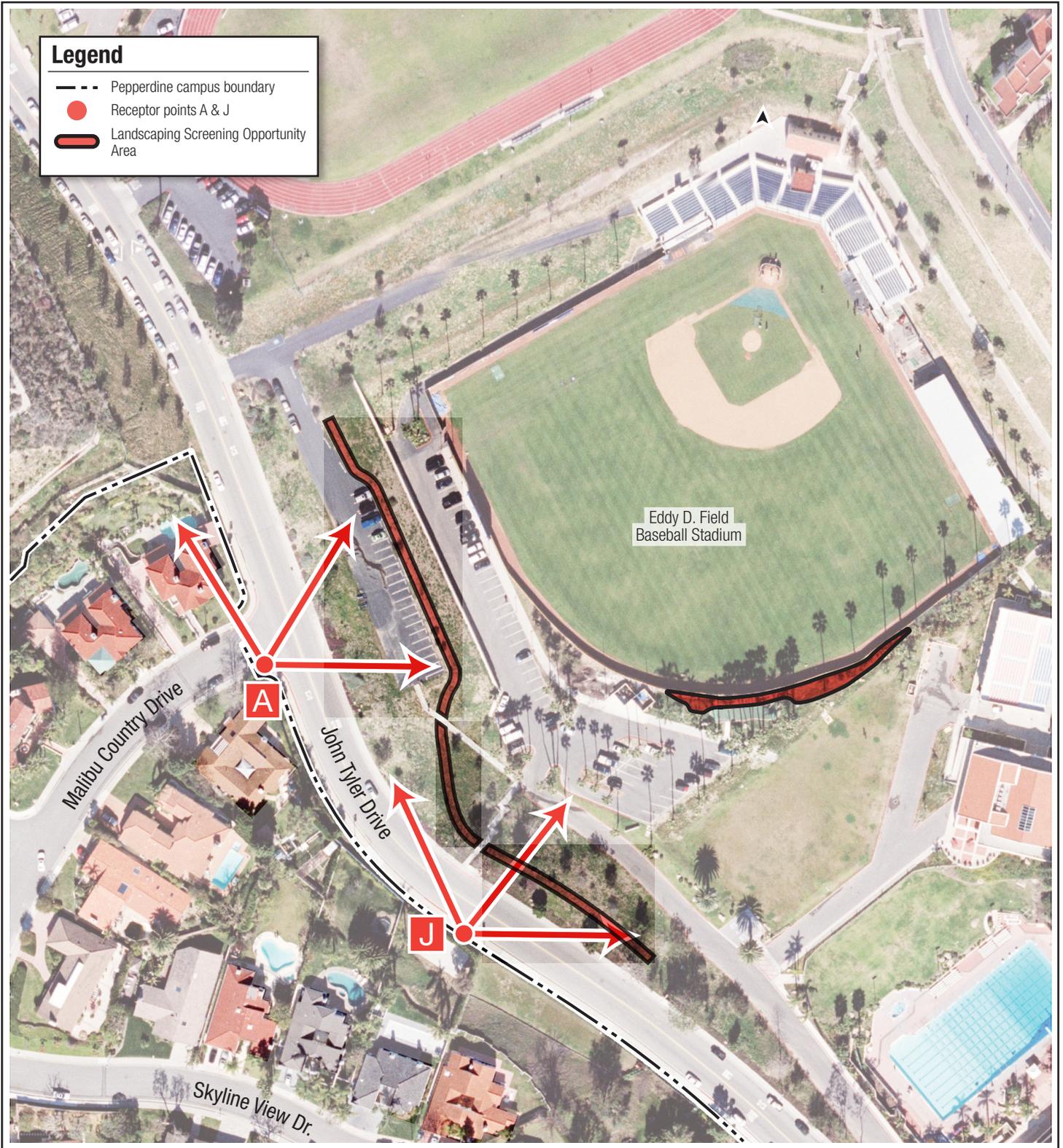
The phrase “housing program” refers to the increase in student beds achieved by Component 1, Student Housing Rehabilitation. The CLP provides additional residential housing (i.e., 468 additional beds) without increasing enrollment, thereby eliminating the daily commute trips associated with 468 students. Under normal day-to-day conditions, the CLP would eliminate 744 average daily trips from local roadways, thus improving roadway operations.

Response to Comment MBU-40

The University will comply with all local requirements and acquire the necessary permits to post “No Event Parking” signs should they be placed at locations within the City of Malibu.

Response to Comment MBU-41

See Comment MBU-10 above for discussion of City of Malibu input on the TDM.



Importantly, MM 5.8-3 is required for events attended by over 3,750 persons *that start or end during the weekday A.M. or P.M. peak periods* in order to mitigate impacts to off-site intersections during the morning and evening commuter periods, as these are the only circumstances that result in a significant and unavoidable traffic impact. Mitigation measure MM5.8-3 requires implementation of a TDM program intended to reduce vehicular trips to the campus during these weekday peak hour events. The 3,750-person threshold is utilized because it is one of several factors that collectively have the potential to result in a significant traffic impact in certain limited instances.

Mitigation measure MM5.8-2 provides for the management of on-campus traffic and parking during events with over 3,500 attendees regardless of start time. 3,500 attendees are roughly equivalent to the maximum number of attendees in the existing Firestone Fieldhouse and was used by the traffic consultant to define and quantify a “large event.” Los Angeles County Code does not define “large event.”

In general, MM 5.8-2 (i.e., Event Management Plan) is intended to manage on-campus traffic flow including the campus access points and parking during large events that are not necessarily scheduled during peak traffic periods, while MM 5.8-3 (i.e., TDM Program) is intended to reduce traffic loading on the off-campus street network during the peak traffic periods.

Response to Comment MBU-42

See response to Comment MBU-10 above. MM5.8-3 is modified below to include submittal of a copy of the final TDM plan to the City of Malibu and Caltrans for their use.

Mitigation Measure 5.8-3 is modified to read as follows:

~~**MM 5.8-3** — A comprehensive Transportation Demand Management Program (TDM) shall be developed and implemented for large-scale events attended by over 3,750 persons that start or end during the A.M. or P.M. peak periods and draw the majority of attendees from off-campus sources. The TDM Program shall include measures, such as those listed in the Traffic Impact Study (Appendix H of this 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 Plan shall be developed in conjunction with the County of Los Angeles prior to issuance of a building permit for the AEC. The Final TDM Plan shall be approved prior to issuance of any Certificate of Occupancy for the AEC.~~

MM 5.8-3 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 majority of such events shall be athletic or student-related programs.

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.

Response to Comment MBU-43

See response to Comment MBU-41 above.

Response to Comment MBU-44

The 91% occupancy rate includes all parking demands on the campus, including event demands, plus the faculty, staff and student demands not associated with the events. The parking demands generated by events held at the Athletics/Events Center were added to existing normal afternoon peak parking demand data, (including students, faculty, and staff). As discussed in Section 5.7, Traffic of the EIR, analysis shows that more than sufficient spaces would be provided to park working faculty, staff, visitors and students during a maximum capacity event at the Athletics/Events Center and impacts would be less-than-significant. This methodology results in a conservative analysis. Realistically, the majority of the larger events that would occur in the AEC, such as men's NCAA basketball and volleyball games, would be held during evenings or on weekends when the campus parking demands are lower. During these evening and weekend periods, event parking would be even more easily accommodated on campus.

Response to Comment MBU-45

See Topical Response 1: Average Daily Traffic

Response to Comment MBU-46

The requirement for preparation of a sewer study would serve to better identify any potential deficiencies within the collection system considering the future conditions. There is nothing to indicate the presence of deficiencies, and the relatively small incremental increase in sewer flow anticipated as a result of the CLP did not necessitate the performance of a sewer area study at this time. Additionally, the functional capacity of the sewer collection system in its current state has served the campus with no reports of capacity problems. As a result, a study of this type has not yet been performed. The preparation of this study has been requested by the County of Los Angeles prior to issuance of any building permits relative to the CLP.

Response to Comment MBU-47

Page 1-89 will be modified as follows:

~~Other impacts related to events are anticipated to be less than significant as discussed in each relevant section. Consequently, the proposed project would not result in a significant land use compatibility impact with respect to adjacent land uses.~~

Other impacts of the CLP, with the exception of traffic impacts associated with selected events held on campus, are anticipated to be less than significant as discussed in each relevant section. Consequently, the proposed project would not result in a significant land use compatibility impact with respect to adjacent land uses. However, with respect to potential impacts associated with the traffic impacts of selected events held on campus, a Statement of Overriding Considerations is proposed.

Response to Comment MBU-48

Commenter questions the observation that the CLP is “generally consistent,” raising the question of potential inconsistencies. In terms of the stated Thresholds of Significance (Page 5.11-9) the proposed land uses of the CLP were found to be compatible with surrounding or internal uses, and found not to be in substantial conflict with applicable land use policies and/or regulations. The Project is consistent with the Los Angeles County General Plan and generally consistent with the County of Los Angeles Malibu Local Coastal Land Use Plan (see DEIR Section 5-11, Land Use).

Regarding the County of Los Angeles Malibu Local Coastal Program Land Use Plan (County Malibu Land Use Plan), the only area of potential conflict involves the General Goals and Policies, namely Policy 138b, which states that “Buildings located outside of the Malibu Civic Center shall not exceed three (3) stories in height, or 35 feet above the existing grade, whichever is less.”

The County Board of Supervisors approved and Coastal Commission adopted Long Range Development Plan/Specific Plan for Development allows for heights greater than 35 feet on the Pepperdine campus. Page 1-90 is modified to state its consistency with the Los Angeles County General Plan and will read as follows:

DEIR Table 5.11-1 identifies applicable Los Angeles County General Plan policies and assesses the project’s consistency with each, and as discussed in detail in DEIR Table 5.11-1, the CLP would be ~~generally~~ consistent with all applicable General Plan policies. As such, project impacts are considered to be less than significant.

It is important to note that in the hierarchy of planning documents, the University is subject firstly to consistency with the policies and provisions of the Pepperdine Long Range Development Plan /Specific Plan for Development (LRDP/SPD) adopted by the California Coastal Commission, and secondly, project consistency with the County Malibu Land Use Plan, for development of the Pepperdine campus. If there is an apparent conflict between a provision of the LRDP/SPD and the County Malibu Land Use Plan, the LRDP/SPD would govern. Consequently, the LRDP/SPD, County Development Program Zone (DPZ) entitlement, and subsequent discretionary permits, have acknowledged and permitted campus buildings that are taller than the height limit specified in Policy 138b of the County Malibu Land Use Plan. A number of existing buildings on campus exceed this height restriction. Two proposed components in the CLP exceed the County Malibu Land Use Plan height restriction, the residential buildings within the proposed Student Housing Rehabilitation, which would reach 43 feet and 48 feet (Page 5.11-38), and the proposed AEC, which would have a height of 75 feet with selected architectural elements reaching 90 feet. The LRDP/SPD and DPZ include authorizations for a theme tower of 125 feet in height and an auditorium of 75 feet in height in addition to many structures 40, 50, or 60 feet in height.

Response to Comment MBU-49

The number of undergraduate headcount students currently enrolled in Seaver College and attending the Malibu campus is 2,796 and the proportion of this enrollment currently housed on campus is 57.3%. Construction of 468 additional student beds would raise this proportion to approximately 74%. The strategic goal of providing undergraduate housing for 75% of students will vary from year to year as enrollment fluctuates on an annual and even semester basis. Full-time equivalent students are calculated using actual credit hours and thus cannot be determined until the end of the academic year. The total number of full-time equivalent students for 2009-2010 is 2,912 with a corresponding total Malibu campus headcount for the same time period of 4,213.

Response to Comment MBU-50

The four community buildings located at the Standard Precinct would serve to provide a community space for the residential colleges concept (i.e., grouping of four residence halls) for cross-residential community building. The buildings could include laundry facilities, kitchenettes, study rooms, lounge/tv areas, and resident director or advisor residences.

Response to Comment MBU-51

The following will be added to the description of construction activities on pages 3-12, 3-13, 3-17, 3-19, and 3-22 of the DEIR.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle with ingress and egress primarily through Seaver Drive; access from John Tyler Drive at PCH will be used if logistically necessary. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking.

Response to Comment MBU-52

See Topical Response 5: Construction Phasing and Management.

Response to Comment MBU-53

At a minimum, pipelines would be installed from the chiller tank at the Enhanced Recreation Area to the AEC as well as the School of Law. Potential to tie-in to other Campus Life Project and non-Campus Life Project facilities to further increase efficiency is possible but not planned at this time.

Response to Comment MBU-54

See Topical Response 5: Construction Phasing and Management for discussion of hauling truck routes and truck idling.

Response to Comment MBU-55

The parking analysis shows that sufficient parking would be available for all campus users (students, faculty and staff) during construction of the AEC. The AEC is targeted for construction near the end of Phase I. The overall peak parking demand for Existing + Phase I uses is forecast at 3,397 spaces. The existing parking supply is 4,584 spaces. The supply would be 4,018 spaces assuming the 566 spaces displaced during construction of the AEC. The 4,018 spaces would accommodate the 3,397 space demand at 85% occupancy, with a resulting reserve of 621 spaces. The University is committed to managing the campus parking supply during the various construction projects to ensure that parking is readily available in the most convenient

locations for students, faculty and staff. For example, this may include use of special parking permits and shuttling, as necessary, in order to utilize parking at other on-campus parking locations. The Page Parking Lot and Terrace Parking Lot are two different lots. The Page Parking Lot is dedicated for graduate student residents in the George Page Residence Hall whereas the Terrace Parking Lot is not specifically designated and thus generally used by faculty, staff, and commuter students.

Response to Comment MBU-56

The Enhanced Recreational Field proposes enhancements of an existing recreational use, without necessitating a change in use. Activities that currently occur at the existing recreation field/proposed Enhanced Recreational Field location as well as at Alumni Park, an existing multi-purpose area, would likely occur at the Enhanced Recreation Area in the future. The purpose is to provide enhancements for existing activities already occurring on-campus at both of these locations. Existing activities include concerts, intramurals, (e.g., lacrosse, soccer, ultimate Frisbee) practices, events, (e.g., Relay for Life), special program camp activities, barbecues, and informal recreation. These currently occur up to 7 days and nights per week and will continue to occur at that frequency. The Enhanced Recreation Area lights will provide an average illuminance of 20 footcandles, which is consistent with recreational requirements.

Response to Comment MBU-57

Subdrain improvements associated with Component 5 will require the excavation of 100 feet of Huntsinger Circle. It is anticipated that construction activities in Huntsinger Circle will last less than one month. Huntsinger Circle will be reduced to one lane to serve both directions of travel during active construction. Personnel will be provided to direct traffic. At the conclusion of the work-day, steel plates will cover any open trench to allow for the establishment of two travel lanes. Construction can be scheduled to provide two lanes of travel in the case of a large event coinciding with the construction period. The construction period will not impact the TDM Program.

Response to Comment MBU-58

The University is committed to managing the campus parking supply during the various construction projects to ensure that parking is readily available in the most convenient locations for students, faculty and staff. The overall peak parking demand for Existing + Phase I uses is forecast at 3,397 spaces. The Existing parking supply is 4,584 spaces. The supply would be 4,293 spaces assuming the 291 spaces displaced during construction of the School of Law. The 4,293 spaces would accommodate the 3,397-space demand (79% occupancy), with a reserve of 896 spaces. Existing on-campus shuttles will accommodate parking in alternative locations during the construction period.

Response to Comment MBU-59

See Topical Response 5: Construction Phasing and Management.

Figure 3-12, page 3-26 of the DEIR represents the anticipated timeline of the CLP as proposed, and the text description supports this. However, it was also acknowledged that in a project of this duration, circumstances may emerge in which the benefits of adjusting the proposed Project's construction sequence could change. For example, if the School of Law parking structure is constructed after the Outer Precinct, corresponding measures to address parking availability on the campus would be undertaken, as described in the text on DEIR page 3-24.

The details of impacts to the availability of parking spaces (net loss or gain) are presented in DEIR Table 3-1 and the equivalent parking information by Project Phases is presented in DEIR Table 5.8-11. **Table 5** below summarizes the net addition and losses of beds resulting from the Student Housing Rehabilitation.

Table 5
Student Housing Rehabilitation, Comparison of
Existing and Proposed Beds

	Existing Beds	Existing to be Beds to be Removed	Total with Proposed Project	Net Change
Standard Precinct	800	0	1,100	300
Outer Precinct	290	290	458	168
Source: Pepperdine University, 2009.				

Response to Comment MBU-60

The sentence on DEIR page 4-1 describing the location of Malibu Colony, “Additional residential developments in the vicinity of the University include Malibu Knolls to the east and the Malibu Colony to the south along Malibu Colony Drive.” Will be revised to read, “Additional residential developments in the vicinity of the University include Malibu Knolls to the east along Malibu Canyon Road and Malibu Road to the south.”

Response to Comment MBU-61

References to the City of Malibu’s Draft General Plan will be removed from the text so the reference will read the City of Malibu’s General Plan.

Response to Comment MBU-62

The California Environmental Quality Act (CEQA) requires that a Lead Agency consider and disclose potential environmental impacts of a project prior to the required approval/denial action by decision makers. In order to make such an evaluation, the Lead Agency must first determine the project's environmental baseline, which normally consists of the physical conditions that exist within the area affected by the proposed project at the time the Lead Agency begins its environmental review (i.e., typically at the time of an EIR’s Notice of Preparation [NOP]) In accordance with CEQA, the related projects included in the cumulative impact analysis were compiled in coordination with Los Angeles County and City of Malibu staff shortly after publication of the NOP.

The changes to the cumulative project list that would result from incorporation of the January 2011 list fall into 3 categories: 1) Completed Projects, 2) Withdrawn Projects, and 3) New Projects. The following text outlines the changes in the new list and their potential environmental effects. No new significant impacts would occur as a result of recent changes to the list.

1. Completed Projects. The new list shows that 14 single-family residential units have been constructed. Most of those units are replacement units due to fire loss. In addition, the new list shows that construction has been completed on Legacy Park (15-acre park), the Lumber Yard Remodel (2 new restaurants + retail), remodel of the Chevron Station, Malibu Lagoon State Park Beach Parking Lot Relocation and 2 new restaurants on the pier. These project were not completed and generating traffic or other environmental impacts in 2008 when the baseline environmental data was collected. Thus, it is appropriate to include them in the cumulative analysis.
2. Withdrawn Projects. The new list shows that 3 single-family residential unit projects have been withdrawn. The environmental analysis prepared for the CLP assumed these would be completed in the cumulative analysis. Thus, the analysis is conservative in nature and may overstate future

environmental impacts.

3. New Projects. The new list shows 8 new single-family residential units are proposed, plus 8 residential remodels/additions plus conversion of a 4-unit apartment complex into 1 single-family residential unit, plus a 10,000 SF commercial project plus remodels of the Malibu Library and the Malibu City Hall. The trip generation for these projects is estimated at 493 daily trips, 17 A.M. peak hour trips and 33 P.M. peak hour trips.

In addition to the traffic that would be generated by the cumulative projects assumed in the traffic analysis, a 2% per year growth factor was applied for a 12-year period (to Year 2020) in order to capture traffic growth not accounted for by the cumulative project list. The 2% per year growth factor is greater than the historical growth that has occurred on PCH. Caltrans data shows that PCH traffic has grown at a rate of about 1% per year. Thus, the 2% per year growth factor accounts for New Projects as well as any other additional developments that may occur during the 2020 horizon period. See generally DEIR Section 5.8, Traffic and Access.

It is also noted that the new additions to the cumulative project list would generate a minimal amount of traffic compared to the traffic growth that is forecast using the background growth factor. Review of the new cumulative residential projects shows 8 new single-family residential units are proposed, along with 8 residential remodels/additions plus conversion of a 4-unit apartment complex into 1 single family residential unit. The new commercial projects include a 10,000 SF commercial project plus remodels of the Malibu Library and the Malibu City Hall. The trip generation for these projects is estimated at 493 daily trips, 17 A.M. peak hour trips and 33 P.M. peak hour trips. These traffic additions are accounted for by the 2% per year growth factor applied for the 12-year period to Year 2020.

The water demand for the new projects is 4,080 gallons per day. Added to the cumulative demand identified in the EIR, the future water demand is 125,103 gallons per day. While there are future cumulative increases in water demand, of which the project is a part, the water suppliers have projected to have adequate supplies to meet future cumulative demands. See DEIR Section 5.10, Utilities.

Wastewater from the CLP and on-campus related projects would be treated at either the Malibu Mesa Wastewater Reclamation Plant (MMRCP) or the Las Virgenes Municipal Water District Tapia Wastewater Reclamation Facility (TWRP). It would not be feasible for any related projects, other than those located on the Pepperdine campus, to be served by the MMWRP. To the degree that these other related projects, which represent a mix of residential, commercial and other land uses, would be expected to contribute to the reduction in TWRP's available excess capacity, then an overall area-wide reduction in wastewater treatment service could result, when considered in combination with CLP's increased capacity utilization. Urbanization within the TWRP service area could potentially have a significant cumulative impact on wastewater services; however, the project's contribution after mitigation is not considered cumulatively considerable and therefore less than significant, since the CLP and on-campus related projects would use approximately 0.60 percent of the current excess capacity of TWRP. See DEIR Section 5.10, Utilities.

The new cumulative development would generate 14.2 tons of solid waste per year. Assuming a diversion rate of 50 percent, the new cumulative development would dispose of 7.1 tons per year in local landfills. Added to the cumulative demand in the EIR, the future solid waste disposed of in landfills would be 600.7 tons per year. Although the proposed project and the related projects would not produce an amount of solid waste that exceeds available landfill capacity now, they would contribute to a cumulatively considerable impact on solid waste disposal capacity caused in combination with regional growth. The project would contribute to a significant cumulative impact on landfill capacity; however,

with incorporation of mitigation requiring the project be incorporated into the existing university recycling program, the project contribution would not be cumulatively considerable. This impact is considered to be potentially significant but mitigable to less than significant levels. See DEIR Section 5.10, Utilities.

Response to Comment MBU-63

Geotechnical investigations will be conducted for the School of Law parking structure as indicated in MM5.1-1 and current knowledge about the parking structure location indicates it is a feasible project. The geotechnical recommendations resulting from investigations and analyses for this type of non-habitable structure fall generally within a standard range for foundations, retaining walls, and concrete types (for example) depending upon the soil types, earthquake conditions, and proximity to slopes present at the site. Within this range of possibilities there are numerous construction alternatives that can vary with final design details. As mentioned in the Response to Comment MBU-11, the campus (including the School of Law parking structure location) presents no unusual geotechnical conditions based on what is known about the geology and soils conditions from numerous geotechnical studies conducted in these geology and soil units.

Response to Comment MBU-64

The light standard height produces reduced light trespass because the aiming angle can be focused directly upon the field. The increased height also decreases glare, because with a steeper aiming angle, the fixture shielding more effectively blocks the view of the light source (lamp). Furthermore, the steeper aiming angle decreases light pollution that is the result of light escaping into the sky at angles of 90 to 135 degrees from nadir. The Illuminating Society of North America recommends an average illuminance of 20 footcandles. See Topical Response 2: Lighting for additional information.

Response to Comment MBU-65

See Response to Comment MBU-27.

Response to Comment MBU-66

The meter locations are listed at the bottom of DEIR Table 5.5-5 and shown in Figure 5.5-1. They were selected because they either were near noise-sensitive uses (residences in MCE with a campus view), near a proposed substantial CLP element (Updated NCAA Soccer Field, residential complex, and Enhanced Recreation Area), or near a substantial related project (Firestone Fieldhouse). All meters were placed in close proximity to the roadway system including those placed at Firestone Fieldhouse and the Updated NCAA Soccer Field, which were located, adjacent to John Tyler Drive. The selected dates were a mid-week period when school was in session to maximize campus activity levels. Not all monitoring locations are considered noise-sensitive. They were selected to establish baseline conditions at locations where future noise levels may change measurably as a result of CLP implementation.

Response to Comment MBU-67

DEIR Table 5.5-9 shows the results of the change in MCE noise exposure that would occur if the nocturnal John Tyler Drive closure were rescinded. As indicated on page 5.5-14, "Although no CLP components are anticipated to generate substantial traffic or noise between 11 P.M. to 6 A.M., the traffic noise effects of possibly removing that closure were evaluated. Thirty percent of existing traffic at Seaver Gate was assumed to use John Tyler Drive if that option were available. The traffic noise from possible diverted traffic was superimposed upon the quietest reading at the two Malibu Country Estates residences most recently monitored." The maximum projected number of cars per hour on John Tyler Drive is 68

per hour between 11:00 P.M. to midnight. This includes both CLP generated trips and those associated with existing conditions that currently do not have access to John Tyler Drive during this time.

Response to Comment MBU-68

The correct haul truck capacity is 14 cubic yards per truck. The noise level from 5,000 loads or earthmoving over a 4-month period is 56 dB CNEL at 50 feet from the roadway centerline. Also see Comment MBU-69.

Response to Comment MBU-69

At 14 cubic yards per truck, the daily truck movements will be 60 loads (120 trips). Assuming hauling from 7 A.M. to 3 P.M., 7.5 trucks would enter and 7.5 would leave per hour. This is one full truck out every 8 minutes and one empty returning every 8 minutes. Pg 5.5-11 will be revised as follows:

As described in Section 3.0 (Project Description) the proposed project may result in the need to export 70,000 cubic yards of soils. Hauling of this material would be restricted to using the Seaver entrance/exit to Malibu Canyon Road. Conservatively assuming this occurs over a four-month period, the daily truck trip traffic would be 120 ~~160~~ trips (60 ~~80~~ loads) per day assuming the use of single trailer trucks with a 14 ~~10~~ cubic yard capacity. Assuming hauling from 7 A.M. to 3 P.M., one full truck would leave and one empty truck would enter the component area every 8 minutes. The noise level associated with 120 ~~160~~ daily haul trips is 56 ~~57~~ dB CNEL at 50 feet from the roadway centerline for a 35 mph travel speed. This level is below the 65 dB CNEL noise standard. Therefore, soil hauling would create a less than significant traffic noise impact.

For more routine deliveries Seaver Drive via the Malibu Road campus entry gate will be utilized. However, the configuration of John Tyler Drive provides a more direct route and one with less elevation gains, losses and stops and starts en-route to Components 1, 2, and 3. For selected deliveries of construction materials, the latter route may prove to be an essential one. Some truck hauling of major building materials deliveries (concrete, wood, steel, etc.) may occur sporadically on John Tyler Drive during CLP construction. Because of easier access from PCH, such major deliveries would likely need to use John Tyler Drive access. The reference noise level at 50 feet from a single passing truck is 50 dB Leq. Thirty trucks per hour produce an hourly level of 65 dB Leq, it would require 720 truck trips (360 trucks in, 360 trucks out) between 7 A.M. and 7 P.M. to create a 24-hour weighted noise level of 65 dB CNEL at homes closest to John Tyler Drive. There are no planned CLP construction activities that could accommodate 360 truck loads of material on a single day. As such, haul truck noise impacts to off-campus noise-sensitive use would be less than significant.

Response to Comment MBU-70

The construction management plan will incorporate truck traffic minimization on John Tyler Drive access at PCH; however, the use of Seaver Drive may increase conflicts between trucks and students walking from residence halls to classes, which are less likely to occur on John Tyler Drive. Restriction to only using the Seaver Drive gate is therefore not considered practical. Mitigation Measure MM5.5-9 has been modified as follows:

~~Construction activities shall be restricted to between the hours of 8:00 A.M. and 5:00 P.M. in order to minimize construction and haul route activities that would increase noise disturbance on surrounding off-site residential and commercial land.~~

Truck hauling activities shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, except no truck queing or hauling may take place on John Tyler Drive between PCH and

south of the northern edge of the soccer field before 8:00 A.M. or after 5:00 P.M. Monday through Friday. Such activities on John Tyler Drive 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 shall be permitted only in extremely time-sensitive and/or emergency circumstances such as completion of concrete pouring. The Construction Management Plan shall give strong preference to the use of the Seaver Gate instead of John Tyler Drive as the designated 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.

For more routine deliveries and hauling, construction managers will specify delivery via Seaver Drive via the Malibu Canyon Road campus entry gate. However, the configuration of John Tyler Drive provides a more direct route and one with less elevation gains and losses and stops and starts en-route to the site. For selected deliveries, of fabricated beams for example, and selected special deliveries to Components 1, 2, and 3 for example, the latter route may prove to be an essential one. Also see responses to Comment MBU-54 and Topical Response 5: Construction Phasing and Management.

Response to Comment MBU-71

See Topical Response 4: Athletics and Special Events.

A discussion of event traffic and parking is presented on DEIR page 5.8-24. The proposed Athletics/Events Center could accommodate a net increase of 1,896 event attendees over existing conditions. Parking for events will not be located solely in the 831-space parking structure constructed next to the AEC. New parking facilities are also proposed at the School of Law Lot, which would provide 724 spaces. On-street parking would also be available on Huntsinger Circle and Via Pacifica in relatively close proximity to the Athletics/Events Center. MM5.8-2 requires implementation of an event management plan for events with greater than 3,500 attendees. This mitigation includes the use of signage and/or traffic control officers such that the new parking structures planned adjacent at the 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 as a first priority. Additionally, the measure includes the use of the campus shuttle system to transport attendees to/from parking facilities throughout the campus used for events.

Response to Comment MBU-72

A sensitive receptor designation differentiates between project on project exposure versus project on adjacent sensitive receptor properties. Off-site residences have no choice but to listen to campus activity noise and they have no direct control as to location, time, or intensity as sensitive receptors. Students choose to live on-campus as part of the overall project and related existing campus operations in a setting that may be occasionally noisy (project on project). With regard to noise from the AEC chillers, they will be designed to achieve the degree of noise control needed to meet a level of quiet that ensures student comfort during quiet periods. Existing chiller plants operate near residences at Drescher campus currently without noise complaints from students because of sleep disturbance. With newest noise control technology, no conflict is anticipated.

Response to Comment MBU-73

Page 5.7-28 of the DEIR will be modified as follows:

~~Three overnight camping locations have been proposed for location in the Malibu Bluffs State Park in the~~

~~undeveloped portions to the west of the active use and developed picnic areas of the park. Views of the tops of three light poles (approximately the top 20 feet of the poles) may be seen from the central of the three proposed camping sites. The tops of the poles would be seen from distances of 4,750 feet (0.9 mile) and over. There would be no visibility of the light poles from the proposed tent camping locations along the western boundary of the park due to the intervening elevations of the ridgeline landform underlying MCE. No architectural features or structures would be added on the site that could intrude into view that would result in potentially significant impacts to the scenic northerly viewsheds of the Santa Monica Mountains. Completion of the Enhanced Recreation Area, as proposed, would not result in the creation of significant impacts to visual resources.~~

The Santa Monica Mountains Conservancy has proposed the development of 35 camping spaces divided in four to five separate clusters dispersed over three generally level terrain surfaces concentrated in the western and central portions of the Conservancy-owned Malibu Bluffs Property. The campground development would also add approximately 0.7 miles of trail to the 2.3 miles of existing trails. Views of up to the top twenty feet of three poles located along the southern edge of the Enhanced Recreation Area may variously be seen from among the campground spaces located within the middle portion of the Conservancy-owned Malibu Bluffs. The views of the poles would be from distances of 4,750 feet (0.9 mile) and greater. Views toward the light poles from campsites proposed near the western side the Recreation Area would be blocked by elevated terrain underlying the residential development in Malibu Country Estates. Neither any architectural features nor the light poles added in the Enhanced Recreation Area would intrude into view that would result in potentially significant impacts to the northerly scenic viewshed of the Santa Monica Mountains. Existing visible development is present on campus that brackets the site at higher elevations. Completion of the Enhanced Recreation Area, as proposed, would not result in the creation of significant impacts to visual resources.

Response to Comment MBU-74

See response to comment MBU-36

Response to Comment MBU-75

The existing track surrounding the Soccer Field is illuminated with 18 unshielded flood lights, mounted on 9 poles. There are two luminaires per pole, mounted at approximately 20' above the finished grade. The luminaires use High Pressure Sodium lamps, sized ED-18 or ET-18, that range in intensity from 200 watts to 400 watts.

The fixtures provide full and direct views of the light source, reflector and lens. Measurements taken during site visits to sensitive locations show glare conditions that result from the use of such unshielded luminaires. Table 5.7.2-1 in the DEIR identifies existing measured conditions at various receptor sites.

Receptor Site A shows intensity of the Track Lighting when viewed from John Tyler Drive. The existing contrast ratio at site A is 45:1, well above 30:1, the measurement for the threshold of significance for glare impacts. The measured luminance of the direct view of the light source is 368 footlamberts. After the installation of the CLP lighting proponents, contrast is expected to be reduced to 19.0:1, which is below the standard used to determine whether or not there is a significant glare impact. For a detailed descriptions of the CLP lighting components, see Draft EIR, Appendix G.

Response to Comment MBU-76

The existing athletic lighting on the Recreation field is composed of eight unshielded luminaires mounted on four (4) poles. Two luminaires are mounted on each pole, at roughly 32' above the finished grade.

The luminaires use Metal Halide lamps, likely ranging from 500 watts to 1000 watts. The fixtures provide full and direct visibility of the light source, reflector, and lens. Measurements taken during site visits to sensitive locations show glare conditions that result from the use of such unshielded luminaires. Table 5.7.2-1 in the DEIR identifies existing measured conditions at various receptor sites.

Receptor Site F shows the intensity of the recreation field athletic lighting. The existing contrast ratio at site F is 46.0:1, above 30:1, the threshold of glare. Further, the direct view of the light source is 4,136 footlamberts. After the installation of the CLP lighting, contrast is expected to be reduced to 8.0:1, which is below the standard used to determine whether or not there is a significant glare impact. For detailed descriptions of the CLP lighting components, see Draft EIR, Appendix G.

For detailed descriptions of the CLP lighting components, see Draft EIR, Appendix G.

Response to Comment MBU-77

See Topical Response 4: Athletics and Special Events.

Response to Comment MBU-78

Table 5.11-3 identifies the approved LRDP/DPZ facilities with their corresponding CLP components, and the detailed campus map in DEIR Figure 5.11-5 illustrates their locations on the Pepperdine University campus.

Response to Comment MBU-79

The reference to the Malibu Civic Center Specific Plan Area (DEIR page 6-18) will be removed and revised as follows:

As shown in **Figure 6-1**, the parcel is located within the Malibu Civic Center ~~Specific Plan~~ Area north of the library and court building.

Response to Comment MBU-80

The comment indicates that Athletics/Events Center parking at the Alternative site should be calculated as follows: one parking spaces should be provided for each three fixed seats plus one parking space per every two employees. Assuming a maximum seating capacity of 5,470 seats and 85 employees for events, the parking requirement in the City of Malibu would be 1,867 parking spaces.

As discussed on DEIR page 6-26, the Alternative 2 site is designated as Community Commercial (CC) in the City of Malibu General Plan Land Use Element, and the City of Malibu Local Coastal Program Land Use Plan. According to both documents “[t]he CC designation is intended to provide for the resident serving needs of the community similar to the CN designation, but on parcels of land more suitable for concentrated commercial activity. The community commercial category plans for centers that offer a greater depth and range of merchandise in shopping and specialty goods than the neighborhood center although this category may include some of the uses also found in a neighborhood center. Often a supermarket or variety store functions as the anchor tenant. The maximum Floor to Area Ratio (FAR) is 0.15. The FAR may be increased to a maximum of 0.20 where public benefits and amenities are provided as part of the project. Uses that are permitted and/or conditionally permitted include the following: all permitted uses within the CN designation, financial institutions, medical clinics, restaurants, service stations, health care facilities, offices, and public open space and recreation.” The allowable uses are further refined in Chapter 17.24 of the Malibu Municipal Code including conditionally permitted uses.

Conditionally permitted uses include public or private educational institutions. The Athletics/Events Center at this location would exceed the maximum allowable FAR. With a floor area of 239,300 sq. ft., the FAR of the 9.4-acre site would be 0.58.

Alternative 2 would thus result in greater land use impacts than the proposed CLP because Alternative 2 would exceed allowable land use densities, proposes a use that is not permitted by the existing City of Malibu General Plan nor by the City of Malibu Local Coastal Program and is therefore inconsistent with long range planning documents governing the site.

Response to Comment MBU-81

As discussed on DEIR page 6-21, the Alternative 2 pad, which has gently sloping surfaces (from north to south and southeast) with elevations that range from approximately 18 feet to 30 feet above sea level, could likely be excavated to a depth of 10 feet or less due to shallow depth to groundwater. Unlike the proposed CLP, it could not be excavated to a depth of 25 feet.

Long-term mobile noise impacts, while not specifically citing the residences in the Malibu Knolls neighborhood, are acknowledged to be greater than the proposed CLP because there would be more vehicle trips to and from the facility on a routine basis. Given the much greater walking distance to the off-site location from the campus all attendees, participants, and employees would likely travel via motor vehicle to the site.

As discussed on DEIR page 6-23, the addition of the Athletics/Events Center and its associated parking garage structure would likely raise the facility's roof-top elevation up to 105 feet. Two existing residences situated immediately north of the center of the alternative site's boundary have building pad elevations of approximately 225 feet and 250 feet. A third residence that is situated slightly to the northeast has a building pad elevation of approximately 155 feet. Because of the elevation differences between the residential locations and the proposed Athletics/Events Center, views of shoreline features or the ocean horizon would not be significantly interfered with or blocked to the south.

Response to Comment MBU-82

See response to comment MBU-41. Reference to 3,100 attendees within this section will be removed. DEIR ages 6-25 and 6-32 will be revised to include the following:

Events exceeding the current capacity of on-campus events would result in greater traffic impacts than would result from the proposed Project.

Response to Comment MBU-83

As discussed on DEIR pages 6-25 and 6-26, the Alternative 2 Site is located within an area that the Regional Water Quality Control Board has prohibited septic systems and for which no regional wastewater system exists. Thus, there is no current ability to treat wastewater at the Alternative 2 location.

Response to Comment MBU-84

As stated on DEIR page 6-27, the projected number of parking spaces required for an off-campus student dormitory with 468 beds would be 468 spaces. The equivalent number of parking spaces for a student dormitory under the City of Malibu LIP Section 1.2 requirements is calculated according to the following: a single student bed would be equivalent to one guest room, meaning that there would be 468 guest rooms. The formula for student dormitories requires that two (2) spaces be provided for each three (3)

guestrooms, resulting in a required 312 spaces. Further the regulations require an additional 2 spaces be provided for each dwelling unit. Student dorm rooms (with two beds/guest rooms each) would be arranged in three (3) dorm room clusters within a single dwelling unit. There would be approximately 78 dwelling units, requiring an additional 156 parking spaces (2 additional spaces required per dwelling unit). The parking spaces required for the guest rooms (312) and those required for the dwelling units (156) combine to total 468 spaces. Page 6-27 will be revised to delete the following: This assumes a parking requirement of 1 space per bed.

Response to Comment MBU-85

The text on DEIR page 6-30 pertaining to Alternative 3 identifies that the noise generated during both the construction phases and operational phases of the Alternative would be greater than that of the CLP because of the proximity of the adjacent sensitive residential land uses, which includes the Malibu Knolls residences.

Response to Comment MBU-86

The analysis of Alternatives 2 and 3 is in agreement with observations raised in the comment. The analysis of traffic impacts under Alternative 3 (DEIR page 6-32) points out that there would be significant impacts along travel routes between the off-site dormitories and the campus. Per Alternative 2, such impacts would also be greater at times when large events would be held on campus. Further, under the Land Use analysis (DEIR page 6-33, 34) it was also observed that student housing at the location would exceed the maximum allowable FAR.

Response to Comment MBU-87

The analysis of the Alternatives 2 and 3 is in agreement with observations raised in the comment.

Comment MBU-88

Outdoor sound amplification devices and speakers are currently in use at the Project site and are therefore part of existing campus conditions. This is an existing use that will remain following completion of the proposed Project. As there is no nexus between the Project and potential impacts relating to outdoor sound amplification, the mitigation suggested is not necessary or required under CEQA.

Response to Comment MBU-89

See Topical Response 8: John Tyler Drive. As there is no nexus between the Project and potential impacts analyzed relating to John Tyler Drive, the mitigation suggested is not necessary or required under CEQA.

Response to Comment MBU-90

Stationary noise sources which could have an impact on the nearest residential activities are mechanical equipment source noise including electrical and mechanical air conditioning, most of which is typically located on rooftops and screened from possible on- and off-site sensitive use areas to reduce audibility. Los Angeles County Noise Ordinance standards for stationary sources allow for no more than 50 decibels (dB) L_{50} daytime hourly noise standard at the residential boundary and 45 dB L_{50} at night.

Potential noise generated by HVAC equipment was evaluated using typical maximum HVAC equipment noise levels. The exact type and quantity of HVAC equipment is not yet known. The hourly average reference noise level at a 50-foot analysis distance for typical rooftop mounted equipment is 54 dB at 50 feet. For continuously running equipment L_{eq} and L_{50} are almost identical. Standard design features such as shielding and parapets would reduce noise emissions below this level. For direct line-of-sight conditions, the above point source data can be adjusted for geometrical (spherical) spreading losses at a 6

dB per distance doubling between the source and the closest receiver. At the nearest distance to a sensitive off-site receptor of 500 feet, noise from HVAC equipment would be approximately 34 dB L₅₀ without shielding. Shielding would reduce noise levels to less than 34 dB L₅₀ but is not required per the conclusions of the noise analysis and application of Los Angeles County Noise Ordinance standards for stationary sources. The suggested mitigation is therefore not needed because noise impacts from the HVAC equipment are less than significant even without it. The mitigation suggested is not necessary or required under CEQA.

Response to Comment MBU-91

See Topical Response 4: Athletics and Special Events for a discussion of event frequency and attendance.

Response to Comment MBU-92

There are three approach lanes on John Tyler Drive at the PCH signal. They include a left-turn lane, a left-plus-right turn lane, and a right-turn lane. Thus, there are already two lanes provided for vehicles to turn left from John Tyler Drive onto PCH after events end at the AEC.

Response to Comment MBU-93

The ATE staff that participated in completing the traffic analysis includes two civil engineers registered by the State of California, which satisfies the LA County guidelines.

Response to Comment MBU-94

See Topical Response 5: Construction Phasing and Management.

Response to Comment MBU-95

As shown in Figure 3-9 of the DEIR, a new debris basin located north of the proposed Enhanced Recreation Area would replace the current debris basin structure, located just east of the existing intramural field. Since no active uses are proposed for the debris basin, this component would not generate traffic on a daily basis.

Response to Comment MBU-96

Figure 2 of the traffic study contained in DEIR Appendix H is the project site plan and it illustrates the location of the proposed CLP components on the Pepperdine University campus. Thus, Malibu Country Drive is not shown on Figure 2 as it is not located on the Pepperdine campus. Malibu Country Drive is shown on Figure 1 of the traffic study, contained in DEIR Appendix H which illustrates the street network in the vicinity of the project site. Firestone Fieldhouse is located on John Tyler Drive approximately 400 feet southeast of the campus baseball field. Figure 3-3 of the DEIR also identifies the Firestone Fieldhouse and other existing campus locations.

Response to Comment MBU-97

Mulholland Highway contains two travel lanes in the vicinity of Las Virgenes Road.

Response to Comment MBU-98

The MOU process began in 2008. The counts collected in 2008 were reviewed and approved by County staff for the traffic analysis. It should also be noted that Caltrans data shows that traffic volumes are now lower than the volumes that were collected in 2008. Thus, the 2008 traffic volumes represent an acceptable baseline for assessing existing conditions. It is also noted that the 2008 volumes were adjusted

to 2020 volumes using a very conservative 2% per year growth factor. Caltrans data indicate that the actual growth factor in the study-area has been approximately 1% per year for the last 5 years.

Response to Comment MBU-99

The breakdown of the new faculty and staff required for each component of the CLP project is presented in Table 3.2 of the DEIR. For reference, **Table 6** is shown below.

Table 6
Existing and Proposed Staffing

Department	Existing Staff		Future Staff (Proposed After CLP)		Component Allocation
	FTE	Contract Employees	FTE	Contract Employees	
Athletics	52.8	15 (event staff)	65	20 (event staff)	AEC
Campus Recreation (includes changes to staffing with previously approved expansion anticipated to occur in 2009)	7.6	0	9.0	0	Rec Field
Counseling	8.0	1	8.0	1	SHR
Facilities Management & Planning/Business Services	186.0	122	211	132	Allocated between components based upon sf
Health	7.3	10	8.0	10	SHR
Housing	17.5	0	18.5	0	SHR
Public Safety	36.3	0	43.3	0	Allocated between components based upon sf
Totals by Listed Department	307	147	355	162	n/a
Overall Malibu Campus Totals	1406	149	1454	164	
Overall Net Increase	n/a	n/a	48.3	15	
Note: Part time employees are included in the existing and proposed FTE staffing. Each department has a conversion factor for the hours their part time staff work. For example, part time Athletics staff on average works 10 hours out of a 40-hour workweek (25%). As such, the FTE for Athletics is calculated using the following formula: Full time + Part time (.25) = FTE for Athletics. The conversion factors for each department are as follows: Campus Recreation (.155), Counseling (.33), FMP/BS (.5), Health (.25), Housing (.5), and Public Safety (.66).					

Response to Comment MBU-100

The trip generation data collected by Crain & Associates in 1995 and the supplemental data collected by ATE in 2008 will be included in the Technical Appendix N of the Final EIR.

Response to Comment MBU-101

The majority of the components proposed in the Upper Campus Development (UCD) have been constructed and are functioning. The 2008 counts collected at the PCH/John Tyler Drive and Malibu Canyon Road/Seaver Drive intersections show that the traffic levels traveling to and from the campus have not, however, increased substantially as a result of those new facilities. The data contained in the Crain report prepared for the UCD show that the volumes on John Tyler Drive and Seaver Drive near the campus were about 1,000 trips during the A.M. peak hour and 1,115 trips during the P.M. peak hour in 1997. The 2008 counts collected for the CLP show that the volumes on John Tyler Drive and Seaver Drive near the campus were about 830 trips during the A.M. peak hour and 1,005 trips during the P.M. peak hour.

The UCD is largely complete. LRDP/DPZ facilities 254 and 265 are not yet constructed but are included in the DEIR analysis as related projects. As described in the Section 4 on page 4-8, Environmental Setting, "Pepperdine University academic learning center and church school facility. LRDP facilities 254 and 265 provide 55,000 square feet of useable space in two two-level structures." For reference, the UCD included the following components:

- 95000 sf graduate school
- 104,000 sf student housing (96 units)
- 100,800 sf faculty staff condos (42 units)
- 30,000 sf SFR for faculty staff (14 units)
- 30,000 sf academic support facility
- 25,000 sf academic learning center

Response to Comment MBU-102

Please refer to Topical Response 8: John Tyler Drive.

Response to Comment MBU-103

Widening at intersections should be the first step in adding capacity to PCH prior to full widening of PCH to a 6-lane facility. The mitigation discussion contained in the traffic study indicates that this widening should take place at the intersections.

Response to Comment MBU-104

The AEC is the Athletics/Event Center.

Response to Comment MBU-105

Note (b) refers to the "Supply" column in the table. The number of parking spaces referenced in the Traffic Study footnote, 5,175 spaces is incorrect. The correct number is 5,157 parking spaces and is shown in DEIR Table 5.8-11 of Section 5.8 Traffic and Access.

Response to Comment MBU-106

See Topical Response 5: Construction Phasing and Management.

Response to Comment MBU-107

See Topical Response 4: Athletics and Special Events.

Response to Comment MBU-108

The future parking demands were calculated assuming the existing peak demands generated by faculty, students, staff and visitors at the campus plus the additional demands generated by the CLP components. A note will be added to the Final EIR indicating that the parking demand calculations for the future uses are presented in DEIR Table 5.8-11.

Response to Comment MBU-109

MM 5.8-2 in the DEIR includes signage and/or traffic control officers to direct event patrons to the open parking lots during events (as well as event information/advertising plans, parking controls, etc.). See Topical Response 4: Special Events for discussion of the Event Management Plan, which includes the implementation of traffic control officers.

Response to Comment MBU-110

A significant traffic impact only occurs in limited instances when the AEC has an event with over 3,750 attendees that draw a significant number of attendees from off campus (60% or greater) and are scheduled to start or end during the A.M. (7:00-9:00 A.M.) or P.M. (4:00-6:00 P.M.) peak weekday periods. Further, Pepperdine University currently employs traffic and parking control for events held at the campus. For instance, the University has developed detailed traffic and parking management plan for the graduation ceremonies, which range from 3,000 to 10,000 attendees. Those plans include placement of traffic control officers, special signs, shuttle services, electric carts for shuttling elderly/disabled persons, emergency services, etc. The current capacity of the Firestone Fieldhouse is 3,104 permanent seats and 3,574 total seats including temporary seats placed on the floor during non-athletic events. For purposes of the CLP, a large event is defined as any event larger than the existing capacity of the Firestone Fieldhouse, conservatively stated as 3,500 attendees. As defined, any large event at the AEC would warrant implementation of the Event Management Plan. However, elements of the Event Management Plan are currently utilized by the University for smaller events as necessary and this would continue following construction of the AEC.

Comments Received from Organizations

Malibu Chamber of Commerce
Malibu Country Estates
Malibu Township Council



January 3, 2010



Mr. Kim Szalay
Los Angeles County Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, CA 90012

REFERENCE: County Project No. R2007-03064-(3)

Dear Mr. Szalay:

- Chairman of the Board SCOTT WAGENSELLER
Vice President of Finance ROGER GRONWALD
Vice President of Communications HEIDI BERNARD
Vice President of Membership SAM SAHRAI
Vice President of Governmental Affairs DON SCHMITZ
Vice President of Business Development BETH PEARCEY NEAL
Vice-President JOHN JOHANNESSEN

On behalf of the hundreds of member businesses, the Malibu Chamber of Commerce would like to thank the County of Los Angeles for the very thorough job they have done on the Draft Environmental Impact Report for Pepperdine University's Campus Life Project.

The Malibu Chamber of Commerce supports Pepperdine University and the Campus Life Project and recognizes Pepperdine University as a vital asset both in our community and the region.

Additionally, the Campus Life Project, once approved, will immediately create jobs throughout Los Angeles, helping the region address our critical unemployment realities and will also turn current commuters into local residents.

The Project will add 468 new student beds, which will allow the University to house 75% of its students on campus. This will be accomplished without an increase in their approved enrollment turning those students into residents, reducing daily trips.

We were also pleased to see Pepperdine's strong commitment to environmental stewardship exhibited in the design of the Campus Life Project.

The value of having a University in our community cannot be measured and the Campus Life Project will add to its vibrancy. This is the type of smart-growth project that Malibu and the greater Los Angeles community should embrace and we look forward to the project's approval.

Sincerely,

Rebekah Evans, CEO

MCC-1
MCC-2
MCC-3

Responses to comments from Malibu Chamber of Commerce

Response to Comment MCC-1

This comment expresses support for the Project, and cites the economic and cultural benefits of the proposal to the community and local economy. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Response to Comment MCC-2

This comment expresses support for certain aspects of the Project, including the Project's addition of 468 new student beds for its undergraduate students. As stated, this will help the University to further its goal of housing 75% of its students on-campus. The commenter also expresses support for the proposed AEC, as it is likely to generate positive benefits on the local economic community as guests patronize businesses before and after special events. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Response to Comment MCC-3

This comment highlights the proposed Project's commitment to green building principles. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

MALIBU COUNTRY ESTATES



HOMEOWNERS ASSOCIATION

December 15, 2010

BY E-MAIL AND OVERNIGHT MAIL

kszalay@planning.lacounty.gov

County of Los Angeles,
 Department of Regional Planning
 Special Projects Section
 320 West Temple Street
 Los Angeles, California 90012-3225

Attn: Kim K. Szalay

**Re: Pepperdine University Campus Project No. R2007-03064-(3) ("Project")
 Conditional Use Permit, Parking Permit and Environmental Impact Report**

Gentlemen:

On behalf of Malibu Country Estates Homeowners Association ("Homeowners Association"), we hereby submit the following comments to the Draft Environmental Impact Report dated November 5, 2010 ("EIR"), and our comments and suggested mitigation measures for the above referenced Project. The Project includes a proposed events and sports arena ("Sports Arena"), the construction of additional student housing, lighting of outdoor baseball and soccer fields, and the related conversion of the Firestone Fieldhouse into a student recreational and activities center. The Homeowners Association hereby reserves the right to provide further comments (both in writing and orally), and to testify and provide additional information at future hearings. The main goals of the Homeowners Association are to preserve the quality of life for its residents just as Pepperdine wants to do the same for its students.

1. **CUMULATIVE EFFECT OF PRIOR PEPPERDINE PROJECTS ON MALIBU COUNTRY ESTATES' RESIDENTS.** The Malibu Country Estates subdivision is composed of approximately 107 single family residential detached houses, and is located immediately adjacent to Pepperdine University ("Pepperdine"). The Malibu Country Estates home subdivision was built at the same time that Pepperdine's Malibu campus was built, and the Malibu Country Estates residential subdivision shares with Pepperdine streets and road systems, along with utility systems, sewers systems, and storm water systems. Over the years, increased Pepperdine building construction, and increased presence on the Pepperdine campus of additional students, faculty and other employees have burdened the Malibu Country Estates'

MCE-1

residential homes by increasing the negative impacts on these homes through increased noise, increased pollution, increased traffic, and an increased amount of light pouring over from Pepperdine's buildings into their homes. This cumulative effect of Pepperdine's recently constructed buildings and projects have had a large negative impact on the residential community of Malibu Country Estates. See **Pictures Nos. 12 to 14** showing Pepperdine's buildings' lights shining directly at night into the homes from where these pictures were taken.

MCE-1

One building constructed by Pepperdine University would not by itself have produced such major negative environmental impacts, but the combination of multiple buildings constructed over the past 30 years has produced substantial negative impacts on Malibu Country Estates' single family residences. The new proposed Pepperdine Project (as described in the EIR) increases these cumulative negative effects on the homes in Malibu Country Estates. See **Picture No. 5** as an example of the recently constructed Pepperdine Upper Campus Development towering over the homes of Malibu Country Estates.

MCE-2

Based upon statements and testimony of Pepperdine, Pepperdine expects in the future to continue expanding and growing its Malibu Campus. Such future expansion and growth will have a negative environmental impact on Malibu Country Estates and the immediately adjacent residential community, unless adequate mitigation measures and conditions are imposed. Accordingly, Malibu Country Estates requests the proactive involvement of Los Angeles County to protect its residents from Pepperdine's expansion, including the proposed Project.

John Tyler Drive is a roadway inside the Pepperdine campus (and exits onto Pacific Coast Highway) and directly borders the Malibu Country Estates home subdivision. Malibu Country Estates' homes are situated immediately adjacent to John Tyler Drive (as evidenced **Pictures 4 to 8**).¹ As shown in these pictures, the homes are located only a few feet away from John Tyler Drive (the road on which the new Sports Arena is to be located). John Tyler Drive provides the sole ingress and egress from the Malibu Country Estates home subdivision.

MCE-3

The Malibu Country Estates residential subdivision is located in Marie Canyon at a lower elevation than is the Pepperdine campus and Pepperdine's buildings.² See **Pictures Nos. 2, 3, and 12** which show the canyon and Pepperdine's buildings. The canyon in which Pepperdine's campus sits acts as a "speaker" to project noise directly into homes. Thus, the effect of John Tyler Drive (which is historically known as "Marie Canyon") has caused sound to

MCE-4

¹ A disc of these photographs showing John Tyler Drive and the Malibu Country Estates homes lying a few feet away from this roadway was submitted to the County by the Homeowners Association, in disc form, at the December 2, 2010 hearing of the Los Angeles County Department of Regional Planning which took place at Pepperdine University School of Law.

² The pictures show how the newly constructed Pepperdine buildings tower over the Malibu Country Estates' homes.

be directed and amplified directly down from the Pepperdine's campus buildings into Malibu Country Estates' homes. This noise factor is further exacerbated by Pepperdine constructing tall buildings on these canyon hillsides overlooking these homes (which tall buildings further direct sound into these homes). Pepperdine's proposed Project's construction of the "Town Square" area above the homes will lead to further activities and resulting noise. In summary, sound is amplified into the homes from the buildings and surrounding mountains.

MCE-4

Suggested mitigation measures and conditions would be to: (i) prohibit outside sound amplification devices and outside speakers on the Pepperdine campus during all hours; (ii) prohibit outside campus activities after 10:00 p.m. and before 8:00 a.m. in the morning in these campus areas above or adjacent to Malibu Country Estates; (iii) continue the closing of John Tyler Drive at night (as Pepperdine University has previously agreed to do so in its 1999 written agreement) between the hours of 10:30 p.m. and 6:30 a.m. every day; and (iv) retrofit Pepperdine buildings with sound screens and sound footings on rooftop mounted HVAC equipment and other exposed equipment. Additionally, prohibit the future construction of rooftop HVAC equipment in areas which will project sound down on the homes, and instead have HVAC equipment for these structures located in sound proof rooms so that noise does not project into homes.

MCE-5

2. **IMPACT OF CONVERTING FIRESTONE FIELDHOUSE INTO A NEW STUDENT ACTIVITY AND RECREATION FACILITY.** The proposed expansion and conversion of the Firestone Fieldhouse into a student activity and recreation center and a student union and gathering place (which the EIR states will operate both early in the morning and late at night) will have a significant negative impact on the adjacent Malibu Country Estates' homes. See **Picture No. 12** taken from homes showing the Firestone Fieldhouse at night and its close location to these homes.

MCE-6

Page 2-1 of the EIR indicated that the University plans to convert the Firestone Fieldhouse to a new recreation center ("Recreation Center"). Page 5.5-24 of the EIR indicates this conversion to a new student activity facility is "related" to the Project, and indicates Firestone Fieldhouse is to become a recreation center once the new Sports Arena is constructed. Thus, there is linkage between the Sports Arena and this Recreation Center, and a substantial cumulative effect on Malibu Country Estates.

MCE-6

The EIR at page 5.5-24 indicates that this new Recreation Center is intended to **open early and stay open late.**

Such a new Recreation Center should not be located adjacent to single family residential homes. Using the parking lot and road systems immediately in the front of single family residential homes by this new Recreation Center "early" in the morning and "late" at night (as described in the EIR) will produce substantial noise from cars driving in and out late at night, students congregating and talking outside near homes, car doors slamming, car alarm systems going off, defective mufflers, motorcycles with loud noises, etc. See **Pictures Nos. 13**

and 14 showing the parking lot for this proposed Recreation Center located immediately next to homes.

Suggested mitigation measures for this new Recreation Center would include:
(i) prohibiting the use of this Firestone parking lot area between the hours of 10:00 p.m. and 6:30 a.m.; (ii) requiring entering into this new Recreation Center through the back of the Firestone Fieldhouse (rather than the front area which faces the homes) after 10:00 p.m.; (iii) restrict hours of use of this new Recreation Center, such as not before 10:00 p.m. and not earlier than 8:00 a.m.; and (iv) the use of the Recreation Center should be limited to solely Pepperdine student intramural athletics (within the specified hours) and should specifically prohibit dances, concerts and other similar congregating events which will produce large amounts of noises in outside areas which will go late into the night (which would then in turn, directly negatively impact the Malibu Country Estates' neighboring residential homes).³

Importantly, the Firestone parking lot connected with this new Recreation Center (and related to the Project) should be left as a surface parking lot, and there should not be allowed construction of any other buildings or any multilevel parking structure on this Firestone Recreation Center parking lot. This will serve to prevent negative impacts on the visual effects of homeowners' views and to limit noise going into the immediately adjacent homes.

There was a prior Pepperdine proposal to Los Angeles County to convert part of the Firestone Fieldhouse area into a student health center. Having the health center located next to homes would increase noise to the immediately adjacent Malibu Country Estates' homes by late night emergency vehicles (with sirens) entering and leaving the area right next to these homes. The use of the Firestone Fieldhouse activity center as a health center should, thus, be prohibited. Instead, any health center on the Pepperdine University campus should be located on the side of campus away from the residential community of Malibu Country Estates.

In summary, the types of events in the new Recreation Center should be restricted, hours of operation should be restricted, use of John Tyler Drive and the Firestone parking lot's use should be prohibited at night, and noise mitigation measures should be implemented.

3. THE PROPOSAL TO HAVE LIGHTING OF BASEBALL FIELD AND SOCCER FIELD AT NIGHT. Page 5.5-24 of the EIR indicates the Pepperdine's proposes to have lights for night use of the existing baseball field. It is contemplated in the EIR that this lighting will be intense enough so that baseball games may be televised.

³ The description of using the Firestone Fieldhouse and new student Recreation Center for "dances" and "movies" along with student congregation in the Firestone Fieldhouse area was described in the original Pepperdine University Project Description November 27, 2007 submittal to Los Angeles County at page 29. See Pepperdine's November 27, 2007 submittal to the Los Angeles County Department of Regional Planning. Since dances, movie, and other similar activities were not considered by the EIR, they should be prohibited.



It should be noted that in the Malibu area, there are prohibitions and restrictions by both the City of Malibu and the California Coastal Commission as to night lighting of parks and other facilities. Why is Pepperdine not subject to similar prohibitions and restrictions?

The proposed lighted baseball field (as shown in **Picture No. 11**) is located immediately across from Malibu Country Estates' single family residential homes. This baseball field's lights will shine into these homes (see **Picture No. 5** showing homes directly across from proposed lighted baseball field). There will also be night time crowd noise entering these homes. The EIR's restriction of the baseball field's use up to 10:00 p.m. for a lighted baseball field and the lighted soccer field is not adequate nor is it realistic when there is a possibility of baseball games going extra innings and soccer games going into overtime, plus the time required for the crowds and traffic to leave these stadiums.

Suggested mitigation measure of these proposed night time uses would include:

(i) prohibit night time lighting of the baseball and soccer fields and have all games end by dusk; (ii) limit hours of baseball field usage; (iii) prohibit parking in Malibu Country Estates for any baseball or soccer field activities and for Pepperdine to have Pepperdine security persons monitor Malibu Country Estates' streets to prohibit parking and pedestrian traffic in Malibu Country Estates from these two sport field's areas; and (iv) require Pepperdine to take measures to reduce noise from the exiting soccer field and the baseball field going into the homes which are immediately adjacent to these areas.

The homes were constructed immediately next to the baseball field and soccer field (see **Picture No. 5**) in reliance upon the fact that these fields would remain without night lights and it was never contemplated when these homes were built that nighttime lighting would be added to the baseball field and to the soccer field.

4. **INCREASE IN NOISE LEVELS.** The construction of the new proposed Sports Arena and the new Firestone Fieldhouse Recreation Center will increase noise to the Malibu Country Estates' homes immediately adjacent to John Tyler Drive. Currently, there is a constant drone of traffic due to the increased number of vehicles using John Tyler Drive due in part to Pepperdine's recent new construction of its Upper Campus Development and other facilities. See **Pictures Nos. 2 and 13** showing the location of the new proposed Firestone Recreation Center (on left side) and the parking lot, which shows this proposed Recreation Center being immediately next to homes.

The EIR speaks about the current amount of noise as being up to 60 to 60.5 decibels (see page 5.5-7 of the EIR) right next to homes. It should be noted that at this high decibel level, there is a recommendation in the EIR at page 5.5-2 that sound insulation and other noise reduction should be implemented.

Because Pepperdine's buildings and the shape of the canyon magnify sound (see **Pictures Nos. 2 and 5**), Pepperdine should have taken additional sound readings for the EIR at

MCE-10

MCE-11

other locations and should consider the fact that the amount of sound may increase above 60-60.5 decibels under their proposal to: convert the use of the new Firestone Fieldhouse Recreation Center with all of its proposed additional late night and early morning activities; the additional traffic from the additional proposed new housing; and the new traffic from the proposed Sports Arena located on John Tyler Drive. Also, because the use of the Pepperdine campus is seasonal, it can be expected that higher levels of noise will occur between September and May, when the regular school year is in session.

It should also be pointed out that sound decibel levels are only one element in considering noise and its effect on surrounding areas. Sound frequency, the reflection of sound from surrounding areas (such as the Pepperdine buildings and canyons onto the homes below), and other factors should be considered in any sound study.

The suggestion of having noise insulation and enclosed windows at page 5.5-2 of the EIR to reduce noise highlights the unfairness to burden Malibu Country Estates' homeowners with additional costs. These homeowners should have the right to leave their windows open to enjoy the fresh Malibu air and to enjoy peace and quiet. Residents should not have to pay for installing sound insulation, closed noise proof windows, or sound walls due to the noisy activities of Pepperdine or the fact Pepperdine desires to now construct this new Project.

Suggested mitigation measures to consider to reduce noise would include:

- Limiting hours of operation of the new proposed Firestone Recreation Center to be prior to 10:00 p.m. and no earlier than 8:00 a.m.;
- Limit the types of events in the new Recreation Center to not include dances and similar student gatherings.
- Have ingress and egress be from the back of the new Firestone Fieldhouse Recreation Center.
- Prohibit the use of the Firestone Fieldhouse Recreation Center parking lot after 10:00 p.m.
- Continue to close off John Tyler Drive from 10:30 p.m. to 6:30 a.m. pursuant to the written signed agreement which Pepperdine University has entered into with Malibu Country Estates dated May 13, 1999.⁴

⁴ A copy of this May 13, 1999 letter agreement has previously been delivered to Supervisor Zev Yaroslavsky's office and the Los Angeles County Department of Regional Planning. For your ease of reference, an additional copy of this May 13, 1999 agreement is attached hereto. The EIR mistakenly at page 5.5-17 assumes that Pepperdine University can keep John Tyler Drive open at night.

- Prohibit the use of John Tyler Drive when there are events at the Sports Arena in order to reduce noise, and instead direct this traffic through the Malibu Canyon Road entrance. If necessary, use offsite parking in the Civic Center and shuttle buses to the New Sports Arena.
- Prohibit outside amplification of sound on the Pepperdine campus since the hills direct this sound directly on the Malibu Country Estates' homes.
- Require Pepperdine University to construct (or pay for construction) sound walls and foliage (which will not block homeowners' ocean views) so as to reduce the impact of noise from John Tyler Drive and the Pepperdine campus.

MCE-11

5. **INCREASES IN TRAFFIC.** There have been cumulative increases in the number of vehicles using John Tyler Drive caused by the recent construction of the Pepperdine's Upper Campus Development, past additional classroom building construction, and other buildings upon the Pepperdine campus.

MCE-12A

The EIR fails to analyze the effect of traffic at the intersection of John Tyler Drive and Malibu Country Drive (see page 5.8-2 of the EIR). Malibu Country Estates has only one road (Malibu Country Drive) for ingress and egress of its residents to their homes.⁵ It is this one road, Malibu Country Drive, that goes onto John Tyler Drive. When this John Tyler Drive exit is unavailable for use by Malibu Country Estates' residents, then there is no way for the homeowners to enter and exit the Malibu Country Estates residential subdivision, and access to their homes is denied. Currently, for example, when Pepperdine has Spring graduation ceremonies, there is traffic gridlock in the general campus area with large number of cars attempting to enter and exit the Pepperdine campus, thereby effectively blocking off the Malibu Country Estates ability to leave their subdivision on John Tyler Drive (see **Picture No. 15** showing bumper to bumper traffic on John Tyler Drive and Pacific Coast Highway during Pepperdine's Spring graduation ceremonies). If the new proposed Pepperdine Sports Arena were allowed to be constructed, then during Sports Arena events, the bumper to bumper traffic would effectively "lock" Malibu Country Estates' residents into their subdivision. There would be no way for homeowners to exit their subdivision.

MCE-12B

The EIR should evaluate in detail the effect of traffic at the intersection of John Tyler Drive and Malibu Country Drive including the number of projected traffic trips, its negative impact on the residents of Malibu Country Estates, health and safety issues, and speed of traffic at that intersection.

Mitigation measures to consider for John Tyler Drive would include: (i) having a stop sign on John Tyler Drive above the Malibu Country Drive intersection to slow down traffic;

MCE-12C

⁵ There are additional emergency fire exit roads in Malibu Country Estates which are, however, closed by locked gates.

(ii) prohibit John Tyler Drive's use for ingress and egress from the proposed Sports Arena during Sports Arena events; (iii) provide for the Sports Arena alternative ingress and egress from the Pepperdine campus other than onto John Tyler Drive; and (iv) use offsite parking in the Malibu Civic Center area (such as in the 9.5 acres described at page 6-18 the EIR, other Civic Center locations or possibly vacant land on the Southeast corner of Civic Center Way and Malibu Canyon Road across from Pepperdine's campus) with shuttle buses from parking lots to the new Sports Arena.

MCE-12C

The new Sports Arena which is to have a total of 5,470 seats (5,000 permanent and 470 additional seats per the EIR) will produce significant increases in traffic. The Conditional Use Permit for the Project should limit the number of permanent seats to no more than 5,000 (and preferably less seats) and the number of temporary seats to 470. Additional temporary seats, permanent seats or "standing room" in the new Sports Arena should be specifically prohibited in order to control crowd sizes at or below the EIR's presumed numbers. In accounting for the specified 5,000 number of permanent seats: handicap seating, any press seats and seats utilized by employees, staff, faculty, floor seating for basketball games, and "standing room"⁶ should be included within the specified 5,000 EIR permanent seat numbers. The EIR's evaluation is based upon the number of permanent seats in order to evaluate the number of persons utilizing the Sports Arena facility and, thus, standing room for persons, folding chairs, handicap seating, or similar accommodations for attendees and fans would increase the Sports Arena's use beyond the EIR's presumed numbers.

MCE-12D

There is only one single lane road each way (Malibu Canyon Road) and the two-lane Pacific Coast Highway for access to the Pepperdine campus and the proposed Sports Arena. The size of this new Sports Arena will be almost as large as the Greek Amphitheatre in Los Feliz (which has 5,801 seats) and the Gibson Amphitheatre at Universal City (which has 6,089 seats). If this new proposed Sports Arena is allowed to be built, then these large crowds will have a significant effect on the immediately adjacent Malibu Country Estates' single family homes in the form of increased bumper to bumper traffic and noise on John Tyler Drive within a few feet of homes (see **Pictures Nos. 4 to 8**). Additionally, pollutants are produced by each of the vehicles that utilize the new Sports Arena and John Tyler Drive, right next to homes.

MCE-12E

Malibu is an enclosed area between the ocean and the mountains and is not an appropriate location to construct such a large Sports Arena. The already saturated roads in Malibu cannot accommodate this proposed large amount of traffic. The EIR should consider the alternative of locating the Sports Arena at another location such as off the 101 Freeway in the Conejo Valley or San Fernando Valley.

Suggested mitigation measures to reduce the negative traffic impact of the proposed Sports Arena would include:

MCE-12F

⁶ Some sports arenas and stadiums have dedicated areas where fans can stand to watch sporting events.

- Prohibit traffic from utilizing John Tyler Drive when events are occurring in this new proposed Sports Arena (and thus affording Malibu Country Estates homeowners access to their homes and relief from noise). Use a parking lot in the Civic Center or other area with shuttle buses to the Sports Arena.
- Keep fire gates locked, and not allowed to be used, except in the case of a fire emergency.
- See paragraph 7, below, for additional mitigation measures.

6. **WILL THE ADDITION OF 468 NEW BEDS INCREASE OR DECREASE THE NUMBER OF TRAFFIC TRIPS?** The EIR at page 1-3 indicates that 468 beds are to be added to the Pepperdine campus and concludes that this addition of on campus housing will reduce the number of traffic trips. The EIR concludes that students who live on campus result in less traffic trips.

This EIR's conclusion fails to consider that students commonly today take classes 4 days per week (and not on Friday or one other day) so commuting students would be travelling to and from Pepperdine's campus 4 times per week. Also, it is common for commuting students to regularly use the internet and computers to take classes and do library research, rather than driving to and from campus.

On the other hand, students living on Pepperdine's campus have no grocery stores, drug stores, shopping areas, and will generally regularly drive from the campus to do daily functions such as: to buy groceries and foods and to go to restaurants; to purchase toiletries and other similar items; to purchase clothes; to purchase consumer electronic and other products; to seek recreational and social activities such as movies; to visit friend and other persons off campus; and to seek outdoor recreation activities such as beaches, parks, bike paths, etc, and for other purposes. Thus, students living on campus may have several traffic trips to and from campus per day, and these additional trips occur 7 days per week (rather than for only 4 or less days one time per day for commuting students). There are other colleges where students who live on a campus can walk to stores in easy walking distance,⁷ but this is not the case on Pepperdine's Malibu campus.

Thus, traffic trips will in fact be increased with more students living on Pepperdine's campus thereby putting additional burden on Pacific Coast Highway, John Tyler Drive, and Malibu Canyon Road.

It should be noted that the City of Malibu and Los Angeles County previously restricted the number of homes and housing units that can be constructed in the Malibu area

⁷ On these college campuses where there are stores in walking distance (such as University of California at Berkeley) arguably daily car trips are reduced by students living on campus.

MCE-12G

MCE-13

because of their concern of the limited capacity of Pacific Coast Highway and Malibu Canyon Road for traffic trips. To increase the number of students and housing units on Pepperdine's campus and to allow large crowds at the new Sports Arena will increase the number of traffic trips beyond the scope of these highway's design and will overburden Malibu's highways.

MCE-13

7. **MITIGATION MEASURES REGARDING THE NEW PROPOSED SPORTS ARENA.** The EIR presumes that the new Sports Arena is a direct necessity for Pepperdine to conduct its educational activities. However, the conduct of NCAA level college basketball and football athletics has been pointed out by a report prepared by the United States Congress Congressional Budget Office as "loosely connected in educating students and might be viewed and unrelated to the schools' tax-favored purpose." This Congressional Budget Office report questions whether major football and basketball sports may "have become side businesses" for schools.⁸ Accordingly, having a NCAA basketball sports arena cannot be equated with Pepperdine's classroom space, libraries, and other buildings directly connected to students' education.

MCE-14A

It should be noted that attendance at sporting events, including athletic events, tends to produce more rowdy behavior by the attendees (which are both students and nonstudents, and members of the general public) including public intoxication (even assuming that alcohol will not be served at the new Sports Arena).⁹ Public intoxication produces an especially high level of risk on Pacific Coast Highway and Malibu Canyon Road where high incidents of fatal auto collisions have been experienced in recent years.

MCE-14B

Mitigation measures as to the proposed Sports Arena to consider would include:

- Restrict the types of events which are to occur in the new Sports Arena, and prohibit concerts and similar types of gatherings.
- Condition to allow only sporting events where Pepperdine is a participant team (such as not allowing use of the Sports Arena for professional sports programs or use by amateur sport teams not connected to Pepperdine). Page 5.5-18 of the EIR indicates that only certain sporting events, student convocations, and annual bible lectureships will occur at the Sports Arena.
- Restrict hours of operation of Sports Arena to prohibit events from going later than 9:30 p.m. at night so that traffic does not go by Malibu Country Estates single family homes late at night.

MCE-14C

⁸ See Congressional Budget Office paper on the Tax Preferences for Collegiate Sports prepared by the Congress of the United States, Congressional Budget Office, May 19, 2009, along with the authorities cited therein.

⁹ Attendees at athletic events many times come to the events intoxicated because they drink at bars and other locations before attending the event.

- Limit the number of events that will occur at the new Sports Arena each calendar year. This number of allowed events per calendar year would include the number of expected basketball games, volleyball games, and certain other specified number of events.
- **Prohibit** leasing out or use of the Sports Arena for concerts, or other similar large gatherings.
- Require Pepperdine, when the Sports Arena is in use, to station security guards to prohibit pedestrian and vehicle traffic from utilizing Malibu Country Estates subdivision during activities at the Sports Arena. Persons using the new Sports Arena should be prevented from parking in the Malibu Country Estates' residential subdivision in order to prevent littering, parking problems, noise, and persons loitering in the subdivision and person walking late at night through the residential subdivision.
- Prohibit at all times motorcycles or vehicles with loud or defective mufflers from utilizing John Tyler Drive so not to wake home residents.
- Continue to keep John Tyler Drive closed between 10:30 p.m. and 6:30 a.m. pursuant to the current 1999 written agreement between Pepperdine University and Malibu Country Estates.
- Consider the alternative of locating the new proposed Sports Arena in an off campus location such as along the 101 Freeway (where there would be adequate road access) in such areas as the San Fernando Valley or the Conejo Valley. Many Universities locate their main NCAA athletic facilities away from their campus.¹⁰ Other Universities have similar issues with adjacent residential neighborhoods so they have their NCAA sports athletic facilities in other locations.
- No traffic should be allowed on John Tyler Drive from the new proposed Sports Arena.
- Consider having offsite parking for the new Sports Arena in the Civic Center area (such as on the 9.5 acres described in the EIR or at the Southeast corner of Malibu Canyon Road and Civic Center Way) and then have shuttle buses take persons to the new Sports Arena through the Pepperdine campus's Malibu Canyon entrance, thus allowing John Tyler Drive to be closed to Sports Arena traffic.

MCE-14C

MCE-14D

MCE-14E

MCE-14F

MCE-14G

MCE-14H

MCE-14I

¹⁰ For example, Columbia University in New York City has its athletic campus located at the northern tip of Manhattan miles north of its campus. Northwestern University in Evanston, Illinois (near Chicago) has its athletic campus located away from the main University campus. Here in Los Angeles, UCLA plays its football games in the Rose Bowl located many miles away from UCLA's Westwood campus.

- Consider reducing the number of seats in the Sports Arena in order to reduce its environmental impact including reducing traffic. MCE-14J
- Prohibit persons walking late at night on the sidewalks along John Tyler Drive to prevent talking persons exiting the Sports Arena from disturbing the homes which are immediately adjacent to this sidewalk area. MCE-14K

8. **SUGGESTED MITIGATION MEASURES DURING CONSTRUCTION.**

During the construction of the new Project, mitigation measures should include: (i) No construction should commence before 8:00 a.m. and there should be no construction on Saturdays or Sundays or legal holidays; (ii) All construction workers and construction trucks should be required to use the Malibu Canyon Road entrance for ingress and egress (and not use the John Tyler Drive entrance or John Tyler Drive) and no construction vehicles should park on John Tyler Drive next to homes; and (iii) Watering and other dust control measures should be implemented in order that dust does not blow onto homes. MCE-15

9. **VIEW PROTECTION.** The Malibu Country Estates residential homes' views of the mountains and the ocean should be protected by all projects (including from all foliage and trees on the Pepperdine campus). Tree and foliage trimming should be required in order to preserve and maintain views of the Malibu Country Estates residents. Currently, Malibu Country Estates has a view protection ordinance to protect its homes' views. MCE-16

CONCLUSION.

Thank you for considering the Malibu Country Estates Homeowners Association's comments and suggested mitigation measures to the EIR and the proposed Project.

Very Truly Yours,

Malibu Country Estates Homeowners Association



Board of Directors

cc: Ben Saltsman, Planning Deputy for Los Angeles County Supervisor Zev Yaroslavsky (via e-mail and overnight mail) bsaltsman@bos.lacounty.gov

Malibu Country Estates
and

Their Homes

by

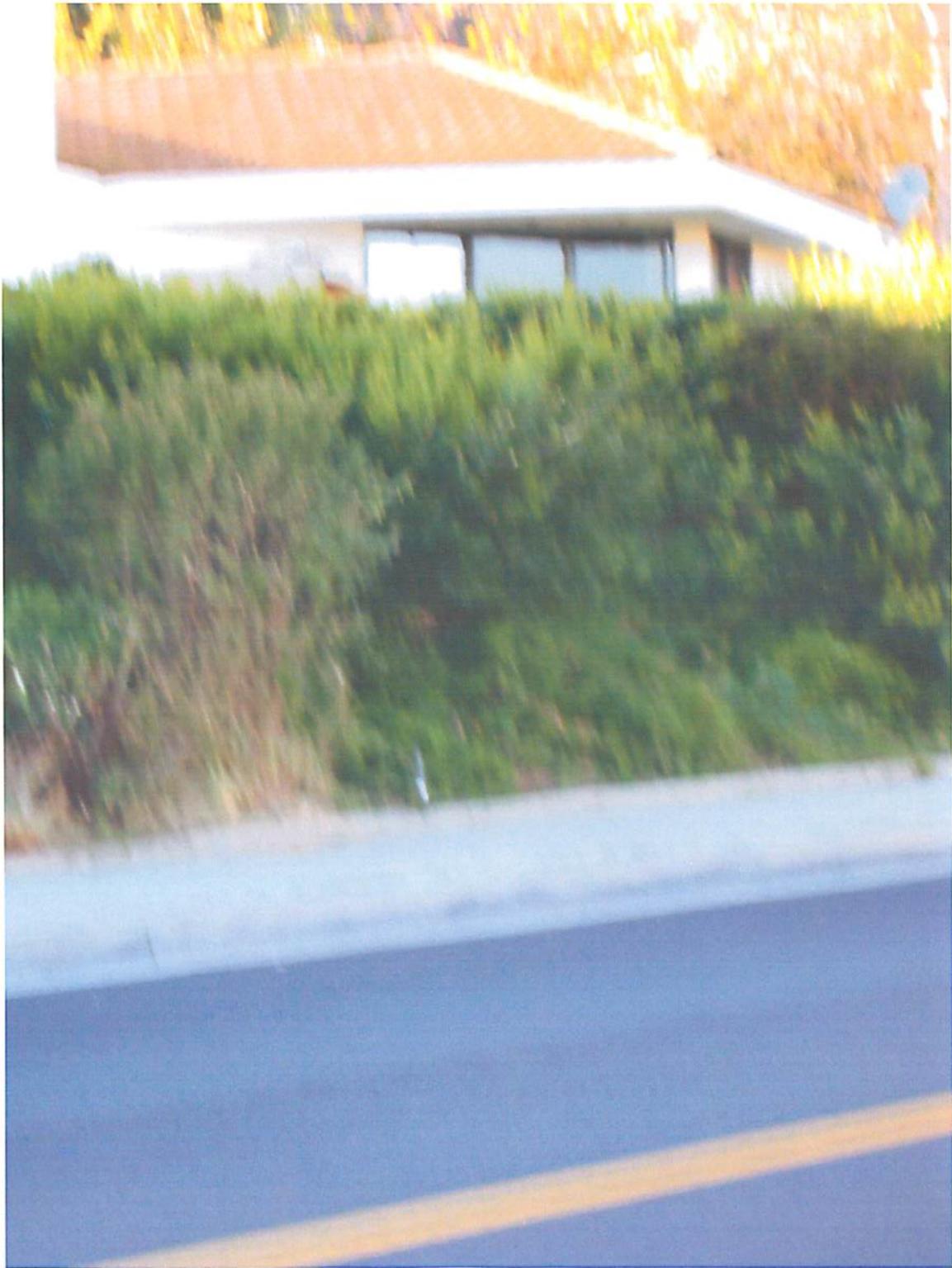
Malibu Country Estates
Homeowners Association













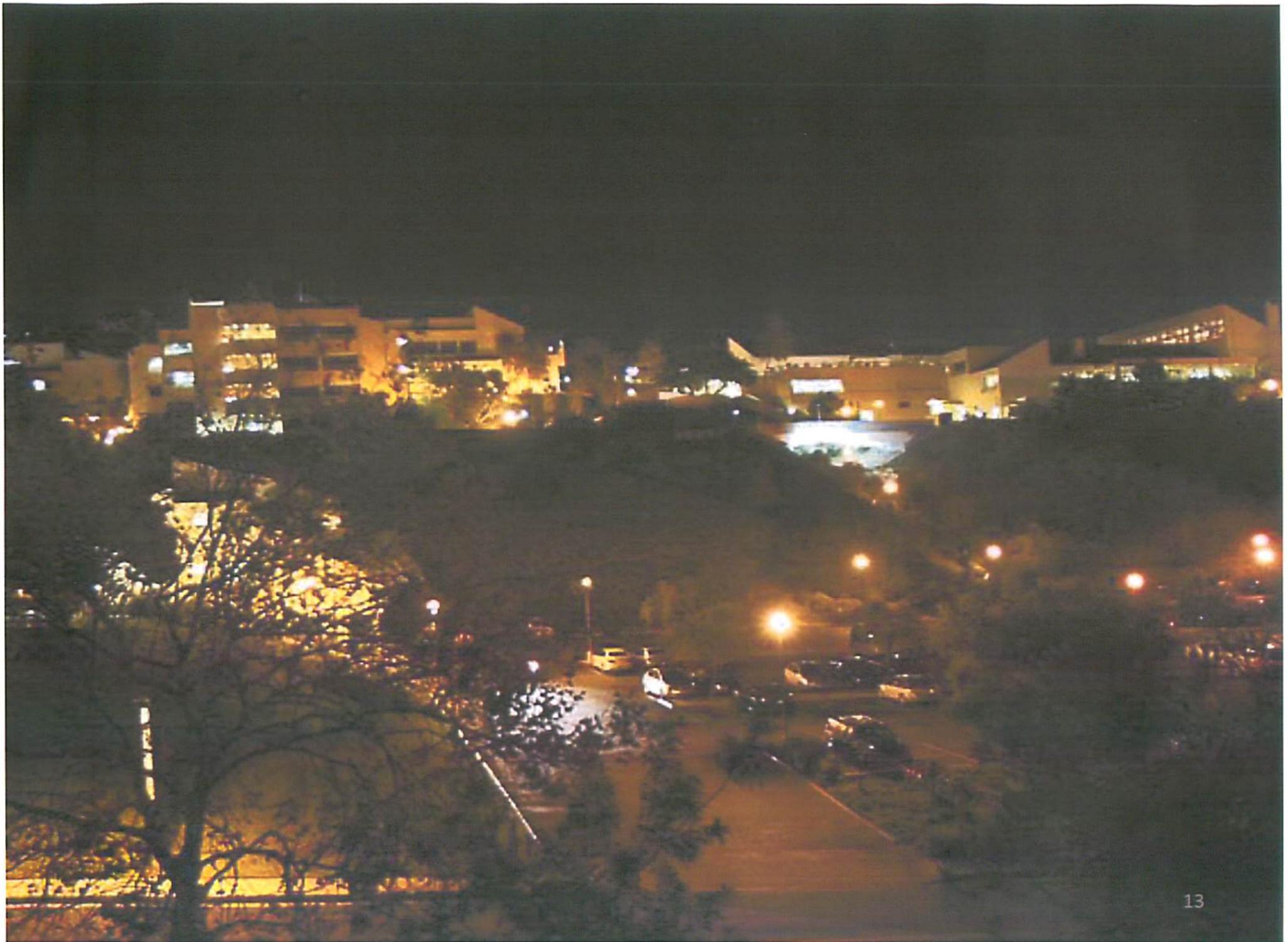


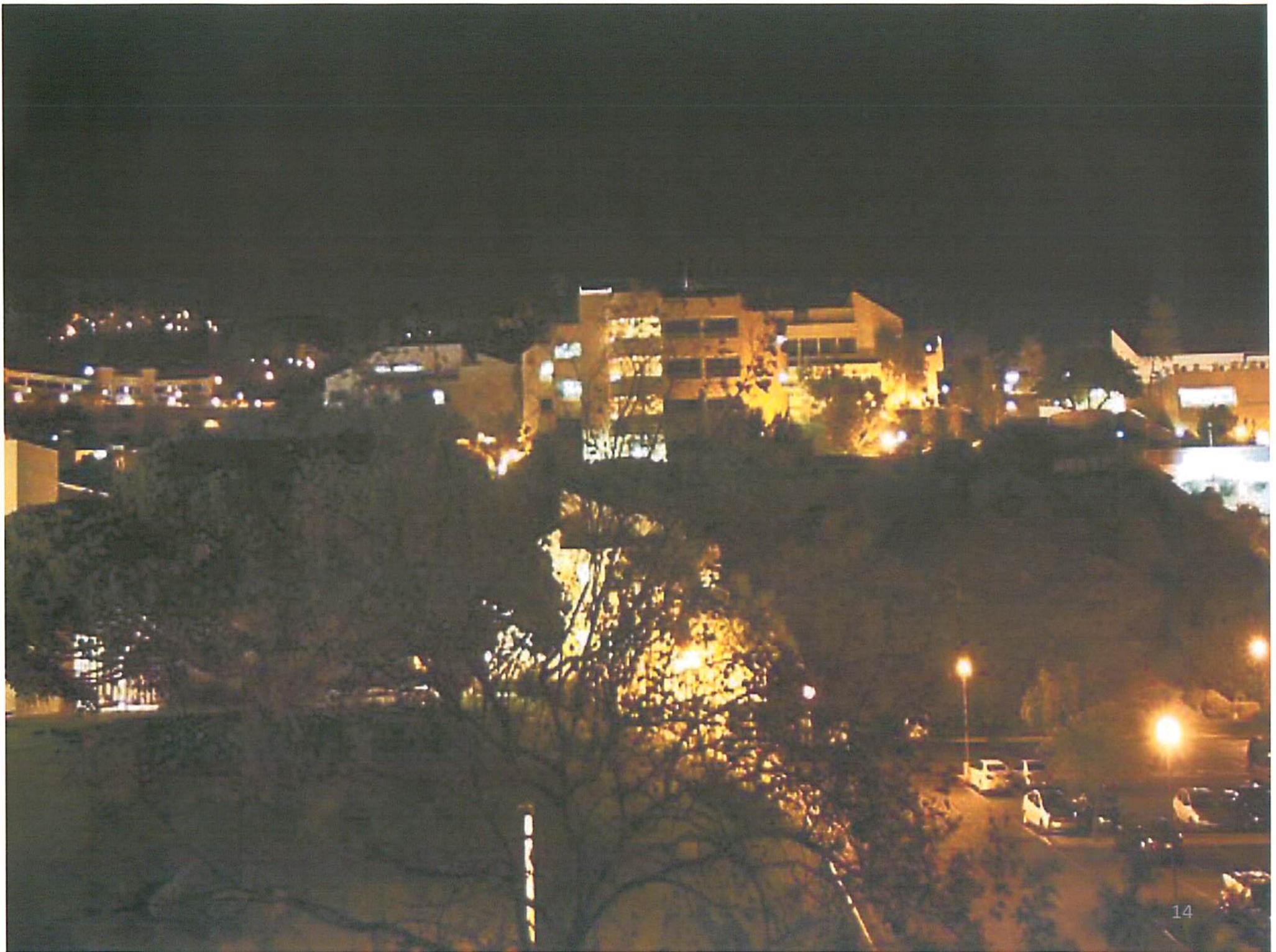


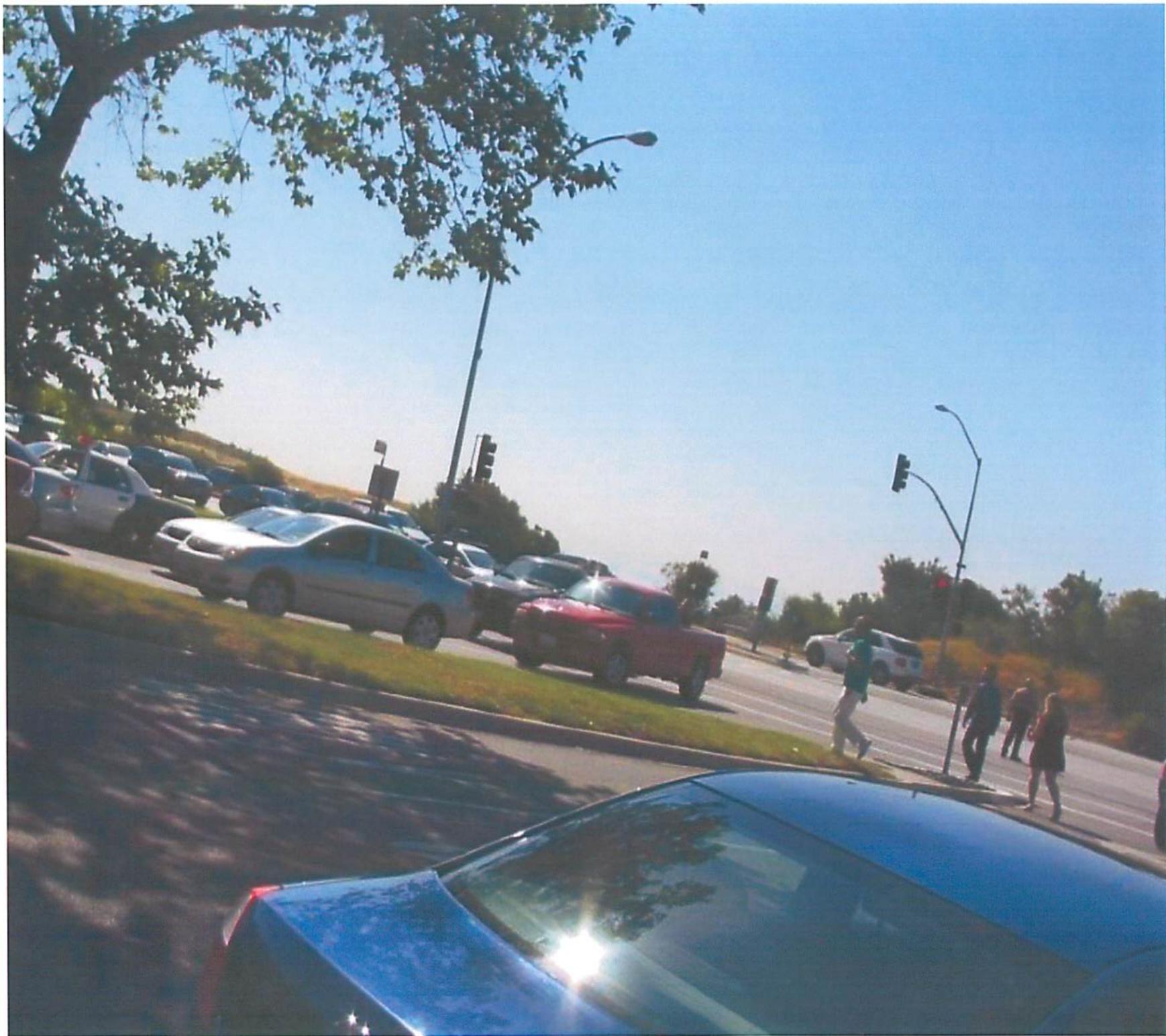












PEPPERDINE UNIVERSITY

EXECUTIVE VICE PRESIDENT

May 13, 1999

Mr. Armand Grant
President
Malibu Country Estates Homeowners Association
3602 Forest Gate Circle
Malibu, CA 90263

Re: Memorandum of Understanding Regarding Graduate Campus Project

Dear Mr. Grant:

Thank you for the opportunity to meet with you on March 8, 1999 and respond to concerns presented by the Malibu Country Estates Homeowners Association (the "Homeowners") in the matter of the County of Los Angeles Regional Planning Commission's Conditional Use Permit No. 97-191-(3), and related applications, dated February 25, 1999 (the "CUP") for Pepperdine University's Graduate Campus Project (the "Project"). We are pleased that Pepperdine University (the "University") and the Homeowners have decided to work out any outstanding issues related to the Project by entering into this voluntary agreement.

This letter agreement memorializes the mutual understanding reached by and between the University and the Homeowners. The letter addresses each issue raised in the Homeowners' March 8, 1999 letter to me, and summarizes the resolution of each issue as agreed to at our meeting.

UNIVERSITY'S VOLUNTEER AGREEMENTS

1. Restricting Traffic on John Tyler Drive

The Homeowners' letter requested that the University undertake certain additional measures that go beyond the requirements of CUP Condition No. 10(w), which limits the Project's construction traffic that may use John Tyler Drive. In response to the Homeowners' request for additional traffic restrictions, the University agrees to do the following:

a. *Delivery Vehicles.* The University shall direct delivery trucks and similar vehicles where feasible to use the Seaver Drive entrance to the University during 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 the "Restricted Area of John Tyler Drive" (as defined below), cause unsafe traffic congestion, or upon other reasonable bases. The University will notify its vendors of this restriction, include such provisions in vendor contracts entered into following the date of this agreement, send internal memoranda to

ensure that University staff is aware of this restriction, and enforce it through University Public Safety as provided below.

b. *Restricted Area Defined.* The University agrees that the "Restricted Area of John Tyler Drive" is defined to include those portions of John Tyler Drive that border the Malibu Country Estates homes. This area of John Tyler Drive runs from Banowsky Boulevard to just below the Stotsenberg Track.

c. *Idling on John Tyler Drive.* The University shall require where feasible that buses, trucks, and other loud vehicles do not idle on the Restricted Area of John Tyler Drive. The University will notify its vendors of this restriction, send internal memoranda to ensure that University staff is aware of this restriction, notify visiting athletic teams, and enforce it through University Public Safety as provided below.

d. *Enforcement.* The University shall enforce these measures through its Public Safety Office by instructing staff of the measures and requesting them to patrol the area on a reasonable basis.

2. John Tyler Drive Nighttime Access Restriction

The Homeowners' letter also requested that the University provide additional access restriction protections that go beyond the County's CUP Condition No. 12, which requires the trial access restriction of John Tyler Drive for an initial one-year period.

a. *Triggering Event for First One-Year Review.* Condition No. 12 requires that the first one-year trial period shall commence after the issuance of the first building permit. Your letter requests that the period begin after the "first permit" is issued. The first permit will be the grading permit which will likely be issued at least eight months prior to the building permit. Requiring the period to commence after the grading permit would result in a meaningless test because it is earlier than the construction of the Project. We agreed that the language should remain as is.

b. & c. *Hours of Closure and Access Restriction.* Condition No. 12 requires that the John Tyler Drive gate and the Restricted Area of John Tyler Drive be closed to vehicle access between the hours of 12:00 a.m. to 6:30 a.m., and an average of 10:30 p.m. to 6:30 a.m. Your letter requested that the University endeavor, where feasible, to restrict access to the street on a regular basis from 10:00 p.m. to 6:30 a.m. During our discussions, the University explained, and the Homeowners agreed, that the 10:00 p.m. closing time is not practical, but that the University does agree to enforce, where feasible, a regular restriction from 10:30 p.m. to 6:30 a.m. Homeowners agree that the University will have flexibility for special events.

d. *Enforcement.* As requested, the University will place signs at each end of the Restricted Area of John Tyler Drive. The signs will alert drivers of the restricted access hours. The University's Public Safety staff will be responsible for enforcing this restriction

through the University's existing enforcement mechanisms, and as set forth above in section 1 (d).

e. *Limiting Exemptions.* Condition 12(e)&(f) of the CUP provides that a range of University vehicles are exempt from the John Tyler Drive nighttime access restriction.

In order to further limit the amount of allowable traffic, the University has agreed to interpret the condition so that it narrows the universe of vehicles that can travel during the restricted hours. Specifically, the University agrees to interpret the condition as follows:

- 12e. These provisions shall not apply to any vehicles parking on John Tyler Drive or exiting parking facilities that do not have alternative ingress or egress;
- 12f. Nothing in this Condition shall be construed to prevent vehicles operated by the permittee, its agents or employees from accessing this area during the restricted times for emergency, public safety, or plant operation purposes. Outside of these purposes, this exception is not intended to permit the regular use of the restricted portion of John Tyler Drive by Pepperdine University faculty, staff, students, or employees;

f. *Department of Regional Planning Review.* Condition 12(g) requires that the University prepare and submit a report to the Director of Planning after the end of the first one-year trial period. The Director of Planning will give notice of the report to the Homeowners and will solicit their comments on the effectiveness of the trial access restriction. After applying a balancing test, the Director of Planning will determine whether the access restriction period shall be extended for an additional one-year period. The Homeowners expressed two concerns regarding this review process: (1) Whether the Planning Commission has authority to review the Director's decision; and (2) Whether the series of one-year reviews should be replaced by a three-year review.

Although the University does not have the authority to unilaterally change the process set forth in Condition 12(g), the University and Homeowners have agreed to do the following to address these concerns.

- (1) **Planning Commission Review.** In order to ensure that the University and the homeowners have the right to appeal the Director's determination, the University and the homeowners 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. Under the County Code, any interested person dissatisfied with the action of the Commission may then file an appeal from such action (County Code § 22.60.210). This is consistent with the Commission's desire, as discussed during the Project's approval hearings, to retain the authority to review and act upon the Director's decision. The

University and the Homeowners agree that it is in both parties' interest to have the ability to seek such Commission review in the event that either the University or the Homeowners are dissatisfied with the Director's decision.

(2) Three-Year Review. The University will file, jointly with the Homeowners, a request that after the initial one-year review, any subsequent trial periods be for a three-year period. The mitigation measures in Condition No. 12 may only be modified by the Director or the Commission. However, the University understands that the Homeowners view the review standard contained in Condition No. 12g as requiring clarification; therefore, the University and the Homeowners agree that Condition No. 12g should be interpreted as follows:

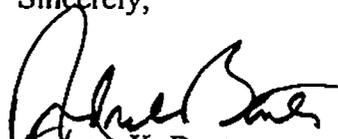
12g. [In pertinent part]...If the Director finds that the trial access restriction of the road, the gate, or both, is no longer necessary or has resulted in security and/or safety problems for the permittee, or has otherwise unreasonably disrupted traffic circulation patterns upon the property, after weighing same against the benefits that such restrictions provide to adjacent property owners, 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 is providing a benefit to adjacent property owners that outweighs the security, safety, and/or circulation problems to the permittee, the access restriction shall be extended for additional periods....

HOMEOWNERS' AGREEMENTS

As consideration for the University's agreement to undertake the voluntary measures set forth above, the Homeowners have agreed as follows: (1) Not to appeal or otherwise oppose the CUP; and (2) To support the CUP, upon reasonable request by the University, in any proceedings involving the Project, including, but not limited to, the upcoming Coastal Commission process.

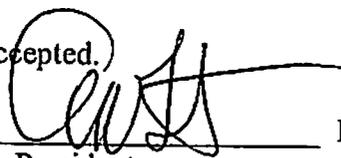
Although the County's CUP decision contains numerous provisions that are not optimal from the perspective of either the University or the Homeowners, our ability to reach a mutual understanding is a positive step toward ensuring future neighborly cooperation. To evidence that this letter reflects the Homeowners' agreement, such that the University and the Homeowners will work cooperatively as provided in this agreement, please sign this agreement below. We understand that the Homeowners' Board has authorized you to sign this agreement on its behalf, and that such signature will obligate the Homeowners as my signature will obligate the University.

Sincerely,



Andrew K. Benton
Executive Vice President

Agreed and Accepted.

By: 

Date: 5/27/99

Armand Grant, President

on behalf of Malibu Country Estates Homeowners Association

Responses to Comments from Malibu Country Estates

Response to Comment MCE-1

This comment raises concerns regarding the cumulative effect of the historical development of the Pepperdine campus in terms of lighting, noise, pollution and traffic impacts. Refer to DEIR Section 5.11, Land Use for a discussion of the land use development history of the site. As stated therein, build-out of the Pepperdine campus has occurred at a slower rate than originally contemplated in Pepperdine's long-term planning documents. For example, and as discussed in response to comment MCE-12a, the majority of the components proposed in the Upper Campus Development (UCD) have been constructed and are functioning yet traffic has not grown commensurate with this growth or at levels anticipated in the environmental review conducted for the UCD project. Most importantly, the cumulative effects of prior Pepperdine projects are represented by the existing conditions, and are not part of the Project. Existing campus noise, lighting, and traffic conditions are discussed in Sections 5.5, 5.7, and 5.8 respectively of the DEIR. As stated therein and throughout the DEIR, no significant and unavoidable cumulative impacts related to development of the Project would occur.

The commenter presents several photographs meant to represent existing lighting conditions on the Pepperdine campus. Many of the lighting fixtures shown in the photographs will be replaced with more advanced lighting technology as part of the CLP.

Response to Comment MCE-2

Please refer to response to comment MCE-1 for a discussion of cumulative impacts and the photographs used by the commenter. The photograph (Photograph 5) cited by the commenter appears to be an on-campus view from John Tyler Drive. An equivalent view is not available from public street locations within MCE. The commenter asserts that buildings of Pepperdine's Graduate Campus tower over adjacent MCE residences. This is a misrepresentation as a prominent natural ridgeline climbs sharply to the north of MCE that provides an open space buffer separating MCE from the Graduate Campus. The natural landform also constitutes an effective direct-line visual barrier between the two areas.

Any future growth and expansion will be governed by the University's long-term planning documents (i.e., the Development Program Zone approved by the County and Long-Range Development Plan approved by the Coastal Commission). Potential future development to the campus would also require compliance with CEQA. Of the foreseeable future projects that could be developed on campus as part of the LRDP, those lying in closest proximity to MCE, that could have the greatest potential to result in cumulative impacts, were evaluated under the Cumulative Projects section headings throughout the EIR. No significant and unavoidable cumulative impacts were identified.

Response to Comment MCE-3

This comment provides a description of John Tyler Drive and neighboring MCE residences. Of the 107 homes in the MCE subdivision, 14 homes directly abut University property along the western side of John Tyler Drive. For a full discussion of John Tyler Drive, refer to Topical Response 8: John Tyler Drive.

Response to Comment MCE-4

Please refer to Topical Response 8: John Tyler Drive regarding noise impacts to MCE residents.

The commenter suggests that Marie Canyon and surrounding topography acts as a "speaker", an effect, which is further amplified by the heights of Pepperdine's buildings. The comment therefore suggests an acoustical relationship that topography is amplifying sound levels because of a "speaker effect." However, numerous sound measurements were conducted as part of the DEIR in order to analyze

potential noise impacts at MCE, and none produced evidence of a “speaker effect.” Though anecdotal evidence provided by neighbors is informative, the DEIR must rely on quantitative sound standards and measurements.

Potential noise impacts associated with the Town Square are discussed on page 5.5-21 of the DEIR. The proposed Town Square would be located on what is now the Seaver Main Parking Lot, which is in the interior of campus surrounded by existing buildings. The proposed Town Square CLP component proposes a quad area, including a grass lawn and welcome center, above underground parking. The closest off-site receptor to the Town Square is approximately 900 feet from the center of the quad area. Because of this component’s distance to off-site sensitive receptors and intervening structures, the proposed Town Square improvements are expected to result in less than significant noise impacts.

Response to Comment MCE-5

The commenter suggests a number of mitigation measures related to the potential noise impacts of the Project. However, as noted in the DEIR, the CLP will result in no significant impacts on noise levels related to HVAC equipment, outdoor campus activities, John Tyler Drive, and outdoor sound amplification devices. As the proposed Project will result in a less than significant impact to noise in these areas, no further mitigation or evaluation of these proposed alternatives is required under CEQA.

Outdoor sound amplification devices and speakers are currently in use on the campus and are therefore part of existing campus conditions. These uses will continue.

As the CLP provides replacement and relocated venues for activities that already occur on campus, a prohibition on outside campus activities is not warranted by the potential impacts of the Project. Additionally, the EIR includes mitigation requiring that the athletic field lighting shall employ a curfew wherein events are scheduled to end by 10 P.M. with flexibility only in the event of overtime.

See Topical Response 8: John Tyler Drive for further discussion of the existing nighttime closure of John Tyler Drive.

HVAC equipment proposed for CLP components will not exceed the LA County Noise Ordinances or noise thresholds of HVAC systems currently in use.

Response to Comment MCE-6

See Topical Response 7: Related Projects, for a discussion of the Firestone Fieldhouse conversion project and Topical Response 3: Event Noise from the Athletics/Event Center for a discussion of noise impacts related to the Fieldhouse’s continued use as a student recreation center. As stated in the DEIR and in the Topical Response 7: Related Projects, the Firestone Fieldhouse conversion is not part of the Project and has been previously approved by the County and Coastal Commission. No significant impacts from the Project or cumulative impacts related to the Firestone Fieldhouse conversion would occur. In fact, the conversion of the Firestone Fieldhouse from an athletics, events, and recreational center to a dedicated recreational facility will result in a reduction in intensity of use from existing conditions. Thus, the mitigation measures related to the conversion of the Firestone Fieldhouse proposed by the commenter are not warranted or required by CEQA.

Response to Comment MCE-7

See Topical Response 7: Related Projects, for a discussion of the Firestone Fieldhouse conversion project. Development of a parking structure or other buildings at the site of the existing Firestone Fieldhouse parking lot is not proposed by the CLP or the Firestone Fieldhouse related project. Although not part of

the Project or any related project, Pepperdine University's LRDP includes conceptual approval for a 900-space parking structure at the current location of the Firestone Fieldhouse Parking Lot.

Response to Comment MCE-8

See Topical Response 7: Related Projects, for a discussion of the Firestone Fieldhouse conversion project. The project involves improving the existing Fieldhouse by expanding the recreational facility to provide enhanced multi-sport athletics, recreation, and related supplementary facilities. These improvements are previously approved and are not considered part of the Project. Although the original Campus Life Project proposed in the Notice of Preparation included a component that would have expanded the existing Heritage Hall facility for the purpose of converting the complex into a health and counseling center, that proposal is no longer part of the Project. The Heritage Hall will not be expanded as part of the Project. It currently houses institutional offices and conference rooms for the athletic department that will be reassigned to health and counseling personnel. Heritage Hall will not function as an emergency treatment facility.

Response to Comment MCE-9

There is no nexus between any Project impacts and the mitigation proposed by this comment. See Topical Response 7: Related Projects, for a discussion of the Firestone Fieldhouse conversion project, Topical Response 3: Event Noise from the Athletics/Event Center for a discussion of noise impacts and responses to comments MCE-5, MCE-6 and MCE-12d. See also DEIR Section 5.8 Traffic and Access and Section 4, Environmental Setting.

Response to Comment MCE-10

See Topical Response 2: Lighting for discussion of lighting trespass, glare, and dark sky restrictions. See also Topical Response 7: Related Projects, for a description of the baseball field lighting. Contrary to the commenter's assertions, the baseball field's lights will not shine into [MCE] homes. The proposed athletic lighting package at the baseball field consists of state-of-the-art, directed, shielded light fixtures designed to limit light trespass. Section 5.7.2 provides a discussion of the cumulative impacts of the baseball field lighting, including the modeling of impacts at several receptor sites along John Tyler Drive, and determined that no significant impacts would occur. The fixtures (or luminaires) are fully shielded and aimed downward, the light sources (lamps) will not shine directly into homes.

Though previously approved, a discussion of the noise impacts from the proposed baseball field lighting is included in the DEIR in Section 5.5, Noise. Mitigation is included to require that activities requiring the use of the baseball field lighting must be scheduled to end by 10 P.M. (with flexibility for overtime) in order to ensure that impacts are less than significant.

The commenter also suggests a number of mitigation measures related to light impacts which the commenter alleges would result from lighting the baseball field. However, there is no evidence of any significant impacts and thus no nexus between any Project impacts and the proposed mitigation measures that would render such suggestions necessary or appropriate under CEQA. Current mitigation measures adopted by the Project address any significant light impacts.

Response to Comment MCE-11

See Topical Response 8: John Tyler Drive for discussion of noise impacts on adjacent MCE residences. Please see previous responses to above MCE comments.

Response to Comment MCE-12

Comment 12a: Please refer to response to comment MCE-1 for a discussion regarding the historical development of the campus and lack of significant cumulative impacts.

Comment 12b: Please refer to Topical Response 8: John Tyler Drive. As stated, the CLP project would result in reduced traffic flows at the John Tyler Drive/Malibu Country Drive intersection during both the A.M. and P.M. peak hour periods. Thus the CLP project would generate a beneficial traffic impact to the John Tyler Drive/Malibu Country Drive intersection. More specifically, traffic volume data collected at the John Tyler Drive/Malibu Country Drive intersection shows that it operates at LOS A during the weekday A.M. peak hour and P.M. peak hour periods. The CLP project would reduce daily and peak-hour traffic using the intersection. Thus, operations would improve rather than degrade as a result of the Project. With regard to concerns about MCE residents' access being blocked during AEC events, Mitigation Measure 5.8-2 features an Events Management Plan that includes the following elements:

- Efficiently route inbound and outbound traffic to minimize the level and duration of congestion.
- Construction of a plan that provides access and parking information to attendees for events.
- Posting of "No Parking Signs" at the MCE subdivision entrance.
- Post "No Pepperdine Campus Event Parking" signs as permitted at the entrance to the Conservancy-owned Malibu Bluffs Property to prohibit parking in its lots during large events.
- 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.
- Temporary signage at Seaver Drive/Banowsky Boulevard and John Tyler Drive/Banowsky Boulevard intersection to direct attendees to parking.
- Traffic control measures at the Huntsinger Circle and Via Pacifica intersection adjacent to the AEC at the start and end of events.
- Signage and/or traffic control officers at the on-campus parking structures and lots.
- Employ the campus shuttle system to transport attendees from parking facilities.
- Implementation of an event monitoring system that analyzes how efficient the Events Management Plan was for these events and allowing for adjustments based on the results from the Events Management Plan.

Comment 12c: As stated in Topical Response 8: John Tyler Drive, Topical Response 4: Athletics and Special Events, and Topical Response 3: Event Noise from the Athletics/Event Center, no impacts related to John Tyler Drive will occur as a result of the Project which would require mitigation under CEQA. A stop sign at the southbound intersection of John Tyler Drive and Malibu Country Road would require processing with the City of Malibu and remains outside the purview of this Project since it is not a required mitigation measure.

Comment 12d: The maximum capacity for the AEC will be 5,470 including permanent seats, handicapped seating, press seats, seats utilized by employees, staff, faculty, and floor seating. See response to comment MBU-1 for discussion of seating requirements to host key athletic events and why this proposed permanent seating capacity is necessary. The CLP does not propose "standing room only" opportunities at the AEC. See Topical Response 4: Athletics and Special Events for discussion of mitigation measures to address increased traffic generated from large events at the AEC. See also revised MM5.8-3.

Comment 12e: The DEIR includes a mitigation measure that requires the University to implement a TDM Program for those events with greater than 3,750 attendees, that would start or end during the peak hour periods, and would draw a majority of attendees from off-campus sources. Elements of the TDM Program could include the shuttling of event attendees from an off-site location. Events held at the AEC would not gridlock the roadway system serving the campus. The temporary increase in traffic volumes due to AEC special events has no significant air quality implications.

As stated in DEIR Section 6.0, Alternatives, constructing an event center in an off-campus location would result in increased traffic entering and exiting the Pepperdine campus on a regular basis. The Firestone Fieldhouse is used for a variety of sporting events throughout the year. The majority of attendees at these sporting events are students, faculty and staff that either reside on-campus or are already on-campus as part of their normal work or school day. The Firestone Fieldhouse also accommodates daily practices for the various sports teams that play their games in the facility.

Moving the sports venue off-site would require the students, faculty and staff that are on the campus to drive to and from the new venue for all sporting events. Student athletes, coaches and athletic department staff would also have to commute between the Pepperdine Campus to the off-site sports venue on a daily basis for practices. This would result in increased traffic generation at the campus and potentially on Malibu Canyon Road and the Ventura Freeway.

Comment 12f: See Topical Response 8: John Tyler Drive for discussion of the closure of John Tyler Drive during events at the proposed AEC and implementation of Transportation Demand Management strategies including potential shuttle buses to minimize the number of vehicles coming to campus for large events held at the AEC. As stated therein, no significant impacts related to John Tyler Drive would occur as a result of the Project. Thus, the mitigation suggested in this comment is not required under CEQA. Notably, the fire gates located at the intersection of Malibu Country Drive and John Tyler Drive are currently locked except in the case of emergencies. The Project does not propose to alter this existing condition.

Response to Comment MCE-13

The commenter asserts that the DEIR fails to consider that commuting students typically travel to and from campus four days per week, and also that some students who live off-campus opt to utilize online or computer resources in certain situations thereby reducing their commute frequencies. See Topical Response 1: Average Daily Traffic for discussion of the commute trips made by commuter students, the decrease in commuter students resulting from the addition of 468 beds in the proposed CLP, and the reduction in off-campus trips as a result of the existing amenities (grocery store, food, shopping, etc.) provided on the Pepperdine campus and the amenities provided by the CLP – such as shuttle service, a café and a convenience store – to reduce traffic impacts. Resident students that live on-campus generate less than 1 trip per day to/from the campus as compared to 3 trips per day generated by commuter students. This residential trip generation rate was reached utilizing actual data about Pepperdine student driving patterns. Thus, both daily and peak hour traffic will decrease as a result of reducing the number of commuter students.

Contrary to the commenter's assertions, the Project will not increase daily traffic trips. Consequently, the increase in the number of student housing units on the campus would not increase the number of traffic trips beyond the design capacities of PCH and Malibu Canyon Road. To the contrary, the traffic analysis found that the CLP would have a beneficial impact to area roadway system since housing additional students on the campus would reduce traffic entering and exiting the campus. See DEIR Section 5.8, Traffic and Access.

Response to Comment MCE-14

Comment 14a: This comment does not concern an environmental impact under CEQA. The DEIR evaluates the proposed Project for potential environmental impacts and does not base this evaluation on whether the Athletics/Events Center is a direct necessity for the University to conduct its educational activities, nor is the analysis based on the merits of one type of University activity over another.

Comment 14b: The University enforces a strict no alcohol policy. According to the Seaver College student handbook, possession or consumption of alcohol on-campus is prohibited. Drunkenness, on- or off-campus may result in University probation on the first offense and suspension on the second offense. Prohibitions on alcohol on-campus extend to non-students and the general public and will be maintained upon implementation of the Project.

Comment 14c: See Topical Response 4: Athletics and Special Events for discussion of the events to be held and frequency of events at the AEC. Potentially significant impacts related to the AEC are mitigated as stated in Section 5.8, Traffic and Access, of the DEIR. Further mitigation proposed in this comment is not required under CEQA.

Comment 14d: See Topical Response 4: Athletics and Special Events for discussion of measures taken to address traffic impacts from large events occurring at the AEC. Potentially significant impacts related to the AEC are mitigated as stated in Section 5.8, Traffic and Access, of the DEIR. Further mitigation proposed in this comment is not required under CEQA.

Comment 14e: See Topical Response 8: John Tyler Drive for discussion of potential impacts related to John Tyler Drive. As stated therein, no significant impacts related to John Tyler Drive would occur as a result of the Project. Thus, the mitigation suggested in this comment is not required under CEQA.

Comment 14f: The Project does not propose any changes to the current access restriction on John Tyler Drive as stated in the 1999 written agreement between Pepperdine University and Malibu Country Estates. See Topical Response 8: John Tyler Drive. As stated therein, no significant impacts related to John Tyler Drive would occur as a result of the Project. Thus, the mitigation suggested in this comment is not required under CEQA.

Comment 14g: Locating the AEC in off-campus locations, such as near the U.S. 101 freeway in Conejo Valley or San Fernando Valley would have the potential to generate greater impacts in those locations. Approximately 40% of the attendees of large events at the existing Firestone Fieldhouse come from on-campus locations. Following completion of the CLP, additional student housing will increase the number of on-campus attendees that walk rather than drive to all events. On the other hand, 100% of event attendees would be required to travel to the site in Conejo Valley or San Fernando Valley, which would result in higher traffic within that region as well as in the vicinity of the event center.

Comment 14h: See Topical Response 8: John Tyler Drive for discussion regarding street closure during events. As demonstrated therein, no significant impacts related to John Tyler Drive would occur as a result of the Project. Thus, the mitigation suggested in this comment is not required under CEQA.

Comment 14i: Locating parking for the AEC in the Civic Center area would not reduce traffic impacts in the Project study area. Thus, there is no nexus between any Project impact and the mitigation proposed in this comment. Specifically, vehicles would still drive to the area to access the parking lot and would travel through the same intersections. Construction of a parking lot in this area would also generate new impacts to the intersections in the vicinity of the Civic Center. All event traffic would be required to park at the Civic

Center parking location, which could overload the road system in that area. For instance, the Stuart Ranch Road-Webb Way/Civic Center Way intersection is controlled by stop signs, which would not accommodate the concentration of event traffic traveling to/from the Civic Center Parking location. The proposed mitigation is therefore not required under CEQA.

Comment 14j: See Topical Response 4: Athletics and Special Events for discussion of measures taken to address traffic impacts from large events occurring at the AEC. The number of seats in the AEC would need to be reduced to 3,750 in order to eliminate the potential for peak hour traffic generated by well-attended events with the majority of attendees from off-campus. This size AEC is not appropriate since it would not fulfill the goals and objectives of the University related to athletic programs and student recruitment. Additionally, Mitigation Measure 5.8-4 requires that events shall have no more than 5,000 attendees until a parking supply of 4,880 parking spaces is provided. Anticipated significant traffic impacts from AEC events will be addressed through the application of the Event Management Plan and Transportation Demand Management Program (MM5.8-2 and MM5.8-3).

See Response to Comment MBU-1 additional information regarding AEC seating capacity needs.

Comment 14k: See Topical Response 8: John Tyler Drive for discussion of potential impacts related to John Tyler Drive. As stated therein, no significant impacts related to John Tyler Drive would occur as a result of the Project. Thus, the mitigation suggested in this comment is not required under CEQA.

Response to Comment MCE-15

See Topical Response 5: Construction Phasing and Management for a discussion of hours of construction, transportation routes for trucks and workers, air quality control measures, staging, etc. As stated therein, potentially significant impacts related to construction of the Project are mitigated. Further mitigation proposed in this comment is not required under CEQA.

Response to Comment MCE-16

Section 5.7, Visual Resources, of the DEIR found that impacts on MCE residence's views are less than significant. Tree trimming and foliage requirements, as well as other mitigation discussed in this comment, are not required under CEQA, as there is no nexus to any impacts of the Project.



Malibu Township Council
P.O. Box 803
Malibu, CA 90265-0803

Thursday, January 06, 2011

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

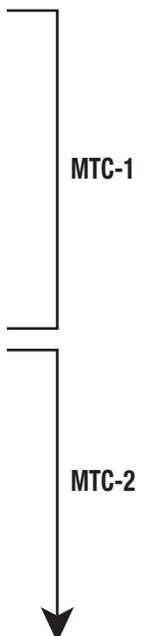
Reference: County Project No. R2007 -03064-(3)
Pepperdine University Campus Life Project

Dear Mr. Szalay:

Herein you will find the Malibu Township Council’s comments regarding the Pepperdine Campus Life Project t (CLP) Draft Environmental Impact Report dated November 5, 2010

The Malibu Township Council (MTC) requests the Department of Regional Planning reject approval of the Campus Life Project for the following reasons:

- 1) The EIR does not provide the Planning Board or the Public with the information needed to reasonably understand the impacts this development will have on the Malibu Community. For example, elements of the project such as large traffic events at the Event Center and night time TV lighting for Soccer games and /or Baseball games are identified as having significant negative impacts on the Malibu Community, yet there is no disclosure of how many times per year these negative impact activities will be conducted.
- 2) The EIR fails to provide the reviewers with a clear contrast of how the elements of this project will impact Malibu’s existing ‘Dark Sky policy’. For example the night lighting program proposed by Pepperdine would create a light source that is some 1000 times brighter that any existing light source in Malibu. The night lighting proposed by Pepperdine will destroy a “unique dark coastal environment” that is enjoyed by



Malibu Township Council
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millions of visitors each year, that is protected by Malibu’s General Plan and that has been nurtured by Malibu residents.

- 3) The EIR suggests that even though Pepperdine may be lighting up three fields, with two of those fields (Soccer and “Baseball) equipped for night time TV Broadcast, none of this light will trespass off campus. This claim is contradicted by testimony within the EIR

On page 5.7-39 the EIR states that in regard to the proposed NCAA Soccer field, public views of the track and field area are not available from MCR, PCH, and Malibu Bluffs State Park and consequently do not result in significant impacts to views from those locations

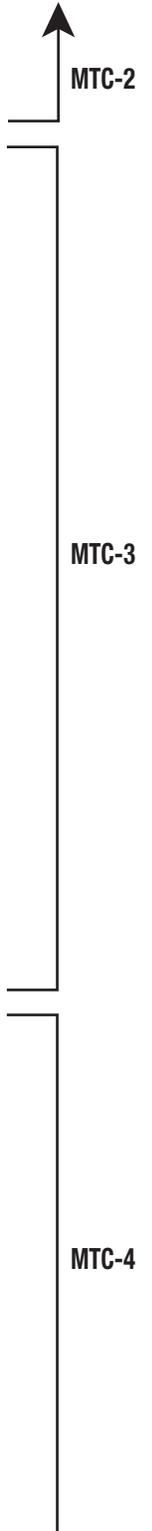
Yet on page 5.7-27 the EIR states the following: ...Plans call for the upgraded track and field facilities to be illuminated to allow for evening use. Nighttime illumination would be accomplished by erecting 100-foot light poles, (typically four) on each side of the field. While the surfaces and associated features of the raised track and parking facilities would not be visible from PCH, **the tops of the light poles could be seen from PCH at a distance of approximately 2,650 feet (0.5 mile).**

If you can see the top of the light poles from ½ mile away in the daylight, the light from those poles will be visible at night for a distance at least as great and will impact views from PCH, Bluffs park and Malibu Lagoon

- 4) The EIR fails to consider the impact of night lighting on birds traveling along the Pacific Flyway. The **Pacific Flyway** is a major north-south route of travel for migratory birds. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to wintering sites. Malibu and Malibu Lagoon are key locations on that flyway with Malibu Lagoon serving as a rest stop for breeding, nesting and feeding.

The State, State Parks and the People of California are spending approximately \$12 million to revitalize the Malibu Lagoon wetlands which will expand its capability to serve as a nesting breeding or stopover location for animals using the Pacific Flyway.

Pepperdine should obtain sign off from State parks that this lighting will not negatively impact the \$12 Malibu Lagoon Restoration Project or its intended purposes.



Malibu Township Council
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- 5) The EIR fails to consider the impacts of night lighting in Malibu on adjacent camp sites.

The Santa Monica Mountains Conservancy recently obtained approval from the California Coastal Commission to construct 35 camp sites at Bluffs Park. These campsites are intended to provide a unique camping experience for the general public. The night lighting proposed for the Soccer and Baseball field will negatively impact this camping experience.

Pepperdine should secure confirmation from the Santa Monica Mountains Conservancy that they lighting proposed for the Campus Life Project will not negatively impact the overnight camping experience being created at Bluffs Park in Malibu

MTC-5

- 6) The EIR fails to consider or even mention the impacts of nighttime “sky glow “from the Pepperdine project.

SKYGLOW is the brightening or glow visible in the night sky from light emitted upwards including light reflected upward from the ground or other surfaces. Sky glow is caused by reflection of light off moisture and dust particles in the atmosphere and reduces the ability to view the night sky.

Malibu is a coastal area and nighttime moisture off the ocean is a fact of life. Common n sense suggest the “sky glow” impact from night lighting proposed for the Pepperdine project will be significant and should be analyzed by the EIR.

MTC-6

- 7) The EIR fails to identify the seating that will be available in the NCAA Soccer field. Will televised Soccer events constitute another major traffic event for Malibu, and if so how many Soccer events will be held per year?

MTC-7

- 8) The EIR states that Traffic generated by large and medium size events that start or end during the peak traffic hour periods would result insignificant impacts at 8 interseptions studied, yet it fails to identify the number of large and medium size traffic events that are allowed every year making it impossible to project the impacts of this project on the Malibu Community.

MTC-8

Malibu Township Council

P.O. Box 803

Malibu, CA 90265-0803

- 9) The EIR fails to recognize the Public Access requirements of the California Coastal Act. Large and medium size traffic events at Pepperdine will significantly back up two of Malibu's main roads, PCH and Malibu Canyon. If these roads are jammed it will restrict the ability of the general public to get access to Malibu's beaches, Malibu's camping areas, our Federals and State parks and our commercial establishments. Restricting access to the public is prohibited by the California Coastal Act.

MTC-9

Thank you for your consideration of these concerns.

Sincerely,

John Mazza

John Mazza

President m Malibu Township Council

Responses to Comments from Malibu Township Council

Response to Comment MTC-1

The Campus Life Project DEIR is a comprehensive document that is sufficient to provide decision makers, State and local agencies, and the general public with detailed information on the potential environmental effects of the proposed Campus Life Project. In accordance with CEQA, the DEIR also identifies mitigation to avoid significant impacts where feasible. Contrary to the commenter's assertions, athletic field lighting at Component 3, Upgraded NCAA Soccer Field, in combination with the related project, lighting at the baseball field, do not result in significant impacts, (see DEIR Section 5.7.2). See Topical Response 4: Athletics and Special Events for a discussion of event frequency at the Soccer Field and at the Athletics/Events Center. See Topical Response 7: Related Projects for additional information of baseball field lighting.

Response to Comment MTC-2

Please refer to Topical Response 2: Lighting, for a discussion of the Project's potential lighting impacts and various dark sky ordinances.

Response to Comment MTC-3

Light trespass is evaluated in Section 5.7.2 of the DEIR. A CLP component will create a significant impact if it creates a substantial change in light levels that results in light trespass outside the property line. For the purposes of this analysis, light contribution of 0.5 footcandles(fc) or more, beyond the property line, is the measurement used for quantifying the threshold of significance (based on Illuminating Society of North America (IESNA) recommendations). See Topical Response 2: Lighting for more detail on threshold levels.

A CLP component will also create a significant impact if it creates light trespass into natural vegetated and/or habitat areas surrounding the component site. In such areas, a measurement of 0.1 footcandles is used to determine the threshold of significance. Receptor Sites surrounding Component Site 5 were evaluated using this criterion, as well as sites in the Conservancy-owned Malibu Bluffs and other vegetated areas in and around the campus.

DEIR page 5.7-39 describes the existing condition of Component 3 whereas DEIR page 5.7-27 refers to the proposed future condition following completion of Component 3. To clarify, DEIR page 5.7-39 will be revised as follows:

As described in **Section 5.7**, public views of the track and field area are not available from MCR, PCH, and Conservancy-owned Malibu Bluffs ~~Malibu Bluffs State Park~~ and consequently do not result in significant impacts to views from those locations.

See Topical Response 2: Lighting for a discussion of light impact thresholds of significance, and light trespass and glare impacts to the Conservancy-owned Malibu Bluffs. Due to intervening terrain, athletic field light poles at Components 3 and 5, or at the related project are not visible from Malibu Canyon Road or the Malibu Lagoon.

Response to Comment MTC-4

The commenter raises concerns regarding the potential for the Project's night lighting to impact birds traveling along the Pacific Flyway. Birds are expected to migrate through the Malibu area at night and migratory birds use the habitats at the Malibu Lagoon for resting, foraging, breeding, and nesting. Birds migrating at night may be attracted to and disoriented by sources of artificial light, and are therefore

susceptible to collision with lit, human-built structures, particularly during foggy or low cloud cover conditions. EIR mitigation measures MM5.7.2-1, MM5.7.2-2, MM5.7.2-4, MM5.7.2-5, and MM5.7.2-8 would reduce any potential adverse effects of CLP external night lighting on migratory birds to less than significant levels. The CLP components would employ lighting guidelines adopted from design principles and recommendations provided by the IENSA and the International Dark Sky Association (IDA) to minimize all forms of light pollution, including glare. Adoption of these design principles and recommendations, e.g., shielding and directing lights downward, would reduce the potential for migratory birds to be attracted to and disoriented by artificial night lighting and to collide with lit, human-built structures.

The commenter also raises concerns regarding the potential for the Project's lighting to impact the Malibu Lagoon Restoration Project. As stated in Section 5.3 of the DEIR, the external night lighting associated with the proposed CLP project, including the lighting for the athletic fields at CLP Components 3 and 5, would not be visible from the Malibu Lagoon, and therefore would not adversely impact birds or habitats at the Lagoon itself. Furthermore, the Malibu Lagoon is approximately 1.84 miles from the nearest CLP component. Birds are not drawn to light sources from a distance, but rather are attracted to light sources if encountered along or in the vicinity of their migratory flight path.

The commenter also requests Pepperdine obtain "sign-off" by the California Department of Parks and Recreation (CDPR) that no impacts on the Lagoon will occur. As part of the Project's public review process, the CDPR was provided with a copy of the DEIR for their review, and the agency submitted comments on the CLP project to the Los Angeles County Department of Regional Planning on January 6, 2011. While the CDPR comment letter does raise concerns of potential adverse effects of artificial lighting on migrating birds, the letter does not mention any specific concerns regarding impacts to wildlife or habitat values at the Malibu Lagoon. While the FEIR will respond to and incorporate the CDPR comments submitted in the January 6, 2011 letter, the CDPR is not an approving agency for the CLP or the CLP EIR, and thus no further approval from the agency is required. Moreover, under Federal and California law, public agencies may only impose project mitigation measures that relate to the environmental impacts caused by a development project. As no significant and unavoidable impacts on the Lagoon will occur as part of the Project, a mitigation measure requiring further approvals from CDPR is not necessary or appropriate.

Response to Comment MTC-5

See Topical Response 2: Lighting for a discussion of light and glare impacts to the proposed Conservancy-owned Malibu Bluffs camping sites.

The commenter suggests that Pepperdine should be required to secure confirmation from the Santa Monica Mountains Conservancy (SMMC) that the lighting from the Project will not impact the Conservancy-owned Malibu Bluffs Park campgrounds. As part of the Project's public review process, SMMC was provided with a copy of the DEIR for its review, and the agency submitted comments on the CLP project to the Los Angeles County Department of Regional Planning. Concerns regarding Conservancy-owned Malibu Bluffs are addressed in responses to the SMMC comment letter (see responses to comments SMM-2 through SMM-7). However, as the SMMC is not an approving agency for the CLP or the CLP EIR, no further approval from the agency is required. Moreover, under Federal and California law, public agencies may only impose project mitigation measures that relate to the environmental impacts caused by a development project. As no significant and unavoidable impacts on Conservancy-owned Malibu Bluffs Park will occur as part of the Project, a mitigation measure requiring further approvals from SMMC is not necessary or appropriate.

Response to Comment MTC-6

See Topical Response 2: Lighting for a discussion of sky glow.

Response to Comment MTC-7

Section 3.0 of the DEIR identifies the existing and proposed seating capacity of the Upgraded NCAA Soccer Field. Currently, temporary mobile seating is relied upon to provide seating for up to 1,000 spectators. The CLP would replace these temporary seats with 1,000 permanent seats. The capacity for soccer games will therefore remain unchanged and will not constitute a new major traffic event.

See Topical Response 4: Athletics and Special Events for a discussion of event frequency at the Soccer Field. Additionally, mitigation measure MM5.7.2-2 limits televised soccer to 10 events per year.

Response to Comment MTC-8

Please refer to Topical Response 4: Athletics and Special Events for a discussion of event frequency at the AEC. Please refer to Section 5.8, Traffic and Access, of the DEIR. As noted, events at the Athletics/Events Center that do not exceed 3,750 attendees, start or end during peak traffic hours, or draw the majority of attendees from off-campus would not result in any significant and unavoidable traffic impacts.

Response to Comment MTC-9

See Topical Response 1: Average Daily Traffic and Topical Response 4: Athletics and Special Events.

As described in Topical Responses 1 and 4, the CLP would reduce average daily and peak hour traffic entering/leaving the campus and therefore generate a beneficial impact to the study intersections on an average-day. No significant traffic impacts are expected absent the rare circumstance that there is an event at the AEC with over 3,750 attendees, the majority of which are from off-campus, at an event that starts or ends during the peak-hour A.M. (i.e., 7 to 9 A.M.) or P.M. (i.e., 4 to 6 P.M.) weekday periods. Further, the CLP proposes to mitigate these impacts with a comprehensive Transportation Demand Management Program to reduce the number of vehicles coming to campus for events as well as an Events Management Plan, which will address on-campus traffic and parking. Given that the CLP would decrease daily and peak hour traffic on the surrounding roadway network following completion of both Phase I and II (see DEIR Table 5.8-7), the Project would likely improve, rather than negatively impact, public access to coastal amenities.

Comments Received from Individuals

Alexandra Wolter
Chris Allen
Leia K. Lineberger
Rich Danker
M. Hunter Stanfield
Sierra Reicheneker
Adria Stoliar
Nobar Elmi
Laura Elena Ortuno
Stephani Smith
Joseph Daniel Smith
Keith Jarbo
Mark Mushkin
Kely O'Rear
Emily Rose Reeder
Nabil Barsoum
Ann Graham Ehringer
Grant Adamson
Alan Schimpff
Marie Wexler
Greg lee
Ben Ephraim
Fiona Corrigan

Szalay, Kim



From: Alexandra Wolter [Alexandra.Wolter@pepperdine.edu]
Sent: Sunday, November 21, 2010 10:53 AM
To: Szalay, Kim
Subject: RE: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3)

Dear Mr. Szalay,

I am writing to express my support for the Pepperdine Campus Life project. I am a graduate student at Pepperdine's School of Public Policy and know firsthand that students and Pepperdine's neighbors stand to benefit many times over from the project's implementation. The project will bring a number of necessary improvements to Pepperdine and the Malibu Community. The proposed improvements will help the University meet the ever-changing needs of a modern day University. The project will enhance the quality of life for our students, and will allow Pepperdine to retain and enhance its reputation as one of our nation's top educational institutions.

The Campus Life Project will provide a number of environmental benefits to Malibu. The planned improvements will increase the number of students living on campus, decreasing the number of student commuters, and will incorporate native vegetation and recycled materials whenever possible. The project will also provide Pepperdine with the capacity to use reclaimed water for irrigation purposes, across the Malibu Campus. Residential buildings and the athletic center, Firestone Fieldhouse, will be LEED Certified, evidence of the University's commitment to sustainable development.

AW-1

A number of Universities across the country have initiated similar upgrades to their campuses, and in an effort to remain competitive with these institutions, it is vital that Pepperdine pursue the planned improvements set forth in the Campus Life Project.

I urge the County of Los Angeles to approve the Campus Life Project. The project will greatly benefit the University, our students, and Malibu as a community. Thank you very much for your attention, and please do not hesitate to reach out if your deliberations require a student's perspective.

Sincerely,

Alexandra Wolter

Class of 2011

Pepperdine University, School of Public Policy

Response to Comments from Alexandra Wolter

Response to Comment AW-1

This comment expresses support for the Project, and cites the necessity and benefits of the proposed improvements. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

As a point of clarification, the Project's proposed AEC – not the existing Firestone Fieldhouse, as is stated in the comment – will be built to USGBC LEED Silver standards.

Mo Salt

CA

RE: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3),

Dear Mr. Szalay,

I am a former student at the Pepperdine Masters of Public Policy program. I wanted to express my support for the Pepperdine Campus Life Project. The project will enhance the educational experience as well as the quality of life on campus for students today and in the future.

While Pepperdine's competitors have been pursuing large-scale modernization projects, the university's growth has remained more or less stagnant. The Campus Life Project will help the university modernize its facilities and remain competitive with other Colleges and Universities in the area. Student Housing upgrades will be LEED certified, and will greatly reduce the number of student commuters by providing nearly 500 additional beds on campus. Landscaping plans include the use of vegetation native to Southern California, irrigated with reclaimed water sources.

Student-athletes will greatly benefit from the proposed NCAA soccer field, Silver LEED Certified Athletics and Events Center, and enhanced intramural sports fields.

I urge you to support the Pepperdine Campus Life Project. It will bring much needed improvements to campus, and will greatly enhance the experience of students, faculty, and friends of the University.

Thank you for very much your time and consideration.

Sincerely,

Chris Allen

CA-1

Response to Comments from Chris Allen

Response to Comment CA-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim



From: Leia Lineberger [leia.k.lineberger@gmail.com]
Sent: Thursday, November 18, 2010 11:48 AM
To: Szalay, Kim
Subject: RE: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3)

Dear Mr. Szalay,

I am writing to express my support for the Pepperdine Campus Life project. My name is Leia Lineberger, and I am a second year student in the School of Public Policy. Though my time at Pepperdine has been short and will soon be through, the University has become very dear to my heart, and is a place I want to see continue to flourish in the years to come. The project will bring a number of necessary improvements to Pepperdine and the Malibu Community. The proposed improvements will help the University meet the ever-changing needs of a modern day University. The project will enhance the quality of life for our students, and will allow Pepperdine to retain and enhance its reputation as one of our nations top educational institutions.

The Campus Life Project will provide a number of environmental benefits to Malibu. The planned improvements will increase the number of students living on campus, decreasing the number of student commuters, and will incorporate native vegetation and recycled materials whenever possible. The project will also provide Pepperdine with the capacity to use reclaimed water for irrigation purposes, across the Malibu Campus. Residential buildings and the athletic center, Firestone Fieldhouse, will be LEED Certified, evidence of the Universitys commitment to sustainable development.

LKL-1

A number of Universities across the country have initiated similar upgrades to their campuses, and in an effort to remain competitive with these institutions, il believe it is of incredible importance that Pepperdine initiate the Campus Life Project.

I urge the County of Los Angeles to approve the Campus Life Project. The project will greatly benefit the University, our students, and Malibu as a community. Thank you very much for your attention.

Sincerely,

Leia K. Lineberger
Master of Public Policy Candidate 2011
Pepperdine University
Cell: 714-785-2947
leia.k.lineberger@gmail.com

Response to Comments from Leia K. Lineberger

Response to Comment LKL-1

Please see response to comment AW-1 for clarification regarding LEED certification. This comment expresses support for the Project, and cites the necessity and benefits of the proposed improvements. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

RD

From: Rich Danker [rdanker@gmail.com]
Sent: Wednesday, November 17, 2010 5:41 PM
To: Szalay, Kim
Subject: Re: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3)

To Mr. Kim Szalay,

I am writing to express my support for the Pepperdine Campus Life project. I am a recent graduate of the Pepperdine School of Public Policy and Graziadio School of Business and Management.

The project will bring a number of necessary improvements to Pepperdine and the Malibu Community. The proposed improvements will help the University meet the ever-changing needs of a modern day University. The project will enhance the quality of life for our students, and will allow Pepperdine to retain and enhance its reputation as one of our nation's top educational institutions.

The Campus Life Project will provide a number of environmental benefits to Malibu. The planned improvements will increase the number of students living on campus, decreasing the number of student commuters, and will incorporate native vegetation and recycled materials whenever possible. The project will also provide Pepperdine with the capacity to use reclaimed water for irrigation purposes, across the Malibu Campus. Residential buildings and the athletic center, Firestone Fieldhouse, will be LEED Certified, evidence of the University's commitment to sustainable development.

RD-1

A number of Universities across the country have initiated similar upgrades to their campuses, and in an effort to remain competitive with these institutions, it is vital that Pepperdine pursue the planned improvements set forth in the Campus Life Project.

I urge the County of Los Angeles to approve the Campus Life Project. The project will greatly benefit the University, our students, and Malibu as a community. Thank you very much for your attention.

Sincerely,

Rich Danker

Arlington, VA

(202)-320-1800

Response to Comments from Rich Danker

Response to Comment RD-1

Please see response to comment AW-1 for clarification regarding LEED certification. This comment expresses support for the Project, and cites the necessity and benefits of the proposed improvements. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



Szalay, Kim

From: Stanfield, Hunter [Hunter.Stanfield@pepperdine.edu]
Sent: Tuesday, November 16, 2010 10:22 AM
To: Szalay, Kim
Cc: Kristen Montet Lonner
Subject: Letter of Support for the Pepperdine Campus Life Project
Attachments: Hunter Stanfield - Support Letter for Pepperdine University Campus Life Project (16 NOV 2010).docx

Dear Mr. Szalay,

I hope this email finds you well.

As a member of the Pepperdine community for several years now, I wanted to express my support for the Campus Life project in the form of a written statement that you will find attached.

Please let me know if there is anything else you may need from me during this process.

Best,

M. Hunter Stanfield

Admission Counselor, Seaver College
Pepperdine University
24255 Pacific Coast Highway
Malibu, CA 90263-4392
Office: 310.506.4392
Fax: 310.506.4861
Twitter: <http://twitter.com/MHStanfield>

MHS-1

November 16, 2010

Mr. Kim Szalay
Los Angeles County
Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, CA 90012

RE: Pepperdine University Campus Life Project, County Project
Number: R2007-03064-(3)

Dear Mr. Szalay,

I am writing to express my fervent support for the Pepperdine Campus Life project. As a current staff member, past President of the Student Government Association, and soon to be double alumnus of the university, I am deeply committed to Pepperdine's continued advancement in higher learning because of the opportunities it has provided myself and others. The project will bring a number of much needed improvements to the Malibu campus. The proposed developments will help the university meet the ever-changing learning, student housing, athletic, and recreational needs of a modern day higher education institution. The project will supplement the student experience and will allow Pepperdine to retain and enhance its reputation as one of our nation's leading universities by adding to our creative ecosystem of students and programs.

In addition to enhancing the student experience at the university, I am particularly pleased to learn about the Campus Life Project's commitment to environmental sustainability. In addition to the student housing and events center being built toward LEED certification, the planned improvements will increase the number of beds on campus, cutting down on the number of student commuters, and will incorporate native vegetation and recycled materials whenever possible. It will also provide Pepperdine with the capacity to use reclaimed water for irrigation across the Malibu Campus. Colleges and universities across the country have initiated similar upgrades to their campuses, and in an effort to remain competitive with these institutions, it is vital that Pepperdine pursue the planned improvements set forth in the Campus Life Project as to invest in and build on quality of place. By valuing such I believe our

MHS-1

students will have more opportunities than ever to understand the holistic process of being a part of a community; more specifically that it includes inherited features such as natural resources, open and green spaces, and climate, and how those factor into everyday choices.

I am extremely excited about this proposal and I strongly urge the County of Los Angeles to approve the Campus Life Project. These improvements will bring numerous benefits to the university, our students, and to Malibu as a community. In the end, I believe that a more integrated student experience at Pepperdine ultimately translates into a more holistic experience for the entire Malibu community.

Thank you very much for your attention on this matter.

Sincerely,

Hunter Stanfield

CC: Supervisor Zev Yaroslavsky
Ben Saltzman, Office of Supervisor Yaroslavsky



MHS-1

Response to Comments to M. Hunter Stanfield

Response to Comment MHS-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: Reicheneker, Sierra (student) [Sierra.Reicheneker@pepperdine.edu]
Sent: Thursday, December 02, 2010 4:06 PM
To: Szalay, Kim
Subject: The Pepperdine Campus Life Project

Dear Mr. Szalay,

I am a currently a student at Pepperdine University and an active member of our campus community as the Chairman of the Native American Student Organization (NASO). The Campus Life Project is the University's long-term vision to augment on site amenities, support educational activities, and improve the University's ability to provide a cohesive on-campus experience for students, faculty, and the community. This vision includes the creation of Town Square, a landscaped central quad area, and an enhanced grass recreation area for intramural sports—both are integral to the enhancement of the student experience at Pepperdine.

As a student at Pepperdine my goal is not only the expansion of my education inside the classroom, but I also understand the value of mentoring and interaction outside of the four walls of the classroom or lecture hall. The proposal to increase beds on campus will grow our community and enhance our opportunities for interaction outside of those classrooms. In addition, the added group study rooms and on site café further encourage that exchange of ideas. The Town Square would serve as an aesthetic augmentation of our campus, which would provide further space for students to enjoy the outdoors and study or just relieve stress. At Pepperdine we are not simply a mass of individuals, but rather a community working toward the betterment of the whole. These initiatives will enhance not only the experience of current students, but serve to attract new students who will have the opportunity to continue our legacy of a balanced education.

I ask you to support the Pepperdine community and our efforts to enhance the student experience at our University. Please support the Campus Life Project.

Sincerely,
Sierra Reicheneker
Class '11
Chairman NASO

SR-1

Response to Comments from Sierra Reicheneker

Response to Comment SR-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University's students. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: Adria Stoliar [adria.stoliar@gmail.com]
Sent: Sunday, December 05, 2010 9:10 AM
To: Szalay, Kim
Subject: Please Support Pepperdine University's Campus Life Project

Dear Mr. Szalay,

In spring 2008, Pepperdine University introduced the Campus Life Project as the University's long-term vision to enhance on-site amenities, support educational activities, and improve the university's ability to provide a cohesive on-campus experience for student, faculty, and the community. Over the next eight to twelve years, the Campus Life Project will introduce significant upgrades to Pepperdine's residential, athletic and recreational facilities.

As an alumnae, I am eternally grateful for the opportunity to have attended Pepperdine University and have a vested interest in the success of our collegiate community. The Campus Life Project will bring much needed enhancements to our campus in the mode of, among other things, new athletic facilities that will place us on par with the other West Coast Conference schools; including an upgraded NCAA soccer field and a multi-purpose athletics/events center. By providing state of the art facilities in which we can watch our student athletes compete, these upgrades are of paramount importance in our efforts to galvanize support among our alumni and in continuing to attract the best and the brightest to our campus.

I urge you to please support the Pepperdine community and our efforts to upgrade our campus facilities to the highest of standards. Please support the Campus Life Project.

Sincerely,

Adria Stoliar

--

Adria Stoliar
Master of Public Policy
Pepperdine University
E-mail: adria.stoliar@gmail.com

AST-1

Response to Comments from Adria Stoliar

Response to Comment AST-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University community. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: Nobar Elmi [nobarelni@yahoo.com]
Sent: Thursday, December 02, 2010 12:15 PM
To: Szalay, Kim
Subject: RE: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3)

Dear Mr. Szalay,

I am writing to share the reasons why I strongly support the Pepperdine Campus Life project. As an alumnus, I can attest to the true necessity of modernizing the campus, but the Campus Life Project does so much more than that, by providing an environment that will enhance students' lives and transform them into tomorrow's great leaders. While my experience at Pepperdine was a positive one, it is encouraging to see that Pepperdine is evolving to meet the changing needs of today's students.

After learning more about the Campus Life Project, it is apparent that it is truly about creating a vibrant campus community and improving the quality of life for students on campus. It touches all aspects of student life and provides educational experiences outside of the classroom through learning that occurs by engaging with others, living together and sharing in both common and different interests. It is exciting to see that student living will be transformed from what it is today – not just by the addition of beds but also by providing new amenities for residents, recreational options, and an events center that will bring exciting programs to the campus. These common spaces will allow people to come together and interact and learn from one another. I cannot say enough about the education I received from Pepperdine and the individuals that I was fortunate enough to cross paths with during my time there. It was the entire Pepperdine experience however, from academics to student life that prepared me for life after college and led me to a fulfilling career in the non-profit sector.

NE-1

The project will greatly benefit the University, our students, and the community and I look forward to seeing this project approved. Thank you very much for your attention on this matter.

Sincerely,

Nobar Elmi

Response to Comments from Nobar Elmi

Response to Comment NE-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University community. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: Laura Elena Ortuño [lauraeortuno@gmail.com]
Sent: Monday, November 29, 2010 5:49 PM
To: Szalay, Kim
Subject: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3)

Dear Supervisor Yaroslavsky,
I am a recent Pepperdine University graduate, and I want to express my hope that you will support the Campus Life Project, which I recently learned about. The project has six aspects that will enhance the quality of life on campus for current and future generations of students.

These upgrades are needed to help the University modernize its facilities and remain competitive with other colleges and universities in Southern California. I believe that you will share my excitement about the environmentally-friendly design that is central to the Campus Life Project.

All student housing additions will be LEED certified, and will greatly reduce the number of student commuters by providing nearly 500 additional beds on campus. Landscaping and irrigation plans are extremely green in nature, as they use vegetation native to Southern California, irrigated with reclaimed water whenever possible.

LEO-1

The Town Square & Campus Welcome Center will provide students with a centralized quad area, an important feature that the University currently does not possess. The housing improvements will also provide new amenities such as multipurpose community buildings and classrooms, open green space, recreation lounges, game rooms, and outdoor barbeque areas, all designed to encourage student congregation and interaction.

I hope you will join me in supporting these improvements to the Malibu Campus. I value the time I spent at Pepperdine, and I am eager to see this project come to fruition, enabling future generations of students that can share in my pride. Pepperdine's goal is to strengthen students' lives both inside the classroom and out; the Campus Life Project is a perfect example of the University's commitment to providing its students with a well-rounded, unforgettable college experience.
Thank you for your time and consideration.

Sincerely,

Laura Ortuno



Response to Comments from Laura Elena Ortuno

Response to Comment LEO-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: Stephanie Smith [stephvsmith@gmail.com]
Sent: Tuesday, November 30, 2010 9:42 PM
To: Szalay, Kim
Subject: Pepperdine Campus Life Project - Support

Dear Mr. Szalay,

As an alumnus of the Pepperdine University School of Law, I strongly urge you to support the Campus Life Project. The project will significantly enhance the quality of life on campus for current and future students, and will provide improvements that will allow Pepperdine to remain competitive with neighboring universities throughout Southern California.

The planned campus upgrades will address a number of needs on campus. All student housing additions will be LEED certified, and will provide 468 additional beds on campus, significantly reducing the number of student commuters. Housing upgrades will provide new amenities designed to encourage student contact outside of the classroom.

Pepperdine University has been a leader in environmental stewardship since it opened its Malibu Campus in 1972, and it continues to promote sustainable, "green" development to this day by incorporating green design into the Campus Life Project.

I strongly urge your support for the proposed upgrades to the Malibu Campus. I treasure my experiences at Pepperdine, and I am eager to see the Campus Life Project achieve its goals, enabling future students, faculty members, and friends of the University to continue sharing this pride. Pepperdine's goal is to strengthen students' lives both inside the classroom and out, and the Campus Life Project is a perfect example of the University's commitment to providing its students with a well-rounded, unforgettable college experience.

Thank you very much for your attention.

Sincerely,

Stephanie Smith

Pepperdine School of Law, Class of 2010

1318 16th St. #201, Santa Monica

Response to Comments from Stephanie Smith

Response to Comment SS-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



Szalay, Kim

From: Joseph Smith [joseph.the.smith@gmail.com]
Sent: Tuesday, November 30, 2010 8:17 PM
To: Szalay, Kim
Subject: Pepperdine University Campus Life Project, County Project No: R2007-03064-(3)

Dear Mr. Szalay,

As a former graduate of the Pepperdine Master of Public Policy (MPP) program, I am writing to express my full support for the Pepperdine Campus Life Project. The project will enhance the quality of life on campus for current and future students.

The planned upgrades will help the University modernize its facilities and remain competitive with other colleges and universities in Southern California. Student housing upgrades will be LEED certified, and will greatly reduce the number of student commuters by providing 468 additional beds on campus. This is a benefit to the surrounding community as well as to the University. These improvements will also provide new amenities such as multipurpose rooms and usable open spaces to encourage learning and interaction outside of the classroom, a truly valuable asset.

JDS-1

Student-athletes will greatly benefit from the proposed NCAA soccer field, Silver LEED Certified Athletics and Events Center, and enhanced intramural sports fields. Not to mention the benefits to the entire student body and surrounding community as they experience the unifying effect of local competitive sporting events.

I strongly urge you to support the Pepperdine Campus Life Project. It will bring much needed improvements to campus, and will greatly enhance the experience of students, faculty, and our surrounding community.

Thank you for your time and consideration.

Sincerely,

Joseph Daniel Smith
MPP Graduate 2007
1318 16th Street #201
Santa Monica, CA 90404

Response to Comments from Joseph Daniel Smith

Response to Comment JDS-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim



From: Jarbo, Keith (student) [Keith.Jarbo@pepperdine.edu]
Sent: Tuesday, November 30, 2010 2:48 PM
To: Szalay, Kim
Subject: RE: Pepperdine University Campus Life Project (County Project No. R2007-03064 - [3])

November 29, 2010

Mr. Kim Szalay
Los Angeles County
Department of Regional Planning
Special Projects Section Room 1362
320 West Temple Street
Los Angeles, CA 90012

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

Dear Mr. Szalay:

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

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

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

I lived on campus for three out of my four years at Pepperdine. Living on campus allowed me to immerse myself in the community, meet tons of people, and participate in various activities with my classmates all the time. My fellow pepperdine students during those years became my extended family. Living with other students expanded my horizons by providing the opportunity to learn how to live with people who are very different. Living on campus is a crucial experience for students because it allows them to take in all Pepperdine has to offer. The Campus Life Project is going to provide housing for 468 additional students.

Every student will benefit from this growth; it creates a larger number of students to share life experiences with and help shape the lives of others around them. The amenities that come with the housing will surely encourage more student congregation, interaction, and create an even better sense of community within the campus.

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

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

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

Sincerely,

Keith Jarbo

KJ-1

Response to Comments from Keith Jarbo

Response to Comment KJ-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University and its students. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: Mark Mushkin [mushtoy@msn.com]
Sent: Tuesday, November 30, 2010 12:03 PM
To: Szalay, Kim
Subject: Public Comments on Pepperdine / Malibu Expansion / Campus Life Improvements

Please accept this letter as a voice of support for the Pepperdine leadership in their endeavors to improve the Malibu campus and student life activities and facilities.

I have associated with the University since the early 1980's, as a student, Associate donor, and Athletic Board leadership. My experience with the University has been nothing short of astonishing. I have a lifetime of friends, a commitment to my religion, and a moral structure that many of my peers in business and life do not have. Pepperdine instills the finest values in students without being overbearing and myopic. Its just a great place.

MM-1

I hope the leaders of local government appreciate what a great asset the institution is for our California Coast and goes to the furthest legal limits to support our growth and continued mission statement.

Sincerely,

Mark Mushkin

1830 Avenida del Mundo
Coronado, CA 92118
6 Via Ravello
Henderson, Nevada 89011
702.496-2855

Response to Comments from Mark Mushkin

Response to Comment MM-1

This comment expresses support for the Project and the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: O'Rear, Kelly [Kelly.O'Rear@pepperdine.edu]
Sent: Tuesday, November 30, 2010 9:01 AM
To: Szalay, Kim
Subject: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3)

November 30, 2010

Mr. Kim Szalay
Los Angeles County
Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Szalay,

I would like to share some reasons why I am an avid supporter of Pepperdine University's current development efforts within the Campus Life Project. The project will benefit students at Pepperdine and the entire Malibu community for generations to come.

As a graduate and current employee of Pepperdine, it has become clear to me that the proposed improvements set forth in the Campus Life Project are desperately needed and long overdue.

The proposed Silver LEED Certified Athletics and Events Center will provide a state-of-the-art athletics facility. Firestone Fieldhouse is outdated and is insufficient compared to other teams in the West Coast Conference. One of the university's main goals is to educate students in a well-rounded fashion, contributing to their lives both inside and out of the classroom. Enhancing the quality of Pepperdine's athletics program is a perfect way to help accomplish that goal, while contributing to a sense of pride and connectedness to the university.

The Campus Life Project also includes a modernized Student Housing component, which will improve the quality of student residences and will add an additional 468 beds. The residences will be designed to have areas for students to meet and socialize; which again fulfills the university mission to enhance all aspects of the student's life.

The project will allow Pepperdine to continue attracting the highest caliber of students and student-athletes. The planned improvements are vital if the University wishes to meet current and future needs of students and staff members.

In my role with Pepperdine, I work in the Alumni Affairs office. Our alumni call Pepperdine and Malibu their home. This adds another layer to my desire for these campus life improvements—to give alumni a renewed source of pride and give them reasons to return and support the University and the Malibu community.

Thank you for your attention. I hope you will share my support for this project.

Sincerely,

Kelly O'Rear ('07)

Director of Operations
Pepperdine University Alumni Affairs
(310) 506-4697 · kelly.orear@pepperdine.edu

KO-1

Response to Comments from Kely O’Rear

Response to Comment KO-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University and its students. Commenter also indicates the need for the athletics/events center, and student housing rehabilitation components. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Szalay, Kim

From: sailingunderbojiskies@gmail.com on behalf of Emilyrose Reeder
[emily.reeder@pepperdine.edu]
Sent: Monday, November 29, 2010 10:35 AM
To: Szalay, Kim
Subject: Pepperdine University Campus Life Project, County Project Number: R2007-03064-(3)

Dear Mr. Szalay,

I hope the Thanksgiving holiday finds you enjoying the blessings of family, friends, and feasts. My name is Emilyrose and I am a student leader at Pepperdine University. I am a junior and have been actively and intimately involved on all levels of life at the University, from the administration to students, faculty, and staff. I have been especially invested in helping to construct and plant an organic community garden on campus for every organization and faculty family to enjoy. I strongly believe in George Pepperdine's Christian mission to build and strengthen a body of peoples for lives of purpose, service, and leadership.

Prior to Pepperdine, I spent 18 years growing up in Nebraska and Iowa. One important value I learned in the Sandhills of central Nebraska is what Lee and Margie Lloyd on the Double L Ranch call "neighboring." It is the action of taking care of our neighbors to support a faithful, fertile community. Action is in the form of no time wasted in saddling one's horse and grabbing ropes to help one's neighbor with spring cattle branding, putting out a wildfire from a lightning strike, driving the cart to pick up the ranch children for Sunday service, etc. And community means everyone - humans, horses, cattle, goats, soil, crops, etc.

I am writing today in the spirit of "neighboring" and my love for the people of this University to request your support for the Campus Life Project at Pepperdine that will positively enhance the community.

The University is one of the best in Southern California for rigor and emphasis in education spiritually, mentally, and physically. As well, they frequently ask for input and responses in ways they can improve. The Campus Life Project has been the product of such requests and desire for improvement, and as a result you will find the details of its proposed structure and unique components serving to better the educational experience and quality of life for the Pepperdine body.

The plan proposes to construct additional student housing, more parking (thank goodness, it is a huge stress for everyone), improved intramural and soccer fields, a modern sports center for the athletics program, and a central quad area for students to socialize and engage in a community-centered setting (students would LOVE this new feature to get together more, have picnics, share in fellowship, etc). A crucial element is these additions being constructed in an entirely "green" fashion. It supports our integrity and commitment as Christian stewards of God's earth and sets an example for the greater community.

ERR-1

In addition, the Athletics/Events Center will have 5,000 seats; 2,000 more than the current Fieldhouse and will be Silver LEED Certified. The nearly 500 new student residences will also be LEED certified. Campus landscaping will consist mostly of native plants and vegetation and use reclaimed water for irrigation, which will reduce the University's water consumption greatly. Also, as a member of the Pepperdine Green Team, I am a strong supporter of the sustainable design because it ensures the well-being and health of all residents and visitors.

From a student perspective, these campus improvements are long overdue. Pepperdine's facilities are in severe need of these upgrades to continue to attract and maintain a diverse, well-rounded student body. These upgrades will allow future students to enjoy the highest-quality social and educational college experience available. Thank you for your time and I would greatly appreciate your support in this exceptional endeavor. This project is a boon to our community and ensures perennial sustainability and positive growth.

Blessings on your day,

Emilyrose Reeder

emily.reeder@pepperdine.edu

Response to Comments from Emily Rose Reeder

Response to Comment ERR-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University and its students. As a point of clarification, the AEC will provide 1,900 net new seats above the existing Firestone Fieldhouse, and the exact number of new beds will be 468. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their consideration.

NABIL BARSOUM
CERTIFIED PUBLIC ACCOUNTANT
1880 CENTURY PARK EAST, SUITE 925
LOS ANGELES, CALIFORNIA 90067

(310) 277-5710
FAX (310) 277-0841
November 29, 2010

Re: Pepperdine University
Campus Life Project

Dear Mr. Szalay:

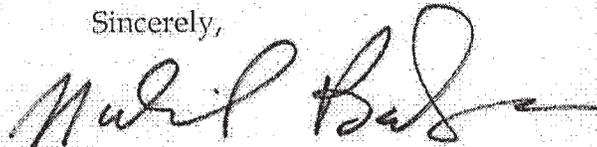
As a long time supporter of Pepperdine, I unequivocally support Pepperdine University's Campus Life Project. Pepperdine is more than just an educational institution; it is an important resource that benefits the Malibu community. The athletic and recreational components of the project will create great pride, not just for the University and its students, but also for the surrounding communities; these components will bring students, athletes, alumni, and neighbors even closer together.

As local municipalities continue their efforts to encourage environmental stewardship, it is important to account for a project's sustainability measures. I am pleased to see that the Campus Life Project has taken great care to incorporate sustainable design and that the events center will achieve a LEED Silver rating. Incorporating green building standards into the project demonstrates Pepperdine's continued leadership in sustainability and its commitment to environmental stewardship.

The Project will also address the changing educational, housing, athletic, recreational and social needs of today's student. We strongly support efforts to provide a positive and enriching college experience for Pepperdine's students so that they can become the great leaders of tomorrow and transform the global community through meaningful service.

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

Sincerely,



Nabil Barsoum
Certified Public Accountant

Cc: Sam Lagana, Associate Vice Chancellor
NB:kk

Response to Comments from Nabil Barsoum

Response to Comment NB-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University and its students. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

From: Ann Graham Ehringer [mailto:annehringer@saddlepeaklodge.com]
Sent: Wednesday, January 05, 2011 11:53 PM
To: Szalay, Kim
Subject: Pepperdine University

Dear Kim Szalay,

I am writing in support of the application of Pepperdine University to replace and renovate student residential buildings and athletic facilities on the Malibu campus.

I believe this project is in the best interests of the Malibu community, as well as that of the University. It will not increase student enrollment and will reduce traffic in the area.

I moved to Malibu in 1982, lived here for 18 years and was active in the successful efforts to create our City. I continue to own a business in the community, so that I have been in the community virtually daily for nearly 30 years.

I believe, strongly, that Malibu is a far better place to live and raise a family--richer in its cultural, intellectual, economic and broader connections, as well as safer--than it ever would have been without the University. Its students, its faculty and its staff--as well as its facilities, which are enjoyed by many Malibu families--all bring wonderful resources to Malibu that the City would not otherwise enjoy. These renovations are important for the continuation of Pepperdine's many significant contributions to our City.

In its earliest years in Malibu, the University's first administration failed to communicate adequately with the community. In the years since, Pepperdine has made great efforts to not only communicate with the Malibu community but to become an essential contributor to Malibu's well-being. Particularly under the leadership of its current president, Andrew Benton, Pepperdine has become a model of concern, contributions and outreach to the larger community. Life in Malibu is much more enriching for its residents because of Pepperdine's presence.

I hope that you will vote for these needed renovations to the campus, and support Pepperdine in its support of Malibu.

I am happy to speak on behalf of Pepperdine's application for its Campus Life Project, and can be reached at 310 458-0753 or at annehringer@saddlepeaklodge.com.

Thank you for your consideration.

Ann Ehringer

The LA TIMES REVIEW by S. Irene Virbila

"It's a good sign if, at the end, everyone at table is inclined to linger. At Saddle Peak Lodge, the food, the wine and the magical setting conspire to seduce you into thinking you've been away for the weekend instead of an evening..."

Check out our latest ZAGAT Review

Food 27 - Decor 27 - Service 26

Response to Comments from Ann Graham Ehringer

Response to Comment AGE-1

This comment expresses support for the Project, and cites the benefits of the proposal to the sense of place, community and shared experience for the students of the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Grant Adamson

P.O. Box 2485
Malibu, Ca 90265
310-456-3230
Fax 310-456-3182



January 5, 2011

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

Re: Pepperdine Campus Life Project

Dear Mr. Szalay:

As a lifelong resident of Malibu and a neighbor of the Pepperdine campus, I have seen the progression of this campus from a cattle pasture to where it is today. While I have been happy with the University's stewardship of this land, I have been particularly impressed with the quality of the students that have been attending and graduating from this ever improving educational institution. It is my opinion that the proposed Campus Life Project will be completed in a way which complements the University's good stewardship of the land and furthers the mission of the school which includes continuing to improve the quality of the students which graduate from there.

I am extremely happy with the presence of Pepperdine University in our community. Pepperdine has been and continues to be a benefit to the community of Malibu. Many of us who are neighbors have joined the Crest Associates which allows us to use the athletic facilities and library. Many Malibu residents enjoy the theater, athletic events and displays in the University's Weisman Art Museum. Most importantly, many of us enjoy interacting with the wonderful students that are a product of this great institution.

Pepperdine has spent an abundance of time and effort to design the Campus Life Project in a thoughtful manner, reducing impacts to the neighboring communities. For example, the Events Center has been planned for the northern interior of the campus. Other changes have been made to accommodate community input which I believe illustrates their commitment to handling the Campus Life Project well.

Please approve the Campus Life Project. It will be a benefit to the community and a great benefit to the students. I fully believe this Project will improve the ability of the University to continue to produce superior quality graduates for the benefit of our world.

Sincerely,


Grant Adamson

GA-1

Response to Comments from Grant Adamson

Response to Comment GA-1

This comment expresses support for the Project, and cites the benefits of the proposal to the University and its students. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



From: Alan S [mailto:alanschimpff@netscape.net] **Sent:** Friday, January 07, 2011 8:24 AM **To:** Szalay, Kim **Subject:** STOP Pepperdine Expansion in Malibu

To: kszalay@planning.lacounty.gov **Subject:** http://planning.lacounty.gov/case/view/project_no_2007_03064_3_conditional_use_permit_2007_00203_parking_permit.

Dear Kim,

I am a Malibu resident, and am sick of Pepperdine's constantly expanding negative impact on Malibu, and the county residents that try to come here to enjoy their parks and beaches. The expansion, in addition to negatively impacting our rural community, it will impede access to the Beach and Mountain parklands for the county residents through it's ever increasing traffic impact in the region, and impacting wildlife, through increased traffic, noise and light pollution. Please say no this this permit application. Pepperdine has many other campus's that are in urban settings where they can expand. Our rural community and access to all of the parklands in Malibu by the public need to be preserved.

ASC-1

Sincerely,
Alan Schimpff
29549 Harvester Rd
Malibu ca 90265

!

Response to Comments from Alan Schimpff

Response to Comment ASC-1

The commenter expresses dissatisfaction with Pepperdine's "constantly expanding negative impact on Malibu, and the county residents." Comment will be forwarded to the decision makers for their consideration.

Substantial traffic impacts are only anticipated from large events at the AEC attended by over 3,750 persons that start or end during the A.M. or P.M. peak periods and draw the majority of attendees from off-campus sources. See Topical Response 1: Average Daily Traffic and Topical Response 4: Athletics and Special Events. This impact will not affect access to the beach and mountain parklands. Large events on campus at the AEC occurring during peak travel periods, which would create a significant traffic impact, would be infrequent in nature. The DEIR contains mitigation requiring the use of a Transportation Demand Management Program (TDM) and detailed traffic and parking management plan for traffic during peak travel periods. Both of these plans were constructed to deal with traffic and parking demands generated from large campus events.

In general, the Project will have a beneficial impact to traffic in the area. See DEIR Section 5.8, Traffic and Access. The CLP provides additional residential housing (i.e., 468 additional beds) without increasing enrollment, thereby eliminating the daily commutes of approximately 468 students. Under typical operation, the CLP would eliminate 744 daily trips from local roadways.

With regard to noise and wildlife impacts, the only component of the CLP initially considered to have impact upon wildlife was from the proposed activities held at the Enhanced Recreation Center. Noise levels from the proposed Enhanced Recreation Center will be no different from those measured at other student recreation areas hosting intramural semi-competitive activities, and be below any level of documented wildlife effects. Therefore, noise impacts from the proposed Enhanced Recreation Center will be less than significant. See DEIR Section 5.5, Noise. Traffic impacts to wildlife would be reduced with the reduction in average daily trips resulting from the Project. See DEIR Section 5.8, Traffic and Access.

With regard to light pollution and wildlife impacts, impacts are considered to be less than significant when considering impacts to habitat and vegetated areas. Mitigation measures DEIR MM5.7.2-1 to MM5.7.2-8 address light impacts associated with the proposed CLP and secure the maintenance of less than significant level impacts.

Though feasible alternative sites for expansion are featured within the DEIR, constructing components of the proposed CLP in alternative locations does not sufficiently meet the Project's objectives and has the potential to create more substantial negative impacts to issues such as noise, traffic and air quality when compared to the proposed CLP components planned for the Malibu campus. See DEIR Section 6, Alternatives.

Access to all parklands will be improved on most days as a result of the traffic reductions associated with the proposed CLP.

Discussion of CLP Project impacts and prescribed mitigation measures to address potential negative impacts to the community are provided in DEIR Section 5.4 Air Quality, Section 5.5 Noise, Section 5.7 Visual Resources and Aesthetic Qualities, Section 5.8 Traffic and Access, Section 5.9 Public Services and Section 5.10 Public Utilities for impacts upon the surrounding community.



From: Marie Wexler [mailto:wexlerfamily1991@yahoo.com]
Sent: Monday, January 10, 2011 9:25 AM
To: Szalay, Kim
Subject: Pepperdine University's Campus Life Project

Dear Mr. Szalay,

I am a resident of Malibu Country Estates and would like to express my support for Pepperdine University's Campus Life Project as it will provide much needed upgrades to the campus community, which are vital to the school's endeavor to continue to attract top students from across the country.

As residents, one of our primary concerns is the availability of parking. After listening to our input, the University increased parking by nearly 800 spaces which is a great improvement! Additionally, Pepperdine University will increase the number of on-campus beds without increasing enrollment. Having fewer commuters on Pacific Coast Highway is a relief to my community. Pepperdine also decreased the project size by 75,000 square feet and ensured that all components will be located in the interior and northern reaches of campus and away from neighboring residencies. It is clear to us that Pepperdine is an important asset to this community and we appreciate their willingness to address the needs of our neighboring community.

I am pleased with the responsible development practices exercised by school officials and would like to urge you to support the Campus Life Project when it comes before your consideration.

Sincerely,
Marie Wexler
24611 Plover Way
Malibu, CA. 90265

MW-1

Response to Comments from Marie Wexler

Response to Comment MW-1

This comment expresses support for the Project, and cites the need for the Project's proposed upgrades to the campus community.

The statement that "Pepperdine also decreased the project size by 75,000 square feet and ensured [sic] that all components will be located in the interior and northern reaches of campus..." refers to the change in the Project from that was originally proposed by the University, for which an Initial Study and Notice of Preparation was prepared and circulated for public review and a public scoping meeting was held. As proposed in the Notice of Preparation, the originally proposed Project was 76,455 square feet larger than the current CLP. Please see Section 2.0 Introduction, specifically Section 2.2 Project History, of the DEIR for further discussion of the ways in which the Project was reduced in scope following publication of the Notice of Preparation.

From: Greg Lee [mailto:gregoryalee87@gmail.com] **Sent:** Monday, January 10, 2011 1:09 AM **To:** Szalay, Kim **Subject:** Project No. 2007-03064-(3) - Pepperdine Campus Life Project Letter of Support
To Whom It May Concern:

This letter is to acknowledge my full support of the Pepperdine University Campus Life Project. As a proud alumnus, and former student body president, of Pepperdine University, there is much that I owe to the place I called home for four years. I am convinced that the reason I have been able to succeed and find purpose in the “real world” is because of the lessons I learned in college. The learning process extends so much further than to those lessons learned in books or classrooms, but the experiences and intangibles gained outside the walls of a conventional education. Every moment spent on campus is an integral part to the education process.

One of the most important aspects of the Pepperdine education is that it creates a family atmosphere, a community, unlike any other establishment of its type. It is difficult to understand if you have not been inside our residence halls, eaten at Tyler Campus Center cafeteria, cheered on the Waves at an athletic event, or walked through the Town Hall. Unless you have seen first-hand the type of relationships that are fostered in this environment, it’s simply a great big place with an ocean view. I assure you, our university is so much more than that.

The Campus Life Project is a purposed investment in the students of Pepperdine and will foster the shared experience integral to the Pepperdine experience. Theorists find that one of the major tenets of building community is shared meaning, shared meaning in the sense of experiences, memories, and a shared longing for a place. During my tenure as student body president, I found that many students found great nostalgia in a study abroad experience, or a specific class, or an organization. However, there was not that same nostalgia for any specific place on campus. No one longs for Firestone Fieldhouse or the Town Center.

I believe there is a great opportunity with this new project to create those spaces where community is not only encouraged but where it thrives. It is not difficult to look at the new plans and see the places where students will congregate and share those incredible moments of learning. Already, in a year, the recently completed Mullins Town Square project has become a place where students meet, study, share, pray, etc. We have created a space for community. Imagine if these spaces were all over campus.

This project would not only add to the aesthetic value of this university, but more importantly bolster the deep sense of community that these students deserve and it does so in an environmentally friendly way with concern for our area neighbors. The Campus Life Project will further the educational experience, making for responsible growth. The new additions will only better serve generations of Waves to come and hopefully offer the life-changing, intimate experience that I was given. Thank you for your consideration.

God Bless,

Greg Lee
!"#\$%&'()*- Best, Greg Lee Reporter / Sports Anchor KESQ-TV/KDFX-TV (ABC/FOX) 42-650 Melanie Place Palm Desert, California 92211 505-507-5829%

Response to Comments from Greg Lee

Response to Comment GL-1

This comment expresses support for the Project, and cites the benefits of the proposal to the sense of place, community and shared experience for the students of the University. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.



Benjamin B. Efraim

1323 Lincoln Boulevard, Suite 200, Santa Monica, CA 90401. (310) 394-3622 Fax (310) 394-3722
benjamin@beptal.com

December 20, 2010

County of Los Angeles
Department of Regional Planning
Special Projects Section
320 West Temple Street
Los Angeles, CA 90012-3225

DEC 29 2010

Attn: Kim K. Szalay.

RE: Pepperdine University Campus Project No. R 2007-0364-(3)
Conditional Use Permit, Parking and Environmental Impact Report.

Dear Ladies / Gentlemen :

We have owned a residence at 3601 Forest Gate Circle which abuts Pepperdine along John Tyler Drive since 2002. On behalf of my family, and other residents of Malibu Country Estates, who have been adversely affected by Pepperdine University ("Pepperdine") and its activities/operations, I would like to submit the following comments for your review.

The existing operations of Pepperdine, including but not limited to daily and evening student activities along John Tyler Drive, routine sport and related activities at the swimming pool and facilities along John Tyler Drive, special events and related activities at facilities along or near John Tyler Drive, construction and maintenance activities at facilities near or along John Tyler Drive; have resulted in unreasonable levels of noise, countless disturbances, as well as various unpleasant incidents.

During the five years that my family resided alongside Pepperdine, my wife and I made numerous attempts to reach out to Pepperdine. We met with representatives of Pepperdine in person. We lodged complaints over the telephone, in person and via emails. We contacted Pepperdine's Public Safety Staff as instructed by the representatives of Pepperdine. We informed Pepperdine that students, guests, visitors, and others converge along John Tyler Drive, before, during and after events, classes and throughout the week. They are loud, they are abusive when asked to quiet down, they are rude when asked to lower the volume of music from their vehicles, or to move away from the residences late at night. We informed Pepperdine that the level of noise, music and use of bull horns during their water polo games and swim meets, and during routine activities at the pool were excessive. These activities routinely started at dawn and often times extend in to the night. We informed Pepperdine that delivery and construction trucks and crews routinely commenced activities before dawn and often carried on in to the evening. We informed Pepperdine that their Public Safety Staff take calls, but generally no improvements or changes are evident. In most instances the reported noise or disturbance is abated for a brief time and then resumes. In some instances the activities that are of concern abate for a few days or a week, and again resume as though the issues were never raised before. In several occasions the Public Safety Staff ignored the requests to address the disturbances at the time they were occurring.

BBE-1

h

These problems are ongoing. Despite repeated assurances, in person, in writing, via email and over the telephone, such problems persisted throughout the five plus years that we dealt with Pepperdine as immediate neighbors. The problems were so consistent and the lack of regard for our concerns, and or the ineptitude of Pepperdine's representatives was so pervasive that in 2008 we finally decided to moved out of our house. We simply could not cope with the constant challenges of Pepperdine. The noise, the disturbances, the trash thrown inside our property, the trespassing through our front yard to hop over the fence into Pepperdine, the students parking their vehicles in and around our house to attend Pepperdine, and the general lack of consideration by the students and the representatives of Pepperdine was simply more than me, my wife and our three small children could handle.

On June 23rd of 2008 I wrote a letter to Pepperdine's Director of Regulatory Affairs, who had been the lead "respondent" to my communications during the previous years. In that letter I informed Pepperdine of the re-occurring problems and the ongoing disturbances. Pepperdine responded to me on July 23, 2008. Refer to Exhibits "D" and "E". No significant improvements were noted after July 2008. In so many words, promises and assurances by Pepperdine over a five year period, that Pepperdine would monitor its campus and implement policies to eliminate such problems in the future, were provided. However, despite Pepperdine's repeated promises and many assurances, the problems continued and in the Summer of 2008 we finally moved out of our house.

After we moved out, we rented our house to two different families. The first family left after only a six month stay, and the second family has informed us that they will not seek to extend their occupancy due to the problems from Pepperdine. I have included a few of the communications between the family that currently resides at 3601 Forest Gate Circle and Pepperdine. Please refer to the November and December 2009 communication between the Majds, and representatives of Pepperdine: Exhibits "A", "B" and "C" enclosed.

This family experienced the same types of problems that my family did when we were neighbors of Pepperdine. They made similar complaints and Pepperdine made similar excuses, promises and false assurances. Clearly nothing has changed with respect to Pepperdine's desire or ability to maintain facilities and activities within its campus. Pepperdine's activities and operations systematically disturb its residential neighbors. Our right of quiet enjoyment has been grossly compromised, because at best, Pepperdine has demonstrated over many years that it is incapable of controlling its activities and operations,; and at worst, Pepperdine has demonstrated that the rights and the concerns of the neighbors at Malibu Country Estates are of little or no concern to Pepperdine.

I have shared our experiences with Pepperdine in order to illustrate that if Pepperdine is unable or unwilling to control its activities and operations, its students, visitors and others who directly or indirectly disturb the Malibu Country Estates residents, based on its current level of on-campus activities, sports facilities and on-campus residents; then what could be expected when the proposed additions to the campus are approved? More traffic congestion, more noise, more disturbances, more special events and sporting events that result a far larger number of visitors, students and problems?

Pepperdine has failed to demonstrate that it can address the on-going problems its current level of campus size and operations have caused for many years. Approving the CUP and or the proposed scope and intensity of the additions will only serve to further deteriorate the quality of life and property values of neighboring homes.

BBE-1

BBE-2

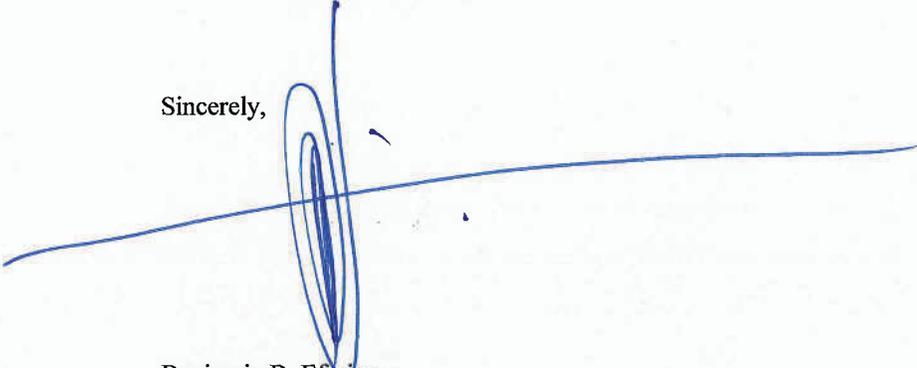
While we can understand some level of noise and activities when abutting a university campus, there is a limit to what we have to endure. We could support improvements to the campus, provided that dramatic improvements are first made to shield us from the noise, traffic congestion, disturbances, and activities that take place already. Any approvals must include conditions that take into consideration the adjacent residents. They must take into consideration appropriate deterrents such that Pepperdine controls and curbs its activities, residents, visitors, and operations. There must be "teeth" in any conditional approvals, large fines imposed for each day that deficiencies and issues are not corrected, involvement by the Sheriff's Department at the expense of Pepperdine.

Many property owners and residents at Malibu Country Estates have attempted for years to solicit the cooperation of Pepperdine. In my experience and in reviewing the exchanges between other residents at Malibu Country Estates, such as the Majds, we have concluded that **Pepperdine has systematically failed to demonstrate that the University can keep its promises.** We cannot rely on assurances by Pepperdine that during the proposed lengthy period of construction our lives will not be further. Furthermore, it is evident that **despite years of "promises" and "assurances" Pepperdine has not been able to resolve the neighbors' reasonable concerns with respect to Pepperdine's existing scope of activities that continue to disrupt our lives.** If Pepperdine is allowed to increase the number of residents on campus, the size and capacity of its venues, the number and scope of gatherings and other additions, you will be allowing Pepperdine to further negatively impact our lives and further deteriorate our property values.

We respectfully request that your carefully review our comments, consider the existing negative impact and the amplification of such impact, before any approvals are granted to Pepperdine. We request that you consider implementing very strict controls and set conditions that would not only significantly curb and reduce the existing noise pollution, disruption to the daily lives of the residential neighbors, but incorporating an effective and meaningful policing mechanism to ensure that Pepperdine fully complies with any conditions, limitations and restrictions. "Self-Policing" by Pepperdine has proven to be ineffective, very frustrating and an unappealing proposition. That approach simply has not worked. We cannot afford more of the same inconveniences, noise, disruptions, false promises, ineffective policing and general disregard by our "800 pound Neighbor".

PLEASE HELP US!

Sincerely,



Benjamin B. Efrain,
on behalf of The Efrain Family.

Encl. Exhibits

Benjamin Efraim

1323 Lincoln Boulevard, Suite 200, Santa Monica, CA 90401-1705
Tel: 310-394-3622 Fax: 310-394-3722 Benjamin@BEPTAL.com

May 30, 2008

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012-3225
Attn: Mr. Kim Szalay, Supervising Regional Planner

RE: Pepperdine University Campus Project No. R2007-03064-(3)
Conditional Use Permit, Parking Permit and
Environmental Review ("Project")

Dear Mr. Szalay and Mr. Dea,

My family and I have been neighbors of the Pepperdine University Campus (the "Campus") since 2003. We reside at Forest Gate Circle, one of the many homes that abut John Tyler Drive and the Campus.

On behalf of my family, many of my neighbors and other residents at MCE who have voiced concerns similar to mine, I would like to comment on the proposed Project at the Campus., which I trust will be addressed within the context of the EIR.

These comments, suggestions, observations and recommendation are primarily based on information provided by Pepperdine University ("Pepperdine"), your Department's April 21, 2008 circular describing the various components of the Project, the Scoping Meeting held in May 2008 at the Malibu Jewish Center and discussions with various MCE homeowners and neighbors.

Since the scope and design of the proposed Project and or its various components have not been finalized and additional information requested from Pepperdine has not been furnished, I reserve the right to provide additional comments as more details and information is made available.

The proposed increased Student Housing, addition of Parking Spaces within Parking Structures, Consolidation of Pepperdine Facilities, Offices and Student Activities within new and or enlarged structures, as well as increasing the seating capacity and scope of activities at the Firestone Fieldhouse and the Athletics/Events Center negatively impact the quality of life of the five hundred plus single family residences at MCE.

According to Pepperdine its proposed Project is designed to significantly upgrade, improve and enhance the physical facilities that serve its student population, to improve the campus life experience and provide an experience comparable to similar educational institutions in terms of athletic facilities and sporting events.

While the residents and homeowners at MCE, including my family and immediate neighbors may have anticipated certain activities that take place at a university campus to be "par for the course" when residing in close proximity to Pepperdine, I can assert with a high degree of certainty that no one envisioned that our largest neighbor would propose continuous

COPY

Ben

County of Los Angeles
Pepperdine Project
May 30, 2008

expansion of its facilities, enlarging of buildings, addition of buildings, increased student housing, increased staffing, increased parking, increased vehicular traffic, increased congestion, increased air pollution, construction noise and dust over a period of many years, as well as other adverse conditions.

While Pepperdine's goal of "updating and improving" an aging campus might be beneficial and necessary for its continued success, these Enhancements should not adversely impact the very fabric of the residential community adjacent to the Campus.

Nearly all of the Components referenced in your April 21, 2008 circular increase pedestrian and vehicular visits and traffic along John Tyler drive, which in turn result in more noise, traffic, activities, converging of students and service personnel associated with deliveries, setting-up, dismantling and servicing equipment and systems used in the operation of the facilities/buildings and during special events or sporting events. ✓

We live next to Pepperdine. We hear the cars, the delivery trucks and the people who visit the existing structures along John Tyler Drive daily. We are confronted with the noise and disruption to our lives during the early morning activities and late evening activities across the street. Delivery trucks that arrive and crews that start activities before 7:00 AM and those well past 10:00 PM. Students converge along John Tyler at or near the facilities, before and after events, play loud music, honk their horns or carry on conversing during the early morning hours or late nights. We hear them outside our window, regularly. ✓

The Project would generate significantly more noise which would directly impinge upon our right of quiet enjoyment and our quality of life. This is a small quaint residential neighborhood in a small suburban City, and as such our lives and lifestyles should not be compromised to accommodate Pepperdine's Project as proposed. ✓

The amount of added traffic that will be generated along John Tyler Drive, not only from vehicular ingress and egress to the various existing and proposed facilities, but from pedestrians visiting the many venues along John Tyler Drive will result in further deterioration of our quality of life, increase pollution generated by the additional vehicular trips by the 650+ added student housing units, by the 1800+ seats added to the Athletics/Events Center and by all students, employees, staff and visitors who are served at these facilities. ✓

Pepperdine's Project is not only proposing to increase the number of trips to and from the Campus through John Tyler Drive by increasing the size of existing buildings and parking facilities but by expanding the types of activities that draw more visitors and service personnel to these facilities. ✓

In addition, Pepperdine is attempting to consolidate activities, offices maintenance facilities and services which are currently spread around the Campus, in a few structures across from our homes and accessible primarily via John Tyler Drive.

K2

County of Los Angeles
Pepperdine Project
May 30, 2008

Such concentration of traffic would certainly result in additional and prolonged traffic jams along John Tyler Drive from the entrance gate of Pepperdine to Pacific Coast Highway ("PCH") during special events, which occur several times a year. The level of congestion currently is such that residents have to wait for prolonged periods when attempting to exit MCE from Malibu Country Drive on to John Tyler Drive. Attempting to enter Malibu Country Drive via the left-hand turn from John Tyler Drive is extremely challenging as well during special events at Pepperdine, when MCE residents have to wait for extended periods to make the left turn and go home.

By proposing to place these facilities or enhance/enlarge/expand same along John Tyler Drive and the primary means of egress and ingress to remain along John Tyler Drive is a mistake. Facilities and activities that by virtue of their design, use and placement are "major draws" should be placed away from the residential neighborhood, and any existing facilities already in-place should not be enlarged or expanded to become even larger draws.

Closing of John Tyler Drive during special events, athletic/sporting events, or for activities that draw large groups should be considered. There are alternate routes that patrons can take which would not and should not include John Tyler Drive. This would alleviate some of the negative impact of traffic and congestion to MCE.

The C.U.P. should **limit the hours of operations** of the Firestone Fieldhouse, Athletics/Events Center and similar venues from 8:00 AM (including setting-up before the events) to 10:00 PM (including disbursing the visitors and dismantling equipment). Deliveries, pick-up, setting-up and dismantling before and after events should not take place pre or post events or operating hours of the facilities. If I lived across a commercial alley and an existing restaurant was under review with a C.U.P. application to add entertainment, on-site sale of alcoholic beverages or increase the scope and size of its operations, for example, any municipality would undoubtedly include limited operating hours to the C.U.P. conditions so as not to impinge upon the right of adjacent residential neighbors right of quite enjoyment.

Here we have an educational institution that has elected to focus its activities that generate additional traffic, noise and pollution immediately next to single family dwellings and funnel the thousands of daily vehicular trips to the only means of ingress and egress of the residential neighbors.

Aside from inconveniencing MCE residents and visitors/invitees of MCE such congestion along John Tyler Drive poses potential life and safety hazards should fire, police or emergency vehicles need to reach MCE in an event of emergency.

In addition to suggested limitations to the scope of activities at the existing and proposed new facilities, and limited hours of regular operations as well as limited hours of operations during special events, I have proposed

County of Los Angeles
Pepperdine Project
May 30, 2008

closure of John Tyler Drive along the portions near and abutting the residences.

However, unless the conditions and limitations set forth in any C.U.P. or revisions to and review of Pepperdine University's Long Range Development Plan ("LRDP") have any **meaningful enforcement mechanisms in-place to ensure compliance** by Pepperdine, its visitors, contractors and invitees, not only the current problems will not be alleviated but any proposed Project would only exasperate the situation.

I would like to bring your attention to additional specific issues that address specific information referenced in your April 21, 2008 circular:

1. Component 1. Increased Housing.

The simple fact is that when you add over 650 units of student housing, the students will generate additional vehicle trips when they leave the Campus to shop, go to restaurants, cafes, coffee shops, movie theaters and other venues that college students patronize while attending college. The additional on-campus housing will result in a net increase in traffic.

2. Component 3. Recreation and 1268 space Multi-Level Parking.

The scope and size of this facility will result in added ambient noise from mechanical equipment such as garage ventilation systems and HVAC serving the offices and maintenance facilities (refer to the Initial Study page 10). The reference in page 17 of the April 21, 2008 circular indicates 1268 parking spaces, yet the added square footage is only 39,721. Is this accurate? Please refer to Figures 3.10 and 3.11. ON page 17 there reference is made to raising the surface 20-feet higher and providing sufficient lighting for night time use. Consideration has to be made for the negative impact of strong night-time lighting that high off the ground adjacent to residences. Again, limiting hours of operation is encouraged.

3. Component 4. Soccer Field's Proposed Events.

Please refer to page 20 where utilization of field may extend to evening hours is referenced. Limiting hours of operation should be considered.

4. Component 5. Athletic/Events Center.

Increasing the seating at this venue from 3100 to 5000, or effectively expanding its capacity by two-thirds (i.e. 66%) will result in added noise and loitering along our homes on John Tyler Drive, add to extreme traffic and noise conditions during special events and increase visits to and from venues by 66% with the resulting pollution. This is a significant negative impact to MCE residents. Refer to pages 25 and 27.

5. Component 6. Recreation and Health Center

Noise from emergency vehicles serving the medical facility during quite times, night time and weekends when residents expect to enjoy the homes in peace might be negatively impacted. It is suggested that an alternate facility or location be designated for this use.

County of Los Angeles
Pepperdine Project
May 30, 2008

6. Construction Period.

Please refer to page 33 of the April 21, 2008 circular. The expected time lines for majority of the proposed components/phases of the Project are between two to three years. Moreover, these are subject to availability of funding and as funds become available in the future. Therefore, MCE could very well experience ten or more years of continuous or sporadic construction dust, noise and disruption. During the past large scale construction project for the upper campus housing units, construction vehicles routinely used John Tyler Drive well before the designated start times. Despite routine protests and calls to Pepperdine's Public Safety office, except for routine apologies, the start hours were not adhered to over an extended period.

My direct experience during the past five years in dealing with staff and administrators at Pepperdine and their ability (or willingness) to address concerns and issues regarding noise from its operations, disturbances from vehicles and contractors who start or end their work well before or well after reasonable or designated hours and informing MCE in a timely manner of upcoming special events on Campus that impact traffic, noise, etc. has convinced me that despite Pepperdine's purported "efforts", "apologies" and "promises" it consistently fails to properly police its staff, students and visitors in order to avoid negatively impacting the neighbors quality of life and their right to quite enjoyment.

Accordingly, if Pepperdine seeks to increase staff, resident-students and visitors, as well as expand the scope and types of activities that increase the current levels of visitors, trips, traffic, noise, disruption and disturbances, I trust that your office and other agencies with jurisdiction over this Project's approval will provide solutions and means to enforce the conditions of approval such as limitations to use of John Tyler Drive for access to existing venues and to new venues; as well as for hours of operations. Regretfully, we cannot rely on Pepperdine to police itself.

While some of my discussions and points may have been commented upon by the Board of Directors of MCE in their May 27, 2008 letter to you, I sincerely appreciate your attention and careful review of the contents of this letter.

Thank you in advance for your anticipated cooperation and attention.

Respectfully;

COPY

Benjamin Efraim

"A"

From: Kam Majd [mailto:kam@visionsmfg.com]
Sent: Thursday, November 12, 2009 1:39 PM
To: 'Watson, John G.'
Subject: RE: Rowdiness and noise

John, thank you. Just for clarification, the early morning rowdiness happens usually three or four in the morning and it's not from the pool itself. It's the kids going in and out of the campus (mostly people those who parked their cars across street from the pool then went out or something and decided to retrieve them very early in the morning). The machinery noise last night and other nights is not from the pool either, but somewhere near by on the campus.

Thanks again for your help,
Kam

From: Watson, John G. [mailto:John.G.Watson@pepperdine.edu]
Sent: Thursday, November 12, 2009 1:30 PM
To: Kam Majd
Subject: RE: Rowdiness and noise

Mr. Majd,

I regret that you were awakened during the early morning hours by these noises. I serve as the Director of Athletics and try to instill in our coaches and student-athletes to be responsible and sensitive to all our neighbors. We specifically close our pool not later than 9 PM to assist in this noise control. Naturally, if a basketball game goes later, then there may be the noise of the crowd leaving our facility.

To specifically comment on last night, I am not aware of any authorized reason for this disruption. I will relay your experience to those responsible for facilities maintenance and the Dean of Student, for it is unsafe and a violation of campus rules for anyone to be in the pool area once the facility is closed.

I am sorry for the disruption you experienced this morning and hope that you will not be awakened in such a manner again.

John Watson

From: Kam Majd [mailto:kam@visionsmfg.com]
Sent: Thursday, November 12, 2009 11:41 AM
To: Watson, John G.
Subject: FW: Rowdiness and noise

From: Kam Majd [mailto:kam@visionsmfg.com]

Sent: Thursday, November 12, 2009 9:19 AM

To: 'andrew.benton@pepperdine.edu'; 'john.watson@pepperdine.edu'; 'earl.carpenter@pepperdine.edu'

Subject: Rowdiness and noise

Dear Sirs,

My name is Kam Majd and I reside on one of the homes very near Pepperdine's swimming pool. When we moved in here three months ago, we were forewarned to expect noise from the pool area during the Water polo season. We have expected this and were ready. What we were not ready for were rowdy students at three in the morning or heavy equipment and maintenance work after 11:00 p.m. as was the case last night.

Hoping this was an occasional problem at first I ignored it. But the reality of having to wake at two or three in the morning to confront screaming students or to have to get out of bed at midnight to see what machinery is running around has now become the norm.

It is my hope that you will please find a way to rectify these late night hour issues immediately so the neighborhood can get the rest it needs.

Sincerely
Kam Majd
310-804-0443

From: Kam Majd [kam@visionsmfg.com]
Sent: Saturday, December 18, 2010 7:35 PM
To: Benjamin Efraim
Subject: FW: Rowdiness and noise

"B"

Ben we filed a dozen complaints last year from everything from machinery noise to students cussing at us when we asked them to quiet down to the choir practicing at midnight. I've had people jumping in the pool at two in the morning and screaming because it was cold and by the time I came downstairs and called the authorities and they showed up, the culprits were gone. Sometimes our complaints got results for a week or two and then it went back. Other times there was no result at all. To be honest with you this was one of the reasons we didn't want to renew the lease and chose to move back to our house. We just cannot keep a door or window open here are night and Pepperdine despite their polite responses don't seem to give a damn.

Kam

From: Kam Majd [mailto:kam@visionsmfg.com]
Sent: Thursday, November 12, 2009 9:19 AM
To: 'andrew.benton@pepperdine.edu'; 'john.watson@pepperdine.edu'; 'earl.carpenter@pepperdine.edu'
Subject: Rowdiness and noise

Dear Sirs,

My name is Kam Majd and I reside on one of the homes very near Pepperdine's swimming pool. When we moved in here three months ago, we were forewarned to expect noise from the pool area during the Water polo season. We have expected this and were ready. What we were not ready for were rowdy students at three in the morning or heavy equipment and maintenance work after 11:00 p.m. as was the case last night.

Hoping this was an occasional problem at first I ignored it. But the reality of having to wake at two or three in the morning to confront screaming students or to have to get out of bed at midnight to see what machinery is running around has now become the norm.

It is my hope that you will please find a way to rectify these late night hour issues immediately so the neighborhood can get the rest it needs.

Sincerely
Kam Majd
310-804-0443

From: Kam Majd [kam@visionsmfg.com]
Sent: Saturday, December 18, 2010 1:22 PM
To: Benjamin Efrain
Subject: FW: Contact Information

Here is another.

From: Kam Majd [mailto:kam@visionsmfg.com]
Sent: Saturday, November 14, 2009 4:37 AM
To: 'Bailard, Rhiannon'; 'Watson, John G.'; 'andrew.benton@pepperdine.edu'
Subject: RE: Contact Information

Rhiannon I am writing you this e-mail at 4:18 in the morning. Reason is that between 2:58 and now the sound of at least a dozen vehicles on John Tyler Drive has kept me up. Half of the activity seems to be in and out of the building just south of the pool. A black SUV and a black sedan were parked between the pool and the building next to it. There were females voices then male and the vehicles pulled out and one drove north and the other south on John Tyler. Then a white van pulled in and behind it a grey pick up. What these people are doing in that building at that hour I don't know. But they're in there. Others are regularly retrieving cars that were left across the pool on John Tyler but they're doing it at three in the morning. I called public safety as you asked and filed a report with them as well.

There has got to be a way for Pepperdine to enforce its nightly closure of John Tyler drive.

Best,
Kam

From: Bailard, Rhiannon [mailto:Rhiannon.Bailard@pepperdine.edu]
Sent: Friday, November 13, 2009 4:42 PM
To: kam@visionsmfg.com
Subject: Contact Information

Dear Mr. Majd:

As I promised, the following is my contact information. As I mentioned, please contact Public Safety when these events occur so that they can respond immediately at (310) 506-4700. Even if the event has stopped by the time they arrive, this aids in tracking trends and thereby identifying the issue. Additionally, please feel free to contact me directly any time one of these issues occurs. I hope you have a good weekend and I will be in touch again early next week.

All my best,
Rhiannon Bailard
Assistant Vice President, Governmental and Regulatory Affairs
Director, Center for Sustainability (www.pepperdine.edu/sustainability)
Pepperdine University
24255 Pacific Coast Highway
Malibu, CA 90263
P: (310) 506-4702
F: (310) 506-7768
rhiannon.bailard@pepperdine.edu

THIS IS A CONFIDENTIAL COMMUNICATION. If you receive this e-mail in error, please immediately notify the sender by replying to this e-mail message or by telephone and destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

From: Kam Majd [mailto:kam@visionsmfg.com]

Sent: Friday, December 04, 2009 3:53 PM

To: 'Bailard, Rhiannon'

Subject: RE: cars and more cars

"C"

Thanks Rhiannon. I'm sure your video will shed light on this. At least a portion of this activity is still around the pool and the parked cars that get picked up in the wee hours of the morning.

Kam

From: Bailard, Rhiannon [mailto:Rhiannon.Bailard@pepperdine.edu]

Sent: Friday, December 04, 2009 2:54 PM

To: Kam Majd

Subject: RE: cars and more cars

Kam, you are not a bother at all and I apologize for my delay in responding (I just got back in to the office). With respect to a permanent closure, we have looked in to that over the years. It does not work for a number of reasons, most critically the fact that it would provide an impediment to emergency vehicular access. We have seen that monitoring and issuing of citations has and does work for compliance. We just need to identify what is going on in this particular instance.

Your comments are concerning because in light of your earlier requests we have implemented additional monitoring and enforcement such that we have officers posted at the closure for several hours each night. While we have issued citations, we have not seen increasing violations so the cause for your concerns is unknown. In light of this, I have asked Public Safety to monitor the closure with video cameras so that we can determine what is causing this. I will report back to you next week (I am out of the office at an all day conference on Monday) with our results. Additionally, Public Safety is continuing with their monitoring and enforcement and are aware of this issue.

Thanks very much for bringing your concerns to our attention. My hope is that with our enforcement, monitoring, and video observation there will not be any issues; however, if there are, as always, please keep me posted with any details you have.

All my best,
Rhiannon Bailard
Assistant Vice President, Governmental & Regulatory Affairs
Director, Center for Sustainability
Pepperdine University

Please consider the environment before printing this email.

From: Kam Majd [mailto:kam@visionsmfg.com]

Sent: Thursday, December 03, 2009 9:53 PM

To: Bailard, Rhiannon

Subject: cars and more cars

Rhiannon, I'm sorry to bother you again, but the traffic on JT Drive is back. It reduced significantly for a week or two but slowly started to rebuild. And it goes past this house all night long. Last night I counted two dozen car engines before I shut all the doors and windows and took a sleeping pill.

Is there a more permanent solution to this? Can Pepperdine in fact block this road at night with something other than plastic cones. Issuing period citations is clearly not working. Cars are driving up and down JT drive or people are picking up their parked cars by the pool but they're doing it at three in the morning.

Help!

Thanks
Kam Majd

"D"

Benjamin Efrain

1323 Lincoln Blvd. Suite 200. Santa Monica. CA 90401
Tel 310-394-3622 Fax 310-394-3622

June 23, 2008

Ms. Rhiannon L. Pregitzer
Director of Regulatory Affairs
Pepperdine University
24255 Pacific Coast Highway
Malibu, CA 90263-4702

RE: Incorrect name/address and Noise from the Campus.

Dear Ms. Pregitzer,

I am in receipt of your June 18th letter, addressed to a "Kent and Suzanne McCray" but received at my residence and indicated my home address. A copy of the envelope is enclosed for your files. Kindly correct the mailing name and address to comport with the appropriate property owners' addresses.

I would also like to inform you that during the past two weeks, on several occasions, we have experienced noise, loud music and other disturbances from the activities at or near the track and field area and along John Tyler Drive near the swimming pool area.

These disturbances were noticed around 9:30 PM and continued past 10:00 PM. On at least three occasions I personally observed groups of students or visitors walking past the gymnasium just south of the swimming pool and some who had gathered in that area. They were noisy, laughing loud and were not at all respectful of the residential neighbors across John Tyler Drive.

I ask, once again, that your institution take appropriate steps to deter your students, invitees, guests and others from causing disturbance and generating loud noise and the like in close proximity to neighbors homes. This is specially relevant after hours when one should expect peace and quite, instead of having to shut ones windows to reduce the effects of such activities that cause disturbance. If there are activities that end after 9:00 PM, you must have staff on-site to ensure that such activities are done in an orderly and quite fashion so as not to create a disturbance to others.

You abut a residential neighborhood and John Tyler Drive is along a series of homes. Please respect us rights. Kindly do not offer apologies in response to this letter. Instead I would appreciate it if you corrected the problem. Apologies do not address the issue, actions hopefully will.

Sincerely;

COPY

Benjamin Efrain and family.

Cc: MCE HOA

PEPPERDINE UNIVERSITY

OFFICE OF REGULATORY AFFAIRS

June 18, 2008

Re: Update on Elkins Auditorium Project at Pepperdine University

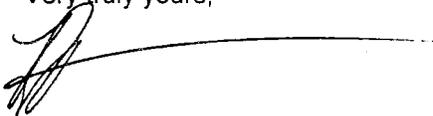
Dear Malibu Country Estates Resident:

As promised in my letter dated April 8, 2008, I am writing to inform you of anticipated increased noise resulting from the current Elkins Project. To remind you, the Elkins Project will increase lecture hall seating from 301 to 400 while providing an improved façade and an annex with four additional classrooms. Renovation of the Joslyn Plaza area will beautify by adding new landscaping elements and outdoor spaces. The Seaver Academic Center will undergo internal renovations to modernize and enhance classroom space with some exterior façade work occurring on Rockwell/Appleby Center.

The initial demolition work is nearly complete, which means that we are nearing a period of critical excavation. This work will be completed with heavy machinery. The contractors can not give us the exact date that this work will start other than to assure us that we will know within 72 hours. Since this would not provide you sufficient notice, I thought it best to provide you a general notice about this work as soon as I was made aware of it. As such, you should anticipate that within the next two to three weeks this critical excavation period will commence. The duration of this work is approximately one month. You can anticipate intermittent rather than constant noise as a result. As I mentioned in my initial letter, although noise will occur throughout the duration of the project, and will include periods of increased noise, the first few months of the project are indeed the loudest. I anticipate that noise will dissipate further once we complete exterior work and focus on the interiors.

I will continue to update you with increased periods of noise and activity. I greatly appreciate your patience and understanding during this project. If you have any questions regarding this project or any other, please do not hesitate to contact me at (310) 506-4702 or rhiannon.pregitzer@pepperdine.edu.

Very truly yours,



Rhiannon L. Pregitzer
Director of Regulatory Affairs

PEPPERDINE UNIVERSITY

OFFICE OF REGULATORY AFFAIRS

"E"

Sent via hard copy and email

July 23, 2008

Benjamin Efraim
Beptal, Inc.
1323 Lincoln Blvd., 2nd floor
Santa Monica, CA 90401

Re: Unpermitted Trespass at Fieldhouse Swimming Pool on Sunday, July 20, 2008

Dear Mr. Efraim:

This letter is in response to your email dated July 19, 2008 regarding late-night activities at the pool. I concur with you that activity at the pool at that hour is unacceptable. As you know, this does not fall within operating hours for the pool. As you will recall from our earlier correspondences, Pepperdine University offers our campus to youth for summer camps when Pepperdine University students are not in regular session. This opportunity is offered under the direction of our Special Programs department. Special Programs, in conjunction with Public Safety, is responsible for ensuring that our young campers are kept safe and that their actions do not impact our neighboring or on-campus residents.

As I promised to you via email yesterday, I investigated the events that transpired on Saturday night. During their standard nighttime monitoring, our Public Safety officers observed and responded to noise at the pool at 12:09 a.m. on Sunday, July 20, 2008. As the officers approached the pool they noticed a number of young people who appeared to be under the age of 18 trespassing and partaking in the activities you mention in your email. As you know, this is well outside of standard operating hours for the pool. These individuals were indeed unsupervised as they were trespassing in a restricted area. Upon seeing officers approach, the individuals immediately fled the vicinity and scattered. Given the age of the trespassers and the potential for injury resulting from a pursuit, the officers called dispatch and requested that they track the individuals via camera to ascertain where the youth went. The individuals involved in the trespass were not readily identified. The assumption is that these individuals were from one of the Special Programs' camps. Public Safety and Special Programs are fairly certain about which camp may have been involved. Although Sunday was the last day of the camp in question, Special Programs is currently following up with the camp director to determine how campers were able to sneak out at this late hour as well as the repercussions for the camp.

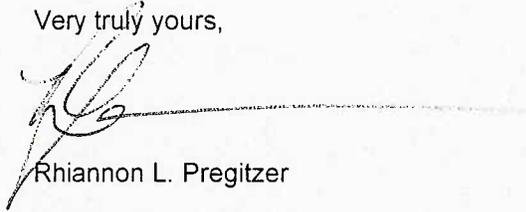
As you know, our campers are not to be unsupervised on-campus and certainly not past 10 p.m. This goes against every protocol of our Special Programs department. Special Programs requires camp directors to conduct random, nightly bed checks and nighttime monitoring as well as strategically placing counselors' beds amongst the campers. Campers who are caught violating rules, including being in unrestricted areas and on-campus unsupervised past curfew, can be expelled from camp and removed from campus. Additionally, camps whose campers are caught violating these rules will also be sanctioned through monetary fines and/or prohibition from holding camps at Pepperdine University in the future. This course of action was taken against a camp five years ago. Although we can not lock the campers into the residence halls for obvious safety reasons, it is our calling and our obligation to ensure that they are supervised and follow campus protocols in order to protect them and ensure their actions do not impact our neighbors.

PEPPERDINE UNIVERSITY

OFFICE OF REGULATORY AFFAIRS

Although we were already aware of and had responded to this incident, I greatly appreciate you bringing it to our attention. I also appreciate the good work of our Public Safety department in dispersing these trespassers and our Special Programs department for following up on appropriate disciplinary actions for the responsible camp directors. As I mentioned in my email to you yesterday, I was out of the office until Tuesday, July 22, 2008 and unable to respond to your Saturday night request until that time. In order to receive an immediate response to your concerns regarding nighttime noise or any other on-campus issue, please contact our Public Safety department at (310) 506-4700 as they are available 24 hours a day, 7 days a week. They forward all such concerns to me for further action. Alternatively, I will of course continue to respond to your requests as promptly as possible given my non-24 hour schedule.

Very truly yours,



Rhiannon L. Pregitzer

Response to Comments from Ben Ephraim

Response to Comment BBE-1

The commenter, whose home abuts the University along John Tyler Drive, describes their issues with the existing operations of Pepperdine. Writer indicates that he informed Pepperdine repeatedly about excessive noise generated from routine campus operations, sporting events and construction activities that had occurred in close proximity to their residence on John Tyler Drive, and that the University addressed their concerns briefly or not at all. Commenter also identifies other nuisances associated with existing routine campus operations. These include students littering and trespassing on his property, and parking near his home. The commenter rented out the property in the summer of 2008 and the families who occupied the house had the same complaints as the commenter. The comment does not present a discussion of environmental impacts from the proposed Project under CEQA. Rather, it mainly discusses existing conditions unrelated to the proposed Project. These comments will be forwarded to the decision makers for their consideration.

Response to Comment BBE-2

The majority of this comment addresses existing conditions unrelated to the proposed Project. However, it is important to note that the proposed Project, at the conclusion of both Phase I and II, would result in a decrease in both daily and peak hour traffic generated at the campus, which would result in traffic reductions on the surrounding roadways. See Topical Response 1: Average Daily Traffic.

Noise impacts of the proposed Project are also analyzed in the DEIR, which concludes that no significant noise impacts would result from its implementation. The increase in traffic on John Tyler Drive from a sold-out event releasing attendees past the 10 P.M. would increase noise levels incrementally at the closest residence. See Topical Response 3, Event Noise From the Athletics/Events Center. In addition, mitigation measures including a detailed event management plan for on-campus parking and traffic as well as a Transportation Demand Management (TDM) Program to reduce the number of vehicles coming to campus that will address large events that occur during peak travel periods and draw the majority of attendees from off-campus. See DEIR Section 5.8, Traffic and Access. Event monitoring would take place to review the adequacy of the TDM Program and Event Management Plans, which would be adjusted accordingly. Review and adjustment of the TDM Program would be undertaken jointly by the University and Los Angeles County.

The construction of the new AEC does not propose to significantly increase the number of events held at the University. See Topical Response 4: Athletics and Special Events.

The statement by the commenter regarding the inefficiency of the Conditional Use Permit (CUP) and the proposed scope and intensity of the Project to alleviate problematic existing conditions is incorrect. The University is legally bound to adhere to the Conditions of Approval imposed upon the Project by the CUP including mitigation measures identified in the DEIR. The University is subject to enforcement action by the County if it fails to abide by CUP conditions.

Comment will be forwarded to the decision makers for their consideration.

Response to Comment BBE-3

The commenter describes his perception of how Pepperdine has failed to address their concerns over a period of years and considers the University unreliable specifically referencing their repeated failures to resolve any problems completely following complaints from the commenter and other Malibu Country Estates residents.

The University has procedures to address all complaints and concerns from the adjacent community. It has also made efforts to include any interested members of the public and the surrounding communities in the CLP public process. Since the Project's inception in 2005, Pepperdine has been committed to outreach efforts with its neighbors, meeting with individual and small groups of MCE residents to present plans and answer questions regarding the Project on numerous occasions. The University has also formed a Community Working Group that meets to discuss the Project, as well as general community concerns. The group includes representatives from Pepperdine, including the University's Public Safety, Construction, Student Affairs, Athletics, and Regulatory Affairs departments, and the Malibu Country Estates Homeowners' Association Board members. The University has also convened several meetings of the Pepperdine Advisory Transportation Committee, which is composed of public agency and neighborhood representatives and focuses on addressing traffic issues in and around the campus.

The University has also held special briefing meetings on the Project with the Malibu Knolls Property Owners Association, Campus View I and II Condominium Homeowners Associations, Malibu Township Council, Malibu Road Association, Malibu Chamber of Commerce, Crest Advisory Board, Hughes Research Lab, Our Lady of Malibu Church, Webster Elementary School, Malibu Jewish Center and Synagogue, the City of Malibu, the City of Calabasas, and the City of Agoura Hills.

The mitigation measures presented in the DEIR, based on studies conducted in the surrounding neighborhoods to calculate and analyze potential impacts to residents, have taken into consideration the adjacent residents. With regard to noise and traffic impacts, please see the response to this issue presented in BBE-2, Topical Response 1: Average Daily Traffic, Topical Response 3: Event Noise From the Athletics/Events Center, Topical Response 4: Athletics and Special Events, and Topical Response 5: Construction Phasing and Management.

From: Corrigan Fiona [mailto:fionacorrigan@mac.com] **Sent:** Monday, January 10, 2011 12:38 PM **To:** Szalay, Kim **Subject:** Re Pepperdine Construction

24609 Plover Way
Malibu, CA 90265
December 1st 2010

Dear Mr. Szalay,

I am a 14 year resident of Malibu Country Estates and have been following the Campus Life Project with great interest. I feel all the new additions are very practical solutions to meet the needs of Pepperdine and will make the University truly remarkable. Therefore I would like to express my support for Pepperdine University's Campus Life Project

Being a neighbor to Pepperdine has been very beneficial for our family, as we have used the campus and gotten to know the students and staff, and we look forward to enjoying the improvements. We have been through construction before and I really feel Pepperdine goes out of their way to consider how their University will impacts us. I know that we can work together to solve any problems that may crop up during construction and afterwards.

Therefore please consider our support when viewing their application.

Sincerely,

Fiona Corrigan!

FC-1

Response to Comments from Fiona Corrigan

Response to Comment FC-1

This comment expresses support for the Project. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Comments Received During Hearing Examiner's Public Hearing

Summary of Hearing Examiner Public Hearing

The Los Angeles County Department of Regional Planning held a Hearing Examiner's Public Hearing for Pepperdine University's proposed Campus Life Project (CLP) on December 2, 2010. The purpose of the hearing was to help the local community to receive a clear understanding of the proposed Project and provide interested parties an opportunity to comment on the strengths and weaknesses of the proposed Project and its Draft Environmental Impact Report.

The proceedings began with a brief introduction by the Hearing Examiner, Mr. Paul McCarthy, and presentation by Mr. Kim Szalay, the Project's Planner, from the Los Angeles County Department of Regional Planning. Mr. Szalay described in detail the project site, surrounding properties, zoning designation, required conditional use permits, total square footage of the project, project phasing, and potential impacts. Additionally, he summarized establishment of the University's Long Range Development Plan, the Development Program Zone, and the site's development history. Furthermore, he explained the necessity for an EIR and the details of the process to reach project completion, from closing of comment periods up to the recommended action to be taken by the Los Angeles County Planning Commission for this Project.

Following Mr. Szalay was Dr. Benton, the President of Pepperdine University, who voiced his support of the CLP and described how it will benefit students and surrounding communities. He specifically cited benefits such as decreasing traffic on surrounding roadways by housing more students on-campus, reductions in noise impacts on adjacent residences by relocating the Athletics/Events Center (AEC) further away from Malibu Country Estates and increasing parking and green spaces on campus to support student learning and personal growth. Ms. Cindy Starrett, also representing Pepperdine, further supported Dr. Benton by describing the current condition of Pepperdine's facilities that necessitates the improvements proposed by the CLP. Citing such areas of campus as outdated housing, ill-equipped recreation and sports venue (Firestone Fieldhouse), undersized soccer field and enhanced recreation area. She followed with descriptions of the proposed improvements. In addition, she emphasized the University's full cooperation with the County's requirements for the Project and in the CEQA review process, along with ensuring the execution of all mitigation measures – especially those for the significant impact generated from large events held at the AEC.

Individual comments were then solicited with commenters generally divided into those supporting the Project and those who oppose it. Key topics repeatedly emphasized from the commenters who support the Project were the reinforcement of community through the incorporation of more open space, reduction in daily traffic trips from housing more students on-campus, how new soccer field lighting would eliminate conflicts between athletics and academics by extending practice times into the evening. Mentioned repeatedly in the hearing was not only the desire but also the need to stay in competition with other universities, especially with regard to athletic and event facilities and participation in the West Coast Conference. Student and alumni commenters reminisced about their time at Pepperdine, in an effort to emphasize how the proposed CLP will enhance the experiences they had/currently have at the University.

Key topics emphasized by commenters who oppose the Project were concerns regarding negative impacts from traffic, noise (from parking areas, traffic and students following events at the AEC), lighting, frequency of events held at the AEC and the conversion of the Firestone Fieldhouse to a student recreation center. Malibu Country Estate (MCE) residents voiced concerns about current noise impacts from the Firestone Fieldhouse and future noise impacts from the proposed AEC. Specifically, residents were concerned about future large events creating noise and traffic impacts on John Tyler Drive, which

borders MCE residences and serves as an access route to current on-campus events and to the proposed AEC. Noise from traffic, cars, and attendees were cited as currently disturbing residents, and commenters feared this would only be heightened by the proposed CLP. Anticipated impacts of sports field lighting on adjacent residents and wildlife were also highlighted as a negative impact, as were building locations impacting protected views from MCE residences.

After the last commenter, Ms. Starrett spoke on behalf of Pepperdine, and explained how the proposed CLP will mitigate noise for both the AEC and proposed Firestone Fieldhouse conversion, and implement a Transportation Demand Management Program (TDM) and Event Management Plan to handle the significant impact from large events. She stated that efforts will be taken by the University, who will work with the County, to minimize traffic entering the University. Complaints regarding noise will be taken into account and the issue will be re-examined. With regard to lighting impacts, Ms. Starrett stated that the equipment used to shield lighting will reduce spillover effects and that no significant impacts will result from lighting. However, she assured commenters that the issue will be evaluated again. She also emphasized the importance of having 5,000 fixed seats for games in the West Coast Conference and that 1,900 seats are being added not 5,500 more (as stated by some commenters) since the Firestone Fieldhouse's seating will be decommissioned. She stated that the University would cooperate with not only the County but the Malibu City Council and Malibu community as a whole on any issues of concern that arise.

Mr. McCarthy concluded the public hearing with explanations of the comment period and how the Final Environmental Impact Report will include responses to all of the comments received. The Final EIR will then be handed to the Los Angeles County Planning Commission at least two weeks prior to the public hearing, to which the date will be advertised 30 days in advance. Notification will then be given to surrounding property owners, with signs posted notifying them of the hearing and advertisements featured in local Malibu newspapers.

Responses to comments received during the public hearing follow the transcript of the Hearing Examiner hearing provided here.

Comments Received During Hearing Examiner's Project Public Hearing, December 2, 2010

Michael Corrigan
Greg Lee
Emily Rose Reeder
Kendall Fisher
Carson Radke
Krista Friedman
Mariah Stockman
John Watson
Jordan Kahler
Rachel Williams
Susan Saul
Lisa Sheedy
Rebecca Evans
Marty Wilson
Frank Brady
Nicolai Sadarodski
Simon Baker
Ashley Watson
Steve Uhring
Paul Grisanti
Rand Clifford
Robert Briskin
Samantha Miller
Richard Gary
Hiro Kotchounian
Armand Grant
Katherine Yasick

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PEPPERDINE UNIVERSITY, MALIBU, CALIFORNIA

THURSDAY, DECEMBER 2, 2010

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LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

HEARING EXAMINER'S PUBLIC HEARING

Agenda Item R2007-03064

Pepperdine University Campus Life Project

--o0o--

Transcribed By:

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HEARING EXAMINER'S PUBLIC HEARING

Agenda Item R2007-03064

MR. McCARTHY: Good evening and thank you for coming to attend the hearing examiner's hearing tonight. We are here tonight regarding Project No. R2007-03064, and the applicant is Pepperdine University. And we will start our procedure by saying the Pledge of Allegiance, so if you will join me by standing and raising your right hand.

(Pledge of Allegiance is said.)

MR. McCARTHY: My name is Paul McCarthy, and I am the hearing examiner for the County of Los Angeles Department of Regional Planning.

The purpose of tonight's meeting is actually two-fold. One is to help the local community members to receive a clear understanding of the proposed project. Sometimes as times pass, rumors get started that this has been added to the project or that's been deleted. Well, this will be the official version. This is what is currently pending with regard to the project, and we're going to have the staff give you a presentation to help you with that.

The other purpose is to provide an opportunity for all of you, both members of the Pepperdine community and members of the community outside the campus, to

1 comment on strengths and the weaknesses of the proposed
2 project and its related environmental impact report.
3 Now, throughout these procedures, feel free to use the
4 term "EIR" instead of environmental impact report. It'll
5 take an hour off of the length of the proceedings.

6 The hearing is going to begin, and you don't
7 have to submit all this to memory. I'll go over it
8 periodically as needed. But the hearing will begin with
9 a 15-minute presentation by the Pepperdine folks, the
10 applicant. And those who wish to testify on this matter
11 do need to fill out a speaker card. Do we have --

12 MR. DEA: Yes, we do. We have speaker cards that
13 have been submitted, and those of you who wish to
14 testify, please -- or have not filled one out, please go
15 to the desk that's outside and fill one out and we'll go
16 ahead --

17 MR. McCARTHY: So it's not too late to run out if
18 you want to step out and fill out a card. If you request
19 to speak, you may still do so.

20 So again, the applicant will begin with a -- we
21 will start with a staff presentation, and the applicant
22 will have a 15-minute presentation, and all speakers will
23 then be allowed to come forward one by one; we'll call
24 the names. We start with those who are proponents of the
25 project, and then we'll move to those who are opposed to

1 the project.

2 Before we begin to take testimony, we will
3 swear you in. You do have to be sworn in. When you come
4 before us -- and you'll be using the podium to my left --
5 please give us your name and your address. And say your
6 name slowly and then just spell out your last name,
7 because we have a court reporter here, and it'll make her
8 job a lot easier if we don't have to ask over and over to
9 restate the name. It speeds things up a bit.

10 All of the oral testimony of course is being
11 taken down here by the court reporter for the benefit of
12 the Regional Planning Commission.

13 Now, written testimony on the draft EIR can
14 continue to be taken on this matter up until close of
15 business on January the 10th of 2011. January the 10th,
16 2011. Sometimes you're in the proceeding, something
17 occurs to you that didn't occur to you at the beginning,
18 and you want to write an additional comment, feel free to
19 do that.

20 The Planning Commission will also be conducting
21 a public hearing in downtown Los Angeles. The date for
22 that has not been set, but that will be noticed on the
23 website, there will be notices sent to surrounding
24 property owners, there will be signs posted, etc.,
25 telling you when that hearing will be conducted.

1 Incidentally, we have a relatively new feature,
2 and that is when these hearings are conducted in downtown
3 Los Angeles, you can view them live on the Department's
4 website. So you go to County of Los Angeles and then
5 Department of Regional Planning. The proceedings will
6 also be archived on that website, so if you're working
7 that day or attending class and you want to see it that
8 evening or you want to see it that weekend, you can
9 replay it at that time, at your convenience.

10 I think we're really ready to begin. We're
11 going to start with the swearing in. All those who - and
12 again, if there's any questions, we can come along with
13 it one by one as we raise these issues, again with a
14 question when you're coming up to testify.

15 If everybody who wishes to testify now will
16 please stand and raise their right hand, and then Mr. Dea
17 will swear you in.

18 (Prospective speakers are sworn in.)

19 MR. MCCARTHY: And we'll have Mr. Kim Szalay from
20 the Department of Regional Planning, he's the staff
21 planner who is assigned this project, and he's going to
22 give us a presentation to describe to all of you, both
23 the Pepperdine community and the surrounding neighbors,
24 what the project proposal is.

25 MR. SZALAY: Good evening. I am Kim Szalay from the

1 Special Projects Section, Department of Regional
2 Planning, and I will be presenting a brief overview of
3 the Pepperdine project as it is analyzed in the EIR, and
4 I will continue with a brief outline of the planning
5 that's in process. The project number, for the record,
6 is No. R2007-03064, in the Third District; Conditional
7 Use Permit No. 2007-00203; and Parking Permit No.
8 2007-00014.

9 The project -- there we go, always good to get
10 the right button. All right. So anyway, the site is
11 surrounded mostly by vacant land, as you can see around
12 the property and to the north, northwest, and northeast.
13 Malibu Country Estates is located to the southwest, and
14 the Malibu Bluffs State Park is down to the south.
15 Malibu Grove Country Community is down to the south also,
16 and the Malibu Knolls Community is to the -- above Civic
17 Center up here, as well as the City of Malibu Civic
18 Center. And the Hughes Research Center is also located
19 off to the side, here. (Indicating.)

20 The entire site is zoned A-1-1-DP. That means
21 Light Agricultural Development Program, and the entire
22 site is that zoning. Then it's surrounded by other
23 agricultural zoning and then some urban zoning.

24 The applicant, Pepperdine University, is
25 requesting a conditional use permit for the construction,

1 operation, and maintenance of the Campus Life Project,
2 which proposes to develop and redevelop property within
3 an existing, approximately, 365-acre campus area.

4 If you look at this map this little outline
5 right here is the 365-acre area. Then you have -- this
6 is the whole 830-acre property. So we're dealing with
7 the development area.

8 A parking permit is requested to continue
9 parking requirements of one parking space per fulltime
10 equivalent student, with a maximum student enrollment of
11 3500 fulltime equivalent students.

12 The project also includes overall six
13 components of proposed development for nearly 400,000
14 square feet of net new development.

15 Now the phasing for this project is proposed to
16 be a 12-year plan, about six years for two phases. And
17 included in the first phase is outer precinct housing,
18 School of Law parking structure, a portion of the
19 recreation field and debris basin - an upgrade to that -
20 that is, a portion of it and the Athletics Events Center
21 are all proposed to be constructed that first six years,
22 with the rest of the proposed project during the
23 remaining six years.

24 The first component adds 168 beds. It's an
25 outer precinct upper grades housing. The second part of

1 component one is the standard precinct as it's called,
2 300 additional beds for undergrads.

3 The Athletic Events Center would have a maximum
4 of 5,470 seats, and that's with the floor being used for
5 a major event. The project also would require that the
6 Firestone Fieldhouse remove seating before occupancy of
7 the new Athletic Events Center.

8 The next component is the soccer field
9 enhancements, which are basically improving that soccer
10 field to be able to be NCAA-compatible and improve the
11 overall facility.

12 The fourth component would be the Seaver
13 Center, where the parking lot would be removed, and the
14 plaza would become a student plaza with underground
15 parking.

16 The fifth component is up in the northern part
17 of the property. The recreation field would be improved.
18 There would be some elevation gained from fill on that
19 recreation field. And the debris basin up here - the
20 debris basin would be moved up into the canyon a little
21 bit further.

22 The sixth component would be the improvement of
23 a three-story parking structure where the - right across
24 where that parking is for this building. And when you
25 look at this map, the grading is proposed to be fully

1 onsite for this project, with the exception of bedrock
2 grading which would require some offsite removal. And
3 the excessive fill could be taken from this area over
4 near the - below the graduate campus to be used on the
5 rest of the site.

6 The Department of Regional Planning has
7 determined that an environmental impact report is
8 required, and many things were analyzed: landslide
9 potential, storm water runoff, proposed improvements to
10 the existing underground water monitoring system were all
11 evaluated along with construction dust, annoyance
12 impacts, fire hazards, and greenhouse gas emissions
13 pertaining to global climate change.

14 Additionally, the - since the project is
15 located within the existing campus development area - the
16 365 acres I pointed out - impacts to animals and plants,
17 cultural resources, and scenic vistas were kept to a
18 minimum.

19 Potential traffic impacts were analyzed using
20 County and industry standard methodology, and traffic was
21 determined to be improved by the proposed reduction of
22 468 commuter students, which would now live on campus
23 according to the project proposal.

24 Land use compatibility and consistency with the
25 general plan, Malibu local coastal planning, County code

1 development standards were also analyzed.

2 In addition to evaluating fire, sheriff's
3 services and so forth, potable and recycled water
4 supplies were analyzed for adequacy, and the project also
5 proposes standard upgrades to the Malibu Mesa sewage
6 treatment plant to ensure adequate capacity.

7 All of the areas analyzed with one exception
8 were determined to not have significant impacts from the
9 project when approximately 98 required mitigation
10 measures would be implemented and monitored by the
11 County's mitigation monitoring and reporting program.

12 Major event traffic impacts and only morning
13 and evening peak traffic hours would remain a significant
14 and unavoidable impact, even after the mitigation
15 measures are implemented. A statement of overriding
16 considerations would be requested by the applicant for
17 this remaining impact.

18 The environmental initial study considered that
19 these areas on this next slide here do not need further
20 analysis. Mineral resources, agricultural, education,
21 etc., as you can see - those items do not need further
22 analysis.

23 In terms of a brief background on this project
24 which is very important for the current entitlement, so
25 this isn't just a history lesson but it's actually

1 something that's critical to this entitlement process.
2 The community does need to understand the major planning
3 steps accomplished in previous years to set the stage for
4 the current proposal.

5 In 1972, a conditional use permit authorized
6 the establishment of the initial Pepperdine campus. The
7 next major milestone was establishment of the Long-Range
8 Development Program, called the LRDP for short. I said
9 "program." I meant "plan." Long-Range Development Plan.

10 And then there was a zone change to add to
11 development programs, so that's called the Development
12 Program Zone. Those were authorized by the Planning
13 Commission, Board of Supervisors, and ultimately, the
14 California Coastal Commission in 1990. The LRDP and the
15 Development Program Zone provide the conceptual basis for
16 the current Campus Life Project proposal as filling out
17 that conceptual plan in the specific project.

18 Under the umbrella of the LRDP, the graduate
19 campus was established with a conditional use permit
20 approved in 1999, and the current proposal pursues
21 build-out of most of the remaining components of the
22 LRDP.

23 Now, as far as the remaining process that we're
24 in right now and to come, before there can be final
25 action on this project, in addition to the letters sent

1 and are received today, along with today's oral testimony
2 from those of you that wish to speak, and then all other
3 letters that we receive during - that are basically from
4 the public and from agencies -- on the draft EIR, these
5 will be received through January 10, 2011. That's the
6 end of the public comment period for the draft EIR.

7 However, after that comment period closes,
8 there is still opportunity to comment on the permits --
9 the conditional use permit and the parking permit -- so
10 that those comments can be received right up to the
11 hearing and including the hearing with the Planning
12 Commission, which will take place later. That date is
13 not yet set.

14 The final EIR would also be considered. That
15 would include by the Planning Commission when that date
16 is set -- that would include the responses to all the
17 public and agency comments.

18 Additional written comments -- well, actually I
19 already told you about that so I will continue.
20 Additional oral testimony on those permits that I
21 mentioned earlier, the parking permit and conditional use
22 permit, can be arranged for the - at the Commission's
23 hearing.

24 The hearing examiner now, today, and the staff
25 will make a recommendation to the Planning Commission,

1 and the Commission will then take final action on the
2 project.

3 This concludes my staff summary of the project
4 in process.

5 MR. MCCARTHY: Thank you, Mr. Sazlay. And again,
6 the important thing to remember for tonight is that
7 tonight you can speak on either the project or the EIR
8 proposal. At the public hearing downtown, testimony will
9 be limited to the project not the EIR, because the EIR
10 will have been completed with a final EIR at that time.

11 Just a note here on how this timing system
12 works. You see the podium here. It has a little box on
13 it, and it's just like a traffic light. Your time is
14 running with the green, and as you get to your last 15
15 seconds the orange light will go on, and then the red
16 light will go on which means stop.

17 So just keep that in mind when you're
18 testifying. I don't know if you're able to see this as
19 well from here, but there is one on the podium.

20 I believe the first presenter tonight is going
21 to be Mr. Benton, who is the president of Pepperdine
22 University.

23 MR. BENTON: Mr. McCarthy, County staff, friends and
24 neighbors in Malibu, my colleagues at the University, and
25 of course, the many students who are here tonight,

1 welcome. Welcome to our campus and welcome to this pilot
2 project that I'm very, very proud that we are a part of.
3 I'm grateful for this new hearing process and for this
4 increased opportunity for dialogue.

5 For 15 years, the period before I became
6 president, these hearings were my life. I've spent a lot
7 of time with the Coastal Commission and the County of Los
8 Angeles, and this morning reminiscing over that period of
9 time, that part of my career and preparing for this
10 evening, I found myself proud of what we've done; proud
11 of how we've been, I think, good stewards of the trust
12 reposed in us by Los Angeles County and the California
13 Coastal Commission; proud that the course we set now many
14 years ago is the same course that we pursue today.

15 A university does not have the luxury of
16 standing still. This project we share with you this
17 evening is not about increasing enrollment, but it is
18 about increasing quality. In recent years we have
19 focused a lot of attention on scholarly research, on our
20 teaching and learning facilities, the development of our
21 faculty, and so forth. And the product is a strong
22 national presence and, I think, a high regard for this
23 small, still young college located in these beautiful
24 Santa Monica Mountains.

25 In our planning for this project, which began

1 in 1987, we've made promises, and we have kept those
2 promises. In our relationship with students and their
3 parents, we also make promises. The project for me is
4 about making and keeping our promises to them. And I'll
5 come back to that in just a very few moments.

6 The presence of a college within a small
7 community is always challenging. Ask someone in Malibu
8 about Pepperdine and you're likely to hear, "We depend on
9 them for a large portion of our business." Or, "One of
10 their students tutors our daughter." Or, "I really admire
11 their volunteer center, their theatre, their athletic
12 teams." Or, "The Waves of Flags" display on September 11
13 of each year touches me deeply."

14 You might also hear, "Those students drive too
15 fast." "They play their music way too loud." And
16 tonight we may hear other impacts from those who will
17 speak in opposition to the project. To those points, the
18 very nature of a college or a university is that it is
19 populated by young people. The university - our
20 university is a presence, there is no question, in the
21 Malibu community. But on balance, it is a clean, good,
22 productive, positive, even sometimes inspirational
23 presence in the Malibu community.

24 I'm grateful for all that's gone into our EIR,
25 for the fine staff that has made it possible, for the

1 County's attention to it, and I'm grateful for those who
2 are here this evening whether they speak for the project
3 or in opposition to the project -- that's democracy.

4 My fear is that what we do will be reduced to
5 what I will call "impacts." We are more than impacts.
6 This project relocates our primary athletic venue to a
7 place removed, to the greatest extent possible, away from
8 Malibu Country Estates.

9 This project places more of our existing
10 student population in residences on campus, thus reducing
11 presence on the road infrastructure.

12 This project increases both green space on
13 campus and parking and celebrates the fact that learning
14 takes place not only in our classrooms but in the extra-
15 curricular activities. And so we create spaces, and
16 places, and hopefully, even memories with this project.

17 There's more of course in all of that. There
18 are impacts. If we reduce to impacts those whom I prefer
19 to think of as students, then I hope we will also
20 consider the impacts of their lives, and the impact their
21 lives will have on others.

22 Some will be doctors. Some will be
23 entrepreneurs, stars on Broadway, leaders in the green
24 movement, Olympic athletes, and maybe even a few
25 politicians and on both sides of the aisle. They will

1 have impact indeed, and their time in Malibu on this
2 campus will have changed them forever. Tonight, I'm here
3 for them. I'm here for their hopes and dreams. Thank
4 you very much.

5 And now I have the pleasure of introducing
6 Lucinda Starrett, one of the finest attorneys that I have
7 ever had the privilege of working with, and she will
8 provide creative detail about our Campus Life Project.

9 MR. McCARTHY: And just a little note, the applicant
10 has 10 minutes and 47 seconds left.

11 MS. STARRETT: Good evening. My name is Cindy
12 Starrett, and I've been lucky enough to work with
13 Pepperdine since the 1980s when the Master Plan was
14 conceptualized, approved by the County, approved by the
15 Coastal Commission. We then went back for numerous
16 projects, and I'm delighted that we're here today.

17 These elements of this project were all
18 included in those initial long-term plans. EIRs were
19 done at that time. There were years of community input,
20 of public hearings, but we agreed that we would come back
21 with specific conditional use permits -- which is of
22 course why we're here tonight -- for construction when
23 aspects of the project were ready to build. So I'd like
24 to tell you a little bit about those aspects.

25 I think the County staff did a great job, but

1 let me just remind you, there are six components to the
2 project. They include student housing, and this is
3 housing that was built in the 1970s when the University
4 was first built.

5 The same is true of the Firestone Fieldhouse.
6 We need a new athletics and events center. Our soccer
7 field needs to be upgraded to meet NCAA standards. We
8 think a town square and a campus welcome center are much,
9 much needed. I'll show you some pictures of that.

10 The enhanced recreational area currently is a
11 field that used to be a riding area that students do use,
12 but it's too small for a lot of the sports they'd like to
13 play up there. And then we're going to be adding more
14 parking to the Campus.

15 And I'm just going to show you where each of
16 these are. This is the housing. And you can see, this
17 shows all of the areas. The student housing will be in
18 phases, as I think Kim mentioned. The 300 beds are the
19 larger area that you see kind of in the middle. And then
20 up a little bit to the left is the second phase of
21 housing.

22 The Athletic Events Center -- and I'll show you
23 another picture -- has been moved all the way to the top.
24 Let's go to the next slide here, and we'll show you a
25 little bit more about the housing.

1 This is a visualization of what the housing
2 will look like. We'll add a total of 468 new, on-campus
3 beds, and we'll be upgrading the existing facilities.

4 Pepperdine has established a strategic goal of
5 housing 75 percent of the Seaver College student body on
6 the campus, but we need to provide the students with
7 better housing conditions, particularly in contrast to
8 those that they can find off campus.

9 Another benefit by the way of on-campus housing
10 is that the students can rejoin the community after
11 they've studied abroad. Pepperdine has great global
12 opportunities for studying, but when the students come
13 back we want them to be able to come to the Campus and
14 reintegrate with the community and with the campus, and
15 we think the new student housing will really help with
16 that. Student housing also helps to improve academic
17 performance.

18 The next slide shows the Athletics Events
19 Center, and this has actually been moved from where the
20 Development Program Zone located it down by the existing
21 one. It's been moved up, away from the adjacent
22 community.

23 The Firestone Fieldhouse was also built in the
24 1970s. It is the location for all home games, all
25 practices, all intermural sports, all pickup games. A

1 number of student athletes, I think, are with us tonight
2 and you may hear from them about the need for new
3 facilities.

4 This building is outdated and undersized, and
5 we need to be able to be competitive with other schools
6 in the Conference. Division I volleyball and basketball
7 will be able to be accommodated in the new facility, and
8 again, a visualization of what it may look like.

9 The facility will be Silver LEED certified.
10 Pepperdine has a huge commitment to sustainability. It
11 will add a net new 1,900 seats. As was mentioned, there
12 are 3,100 seats now in the Firestone Fieldhouse. Those
13 will be decommissioned for events when the new facility
14 opens. We will not be building an auditorium that had
15 previously been thought to add 3,000 seats. So we think
16 this is a very reasonable proposal.

17 The soccer field is shown here. This needs to
18 be upgraded. The University has a wonderful and very
19 successful women's soccer program, but it's overcrowded.
20 There are many other uses, the track and other things on
21 that field, and the demand for field time exceeds the
22 daylight hours.

23 And so we do need lighting. Lighting will be
24 put there -- shielded and real state-of-the-art lighting
25 standards. We actually have students that cannot major

1 in certain academic programs because they have to choose
2 between sports and academics, and we need lighted fields
3 to deal with that.

4 The town square and campus welcome center will
5 be located where currently there is a parking lot. We'll
6 show you a picture of that. Up on the top, so what's now
7 a surface parking lot will be transformed. And you see a
8 landscaped quad in the picture in the middle. This will
9 provide the University with a gateway to Seaver College.
10 It will have a small welcome center where guests can
11 arrive and get information on the University.

12 There will be 200 subterranean parking spaces
13 added. The deck of the quad will be landscaped and then
14 parking underneath it. And you can see on the bottom
15 here an artist's rendering of how that fits into the
16 campus as a whole.

17 We talked a little bit about the enhanced
18 recreation area, for intermural use. There is currently
19 a field up there, which you can see. That will be made
20 larger so that intermural and recreational use can be
21 accommodated for rugby, for lacrosse, for a variety of
22 sports. We think it's very important that the students
23 have the opportunity to play intermural sports, and that
24 shouldn't have to compete with the NCAA and other sports.

25 Parking is important, and many of you may have

1 parked across the street here from the law school, in the
2 School of Law parking structure. We have a picture of
3 that, I think it's next -- the next slide of the current
4 parking lot. That will be decked, so that we'll have a
5 total of 433 parking spaces in a location that's very
6 convenient for the campus. I'm sorry, there will be 724
7 parking spaces added; 433 is the net. And this is an
8 area that will not have any negative visual impact for
9 anybody else. It's a terrific location for the parking.

10 Now, Kim mentioned the long-range plan and
11 development program zone. And we worked very hard on
12 this. The County identified some specific areas that
13 should be focused on in the future when we came back.
14 And those specific areas included traffic, waste water
15 treatment capacity, visual impacts, infrastructure, and
16 to make sure that we continue to look at alternatives
17 under CEQA. This project does all of those things.

18 On the long-range plan consistency, we stayed
19 in the existing developed footprint. Kim mentioned
20 earlier that even though the campus is over 800 acres,
21 the developed footprint is only 365 acres, and this
22 project maintains that. We do not disturb any
23 undisturbed areas. We stay within the developed campus.

24 The square footage that's being added is a
25 total of a little bit less than 400,000 square feet.

1 That's actually less than was in the notice of
2 preparation when we began the EIR. The University has
3 refined the project and it is below the total that was
4 approved in these Master Plans.

5 Enrollment is not being increased. Pepperdine
6 is still below the enrollment cutoff, and these uses are
7 all uses that are consistent with those that have been
8 previously approved for the campus. We call it Campus
9 Life -- student housing, student athletics, welcoming to
10 the University. You can see that we're focusing on those
11 important things.

12 The EIR, as Kim mentioned, went well beyond the
13 five County review factors. It was very extensive. I
14 think you've already seen all the different areas that
15 we've studied. Importantly, in these four areas --
16 wastewater treatment, visual, infrastructure, and noise
17 -- all of these areas were fully mitigated. A number of
18 conditions and mitigation measures were recommended in
19 the EIR. We're fully supportive of those.

20 And then, of course, traffic. The University
21 participates in the traffic committee with Malibu and a
22 number of adjacent stakeholders. Traffic will be reduced
23 on a daily basis by over 700 trips, and the major reason
24 for that is that many students who currently live off
25 campus will be able to live on campus with the new

1 student housing.

2 All impacts are fully mitigated with one
3 exception, and that's something we're going to continue
4 to work on. The exception is that when events at the
5 Athletic and Events Center occur on weekends, or when
6 they are events that are primarily attended from
7 on-campus attendees, there are no new traffic impacts.

8 However, we do have some events -- graduation
9 is one -- where we do have some impacts, so our goal
10 there is to have transportation-demand management. That
11 may include shuttles, it may include having visiting
12 teams come in a bus, and event management programs, and
13 the University already works hard on those, to make sure
14 that people can access the campus when there is a special
15 event to try to minimize any inconvenience.

16 We will be working with the County and working
17 on those two programs to address those special events
18 that might cause some impacts, and the EIR is very
19 conservative when it says there may be impacts in those
20 circumstances.

21 The Campus Life Project was designed to enhance
22 student life on the Malibu campus. It continues the
23 University's commitment to sustainability. It's fully
24 consistent with all previous approvals, and it meets
25 Pepperdine's goals of seeking to educate the whole

1 student, not just academics.

2 I know some of you will be speaking tonight and
3 some are just here to watch, but if there are those who
4 would just like to express their support by standing now
5 even though you're not going to be testifying, please do
6 that. If you're here in support of the Project, please
7 stand. And we appreciate that very much, and we look
8 forward to answering questions and the rest of the
9 evening. Thank you very much.

10 MR. McCARTHY: Thank you. That was perfect timing.
11 We're now going to begin the comments from the members of
12 the public, who are proponents. Those persons who have
13 signed up here on the cards who are proponents can come
14 forward. Again, you will each have three minutes, and we
15 will start calling the names.

16 If some of you signed in to speak and you came
17 in late and were not sworn in, please let us know, and we
18 will swear you in before your testimony commences.
19 So Mr. Dea will call the first name.

20 MR. DEA: Michael Corrigan.

21 MR. McCARTHY: Why don't you call several names, and
22 we can have folks come forward here and sit in the front
23 row while Mr. Corrigan's coming up.

24 MR. DEA: Greg Lee, Emily Rose Reeder.

25 MR. McCARTHY: All right. Very well. Michael

1 Corrigan. Why don't you just spell your last name for
2 the record.

3 MR. CORRIGAN: My name is Michael Corrigan,
4 C-o-r-r-i-g-a-n. I live at 24609 Plover Way, which is in
5 Malibu Country Estates, and I've lived there for over 13
6 years.

7 I am a proponent in favor of the development
8 plan that's being discussed here this evening. My kids
9 grew up on the Pepperdine campus playing soccer on the
10 soccer field, ignorant of the fact that it didn't comply
11 with NCAA standards. They swam in the pool, walked the
12 dog around the perimeter of the property, and in short,
13 grew up with Pepperdine as part of their lives.

14 My daughter is now of an age where this past
15 summer we had the jogs through campuses in the northeast,
16 being the furthest geographic point away from Malibu to
17 attend college. And I was struck at almost every one of
18 the excellent campuses that we visited by how much all of
19 those universities are in continuous improvement mode.
20 Bernard comes to mind, Columbia, Boston University,
21 ongoing construction programs all designed to enhance the
22 competitive position vis-à-vis potential undergraduates
23 and to maintain the academic and general standards of the
24 university.

25 I'm in favor of Pepperdine doing this same kind

PMC-1

1 of thing as it has for many years here to maintain its
2 competitiveness. Pepperdine is a major benefit to the
3 Malibu community, and I think we all benefit -- neighbors
4 and general residents of Malibu -- by the fact of
5 Pepperdine's presence and vibrancy and prosperity in this
6 community.

7 I would also observe in closing that I lived
8 through the build-out of the Graziadio Business School,
9 which itself was a major project in general terms
10 comparable to what's being discussed here this evening,
11 and I found that the conduct of that project was neither
12 intrusive or damaging in any way to my quality of life in
13 Malibu Country Estates.

14 I don't feel in any way threatened by the traffic
15 impact other than a community where in the summer months
16 I can't drive to Santa Monica on the weekend in the
17 evening because of beach traffic. So on the margin this
18 incremental traffic impact I view as de minimis.

19 So for all the reasons stated, I'm very much in
20 favor of this project, and I thank you for your time.

21 MR. MCCARTHY: When we take time to applaud, we add
22 to the time we spend here this evening. Let me tell you,
23 the Planning Commission downtown would not allow that so
24 you're forming a bad habit. So if we could dispense with
25 the applause and just get right on with the next speaker.

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PMC-1

PMC-2

PMC-3

1 MR. LEE: Greg Lee, L-e-e, 74401 Hovely Lane East,
2 Palm Desert, California 92260.

3 Good evening. As I said, my name is Greg Lee.
4 I'm a member of the Seaver Class of 2010. I appreciate
5 the offer and the opportunity to speak this evening. I
6 currently work as a reporter and anchor for an ABC
7 station in Palm Desert, California, a job that I owe
8 completely to this university.

9 You see during my time here, I had the pleasure
10 of serving as the student body president, and I've got to
11 tell you the thing I loved the most about that position
12 was not about sitting in meetings, it was not speaking at
13 chapel, and not even driving around with President Benton
14 in his golf cart.

15 My favorite part was the people. The
16 experiences I gained from spending time with the diverse
17 members of this Pepperdine community taught me far more
18 than any class or any lecture. The ability to share and
19 relate to others has been instrumental to my success in
20 this so-called real world.

21 I've always been passionate about this project
22 because these experiences are rooted in a deep sense of
23 community. You can ask anyone associated with this
24 university or those that have gone on. There is
25 something electric about this place -- a feeling of

PGL-1

1 family, a feeling of comfort, a feeling of coming home.
2 That's why I keep coming back.

3 There's nothing better than eating in the
4 cafeteria, walking through Town Square, or cheering on
5 our Waves in Firestone Fieldhouse, the soccer field or
6 the pool.

7 This project will create incredible places for
8 students and staff and, hopefully, our community members
9 to grow, to share, to make memories, to pray, and so, so
10 much more and for generations of Waves to come.

11 In the most recent edition of the student
12 publication, Currents magazine, the headline reads, "The
13 Great Divide. A quiet beach town meets a thriving
14 university."

15 For a very long time this has been the case. I
16 assure you as this university continues to grow and
17 flourish, and I promise you it will because of the good
18 people here, we hope to include this Malibu community and
19 close that divide.

20 Our goal is not to just coexist with the
21 members of the Malibu community but to walk hand-in-hand
22 and serve this community to the best of our ability.
23 These are good people at this university.

24 I wanted to close with a quick story. My
25 parents immigrated to the States from South Korea, with

PGL-1

1 the goal of getting my brother and I a wonderful
2 education. So when I applied for schools five years ago,
3 they were hoping for something with a lot of notoriety a
4 Harvard, a Yale, a Stanford, a USC. So when I decided to
5 come to Pepperdine, they weren't really sure why, and I
6 can't say they really were sure until about two weeks
7 ago. My mother called me with a lot of joy because she
8 was reading a Korean newspaper online, and the headline
9 read, "Harvard of the West" and that entire article was
10 about Pepperdine.

11 If we are garnering international recognition
12 and offering a world-class experience, I certainly think
13 our facilities should match. Thank you. God bless.

14 MR. McCARTHY: And the next speaker. And Mr. Dea is
15 going to call a few more names to come on up and fill in
16 those spaces.

17 MR. DEA: Kendall Fisher, Carson Radke.

18 MR. McCARTHY: You may go ahead, ma'am.

19 MS. REEDER: Emily Rose Reeder, R-e-e-d-e-r, 24255
20 Pacific Coast Highway, Malibu, California.

21 My name is Emily Rose, and it's an honor to be
22 here this evening. I'm a junior studying art history
23 here at Pepperdine University, and I'm a student leader.

24 I lead Pepperdine Green Team. We are currently
25 constructing and planting an organic community garden on

PGL-1

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1 campus, and it has been a long-time vision of mine to see
2 this project underway in correlation with that, this
3 Campus Life Project.

4 I have seen a theme run through my life and
5 before the same theme continues here I have also been a
6 part of, and this theme is Community. I'm from Omaha,
7 Nebraska and Lake Okoboji, Iowa, and to be part of a
8 community means a lot.

9 And when the enhancement of the community is
10 enhanced within buildings and proper materials and tools
11 that allow for the facilitation of fellowship and worship
12 and cooking and eating and dining and laughing and
13 playing games -- that's when the magic happens, where
14 people come together and enjoy and learn and we grow, we
15 grow.

16 And that's what this project is all about, to
17 help this community grow in a brand new way and enhance
18 all of our lives because the development of us here at
19 this university is for us to go out into the great
20 community and share with the world our gifts and our
21 talents. And when they are enhanced greatly by this
22 project, then we have so much to give to all of you in
23 return.

24 I recently returned from traveling around the
25 world -- London, Tibet, Shanghai, South Korea -- and

PERR-1

1 everywhere I went, I found community. In London I went
2 to Hyde Park and I frequented it so often. I walked
3 along Serpentine Pond, and there were so many people
4 around me in this beautiful open space. So here in this
5 project, we have open space to share.

6 A final example is, we just recently did a
7 cooking class here at the university with the Asian
8 Student Association and Green Team, and we all came
9 together. We were cooking; we made curry, we made sweet
10 rice, and it was just a lovely time for us to come
11 together.

12 This Campus Life Project is going to bring
13 kitchens to all of the freshmen, all the way up to the
14 graduate. And so for us to come together in a unique way
15 of fellowship in cooking and eating, that is just one
16 component of this huge greater project where we can have
17 a lot of fun and learn - learn from each other.

18 So thank you for your time. God bless you.

19 MR. FISHER: Kendall Fisher, F-i-s-h-e-r, 24255
20 Pacific Coast Highway, Malibu, California 90263.

21 Good evening. My name is Kendall Fisher, and I
22 have the privilege of speaking with you all tonight. I
23 have called Pepperdine my home for the last four years,
24 and I say it with those words very intentionally.

25 I grew up on a wheat farm in eastern

PERR-1

KFI

KFI-1

1 Washington, an experience that many in this room may not
2 ever have, in a community of less than a thousand people.
3 I can tell you what community looks like from the
4 grassroots of this great nation. I came here and
5 immediately became engaged in a community that I never
6 thought could exist outside of such a small town. I
7 developed friends, and more importantly, I developed my
8 family.

9 I, like many -- as you may not be aware on this
10 campus -- come from a broken family situation and have
11 come to call not my biological family but my family here
12 at Pepperdine just as that.

13 I had the unique pleasure of serving as a
14 resident advisor in a sophomore area in my junior year
15 after spending my sophomore year here, while many of my
16 classmates studied abroad. In seeing them -- plus
17 pictures on Facebook of their smiling faces next to the
18 Tower of Pisa and many others locations throughout the
19 world -- I had the unique experience of sharing those
20 travels with them from the comfort of my home.

21 In seeing many of those return, as a junior as
22 a resident advisor for other sophomore students, I saw
23 the unique disconnect that that created in my family and
24 in my community.

25 I speak tonight in favor of the project,

KFI-1

1 especially of the renovations of the housing units that
2 the university has proposed. It's a unique situation to
3 stay when many of your classmates are experiencing those
4 things, and by creating a place where these students can
5 call not only their living space but their home, I feel
6 that we do both the population here at the university and
7 the community as a whole a great justice by keeping those
8 students engaged in the best of things that Pepperdine
9 has to offer, as well as the Malibu community.

10 I feel that in closing it's important to
11 remember that while many of these students here may seem
12 that they only spend four years here before passing on to
13 go achieve great things, there are those that will walk
14 these halls and will live in these beds that will truly
15 come to call this place home, as I have.

16 And I think it is for those people that we must
17 remember that these improvements are a great thing.

18 Thank you for your time.

19 MR. McCARTHY: Thank you. Will you call a couple
20 more names, Mr. Dea?

21 MR. DEA: Sure. Krista Freeman, Mariah Stockman.

22 MR. McCARTHY: You may proceed, sir.

23 MR. RADKE: Carson Radke, R-a-d-k-e, 201 Ocean
24 Avenue, Santa Monica 90402.

25 Good evening. I come tonight just to speak

KFI-1

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PCR-1

1 real briefly. I think you all have some insight on to
2 how Pepperdine's a great community, and it's a great
3 place for people to grow as students, individuals,
4 possibly later on in their education, but more than
5 anything I want to bring to you a small experience that I
6 had.

7 Last year I was on the student programming
8 board, and that is one of the organizations here on
9 campus that hosts many events. We've hosted (inaudible)
10 Friday and Saturday, and larger events throughout the
11 year, including March Madness, which is the largest event
12 on campus. It is an event that is completely budgeted by
13 student dollars, to the tens of thousands of dollars.

14 I just wanted to bring a small piece that I
15 observed from (inaudible) that three of us were in charge
16 of planning this event, and we worked with everybody at
17 Pepperdine, from President Benton to Phil Phillips and
18 his team to Student Activities.

19 And one of the key parts of putting this
20 program together was taking into consideration, full
21 consideration, the Malibu community and specifically,
22 everybody over there in Malibu Estates. Everything that
23 we did whenever were considering the timing, the
24 lighting, we were very happy to take into consideration
25 how other people in the community felt about the issues.

PCR-1

1 And I really want to bring this to you and
2 stress it to you that it's not just about the
3 administration and the general counsel at the university
4 that care about the community, but it's also the
5 students, and the student leaders, and the people that
6 are organizing things on this campus, that we care about
7 Los Angeles, Malibu, Malibu Country Estates, and it's
8 something that further creates a great community and a
9 great relationship with our neighbors.

10 So in closing, I do hope that you will support
11 this. I am in great support. It will be a great
12 addition to the community and also give the students the
13 ability to take pride in leadership and their neighbors
14 as they proceed into their careers. Thank you very much.

15 MR. MCCARTHY: Thank you. Next speaker.

16 MS. FRIEDMAN: Krista Friedman, F-r-i-e-d-m-a-n,
17 24255 Pacific Coast Highway, Malibu, California 90263.

18 My name is Krista Friedman. I'm a senior on
19 the women's volleyball team. Eight years ago it became a
20 dream of mine to attend Pepperdine. I had never visited
21 the campus, and something about playing volleyball seemed
22 special to me. All the work and dedication from that
23 point motivated me by the vision and dream to play here.
24 I am now done with my college athletic career and could
25 not feel more honored to get the opportunity to play and

PCR-1

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KFR-1

1 attend Pepperdine University as a student athlete.

2 Being a student athlete comes with many
3 blessings as well as many challenges. There have been
4 countless experiences full of joy and tears at Firestone
5 Fieldhouse, but attending Pepperdine has given me the
6 opportunity to be a part of a family that will stay with
7 me longer than any win or any loss.

8 Pepperdine is a special place full of
9 encouraging people trying to make the world and the
10 people in it better. The heart of Pepperdine's spirit
11 begins in Malibu, and it is that spirit that drew me here
12 where my story began.

13 I am proud to be a part of Pepperdine and look
14 forward to the growth that is to come that will provide
15 other student athletes with the same opportunities I had
16 and with these developments, hopefully many more. Thank
17 you.

18 MR. MCCARTHY: Thank you. Next speaker. Mr. Dea,
19 if you will call a couple more names.

20 MR. DEA: John Watson, Jordan Kahler.

21 MS. STOCKMAN: Mariah Stockman, S-t-o-c-k-m-a-n,
22 24255 Pacific Coast Highway, Malibu, California 90263.

23 Good evening. My name is Mariah Stockman, and
24 I currently am a junior sports medicine major on the
25 Pepperdine women's soccer team.

KFR-1

PMS

PMS-1

1 Tonight I would like to advocate for lighting
2 the new soccer field by discussing three ways that it
3 would benefit all my teammates academically.

4 First, lighting the soccer field would lessen
5 the conflict between laboratory times and practice.
6 Secondly, graduating in the normal four years would be
7 less stressful. And thirdly, it would decrease the
8 amount of people being early or coming late to practice
9 due to classes and thus bettering team chemistry.

10 Pepperdine is a competitive institution where a
11 student athlete can be challenged academically and
12 prepared for the work force. Majors such as sports
13 medicine, biology, and telecommunications are all well
14 accredited programs that have rigorous laboratory
15 components. These labs can range from two to four hours
16 depending on the major and the class. These labs are
17 essential to allow more instruction on subject matter and
18 to further understanding of the material.

19 Furthermore, many of the laboratory times are
20 in the afternoon, and for my major there are lab
21 requirements for every single class that I take. Thus,
22 missing a part of practice whether it is in the beginning
23 or at the end is inevitable. By having lights on the
24 soccer field practice times could be later in the day,
25 thus avoiding these conflicts altogether.

PMS-1

1 A student athlete is in a unique situation when
2 it comes to graduation. The NCAA ensures that all
3 athletes are on their way to graduating by requiring a
4 certain amount of credits to be finished by a certain
5 academic year.

6 Due to Pepperdine's academic integrity, many of
7 the majors here, such as sports medicine, business
8 administration, and psychology have strict four-year
9 plans that have prerequisite classes to enroll in
10 upper-division courses. For my major, certain classes
11 are only offered during the Fall or Spring. What's more,
12 some of my classes are only offered every other year or
13 every two years.

14 Lighting the soccer field would allow for
15 easier scheduling and would help our student athletes to
16 graduate in the allotted four years.

17 My last point is definitely more personal. My
18 team is extremely important to me. For us to be
19 successful on the field we need to have everyone there
20 for the whole practice. Practice is an important time
21 where we go over set plays, specific formations, and
22 other crucial team components. When teammates have to
23 leave early because of class, it really throws off the
24 flow and weakens our team chemistry. However, for us to
25 be successful academically there needs to be as little

PMS-1

1 conflict between academics and athletics as possible.

2 Lights on the soccer field and a later practice
3 time would only interfere with one time block for the
4 evening classes. Our team would definitely benefit, and
5 we could be students during regular class time and
6 athletes on the field.

7 I support the Campus Life Project and know that
8 it would benefit the community in and around Pepperdine
9 University. Thank you.

10 MR. McCARTHY: Thank you. Next speaker.

11 MR. WATSON: My name is John Watson, W-a-t-s-o-n. I
12 live at 24721 Laurel Ridge Drive, in Malibu, California
13 90265.

14 Good evening. My name is John Watson, and I
15 have the pleasure of serving as the director of athletics
16 at Pepperdine University. I've also had the pleasure of
17 being part of this community for the past 40 years.

18 It's important for us, of course, in athletics
19 to seek excellence. We have a longstanding tradition of
20 winning -- national championships, conference
21 championships, etc. Our teams have that energy; our
22 athletes come in with that energy and that ambition.
23 They need the facilities in order to accomplish that
24 excellence. That's what this project's about.

25 I want also to share with you that athletics is

PMS-1

PJW

PJW-1

1 more than just winning and losing. Our student athletes
2 are students first and athletes second. Their education
3 is important to our department. Their development as
4 human beings is important to us. We want them to be
5 totally integrated in the entire student community and
6 live within the residences and engage other students and
7 support other student activities.

8 It's important to us that we develop student
9 athletes that are not only compassionate but develop into
10 civic leaders -- individuals who find themselves willing
11 to go out into the world and serve others on a daily
12 basis.

13 Winning is important to us; there's no doubt
14 about it. Our athletes work hard and will work hard
15 throughout their lives. They've developed a great work
16 ethic and are able to manage their time very well.

17 What's little known in this community, I think,
18 because we don't do well -- a good job in promoting it,
19 is all the service that our athletes provide. In our
20 elementary schools in the clinics they provide and the
21 ways they go out and serve other communities. Even on
22 the road, they visit hospitals, they visit senior
23 citizens homes and they go out and help at the homes.

24 Perhaps the most proud moment I've had recently
25 was an experience where one of our teams won a national

PJW-1

1 championship and was invited with -- with many other
2 national championship winners to the White House.

3 During the ceremony, the President of the
4 United States stood on the south lawn and used our
5 Pepperdine team as an example. For the Pepperdine team
6 had gone to Washington D.C. a day early, at the players'
7 request, to give a full day clinic to children in
8 southeast Washington. The children were wonderful. They
9 thoroughly enjoyed it, as did our athletes.

10 The President of the United States stood on the
11 south lawn and said that's what Pepperdine did. That's
12 what they should do, because Pepperdine represents what
13 champions do. They give back to their community.

14 Thank you very much.

15 MR. MCCARTHY: Thank you. Next speaker, and can you
16 call two more names, Mr. Dea.

17 MR. DEA: Rachel Williams, Susan Saul.

18 MR. KAHLER: Good evening Mr. McCarthy, County
19 staff, friends, neighbors. My name is Jordan Kahler,
20 K-a-h-l-e-r, and for the last three years I've resided at
21 24255 Pacific Coast Highway, here in Malibu, California.
22 I'm grateful to have been a member of this community for
23 the last three years now.

24 This is where I work, where I play. This is
25 where I go to shop for my groceries, where I attend

PJK-1

PJK

PJK-1

1 church. This is where I volunteer when I can, to invest
2 and try to do what I can for the people -- for the young
3 people, especially at Webster, to help make this
4 community what it is.

5 This Malibu is my home, and that's why I'm so
6 excited by the opportunity to invest in Malibu by
7 contributing to development here at Pepperdine
8 University's campus.

9 Now, Malibu has the opportunity to provide the
10 kind of facilities that will support the development of
11 Olympian athletes to come here, who would come here
12 already, and now we can support them more fully, to
13 create the kind of place where a national level of
14 competition is fully serviced by a standard that we can
15 uniquely provide.

16 But more than that, as a member of housing and
17 residence life I've seen the difference the physical
18 surroundings can make in the interplay of students'
19 lives.

20 It was mentioned briefly that the development
21 of on-campus housing contributes to better academic
22 performance. I've seen what it means when students who
23 reside here are equipped to go out and live lives of
24 service, starting here in the Malibu community and moving
25 beyond.

PJK-1

1 By investing in this community here and now, we
2 have a unique opportunity to contribute to making
3 Pepperdine University and Malibu, as the community of
4 which we are a part, a community that serves academic
5 performance at an elite level, at a national and an
6 international level here as the Harvard of the West.

7 But particularly -- and another reason why I
8 can come and stand, and I'm happy to, in support of this
9 project is the incredible amount of gain we have for so
10 little cost, as I understand it, to the community.

11 Listening to the EIR, I understand that the
12 impact that this service will provide we've already
13 articulated in the lives of our students. But on the
14 members of this community, the development concentrated
15 here moves (inaudible) the campus in such a way that the
16 students who will benefit directly from the services that
17 the university proposes to produce will bear the fullest
18 cost of any inconvenience when they move forward.

19 We've just listened to minimal environmental
20 impacts in the EIR. How traffic and daily use trips will
21 be improved by the quality of the service. You have the
22 opportunity tonight here to posit a recommendation that
23 will support not only the development of we students
24 academically, athletically, spiritually, and in terms of
25 service, but at the opportunity to do so in a forum which

PJK-1

1 only minimizes and lessens impact to the Malibu community
2 that the community would consider this advantageous for
3 the opportunity to invest so much at so little cost.

4 I encourage the support of this (inaudible) for
5 the movement as has been set forth. Thank you.

6 MR. McCARTHY: Thank you. And the next speaker?

7 MS. WILLIAMS: Rachel Williams, W-i-l-l-i-a-m-s,
8 24255 Pacific Coast Highway, 90263.

9 Good evening, everyone. My name is Rachel
10 Williams, and I'm a senior here at Pepperdine University.
11 I'm a business major, actually an international business
12 major, and I wanted to come speak today in support of the
13 project but also to give you just a greater picture. We
14 all talk about this word "community." It's a real word
15 at Pepperdine that we talk about a lot. But I want to
16 kind of give a greater picture of what that really
17 accomplishes.

18 So I wanted to talk about the fact that
19 Pepperdine -- we have been ranked as one of the top
20 universities and one of the most beautiful around
21 America, but we have to compete to be able to keep that
22 kind of position. It's not something that's just ranked
23 once and stays like that. That's something that we have
24 to continually improve on to be able to stay there.

25 But I want to talk about not just these

PJK-1

PRW

PRW-1

1 rankings and that it's just some kind of prestige, but
2 really what it means is the fact that that allows us to
3 attract high-quality families and students who will
4 actually one day bring the greater picture of a great
5 endowment to Pepperdine.

6 And that really personally affects me because
7 of the fact that I've been able to come here because of
8 support like that. As well, my visions have been able to
9 be supported by an endowment like that. So when it
10 brings an endowment to Pepperdine, students like me are
11 able to go abroad and to live in villages, do what we do,
12 and come back to Pepperdine with a sense of community
13 that fosters us to set forth great visions.

14 But it doesn't just allow us to just put out a
15 vision there and say, "This is what I'd like to do with
16 my life." But we're able to actually put forth support
17 to the students and say, we want to support you out into
18 the world to what you do.

19 So the support of building up Pepperdine to be
20 this incredible school allows students like me to be able
21 to go out into the world, come back and gain support, and
22 really as a whole, after we graduate and become alumni to
23 do amazing things around the world. And it's not just
24 about our time here at Pepperdine. It's about what we
25 do, the impact it makes in places you may never even hear

PRW-1

1 of.

2 And so I've been able to have a chance to come
3 back, to have a vision and talk to the administrative
4 staff, to talk to teachers and faculty, and actually gain
5 support.

6 So I want to say that I think -- I want to
7 challenge you to think of this not just as buildings, not
8 just as the environmental impact report, but really the
9 hand that you get to have in the impact around the world
10 that these kinds of students are going to be able to go
11 out and make and the fact that you will have been able to
12 be a part of that.

13 So I just want to thank you for allowing me to
14 come speak today.

15 MR. MCCARTHY: Mr. Dea, please call another couple
16 of names.

17 MR. DEA: Lisa Sheedy, Rebecca Evans.

18 MR. MCCARTHY: Please proceed.

19 MS. SAUL: Susan Saul, S-a-u-l, 31737 Broad Beach
20 Road, and I'm a little bit nervous, so bear with me. I
21 represent a group called A Safer PCH. A Safer PCH is a
22 group that was formed in the Malibu community. It was
23 formed by three moms. We were sick and tired of seeing
24 people killed on Pacific Coast Highway. After the death
25 of Emily Shane (phonetic) -- she was 13 years old, got

PRW-1

PSS

PSS-1

1 struck by a car. We formed this group and we're trying
2 to make Pacific Coast Highway safer.

3 I'm a big fan of Pepperdine. My kids have
4 spent a lot of time here, soccer. We are asking that in
5 your study it's very important -- we are working with the
6 Malibu City Council, the Public Safety Commission,
7 Assemblywomen, the list goes on -- to make PCH safer.
8 This is our main goal.

9 You guys talk about community, and when you
10 talk about community, I hear a lot of community around in
11 the Pepperdine area, like the school. The community of
12 Malibu includes -- and we include Pepperdine in our
13 community. They are a big part of our community.

14 We are asking and we are reaching out to all of
15 you that when you have this plan, the Campus Life
16 Project, we love the plan, we think it's wonderful. But
17 we would like you guys to be more involved in the Malibu
18 community.

19 We're asking that when it comes to public
20 safety, you're going to have a lot more people at these
21 venues, you're going to have a lot more people coming to
22 see the sporting events, and all the other venues you
23 might have going on.

24 We have a major problem on Pacific Coast
25 Highway. We're asking that you participate. We're

PSS-1

1 asking that you get more involved with the Sheriff's
2 Department, talk to them about your plan, get hold of
3 Caltrans, you know, talk about the plan on Pacific Coast
4 Highway.

5 We have a lot of new venues opening up,
6 including the Malibu Inn, which I found very interesting.
7 At a public safety meeting at a Malibu City Council
8 meeting, a couple of the people from the school,
9 students, are totally in favor of the Malibu Inn opening
10 up until two o'clock in the morning. Your students do go
11 off campus. And I know you care about them. It's really
12 important.

13 I would have loved to have seen someone else,
14 you know, besides the students -- and the students come
15 off the campus. It's great that you have them living on
16 campus, but they do come off, and they use Pacific Coast
17 Highway. That's their number one travel route.

18 So we're here asking you to work more with your
19 community, the Malibu community, the residents that live
20 here. We support you.

21 My dream was always to come be a student at
22 Pepperdine University. I did not get into Pepperdine
23 University, but I did move to Malibu because of
24 Pepperdine University, and my kids frequent Pepperdine
25 University and our great soccer players because of

PSS-1

1 (inaudible).

2 So I thank you, and we support you.

3 MR. McCARTHY: Thank you. Next speaker?

4 MS. SHEEDY: Good evening. My name is Lisa Sheedy,
5 S-h-e-e-d-y, and I live at 24720 Vantage Point Terrace in
6 Malibu Country Estates.

7 I've been a neighbor of Pepperdine since 1978,
8 so I've seen you grow. My husband and I have been press
9 members and share many special memories with Pepperdine.
10 We were married in the chapel, and my nephew also was a
11 graduate of the University, so we love you.

12 But what we are dealing with is the quality of
13 life here in the Estates. Our main concern is the sports
14 arena and how often it will be used, because of noise and
15 traffic. For instance, if there are, say, 5,000 people
16 in the stadium, and if there are two people in each car.
17 That makes 2,500 cars being lined up bumper to bumper for
18 approximately six miles.

19 This brings further concerns of the ability to
20 access our community, since we share the same exit and
21 entrance on John Tyler. And in an emergency situation,
22 this additional traffic may also be life threatening
23 because our community has a very diverse age group.

24 The noise factor also seems to infringe on our
25 right to some peace and tranquility. To a large extent,

PSS-1

PLS

PLS-1

PLS-2

1 we have given up some of it, but now I think we're being
2 asked to give up a disproportionate amount. This
3 threatens our community and the very reason we have
4 chosen to live in Malibu.

PLS-2

5 In conclusion, we feel that the size of the
6 sports arena seems to be overwhelming for the size of the
7 community. We do love Pepperdine, but I'm hoping that
8 these issues will be looked into to a greater degree than
9 it has been and they will be resolved with some mutual
10 satisfaction. Thank you.

PLS-3

11 MR. MCCARTHY: Thank you. Next speaker, and if Mr.
12 Dea will call two more names.

13 MR. DEA: Marty Wilson, Frank Brady.

PRE

14 MS. EVANS: Good evening. My name is Rebecca Evans,
15 E-v-a-n-s. I am the CEO of the Malibu Chamber of
16 Commerce and Visitors Center, 23805 Stuart Ranch Road, in
17 Malibu, 90265.

18 On behalf of the Board of Directors, I am here
19 as a representative of over 600-plus business members and
20 the Visitors Center of Malibu. I come to you
21 respectfully to voice our complete support of the
22 Pepperdine Campus Life Project. As a connection between
23 the local residents and businesses, we feel that it is an
24 extremely important community asset, both culturally and
25 economically.

PRE-1

1 Pepperdine University has been one of our best
2 partners in numerous ways. First, their unending support
3 to the community at large as well as the connection to
4 our businesses as a revenue generator and employment hub
5 for the city of Malibu.

6 I have been personally impacted by many things,
7 from the staff being on my Board of Directors, to the
8 faculty bringing me in to work with some of the students,
9 to the students actually volunteering at some of our
10 largest events such as the Malibu Arts Festival, such as
11 the Taste of Malibu, that sort of thing. They've also
12 been involved in our economic development summits and
13 that sort of thing, bringing in that Gen X and Gen Y
14 connection.

15 There are several more benefits for this
16 project. Pepperdine University's plan to improve
17 transportation, the dorms, and more will allow the
18 students to not only stay and play in town, but they
19 bring the students to our doors, and we want them to dine
20 and shop in Malibu. They take pride in being here in
21 Malibu. I hear it constantly. And a lot of our business
22 owners are Pepperdine ex-students.

23 Our name is known world wide, and one of the
24 things we're very proud of is a thing called Malibu
25 Secrets. We started creating a list of Malibu secrets

PRE-1

1 that showcased our special things that a lot of people
2 around the world do not know. And I can say probably 10
3 of the top Malibu Secrets are right here at Pepperdine.
4 And one of the best of mine, and I always say it's my
5 secret, is Heroes Garden. And I'm very proud to send any
6 visitor or any local to Heroes Garden.

7 I would ask you humbly that you approve this
8 project. One of the things that we work with constantly
9 on with Pepperdine students and faculty is to become
10 eco-friendly. They're consistently working on
11 sustainability and teaching our local businesses to bring
12 that up to the next level.

13 So on behalf of our businesses and Visitors
14 Center in Malibu, I ask you to approve this project.
15 Thank you.

16 MR. McCARTHY: Thank you. The next speaker.

17 MR. WILSON: My name is Marty Wilson, W-i-l-s-o-n.
18 My address is 24515 Mariposa Circle, Malibu, California
19 90265.

20 My name is Marty Wilson. I came to Pepperdine
21 in 1984 as a freshman basketball player here from
22 Southern California.

23 When the basketball program was at a very high
24 level, I competed on back-to-back double CC championship
25 teams. I watched our women's basketball team compete for

PRE-1

PMW

PMW-1

1 WCC championships. I watched our women's volleyball team
2 compete for WCC championships. I've watched our men's
3 volleyball team win back-to-back national championships.
4 That was 26 years ago, and we're still competing in the
5 same facility.

6 I returned as an assistant a year after I
7 graduated and coached and assisted coaching our
8 basketball team again to back-to-back West Coast
9 Conference championships, in the same facility. I
10 continued to watch our other sports teams excel in the
11 same facility.

12 I returned two and a half years ago as
13 associate head coach in hopes to help lift this
14 basketball team back -- basketball program back to the
15 level it was when I was a player, to the level it was
16 when I was an assistant.

17 There's a great saying: Build it and they will
18 come. Obviously, I'm in favor of the new Events Center.
19 The time is now for the Events Center. With the new
20 Events Center, it puts us on a level playing field with
21 the other teams in the West Coast Conference.

22 With the new Events Center, no longer will we
23 have to juggle four athletic teams in one facility for
24 practice times, for extra and individual workouts. No
25 longer will we have to battle intermurals for gym time.

PMW-1

1 No longer will we have to battle with the cheerleaders
2 for practice time. No longer will we have shortened
3 practices due to visiting teams pushing us out of our own
4 facility so they can prepare to try to compete against
5 us.

6 No longer will we have visiting teams' locker
7 rooms adjacent to ours where there's a conflict of noise
8 when you're competing and developing strategies against
9 them. No longer will we have to have visiting teams walk
10 across concession stands before, during, and after the
11 games. And no longer will we as a staff have to hide our
12 locker rooms, our sports medicine facilities, which is in
13 another building, and our academic services, which is in
14 a classroom.

15 Pepperdine University offers one of the top
16 educations in the country. Pepperdine University offers
17 the top location in the country. And Pepperdine offers
18 the most beautiful campus in the country. The time is
19 now for a new athletic events center. Thank you.

20 MR. McCARTHY: Thank you, sir. Next speaker. And
21 Mr. Dea, if you would call out two more names.

22 MR. DEA: Nicolai Sadorodski, Simon Baker.

23 MR. McCARTHY: Go head, sir.

24 MR. BRADY: My name is Frank Brady, address 3011
25 Malibu Canyon Road, Malibu, California 90265. I'm here

PMW-1

PFB

PFB-1

1 representing HRL Laboratories. I'm the director of
2 shared services. We are Pepperdine's neighbor to the
3 northeast.

4 We as an employer in the community understand
5 the need for Pepperdine to have world-class facilities to
6 attract world-class students, both athletically and in
7 the classroom. They've actively reached out to us;
8 they've kept us apprised of the entire Campus Life
9 Project from the beginning. They've always been and
10 continue to be a good neighbor, a valued partner, and a
11 friend.

12 We completely support the Campus Life Project.
13 Thank you.

14 MR. MCCARTHY: Thank you. Next speaker.

15 MR. SADARODSKI: Good evening. I'm Nicolai
16 Sadarodski. I currently live at 6487 Cavalleri Drive,
17 Malibu, California 90265.

18 MR. MCCARTHY: Thank you. Proceed.

19 MR. SADARODSKI: I'm here representing the
20 Pepperdine student community. I'm here representing
21 Student Government Association, the Pepperdine Green
22 Team, Pepperdine Debate, and all my friends.

23 Currently, as a member of all these dynamic
24 organizations, I think that Pepperdine still continues to
25 lack school spirit in comparison with those who we

PFB-1

PNS

PNS-1

1 compete with, and this, the Campus Life Project, is our
2 opportunity to shine. We need these facilities. We need
3 these visions. And we need your support.

4 Pepperdine, to me personally, is the electrical
5 soil in which my spirit lives, thinks, and invents. This
6 is where I thrive, and the reason why I don't live on
7 campus at this moment is because I feel that we don't
8 have that core unity, we don't have that school spirit to
9 the extent that we can have it at in the future, and this
10 will get us there.

11 This university and myself, personally, we are
12 -- we are blessed on this land on which we live. I just
13 extend this to all my fellow students, to the staff and
14 faculty, to the Malibu community that this is family, you
15 guys are all family, and we need your support. Thank you
16 so much.

17 MR. McCARTHY: Thank you. Next speaker. And Mr.
18 Dea, if you would call out two more names.

19 MR. DEA: Ashley Watson, Armand Grant.

20 MR. BAKER: Simon Baker, S-i-m-o-n, B-a-k-e-r. I
21 live at 24255 Pacific Coast Highway, in Malibu,
22 California 90263. Folks, I appreciate you all being here
23 tonight. I certainly appreciate your time and energy as
24 we try and invest in this project that is the Campus
25 Life Project.

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PSB

PSB-1

1 I think, you know, I think those that have come
2 before me as proponents of this project have done a
3 fantastic job of explaining the community that is
4 Pepperdine. I think they've done a fantastic job of
5 explaining how beneficial this will be to our community,
6 how beneficial this will be to the greater Malibu
7 community, and I'm not sure I can do that any better than
8 those who have come before me.

9 I'd like to give you a little personal view of
10 some of your concerns and how I've kind of interpreted
11 some of the concerns with this project. I've heard a
12 concern that Pepperdine students drive too fast, and I'll
13 admit I'm responsible for driving fast on occasion. And
14 I would ask for you to look at yourself and say, have you
15 ever driven fast, perhaps to get to work on time or to
16 make a certain meeting?

17 I've heard a concern that Pepperdine students
18 play their music too loud. And I'll admit I'm one of
19 those students that has played my music far too loud, and
20 for that I apologize. But then I'd ask you the same
21 question. Have you found yourself in a position where
22 you're listening to a fantastic song and just felt it
23 necessary to crank that music up loud and sing?

24 Folks, I've always -- I've always believed that
25 without forward progress, something is dead. And I see

PSB-1

1 this forward progress of Pepperdine as a way to continue
2 to grow, not only Pepperdine University as an entity, but
3 Pepperdine and Malibu as a community. I see this as a
4 way that we can continue to invest in ourselves -
5 ourselves as students and in Malibu as a community.

6 And as those that have come before me have
7 said, I'm in favor of this project, I'm a proponent of
8 what Pepperdine is looking to do, and I ask that those
9 that are not in favor would reconsider and help to
10 support this project. Thank you.

11 MR McCARTHY: Thank you. Next speaker. And Mr. Dea,
12 if you would call out two more names.

13 MR. DEA: Steve Uhring, Paul Grisanti.

14 MS. WATSON: Ashley Watson, A-s-h-l-e-y, Watson,
15 W-a-t-s-o-n, 24255 Pacific Coast Highway, Malibu 90263.

16 Hello everyone. My name is Ashley Watson, and
17 I am a senior here at Pepperdine. I had a fantastic
18 freshman year. I am an out-of-state student so community
19 was very important to me. As a freshman you come in and
20 you live in suite-style dorms, which means you share your
21 room with one other student and then you share a common
22 area with seven other students. This was great because I
23 came into a community already.

24 A lot of the events we have on campus happen on
25 our central campus, which we call main campus. I spent

PSB-1

PAW

PAW-1

1 my sophomore year abroad in Shanghai, and when I came
2 back I moved in here not sure what things would look
3 like.

4 As a freshman you have to live on campus, but
5 when you are an upper classman, housing is not
6 guaranteed. Again, I'm an out-of-state student, and I
7 don't have a car so I was freaking out. So I did what I
8 thought was the best idea, and I made sure that I was
9 very involved on campus where they would have to have me
10 here on campus. And I am a senior and I still live on
11 campus, praise God.

12 But one thing that I will have to say is that
13 community lacks as you go higher and higher, and it's
14 because there aren't any communal areas. I live on the
15 graduate campus, and it's a beautiful place. You have
16 your own room, which is great because you kind want to be
17 by yourself sometimes, but it would be nice to have a
18 place where you could have coffee or tea with a friend or
19 just hang out or have a bite with somebody, but you don't
20 have a space to do that.

21 And so with the new housing plans, if you are a
22 sophomore, if you are a junior, if you are a senior, you
23 still have that community that you had as a freshman, and
24 that will definitely change the face of Pepperdine.

25 Also I'm a fan of the quad area. I love open

PAW-1

1 space; I love green grass. I'm from New York so I can't
2 go outside all the time. I wouldn't be outside right
3 now. But the weather is great, and I'm able to do that
4 so having an open quad space where we can meet will will
5 make the best use of my being here at Pepperdine, in
6 California, let's just say that -- a little selfish.

7 But I think the plans that we have definitely
8 impact the students positively. I love being a
9 Pepperdine student. I will be proud when I graduate to
10 say that I am an alumna of this prestigious university,
11 and I'm a fan of everything that we're doing right now.

12 So please support us. Thank you.

13 MR. McCARTHY: Thank you. Next speaker.

14 (Microphone problem. Audio starts in mid-sentence.)

15 MR. UHRING: -- and in doing that I ask you to go
16 back and take a look at the EIR, because I think there's
17 some places where you may have not necessarily looked as
18 clearly as you could about the impacts this project is
19 going to have on Malibu.

20 Let me just give you a couple quick examples
21 because I'm not going to give you -- we'll do this when
22 we get to the Planning Commission.

23 But on the traffic, for example. If you read
24 the traffic report, they project traffic forward, and
25 they use a two percent ambient growth rate every year to

PAW-1

PSU

PSU-1

1 project what future traffic's going to be. And they say
2 they've done studies and stuff to support this.

3 I wonder if you go to Caltrans on their website
4 where they can do traffic counts. They will tell you as
5 part of that project that the average road rate of
6 traffic in Malibu runs between 6.48 percent and 10.15
7 percent. That's a lot of difference between what's in
8 the report. So maybe if they had accurate numbers - the
9 community wants to know what the impact's going to be.
10 And hopefully if you guys can give us that information,
11 that would be beneficial.

12 For example, also when you get to the fact that
13 we're going to have more events over 3,000 people, that's
14 going to have an impact on the community; the report says
15 that. You try and figure out how many of those events
16 there are there going to be -- 5, 10, 15 -- and the
17 report really doesn't tell you.

18 The closest it comes -- it says that in 2077,
19 there were only six events. Now if what you're telling
20 us is that you're going to limit it to six events, I
21 think that's a good representation. If that's not what
22 it is, that number doesn't really mean anything to us.
23 Because it doesn't tell us what's going to happen when
24 this whole impact and project is put together.

25 And then finally, the only other thing I ask

PSU-1

PSU-2

PSU-3

1 you to take a look at, and you know, Malibu is a dark
2 community; all right? Now, you know it doesn't seem that
3 way, but we're trying to keep some balance between
4 urbanization coming in and living with the environment
5 which we live in here.

6 And I just can't believe that you're going to
7 light up a soccer field, a recreational field, a ball
8 field, and you're going to do it for TV with lights, that
9 that's not going to have an impact on our community.
10 It's not going to have impact on the wildlife that live
11 here. It's not going to have an impact on the guys that
12 are going to be camping down here on (inaudible) Park.

13 So again, I want you to move forward. I want
14 your project to be good. I want everybody here to
15 graduate with great grades and great athletic prowess,
16 but make sure when you're doing this, to tell us what
17 this is going to do to us so at least we can
18 understand, because I don't think it does today. Thank
19 you very much.

20 MR. McCARTHY: Thank you. Next speaker.

21 MR. GRISANTI: Hi. My name is Paul Grisanti,
22 G-r-i-s-a-n-t-i. I live here in Malibu at 22251 Carbon
23 Mesa Road. I've been fortunate enough to live in Malibu
24 since 1978.

25 Pepperdine's been a real good neighbor to the

PSU-3

PSU-4

PPG

PPG-1

1 community of Malibu, in my view. I have a 32-year-old
2 stepson. When he was a small boy, and I mean really
3 small, his coach was Phil Phillips and his dad,
4 (inaudible) Phillips, and Phil is sitting right over
5 there. And you know later on he ended up going to
6 Pepperdine and graduating, and wonder of wonders, getting
7 a job and earning a living. And I think that Pepperdine
8 does a really great job with the students and helps them
9 come out of school with a real sense of responsibility
10 and things like that.

11 The other thing I've really enjoyed about
12 Pepperdine is there's a lot of events here at Pepperdine
13 that are open to the community, and we actually have
14 culture in Malibu without having to drive into the city,
15 into the Valley. There's a lot of things going on at
16 Pepperdine, and it's been very useful to me, personally,
17 and I think a lot of other people who live in Malibu have
18 taken advantage of those things as well.

19 As far as Pepperdine's events, I've been at a
20 lot of them, and you look around, and you know to me it
21 looks like the audience is probably about 80 percent
22 students, people who are right here. I love the fact
23 that we're going to have a chance for those kids to live
24 on campus, which is going to reduce the traffic on PCH,
25 and I really believe that this is going to work out

PPG-1

1 really well for the community as a whole.

2 So without using up a bunch of other time, I
3 really am totally in favor of this.

4 MR. MCCARTHY: Thank you. Next. Can we call some
5 names, please?

6 MR. DEA: Sure. Rand Clifford, Samantha Miller, Bob
7 Briskin.

8 MR. McCarthy: Yes, Mr. Briskin, why don't you come
9 up now so we can try to get (inaudible).

10 MR. CLIFFORD: Hi, my name is Rand Clifford,
11 C-l-i-f-f-o-r-d. I live at 2855 Hume Road in Malibu, and
12 I'm a 35-year Malibu resident. I wish I could say I was
13 a 35-year old Malibu resident, but I'm stuck.

14 I'm a 35-year Malibu resident. By that, I mean
15 I'm a fulltime resident. I don't commute to a beach
16 house. And in those 35 years I've seen many changes to
17 our community, many changes -- some good, some not so
18 good.

19 But one of the important constants throughout
20 all those years has been the presence of Pepperdine
21 University. I like living in a university town. The
22 college brings vibrancy, energy, youthfulness, great
23 sporting events, and culture to the community in which it
24 is located. And I appreciate all of those attributes,
25 particularly the culture (inaudible) such as art,

PPG-1

PRC

PRC-1

1 theatre, communications, etc.

2 Pepperdine is without a doubt the cultural
3 heart of Malibu. With a great nationally acclaimed art
4 museum, two state-of-the-art theatres, terrific and
5 sophisticated drama, singing, and dance programs, and its
6 own TV station operated entirely by students and
7 broadcast to all of Malibu.

8 And when Smothers Theatre is not showcasing
9 excellent student productions, it is bringing outside
10 events to the Malibu community -- everything from John
11 Cleese to concerts to children's matinees on weekends.
12 You get my drift.

13 I appreciate having Pepperdine as part of our
14 community. I appreciate their participation in community
15 events. I appreciate their willing response in community
16 emergencies, and I appreciate them as my neighbor.

17 I have not had time to inspect the DEIR
18 minutely as yet, but I'm familiar with the plans and
19 aspirations for the Campus Life Project and have been for
20 the past six months. As a member of the Malibu Township
21 Council, we were treated last April to a detailed
22 presentation by Rhiannon Bailard, including diagrams,
23 maps, and topography outlines.

24 Pepperdine has always been very forthcoming
25 with its long-range plans and very willing to share them

PRC-1

1 with interested Malibu residents.

2 What I have seen, I am in favor of. The plans
3 will further enhance one of the most beautiful campuses
4 in the nation. And because of the increased living
5 accommodations with no increase in enrollment, we may
6 even see an improvement in commuter traffic on PCH.
7 Wouldn't that be nice.

8 So I'm here to give support to the Campus Life
9 Project. I may have some small nitpicks later on, but
10 the overall concept is a good one and is in line with the
11 long-range plans that Pepperdine has always had. These
12 are great kids. Let's approve and implement these plans
13 to update and greatly enhance their temporary home. It
14 will also be a permanent enhancement for every citizen of
15 Malibu.

16 And since I have a second left, I wanted to
17 just take an issue slightly with one of the previous
18 speakers who said that there were 5,000 attendees at a
19 sporting event that would be 2,500 cars. We have to
20 remember that the majority of those people at the
21 sporting events are going to be students from the campus.
22 They will not be driving here. Thank you.

23 MR. MCCARTHY: Thank you, sir. We're going to take
24 a brief break, maybe five or ten minutes, for the court
25 reporter, or we're going to have a carpel tunnel syndrome

PRC-1

PRC-2

1 and a lawsuit on our hands. So just go ahead, stand up,
2 take a break, and we'll reconvene here at 6:50.

3 (A break is taken.)

4 (Audio begins in mid-sentence. I believe Mr. Briskin
5 is speaking.)

6 MR. BRISKIN: -- and since that time, there's been
7 construction in the classroom buildings up here, the law
8 school addition, and other additions to the university
9 campus. And each of these has gone through the
10 entitlement process. One of these facilities itself
11 would not necessarily be fatal or hurt our community, but
12 it's the cumulative effect that's occurred over many,
13 many years.

14 And now with the proposal and primarily the new
15 sports arena, we have some very legitimate concerns on
16 the effect on our quality of life, our families, our
17 children, the noise that permeates from Pepperdine
18 basically through the parking lot areas and the driving
19 up and down John Tyler Drive.

20 Now if we look at the next picture, this is
21 looking at Firestone Fieldhouse and then the buildings
22 above it from the back of our homes. And I know there's
23 a proposal to turn the Fieldhouse into a student activity
24 center. The EIR talks about it being related to this
25 conversion to the proposed project. And that's going to

PRB

PRB-1

PRB-2

PRB-3

1 have a significant effect on our residents.

2 The parking lot there, they're talking about an
3 EIR of using it, I'm quoting the EIR, "early morning and
4 using it late at night." In one of the other previous
5 proposals, the County talked about using it for dances.
6 Noise will permeate from this area directly into our
7 residential homes, and if we go up the street, you can
8 see John Tyler Drive directly borders our subdivision of
9 homes. You can see the gate of one of the homeowners,
10 and then that's John Tyler Drive below.

11 This is the top of our subdivision, and you can
12 see the house up there borders within a few feet of John
13 Tyler Drive. The new sports arena is built way up here,
14 but one of the proposals is to have ingress and egress to
15 the arena come down John Tyler Drive, which is going to
16 have a significant effect on these homes.

17 You can see how close the windows of this home
18 are to John Tyler Drive. And as we move through here
19 again, the windows facing John Tyler Drive, and as you
20 move down you can see it. And then finally, at the end
21 here, there's a house here, and you exit.

22 This is the Firestone Fieldhouse parking lot.
23 It's important to our subdivision that noise does not
24 emanate from here; it's left as a surface parking lot.
25 We know that this project of converting it to the

PRB-3

PRB-4

PRB-5

PRB-6

1 facilities for student activities is part of the
2 Pepperdine proposed project.

3 We proposed to the University that they put
4 some conditions, such as not allowing use after certain
5 hours at night, not allowing use before certain hours in
6 the morning, because the sound here is going to go
7 directly into our subdivision, as you saw how close our
8 homes are.

9 We propose entering the facility from the back
10 as a possible solution. So that once people are in
11 there, the noise doesn't (inaudible), and not being able
12 to utilize the parking lot after a certain time, such as
13 ten o'clock at night.

14 This is a photograph of the baseball stadium
15 from across from where our homes are. Now, if you go
16 back, those homes that we saw directly face this baseball
17 stadium. One of the concerns is if they put night
18 lighting, especially for television use, that light is
19 going to seep and go directly into those homes. When
20 these people bought these homes, in no way did they ever
21 envision that they were going to have lighting --
22 especially for TV, which as we all know has to be more
23 intense - and that is definitely going to have leakage,
24 even if they have shields, that goes directly into their
25 homes.

PRB-6

PRB-7

1 The soccer field proposed is a little less
2 impact, because it's up here. It's on the ridge, and
3 they're going to raise it about ten feet. But even that,
4 you're going to have to consider the effect of lighting
5 on these homeowners.

6 Now this is a photograph of the university at
7 night from our homes. And as you can see, currently when
8 they keep adding on each of these facilities it obviously
9 makes a greater impact. And the light -- it's okay, we
10 can, you know, plant foliage, we could put up sound
11 walls, but you really don't want to inhibit your ocean
12 views, because we have a view protection ordinance in our
13 subdivision, so there's only so much you can do as a
14 homeowner.

15 But if you keep constructing these facilities,
16 again, it generates lights, and you can see this is the
17 Firestone Fieldhouse and you can see the facilities above
18 it. And again, another shot -- a night shot, of these
19 facilities.

20 We, you know, we're not trying to come here and
21 be ogres toward the University. We do value the
22 relationship. My daughters played on the playing fields
23 of Pepperdine. We raised our kids in the community, and
24 we value our relationship with many of the faculty of
25 Pepperdine, with Dr. Benton, with many of the students,

PRB-7

PRB-8

PRB-9

1 they babysat for our kids. I mean, they're good people.

2 But I think sometimes, you know, you may
3 overstep your boundaries. And with this new sports
4 arena, one of the proposals in the EIR, which should be
5 considered is should the arena be built outside Malibu?
6 Other universities, and I point to Columbia in New York,
7 they built their athletic facilities, because of the
8 pressure of the neighboring group, in Morningside Heights
9 on the north side of Manhattan.

10 Go to Chicago, Illinois -- Evanston. There's a
11 campus of Northwestern University. Again, their athletic
12 facilities are away from the university.

13 UCLA here in Los Angeles. They play their
14 football games in Pasadena. They had talked about
15 constructing football stadiums (inaudible) as Bel Air,
16 which is the Veteran's Administration lots. Again, for
17 environmental reasons, the neighbors and certain people
18 that they needed to be courteous to, they moved it away.

19 And I know that Pepperdine had talked about
20 constructing their facility somewhere along the 101
21 Freeway, the Conejo Valley, the San Fernando Valley. And
22 I don't know if the EIR really explored those items.

23 One of the things, you know, with the traffic,
24 there's other ways we could think of mitigating it, such
25 as we would like not to have traffic on John Tyler Drive

PRB-9

PRB-10

1 when it's going to be bumper-to-bumper, which is going to
2 shoot noise into our homes. You know, cars will be
3 honking, and people will be having a good time, which is
4 understandable.

5 But our homes are so close to the University.
6 If you look at it, if you go back to one of the pictures,
7 you can see where the home is literally on top of the
8 campus. And if people are backed up bumper-to-bumper,
9 it's not really fair to these homeowners.

10 They didn't really buy into that when they
11 bought near Pepperdine University. It was always
12 represented as going to be a small liberal arts college.
13 And like anything else that I think has been said here by
14 many of your speakers today, it continually expands.

15 Well, if you can close off John Tyler Drive
16 when you get the sporting events, that would help. Maybe
17 put a parking facility on the nine and a half acres they
18 mentioned in the environmental impact report off campus
19 and have shuttle busses from the arena there, so that you
20 could close off John Tyler Drive.

21 Our subdivision a number of years ago entered
22 into an agreement with Pepperdine, where Pepperdine
23 agreed as a condition of getting their approvals for
24 other campus development to close John Tyler Drive at
25 night. And that's worked very well. It's kept peace and

PRB-10

PRB-11

1 quiet in our neighborhoods, and it's really made a big
2 difference.

3 They would close it at 10:30 at night and open
4 it up at 6:30 in the morning, and that prevents people
5 with broken mufflers or motorcycles, which always make
6 noise. Because the effect of the university being -- if
7 you can go back here, you can see a shot -- the sound
8 effects, it hits those hills, and then ricochets back
9 into our homes.

10 The way the campus is situated it's like a
11 giant speaker around our subdivision. So what somebody
12 might consider a small noise off of John Tyler or even on
13 the upper part of that campus by the Smothers Theatre,
14 those sounds, they come right down into or homes. It's
15 basically the way the canyon is like a speaker effect.

16 Within the EIR there were certain sound
17 studies. Now sound's a funny thing. It's composed of
18 the decibels, but it's also composed of frequencies, the
19 lay of the land, the canyon effect. And I know that the
20 EIR really didn't even get into those details.

21 But where they put the meters was way down
22 towards the guard gate and then up fairly far. If you
23 put those meters right next to John Tyler Drive where the
24 homes are, I think you're going to get a different
25 result.

PRB-11

1 And they talk about certain decibel levels
2 where people should have sound insulation or soundproof
3 windows. Well, I can assure you Malibu Country Estates
4 when these houses were constructed, they did not do
5 double-paned windows. They did not construct sound
6 insulation to implement sound walls because everybody
7 assumed we were next to a small liberal arts college.
8 And by keeping increasing the noise element, it really
9 creates a problem for the homeowners.

10 You know, constructing a sports arena, I mean
11 the university has a wonderful mission to educate
12 students, and there's terrific kids here. And I
13 emphasize with all the kids and the wonderful people who
14 stood up here and spoke.

15 But you know there's been -- certain studies
16 have been done by Congress that they have looked at
17 big-time college athletics. It was in the context of the
18 Internal Revenue Code. But they have definitely said
19 that a sports arena in college basketball at the NCAA
20 level does not equate to building a library, it doesn't
21 equate to building classroom buildings.

22 So you know, when you (inaudible) the equities
23 at the Planning Commission level for this new sports
24 arena, we'd appreciate it if you could consider our
25 homes, our quality of life, as well as that of the

PRB-11

PRB-12

1 University. Thank you.

2 MR. McCARTHY: Okay. Thank you, sir. And for the
3 benefit of the audience, we did agree that the opposition
4 from the HOA would have ten minutes time.

5 Also I just wanted to mention that the
6 University wanted to make it clear that everyone, the
7 neighbors, and those from off-campus, that a number of
8 the students are attending a Christmas tree lighting
9 ceremony right now. That's why they had to leave, and
10 they don't want to have that misinterpreted as being
11 disrespectful to these -- the latter speakers here
12 tonight.

13 So, we'll now proceed. The next speaker. Do
14 you want to call two more names, Mr. Dea?

15 MR. DEA: Richard Gary, (inaudible) Kotchoumian.

16 MS. MILLER: Hi, Samantha Miller, M-i-l-l-e-r, and I
17 live at 3802 Lupine Lane, Calabasas, 91302.

18 Good evening. My name is Samantha Miller. I
19 am a school public policy masters candidate for the class
20 of '11, and I'm very privileged to be here tonight on a
21 scholarship.

22 I'm here in great support of the Campus Life
23 Project. I believe it will provide many benefits for all
24 future students of the university.

25 As a commuter student, I have lived in Santa

PSM

PSM-1

1 Monica and also in Calabasas, and I can really understand
2 how hard it is to drive 40 minutes for classes, and I
3 would greatly appreciate having more housing options on
4 campus.

5 The Campus Life Project will also offer many
6 new recreational activities and possibilities for
7 students who live on campus here. And I'm very excited
8 for the creation of a new sports arena. While I'll not
9 be here to benefit from such an arena, I know it will
10 attract me back as an alumni and many other alumni like
11 me.

12 I hope that you will approve this project and
13 give students the gift of opportunity. The opportunity I
14 had to come here, and I wouldn't have been able to come
15 here if it weren't for the scholarship provided for me.
16 Thank you.

17 MR. McCARTHY: Thank you. Next speaker.

18 MR. GARY: My name is Richard Gary, G-a-r-y. I live
19 at 24539 Vantage Point Terrace in Malibu. I'm a 21-year
20 resident of Malibu Country Estates, and I guess that I'm
21 tonight Oscar the Grouch because I have some major
22 concerns regarding the proposed project, for a number of
23 reasons.

24 I fear that Pepperdine's objectives, while I
25 respect the people I've met there and I respect the

PSM-1

PRG

PRG-1

1 education mission, I fear that the objectives in the
2 expansion in building may be in conflict with our
3 residential community and our lifestyle.

4 Malibu is -- we've heard that Pepperdine is 830
5 acres, and Malibu is 12,700 acres. And our population is
6 13,000 roughly, and given students, faculty, and
7 employees such as administrative, security, and
8 maintenance, etc., there are probably (inaudible) 40
9 percent of the entire population of Malibu is
10 concentrated on the 830 acres here. That means that
11 there's a tremendous density in only six and a half
12 percent of the Malibu area.

13 Nevertheless, included in the Campus Life
14 Project is a 5,470-seat sports and entertainment arena.
15 It was my initial understanding that Pepperdine required
16 that 5,000 seats in order to attract NCAA championship
17 basketball games. However, it's obviously (inaudible)
18 and they said that they intend to hold music concerts and
19 other types of entertainment and other types of
20 gatherings.

21 And the noise and traffic from these events are
22 going to generate an intrusion coming into our families
23 homes and our privacy. Putting it in perspective, the
24 Greek Theatre, in Hollywood, in Griffith Park, is 1500
25 seats. Universal City Amphitheatre in Universal City

PRG-1

PRG-2

1 Walk is 6100 seats. That's very close to the size of the
2 proposed entertainment -- the event arena. And one of
3 those is in a park, one is in a commercial area, neither
4 is in a neighborhood.

5 And I wonder if we really have the
6 infrastructure in Malibu to accommodate that expansion
7 with only two roads, PCH and Malibu Canyon Drive. It's
8 already tough getting into the neighborhood during
9 graduation, but that only happens a couple of times a
10 year.

11 Pepperdine has told our Board of Directors that
12 they don't envision many concerts and that they would be
13 somewhat subdued. I'm in the music business, and I can
14 tell you that the audience for the Jonas Brothers and
15 Miley Cyrus is every bit as enthusiastic as it is for
16 other groups. So I don't think there's going to be a
17 big difference there.

18 And sometimes I fear that good intentions of
19 (inaudible) is changed by circumstances. For instance,
20 the economy. If the economy continues to be bad or got
21 bad and Pepperdine's balance in donations went down, my
22 concern would be they'd still have to pay for the
23 building, and one of the ways would be through additional
24 events.

25 I think it's one thing for Pepperdine to place

PRG-2

PRG-3

1 a very large population concentration footprint in a
2 small and sensitive area and to fulfill its legitimate
3 mission of education.

4 But I think it's an entirely different thing to
5 interfere with lifestyles, potentially, and inconvenience
6 people and create a traffic jam in the entire city for
7 events that actually -- that seem to have absolutely
8 nothing to do with the primary mission.

9 So for that reason, as it's proposed, I would
10 -- I wouldn't support it. Thank you.

11 MR. McCARTHY: Thank you, sir. The next speaker.
12 And do you want to call a couple of names, Mr. Dea?

13 MR. DEA: Yes. These two names will be the last
14 speakers. We have Kathryn Yasick, Armand Grant.

15 MR. McCARTHY: Please go ahead, sir.

16 MR. KOTCHOUNIAN: My name is Hiro Kotchounian,
17 K-o-t-c-h-o-u-n-i-a-n. I live in Malibu Country Estates,
18 24600 Skyline View Drive, 90265. I've lived here for 25
19 years -- more than 25 years, and I've enjoyed being
20 adjacent to Pepperdine. My kids graduated -- one of my
21 kids graduated Pepperdine. We enjoyed their facility day
22 and night, from the swimming pool to the Smothers
23 Theatre.

24 As a homeowner and as the president of the
25 Homeowners Association, my main concern -- well, my two

PRG-3

PHK

PHK-1

1 concerns are the sports arena, the traffic and the public
2 safety that this arena would create; the present lighting
3 and the future lighting that this expansion will create.
4 The mechanical noise -- the existing mechanical noise and
5 future mechanical noise from the new facilities. This,
6 already, is bothering most of the neighbors in Malibu
7 Country Estates.

8 Most of the speakers that were pro this project
9 tonight, mostly students, none of them was concerned
10 about the impact of the growth -- or the expansion. No
11 one mentioned the EIR, very rarely. Our major concern is
12 the impact report that this is going to create.

13 Most of the speakers that were pro this project are
14 here temporarily. They are here as students or faculty
15 and then they move on. We have purchased homes here.
16 We've lived here for 25 years, and hopefully, we'll live
17 here another 25 years, and this project is going to
18 tremendously impact our life styles. Thank you very
19 much.

20 MR. McCARTHY: Thank you, sir. Next speaker.

21 MR. GRANT: Armand Grant, A-r-m-a-n-d, G-r-a-n-t. I
22 live at 3602 Forest Gate Circle, Malibu, 90265. I live
23 directly across the street from the present location of
24 the basketball court and the basketball field.

25 Before I moved into my property, before I

PHK-1

PHK-2

PAG

PAG-1

1 bought the property, I got permission from the owner of
2 the property to camp out on the empty lot, and I did so
3 for two days, and it was quiet, it was an absolute
4 delight, and I bought the property, and I built a house.
5 And I've lived there now for 25 years.

6 I have watched construction -- building after
7 building being constructed, and I have to tell you that
8 my property is along John Tyler. I hear the motorcycles,
9 I hear the cars, and I'm willing to live with it all,
10 because I know that there's a campus there, and I know
11 that Malibu is enhanced by Pepperdine University.

12 But I pray to this panel here to give our
13 homeowners the peace and quiet that we deserve in Malibu
14 Country Estates. The motorcycles that go by, after a
15 basketball game the cheering and the loud noise -- I live
16 with it all. I don't mind living with it.

17 But now, they are testing us and saying to us
18 we're going to jam your street with cars and motorcycles.
19 We're going to make it so that you can't even get out of
20 your property. The last graduation -- and I am not
21 exaggerating, I couldn't even get home. I had to go
22 through the campus and follow the crowd around Pepperdine
23 to come back down the street so I could get into my
24 property. That's intolerable.

25 And now you're expecting us to live with a

PAG-1

PAG-2

1 5400-seat auditorium. And when I met with Pepperdine we
2 discussed concerts, and they said well sure, we're going
3 to have concerts. Do you realize that the noise and
4 what's going to be created from that, it's going to be
5 intolerable.

6 I'm asking only for quality of life and -- and
7 consider Malibu Country Estates when you folks make your
8 decision, please.

9 I love Pepperdine. Dr. Benton and I have known
10 each other for many, many years. We've shaken hands. I
11 go to his Christmas parties. He's a wonderful man. I
12 love the students. I love the school. I don't love the
13 proposal now because it is taking away from quality of my
14 life.

15 Thank you very much for consideration.

16 MR. McCARTHY: Thank you, sir. Next speaker.

17 MS. YASICK: Katherine Yasick, Y-a-s-i-c-k. 24255
18 Pacific Coast Highway, Malibu 90263.

19 Good evening. My name is Katie Yasick. I'm a
20 junior here at Pepperdine. I just want to tell you a
21 story about the first time I came to Pepperdine. I was a
22 freshman, and I did not go home until Christmas. I'm an
23 out-of-state student, I live outside Philadelphia. And
24 that first trip home was incredible.

25 I remember talking to my friends who stayed in

PAG-2

PKY

PKY-1

1 state, who were just saying, "How was it; how was it,"
2 because I was so excited. And they weren't. And it was
3 so hard to listen to them struggle and say, you know, I
4 don't have this community, like, classes are okay,
5 teachers are all right. The dorms are huge. I don't
6 feel like I know anyone.

7 And then they'd say, you know, how's
8 Pepperdine, and I'd kind of downplay it because I had the
9 exact opposite experience. And the dorms I mean I had a
10 family (inaudible). We still do (inaudible) with my
11 suite from freshman year.

12 This year, as an RA in Rockwell Towers Hall, I
13 see the impact. I know I noticed it freshman year as
14 well, but you just -- it's a different kind of
15 recognition of how important it is to have not only
16 facilities that are functioning, that are up to date, but
17 just to create the sense of community. I know that a lot
18 of people are talking about that. But it truly is. It
19 makes such a difference, and it makes happy, motivated
20 students.

21 I think about even in Towers this year, we've
22 implemented a couple of things, just new furniture even.
23 And the difference it makes in the students. You know,
24 they go hang out, they go study together (inaudible) just
25 because we have new furniture.

PKY-1

1 I mean, if furniture can do that and a desk can
2 do that, think about what an entire dorm can do or entire
3 residence hall. And when you have happy, motivated
4 students, they're going to impact the community in a
5 positive way.

6 And I ask you to consider it and support the
7 project. Thank you.

8 MR. MCCARTHY: Thank you. And now it's time for the
9 applicant to come forward. You have a five-minute
10 rebuttal time.

11 MS. STARRETT: Thank you, Mr. McCarthy. My name is
12 Cindy Starrett, speaking on behalf of Pepperdine. And
13 I'd like to say how appreciative we are of everything we
14 heard tonight of our community, both at the university
15 and around the university.

16 The environmental impact report process as I
17 think was outlined at the beginning, includes the draft
18 EIR, and of course the County and all the independent
19 consultants worked very hard on that. And then it
20 includes a response to comments space.

21 So I want to briefly address three issues --
22 noise, lighting, and traffic, and make the commitment on
23 behalf of the University to make sure that the response
24 to comments addresses all the concerns that we've heard
25 tonight.

1 On the issue of noise, just to start with that,
2 we did do a very careful noise study. In the EIR, this
3 particular page is 5.5.1. There's actually a graphic
4 that shows where all the noise meters were located, and
5 there were two noise meters on John Tyler Drive.

6 We did our best and the noise consultant did
7 his best to analyze all the complex issues involving
8 noise, and the conclusion was that with mitigations there
9 will not be any new, unmitigated noise impacts.

10 We understand that's a concern, and in the
11 response to comments, we'll re-look at it. But we did
12 look at that very carefully, and that was the conclusion
13 of the EIR.

14 On lighting, we thought the pictures were very
15 interesting of the current conditions. One of the things
16 the EIR looks at on lighting is what will the new
17 conditions be like compared to the current conditions?

18 We mentioned earlier that many of the
19 facilities on the campus were built in the '70s, and I
20 think a couple of those existing pictures show that some
21 of the existing parking lots, for example, have some
22 older lights.

23 With new lights that will be on the soccer
24 field -- and there will be lighting on the baseball
25 field. That has been previously approved. The shielding

1 of these lights is very precise, and it keeps the lights
2 on the field. It reduces any spillover effect of those
3 lights.

4 And the EIR has a very careful analysis of
5 receptor locations, including the park that was
6 mentioned, including residential areas, and it concludes
7 that there is no new significant impact from the
8 lighting.

9 Again, response to comments will look at that
10 -- very valid concerns, but we'll make sure that that's
11 analyzed very carefully.

12 Finally, on traffic and the events center, I do
13 want to comment that we believe the events center and the
14 goal of 5,000 fixed seats is an important and legitimate
15 academic goal of the University. Pepperdine is very
16 proud of its athletic record, but within its conference,
17 the majority of the other schools have much, much larger
18 and better facilities.

19 We currently have 3,106 seats, and the ability
20 to do 474 temporary seats. So the new facility will have
21 5,000 fixed seats, the same ability to do those temporary
22 seats, so the net addition is 1900 seats. This is not
23 adding a new facility of 5500, because the Firestone
24 Fieldhouse will no longer have those seats,

25 As part of our event management plan and our

1 demand management plan, we're going to be looking at
2 things like will there be a major event at the events
3 center on the same night, for example, that the Smothers
4 Theatre is having an event or another election might be
5 occurring at the University.

6 There is a lot of scheduling that can be done
7 that's going to ensure that the traffic that comes into
8 the University as a whole will be minimized. And that
9 will be part of those plans. We'll be working on that
10 with the County.

11 The new location of the events center we think
12 is preferable for Malibu Country Estates. We think the
13 noise from the reuse of the Firestone Fieldhouse will be
14 mitigated.

15 But I want to reiterate that the University is
16 committed to working with the Malibu community. There
17 are a number of existing committees that involve things
18 like traffic cooperation, public safety cooperation.
19 Rhiannon has committed that we'll be at the Malibu City
20 Council meeting on December 13. The testimony about
21 safety on PCH and about working with the community on
22 issues like that, I know the University very much wants
23 to do that.

24 And the mutual respect that was shown tonight
25 by everyone who spoke is just very much appreciated, and

1 I want you all to know that we will work very, very hard
2 to address all of these questions, and we appreciate all
3 the (inaudible) from you tonight. Thank you.

4 MR. McCARTHY: Thank you. Now, that is the last
5 speaker?

6 MR. DEA: That's correct. That's the last speaker.

7 MR. McCARTHY: Very well. You may take your seat.
8 Once again, we want to point out that the comment period
9 for the draft environmental impact report, the DEIR, is
10 open until January 10th, close of business January 10,
11 2011. At that time, after all the comments are received,
12 Staff will prepare responses to comments received during
13 that comment period and on that EIR.

14 The final EIR will then be prepared. And
15 that's a voluminous document because it will contain, of
16 course, all of your comments that have been received.
17 And the response to those comments as well.

18 So that will all be bundled together and put
19 into a document referred to as the final EIR, and the
20 final EIR will go to the Planning Commission. They will
21 receive it two weeks prior to the public hearing.

22 And again, the public hearing will be
23 advertised 30 days in advance. The property owners
24 surrounding the campus will be notified. There will be
25 signs posted. It will be posted on the website. We'll

1 advertise in the local Malibu newspapers.

2 And again, that Planning Commission hearing is
3 held downtown at 320 West Temple Street, and the corner
4 of Temple and Broadway. We always commence at nine
5 o'clock in the morning down there on a Wednesday. I
6 cannot give the exact date now; that time has not been
7 set.

8 But those proceedings again will be broadcast
9 on the web and will be archived, and you can then look at
10 them at your convenience at a later date if you are
11 unable to either attend or access the website during the
12 meeting.

13 That really brings us to the conclusion of our
14 proceedings here today, except that we have to ask if
15 there's any public comment, pursuant to Section 54954.3
16 of the Government Code.

17 You can comment on anything. If anybody wants
18 a student loan plea, whatever you --

19 Okay, seeing no hands for further comment,
20 we're going to conclude these proceedings tonight, this
21 portion of the process, and then it will recommence
22 downtown Los Angeles at a date to be advertised.

23 Thank you for coming tonight. You've been a
24 wonderful audience. Give yourself a big round of
25 applause.

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18
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21
22
23
24
25

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(Conclusion of Recorded Material.)

<u>WORD INDEX</u>			
< ' >	1978 50:7 63:24	22:25	ability 28:18
'70s 86:19	1980s 17:13	433 22:5, 7	29:22 36:13
< ' >	1984 53:21	468 9:22 19:2	50:19 87:19, 21
'11 76:20	1987 15:1	47 17:10	able 8:10 13:18
< " >	1990 11:14	474 87:20	19:13 20:5, 7
"community."	1999 11:20	< 5 >	23:25 41:16
45:14	< 2 >	5 62:16	45:21, 24 46:7,
"early 69:3	2 1:2	5.5.1 86:3	8, 11, 16, 20
"EIR" 3:4	200 21:12	50 68:2	47:2, 10, 11
"Harvard 30:9	2007 6:7, 8	5000 50:15	61:3 70:11
"How 84:1	201 34:23	67:18 78:16	77:14
"I 15:10	2010 1:2 28:4	87:14, 21	abroad 19:11
"impacts." 16:5	2011 4:15, 16	5400 83:1	33:16 46:11
"One 15:9	12:5 89:11	5470 8:4 78:14	60:1
"plan." 11:9	2077 62:18	54954.3 90:15	absolute 82:3
"program." 11:9	21 77:19	5500 87:23	absolutely 80:7
"The 15:12	22251 63:22	< 6 >	academic 19:16
29:12	23805 51:16	6 68:2 74:4	21:1 26:23
"They 15:15	24255 30:19	6.48 62:6	39:5, 6 43:21
"This 46:15	32:19 36:17	600 51:19	44:4 55:13
"Those 15:14	37:22 42:21	6100 79:1	87:15
"We 15:8	45:8 57:21	626 1:21	academically
< 0 >	59:15 83:17	6487 56:16	38:3, 11 39:25
00014 6:8	24515 53:18	< 7 >	44:24
00203 6:7	24539 77:19	700 23:23	academics 21:2
03064 1:9 2:2,	24600 80:18	724 22:6	25:1 40:1
6 6:6	24609 26:4	7250 1:21	access 24:14
< 1 >	24720 50:5	74401 28:1	50:20 90:11
1 6:20, 20	24721 40:12	75 19:5	acclaimed 66:3
10 12:5 17:10	25 80:18, 19	792 1:21	accommodate
53:2 62:16	81:16, 17 82:5	< 8 >	79:6
74:3 89:10	2500 50:17	80 64:21	accommodated
10.15 62:6	67:19	800 22:20	20:7 21:21
100 1:20	26 54:4	830 7:6 78:4, 10	accommodations
101 72:20	2855 65:11	< 9 >	67:5
10th 4:15, 15	< 3 >	90263 32:20	accomplish
89:10	30 74:3, 4 89:23	36:17 37:22	40:23
11 15:12	300 8:2 18:18	45:8 57:22	accomplished
12 7:16	3000 20:15	59:15 83:18	11:3
12700 78:5	62:13	90265 40:13	accomplishes
13 26:5 47:25	3011 55:24	51:17 53:19	45:17
88:20	3100 20:12	55:25 56:17	accredited 38:14
13000 78:6	3106 87:19	80:18 81:22	accurate 62:8
1450 1:20	31737 47:19	90402 34:24	achieve 34:13
15 3:9, 22	32 64:1	91105 1:20	acre 7:3, 5, 6
13:14 14:5	320 90:3	91302 76:17	acres 9:16
62:16	35 65:12, 13, 14,	92260 28:2	22:20, 21 73:17
1500 78:24	16	98 10:9	78:5, 5, 10
168 7:24	3500 7:11	< 9 >	action 11:25
1900 20:11	3602 81:22	< A >	13:1
87:22	365 7:3, 5 9:16	à 26:22	actively 56:7
1970s 18:3	22:21	< A >	activities 16:15
19:24	3802 76:17	ABC 28:6	35:18 41:7
1972 11:5	< 4 >		70:1 77:6
	40 40:17 77:2		activity 68:23
	78:8		add 11:10 19:2
	400000 7:13		20:11, 15 27:21
			added 2:18
			21:13 22:7, 24
			adding 18:13
			71:8 87:23
			addition 10:2
			11:25 36:12
			68:8 87:22
			additional 4:18
			8:2 12:18, 20
			50:22 79:23
			Additionally 9:14
			additions 68:8
			address 4:5
			24:17 53:18
			55:24 85:21
			89:2
			addresses 85:24
			adds 7:24
			adequacy 10:4
			adequate 10:6
			adjacent 19:21
			23:22 55:7
			80:20
			administration
			36:3 39:8 72:16
			administrative
			47:3 78:7
			admire 15:10
			admit 58:13, 18
			advance 89:23
			advantage 64:18
			advantageous
			45:2
			advertise 90:1
			advertised
			89:23 90:22
			advisor 33:14, 22
			advocate 38:1
			afternoon 38:20
			age 26:14 50:23
			agencies 12:4
			agency 12:17
			Agenda 1:9 2:2
			ago 14:14 30:2,
			7 36:19 54:4,
			12 73:21
			agree 76:3
			agreed 17:20
			73:23
			agreement 73:22
			Agricultural
			6:21, 23 10:20
			ahead 3:16
			30:18 68:1
			80:15
			Air 72:15
			aisle 16:25
			Alliance 2:8,
			10
			allotted 39:16
			allow 27:23
			31:11 38:17
			39:14 46:14
			52:17
			allowed 3:23

allowing 47:13
 70:4, 5
allows 46:2, 20
alternatives
 22:16
altogether 38:25
alumna 61:10
alumni 46:22
 77:10, 10
amazing 46:23
ambient 61:25
ambition 40:22
America 45:21
amount 38:8
 39:4 44:9 51:2
Amphitheatre
 78:25
analysis 10:20,
 22 87:4
analyze 86:7
analyzed 6:3
 9:8, 19 10:1, 4,
 7 87:11
anchor 28:6
ANGELES 1:5
 2:12 4:21 5:3,
 4 14:8, 12 36:7
 72:13 90:22
animals 9:16
annoyance 9:11
answering 25:8
anybody 22:9
 90:17
anyway 6:10
apologize 58:20
applaud 27:21
applause 27:25
 90:25
applicant 2:7
 3:10, 20, 21
 6:24 10:16
 17:9 85:9
applied 30:2
appreciate 25:7
 28:4 57:22, 23
 65:24 66:13, 14,
 15, 16 75:24
 77:3 89:2
appreciated
 88:25
appreciative
 85:13
apprised 56:8
approvals 24:24
 73:23
approve 53:7,
 14 67:12 77:12
approved 11:20
 17:14, 14 23:4,
 8 86:25

approximately
 7:3 10:9 50:18
April 66:21
archived 5:6
 90:9
area 7:3, 5, 7
 9:3, 15 18:10,
 11, 19 21:18
 22:8 33:14
 48:11 59:22
 60:25 69:6
 78:12 79:3 80:2
areas 10:7, 19
 18:17 22:12, 14,
 23 23:14, 15, 17
 60:14 68:18
 87:6
aren't 60:14
arena 50:14
 51:6 68:15
 69:13, 15 72:4,
 5 73:19 75:10,
 19, 24 77:8, 9
 78:14 79:2
 81:1, 2
Armand 57:19
 80:14 81:21
arranged 12:22
arrive 21:11
art 20:24 30:22
 65:25 66:3, 4
article 30:9
articulated 44:13
artist's 21:15
Arts 52:10
 73:12 75:7
Ashley 57:19
 59:14, 16
Asian 32:7
asked 51:2
asking 48:4, 14,
 19, 25 49:1, 18
 83:6
aspects 17:23,
 24
aspirations
 66:19
Assemblywomen
 48:7
asset 51:24
assigned 5:21
assistant 54:6,
 16
assisted 54:7
associate 54:13
associated 28:23
Association
 32:8 56:21
 80:25
assumed 75:7

assure 29:16
 75:3
athlete 37:1, 2
 38:11 39:1
athletes 16:24
 20:1 37:15
 39:3, 15 40:6,
 22 41:1, 2, 9, 14,
 19 42:9 43:11
Athletic 8:3, 7
 15:11 16:6
 18:22 24:5
 36:24 54:23
 55:19 63:15
 72:7, 11 87:16
athletically
 44:24 56:6
Athletics 7:20
 18:6 19:18
 23:9 40:1, 15,
 18, 25 75:17
attend 2:5
 26:17 36:20
 37:1 42:25
 90:11
attended 24:6
attendees 24:7
 67:18
attending 5:7
 37:5 76:8
attention 14:19
 16:1
attorneys 17:6
attract 46:3
 56:6 77:10
 78:16
attributes 65:24
audience 64:21
 76:3 79:14
 90:24
Audio 61:14
 68:4
auditorium
 20:14 83:1
authorized 11:5,
 12
Avenue 34:24
average 62:5
avoiding 38:25
aware 33:9

< B >

babysat 72:1
back 15:5
 17:15, 20 19:13
 22:13 29:2
 42:13 46:12, 21
 47:3 53:24, 24
 54:3, 3, 8, 8, 14,
 14 60:2 61:16
 68:22 70:9, 16

73:6 74:7, 8
 77:10 82:23
backed 73:8
background
 10:23
bad 27:24
 79:20, 21
Bailard 66:22
Baker 55:22
 57:20, 20
balance 15:21
 63:3 79:21
ball 63:7
baseball 70:14,
 16 86:24
basically 8:9
 12:3 68:18
 74:15
basin 7:19 8:19,
 20
basis 11:15
 23:23 41:12
basketball 20:6
 53:21, 23, 25
 54:8, 14, 14
 75:19 78:17
 81:24, 24 82:15
battle 54:25
 55:1
beach 27:17
 29:13 47:19
 65:15
bear 44:17
 47:20
beautiful 14:23
 32:4 45:20
 55:18 60:15
 67:3
bedrock 9:1
beds 7:24 8:2
 18:18 19:3
 34:14
began 14:25
 23:2 37:12
beginning 4:17
 38:22 56:9
 85:17
begins 37:11
 68:4
behalf 51:18
 53:13 85:12, 23
beings 41:4
Bel 72:15
believe 13:20
 63:6 64:25
 68:4 76:23
 87:13
believed 58:24
beneficial 58:5,
 6 62:11

benefit 4:11
 19:9 27:2, 3
 38:3 40:4, 8
 44:16 76:3 77:9
benefits 52:15
 76:23
Benton 13:21,
 23 28:13 35:17
 71:25 83:9
Bernard 26:20
best 29:22 34:8
 52:1 53:4 60:8
 61:5 86:6, 7
better 19:7
 29:3 37:10
 43:21 58:7
 87:18
bettering 38:9
beyond 23:12
 43:25
big 48:3, 13
 74:1 75:17
 79:17 90:24
biological 33:11
biology 38:13
bit 4:9 8:21
 17:24 18:20, 25
 21:17 22:25
 47:20 79:15
bite 60:19
bles 30:13
 32:18
blessed 57:12
blessings 37:3
block 40:3
Bluffs 6:14
Board 11:13
 35:8 51:18
 52:7 79:11
Bob 65:6
body 19:5 28:10
borders 69:8, 12
Boston 26:20
bothering 81:6
bottom 21:14
bought 70:20
 73:11 82:1, 4
Boulevard 1:20
boundaries 72:3
box 13:12
boy 64:2
Brady 51:13
 55:24, 24
brand 31:17
break 67:24
 68:2, 3
brief 6:2, 4
 10:23 67:24
briefly 35:1
 43:20 85:21

bring 32:12 35:5, 14 36:1 46:4 52:19 53:11 bringing 52:8, 13 66:9 brings 46:10 50:19 65:22 90:13 Briskin 65:7, 8 68:4, 6 Broad 47:19 broadcast 66:7 90:8 Broadway 16:23 90:4 broken 33:10 74:5 brother 30:1 Brothers 79:14 budgeted 35:12 build 11:21 17:23 27:8 54:17 building 8:24 20:4, 14 46:19 55:13 75:20, 21 78:2 79:23 82:6, 7 buildings 31:10 47:7 68:7, 21 75:21 built 18:3, 4 19:23 69:13 72:5, 7 82:4 86:19 bumper 50:17, 17 73:1, 1, 8, 8 bunch 65:2 bundled 89:18 bus 24:12 business 4:15 27:8 39:7 45:11, 11 51:19 52:21 79:13 89:10 business.” 15:9 businesses 51:23 52:4 53:11, 13 busses 73:19 button 6:10 buy 73:10 < C > cafeteria 29:4 Calabasas 76:17 77:1 CALIFORNIA 1:1, 20 11:14 14:12 28:2, 7	30:20 32:20 36:17 37:22 40:12 42:21 53:18, 22 55:25 56:17 57:22 61:6 call 3:23 16:5 23:8 25:19, 21 30:15 33:11 34:5, 15, 19 37:19 42:16 47:15 51:12 55:21 57:18 59:12, 25 65:4 76:14 80:12 called 8:1 11:8, 11 28:20 30:7 32:23 47:21 52:24 calling 25:15 Caltrans 49:3 62:3 camp 82:2 camping 63:12 Campus 1:10 2:25 7:1, 3 9:4, 15, 22 11:6, 16, 19 14:1 16:10, 13 17:2, 8 18:8, 14 19:2, 6, 8, 9, 13, 14 21:4, 16 22:6, 20, 23 23:8, 8, 25, 25 24:7, 14, 21, 22 26:9 31:1, 3 32:12 33:10 35:9, 12 36:6, 21 40:7 43:8, 21 44:15 48:15 49:11, 15, 16 51:22 55:18 56:8, 12 57:1, 7, 24 59:24, 25, 25 60:4, 9, 10, 11, 15 64:24 66:19 67:8, 21 68:9 72:11 73:8, 18, 24 74:10, 13 76:7, 22 77:4, 5, 7 78:13 82:10, 22 86:19 89:24 campuses 26:15, 18 67:3 can't 27:16 30:6 61:1 63:6 82:19 candidate 76:19 canyon 8:20 55:25 74:15, 19 79:7	capacity 10:6 22:15 car 48:1 50:16 60:7 Carbon 63:22 card 3:11, 18 cards 3:12 25:13 care 36:4, 6 49:11 career 14:9 36:24 careers 36:14 careful 86:2 87:4 carefully 86:12 87:11 carpel 67:25 cars 50:17 67:19 73:2 82:9, 18 Carson 30:17 34:23 cart 28:14 case 29:15 cause 24:18 Cavalleri 56:16 CC 53:24 celebrates 16:13 Center 6:17, 18, 18 7:20 8:3, 7, 13 15:11 18:6, 8, 22 19:19 21:4, 10 24:5 51:16, 20 53:14 54:18, 19, 20, 22 55:19 68:24 87:12, 13 88:3, 11 central 59:25 CEO 51:15 CEQA 22:17 ceremony 42:3 76:9 certain 21:1 39:4, 4, 10 58:16 70:4, 5, 12 72:17 74:16 75:1, 15 certainly 30:12 57:23 certified 20:9 CET 1:19 challenge 47:7 challenged 38:11 challenges 37:3 challenging 15:7 Chamber 51:15 champions 42:13	championship 42:1, 2 53:24 78:16 championships 40:20, 21 54:1, 2, 3, 9 chance 47:2 64:23 change 9:13 11:10 60:24 changed 17:2 79:19 changes 65:16, 17 chapel 28:13 50:10 charge 35:15 cheering 29:4 82:15 cheerleaders 55:1 chemistry 38:9 39:24 Chicago 72:10 children 42:7, 8 68:17 children's 66:11 choose 21:1 chosen 51:4 Christmas 76:8 83:11, 22 church 43:1 Cindy 17:11 85:12 Circle 53:18 81:22 circumstances 24:20 79:19 citizen 67:14 citizens 41:23 City 6:17 48:6 49:7 52:5 64:14 78:25, 25 80:6 88:19 Civic 6:16, 17 41:10 class 5:7 28:4, 18 30:12 32:7 38:16, 21 39:23 40:5 56:5, 6 76:19 classes 38:9 39:9, 10, 12 40:4 77:2 84:4 classman 60:5 classmates 33:16 34:3 classroom 55:14 56:7 68:7 75:21	classrooms 16:14 clean 15:21 clear 2:16 76:6 clearly 61:18 Cleese 66:11 Clifford 65:6, 10, 10 climate 9:13 clinic 42:7 clinics 41:20 close 4:14 29:19, 24 69:17 70:7 73:5, 15, 20, 24 74:3 79:1 89:10 closes 12:7 closest 62:18 closing 27:7 34:10 36:10 coach 54:13 64:3 coached 54:7 coaching 54:7 Coast 30:20 32:20 36:17 37:22 42:21 45:8 47:24 48:2, 24 49:3, 16 54:8, 21 57:21 59:15 83:18 coastal 9:25 11:14 14:7, 13 17:15 code 9:25 75:18 90:16 coexist 29:20 coffee 60:18 colleagues 13:24 college 14:23 15:6, 18 19:5 21:9 26:17 36:24 65:22 73:12 75:7, 17, 19 Colorado 1:20 Columbia 26:20 72:6 come 3:23 4:3 5:12 11:24 15:5 17:20 19:12, 13 24:12 25:13, 22 29:10 30:5, 15 31:14 32:10, 14 33:10, 11 34:15, 25 37:14 40:22 43:11, 11 44:8 45:12 46:7, 12, 21 47:2, 14
--	---	--	---	--

49:14, 16, 21 51:20 54:18 58:1, 8 59:6, 19 64:9 65:8 69:15 71:20 74:14 77:14, 14 82:23 85:9 comes 26:20 37:2 39:2 48:19 62:18 88:7 comfort 29:1 33:20 coming 2:4 5:14 25:23 29:1, 2 38:8 48:21 63:4 78:22 90:23 commence 90:4 commences 25:18 comment 3:1 4:18 12:6, 7, 8 87:13 89:8, 13 90:15, 17, 19 comments 12:10, 17, 18 25:11 85:20, 24 86:11 87:9 89:11, 12, 16, 17 Commerce 51:16 commercial 79:3 COMMISSION 1:5 4:12, 20 11:13, 14 12:12, 15, 25 13:1 14:7, 13 17:15 27:23 48:6 61:22 75:23 89:20 90:2 Commission's 12:22 commitment 20:10 24:23 85:22 committed 88:16, 19 committee 23:21 committees 88:17 common 59:21 communal 60:14 communications 66:1 communities 41:21 community 2:15, 24, 25 5:23 6:15, 16 11:2 15:7, 21, 23 17:19 19:10, 14,	22 27:3, 6, 15 28:17, 23 29:8, 18, 21, 22 30:25 31:6, 8, 9, 17, 20 32:1 33:2, 3, 5, 24 34:7, 9 35:2, 21, 25 36:4, 8, 12 40:8, 17 41:5, 17 42:13, 22 43:4, 24 44:1, 3, 4, 10, 14 45:1, 2 46:12 47:22 48:9, 10, 10, 11, 13, 13, 18 49:19, 19 50:20, 23 51:3, 7, 24 52:3 56:4, 20 57:14 58:3, 5, 7 59:3, 5, 18, 23 60:13, 23 62:9, 14 63:2, 9 64:1, 13 65:1, 17, 23 66:10, 14, 14, 15 68:11 71:23 78:3 84:4, 17 85:4, 14 88:16, 21 commute 65:15 commuter 9:22 67:6 76:25 comparable 27:10 compared 86:17 comparison 56:25 compassionate 41:9 compatibility 9:24 compatible 8:10 compete 21:24 45:21 53:25 54:2 55:4 57:1 competed 53:24 competing 54:4 55:8 competition 43:14 competitive 20:5 26:22 38:10 competitiveness 27:2 complete 51:21 completed 13:10 completely 28:8 35:12 56:12 complex 86:7 comply 26:10	component 7:24 8:1, 8, 12, 16, 22 32:16 components 7:13 11:21 18:1 38:15 39:22 composed 74:17, 18 concentrated 44:14 78:10 concentration 80:1 concept 67:10 conceptual 11:15, 17 conceptualized 17:14 concern 50:13 58:12, 17 79:22 80:25 81:11 86:10 concerned 81:9 concerns 50:19 58:10, 11 68:15 70:17 77:22 81:1 85:24 87:10 concerts 66:11 78:18 79:12 83:2, 3 concession 55:10 conclude 90:20 concludes 13:3 87:6 conclusion 51:5 86:8, 12 90:13 91:3 condition 73:23 Conditional 6:6, 25 11:5, 19 12:9, 21 17:21 conditions 19:7 23:18 70:4 86:15, 17, 17 conduct 27:11 conducted 4:25 5:2 conducting 4:20 Conejo 72:21 Conference 20:6 40:20 54:9, 21 87:16 conflict 38:5 40:1 55:7 78:2 conflicts 38:25 Congress 75:16 connection 51:22 52:3, 14	conservative 24:19 consider 16:20 45:2 71:4 74:12 75:24 83:7 85:6 consideration 35:20, 21, 24 83:15 considerations 10:16 considered 10:18 12:14 72:5 considering 35:23 consistency 9:24 22:18 consistent 23:7 24:24 consistently 53:10 constantly 52:21 53:8 constants 65:19 construct 75:5 constructed 7:21 75:4 82:7 constructing 30:25 71:15 72:15, 20 75:10 construction 6:25 9:11 17:22 26:21 68:7 82:6 consultant 86:6 consultants 85:19 contain 89:15 context 75:17 continually 45:24 73:14 continue 4:14 6:4 7:8 12:19 22:16 24:3 56:10 59:1, 4 continued 54:10 continues 24:22 29:16 31:5 56:24 79:20 continuous 26:19 contrast 19:7 contribute 44:2 contributes 43:21 contributing 43:7 convenience 5:9 90:10 convenient 22:6	conversion 68:25 converting 69:25 cooking 31:12 32:7, 9, 15 cooperation 88:18, 18 core 57:8 corner 90:3 correct 89:6 correlation 31:2 Corrigan 25:20 26:1, 3, 3 Corrigan's 25:23 cost 44:10, 18 45:3 couldn't 82:21 Council 48:6 49:7 66:21 88:20 counsel 36:3 countless 37:4 Country 6:13, 15 16:8 26:5 27:13 36:7 50:6 55:16, 17, 18 75:3 77:20 80:17 81:7 82:14 83:7 88:12 counts 62:4 COUNTY 1:5 2:12 5:4 9:20, 25 13:23 14:7, 12 17:14, 25 22:12 23:13 24:16 42:18 69:5 85:18 88:10 County's 10:11 16:1 couple 34:19 37:19 47:15 49:8 61:20 79:9 80:12 84:22 86:20 course 4:10 13:25 14:13, 14 16:17 17:22 23:20 40:18 85:18 89:16 courses 39:10 Court 1:19 4:7, 11 67:24 81:24 courteous 72:18 crank 58:23 create 16:15 29:7 43:13 80:6 81:2, 3, 12 84:17
--	---	--	---	--

created 33:23
 83:4
creates 36:8
 75:9
creating 34:4
 52:25
creation 77:8
creative 17:8
credits 39:4
critical 11:1
crowd 82:22
crucial 39:22
cultural 9:17
 66:2
culturally 51:24
culture 64:14
 65:23, 25
cumulative 68:12
current 10:24
 11:4, 16, 20
 22:3 86:15, 17
currently 2:20
 18:10 21:5, 18
 23:24 28:6
 30:24 37:24
 56:16, 23 71:7
 87:19
Currents 29:12
curricular 16:15
curry 32:9
cutoff 23:6
Cyrus 79:15

 < D >
D.C 42:6
dad 64:3
daily 23:23
 41:11 44:20
damaging 27:12
dance 66:5
dances 69:5
dark 63:1
date 4:21 12:12,
 15 84:16 90:6,
 10, 22
daughter 26:14
daughter." 15:10
daughters 71:22
day 5:7 38:24
 42:6, 7 46:4
 80:21
daylight 20:22
days 82:3 89:23
de 27:18
DEA 3:12 5:16
 25:19, 20, 24
 30:14, 17 34:20,
 21 37:18, 20
 42:16, 17 47:15,
 17 51:12, 13
 55:21, 22 57:18,

19 59:11, 13
 65:6 76:14, 15
 80:12, 13 89:6
dead 58:25
deal 21:3
dealing 7:6
 50:12
death 47:24
Debate 56:22
debris 7:19
 8:19, 20
DECEMBER 1:2
 88:20
decibel 75:1
decibels 74:18
decided 30:4
decision 83:8
deck 21:13
decked 22:4
decommissioned
 20:13
decrease 38:7
dedication 36:22
deep 28:22
deeply." 15:13
definitely 39:17
 40:4 60:24
 61:7 70:23
 75:18
degree 51:8
DEIR 66:17 89:9
deleted 2:18
delight 82:4
delighted 17:16
demand 20:21
 24:10 88:1
democracy 16:3
density 78:11
Department
 2:13 5:5, 20
 6:1 9:6 41:3
 49:2
Department's
 5:3
depend 15:8
depending 38:16
describe 5:22
Desert 28:2, 7
deserve 82:13
designed 24:21
 26:21
desk 3:15 85:1
detail 17:8
detailed 66:21
details 74:20
determined 9:7,
 21 10:8
develop 7:2
 41:8, 9

developed 22:19,
 21, 23 33:7, 7
 41:15
developing 55:8
Development
 6:21 7:7, 13, 14
 9:15 10:1 11:8,
 9, 11, 11, 15
 14:20 19:20
 22:11 26:7
 31:18 41:3
 43:7, 10, 20
 44:14, 23 52:12
 73:24
developments
 37:16
diagrams 66:22
dialogue 14:4
didn't 4:17
 26:10 73:10
 74:20
difference 43:17
 62:7 74:2
 79:17 84:19, 23
different 23:14
 74:24 80:4
 84:14
dine 52:19
dining 31:12
directly 44:16
 69:6, 8 70:7, 16,
 19, 24 81:23
director 40:15
 56:1
Directors 51:18
 52:7 79:11
disconnect
 33:23
discussed 26:8
 27:10 83:2
discussing 38:2
dispense 27:24
display 15:12
disproportionate
 51:2
disrespectful
 76:11
District 6:6
disturb 22:22
diverse 28:16
 50:23
Divide 29:13, 19
Division 20:6
 39:10
doctors 16:22
document 89:15,
 19
doesn't 46:14
 62:17, 22, 23
 63:2 70:11

75:20
dog 26:12
doing 26:25
 61:11, 15 63:16
dollars 35:13, 13
don't 3:6 4:8
 13:18 25:21
 26:1 27:14
 41:18 57:6, 7, 8
 60:7, 19 63:18
 65:8, 15 71:11
 72:22 76:10
 79:12, 16 82:16
 83:12 84:4, 5
donations 79:21
doors 52:19
dorm 85:2
dorms 52:17
 59:20 84:5, 9
double 53:24
 75:5
doubt 41:13
 66:2
downplay 84:8
downtown 4:21
 5:2 13:8 27:23
 90:3, 22
DP 6:20
Dr 71:25 83:9
draft 4:13 12:4,
 6 85:17 89:9
drama 66:5
dream 36:20, 23
 49:21
dreams 17:3
drew 37:11
drift 66:12
drive 15:14
 27:16 40:12
 56:16 58:12
 64:14 68:19
 69:8, 10, 13, 15,
 18, 19 72:25
 73:15, 20, 24
 74:23 77:2
 79:7 80:18 86:5
driven 58:15
driving 28:13
 58:13 67:22
 68:18
due 38:9 39:6
 55:3
dust 9:11
dynamic 56:23

 < E >
earlier 12:21
 22:20 86:18
early 38:8
 39:23 42:6

earning 64:7
easier 4:8 39:15
East 28:1
eastern 32:25
eating 29:3
 31:12 32:15
eco 53:10
economic 52:12
economically
 51:25
economy 79:20,
 20
edition 29:11
educate 24:25
 75:11
education 10:20
 30:2 35:4 41:2
 78:1 80:3
educations
 55:16
effect 68:12, 16
 69:1, 16 71:4
 74:6, 15, 19 87:2
effects 74:8
egress 69:14
Eight 36:19
EIR 4:13 6:3
 12:4, 6, 14 13:7,
 9, 9, 10 15:24
 23:2, 12, 19
 24:18 44:11, 20
 61:16 68:24
 69:3, 3 72:4, 22
 74:16, 20 81:11
 85:18 86:2, 13,
 16 87:4 89:13,
 14, 19, 20
EIRs 17:18
either 13:7
 90:11
election 88:4
electric 28:25
electrical 57:4
element 75:8
elementary
 41:20
elements 17:17
elevation 8:18
elite 44:5
emanate 69:24
emergencies
 66:16
emergency
 50:21
Emily 25:24
 30:19, 21 47:25
emissions 9:12
emphasize 75:13
employees 78:7
employer 56:4

employment 52:4	envision 70:21 79:12	everybody 5:15 35:16, 22 63:14 75:6	70:16	78:1 79:18
empty 82:2	equate 75:20, 21	ex 52:22	Facebook 33:17	feature 5:1
encourage 45:4	equipped 43:23	exact 84:9 90:6	faces 33:17	feel 3:3 4:18
encouraging 37:9	equities 75:22	exaggerating 82:21	facilitation 31:11	27:14 34:5, 10
ended 64:5	equivalent 7:10, 11	examiner 2:12 12:24	facilities 14:20	36:25 51:5, 23
endowment 46:5, 9, 10	especially 34:1 43:3 70:18, 22	EXAMINER'S 1:6 2:1, 5	19:3 20:3	57:7 84:6
energy 40:21, 22 57:23 65:22	essential 38:17	example 32:6 42:5 61:23 62:12 86:21 88:3	30:13 40:23	feeling 28:25 29:1, 1
engage 41:6	established 11:19 19:4	examples 61:20	43:10 55:12	feet 7:14 22:25 69:12 71:3
engaged 33:5 34:8	establishment 11:6, 7	exceeds 20:21	56:5 57:2	fellow 57:13
enhance 24:21 26:21 31:17 67:3, 13	Estates 6:13 16:8 26:5 27:13 35:22	excel 54:10	68:10 70:1	fellowship 31:11 32:15
enhanced 18:10 21:17 31:10, 21 82:11	36:7 50:6, 13 75:3 77:20 80:17 81:7 82:14 83:7 88:12	excellence 40:19, 24	71:8, 15, 17, 19	felt 35:25 58:22
enhancement 31:9 67:14	ethic 41:16	excellent 26:18 66:9	72:7, 12 81:5	Fernando 72:21
enhancements 8:9	evaluated 9:11	exception 9:1 10:7 24:3, 4	84:16 86:19	Festival 52:10
enjoy 31:14	evaluating 10:2	excessive 9:3	87:18	field 7:19 8:8, 10, 17, 19 18:7, 11 20:17, 21, 21 21:19 26:10
enjoyed 42:9 64:11 80:19, 21	Evans 47:17 51:14, 14	excited 43:6 77:7 84:2	facility 8:11	29:5 38:2, 4, 24 39:14, 19 40:2, 6 54:20 63:7, 7, 8 71:1 81:24 86:24, 25 87:2
enroll 39:9	Evanston 72:10	exist 33:6	20:7, 9, 13 54:5, 9, 11, 23 55:4	Fieldhouse 8:6 18:5 19:23
enrollment 7:10 14:17 23:5, 6 67:5	evening 2:4 5:8, 25 10:13 14:10, 17 16:2 17:11 25:9 26:8 27:10, 17, 22 28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	existing 7:3 9:10, 15 16:9 19:3, 20 22:19 81:4 86:20, 21 88:17	70:9 72:20	field 7:19 8:8, 10, 17, 19 18:7, 11 20:17, 21, 21 21:19 26:10 29:5 38:2, 4, 24 39:14, 19 40:2, 6 54:20 63:7, 7, 8 71:1 81:24 86:24, 25 87:2
ensure 10:6 88:7	27:10, 17, 22 28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	exit 50:20 69:21	73:17 80:21 87:20, 23	21:19 26:10 29:5 38:2, 4, 24 39:14, 19 40:2, 6 54:20 63:7, 7, 8 71:1 81:24 86:24, 25 87:2
ensures 39:2	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	expands 73:14	facing 69:19	29:5 38:2, 4, 24 39:14, 19 40:2, 6 54:20 63:7, 7, 8 71:1 81:24 86:24, 25 87:2
entered 73:21	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	expansion 78:2 79:6 81:3, 10	fact 16:13 26:10 27:4 45:18 46:2, 7 47:11 62:12 64:22	Fieldhouse 8:6 18:5 19:23 20:12 29:5 37:5 68:21, 23 69:22 71:17 87:24 88:13
entering 70:9	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	expecting 82:25	64:22	71:22
entertainment 78:14, 19 79:2	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	experience 30:12 33:1, 19 35:5 41:25 84:9	factor 50:24	figure 62:15
enthusiastic 79:15	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	experiences 28:16, 22 37:4	factors 23:13	fill 3:11, 15, 18 8:18 9:3 30:15
entire 6:20, 21 30:9 41:5 56:8 78:9 80:6 85:2, 2	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	experiencing 34:3	faculty 14:21 47:4 52:8 53:9 57:14 71:24 78:6 81:14	filled 3:14
entirely 66:6 80:4	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	explaining 58:3, 5	78:6 81:14	filling 11:16
entitlement 10:24 11:1 68:10	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	explored 72:22	fair 73:9	final 11:24 12:14 13:1, 10 32:6 89:14, 19, 20
entity 59:2	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	express 25:4	fairly 74:22	finally 62:25 69:20 87:12
entrance 50:21	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	extend 57:13	Fall 39:11	find 19:8 41:10
entrepreneurs 16:23	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	extensive 23:13	familiar 66:18	fine 15:25
environment 63:4	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	extent 16:7 50:25 57:9	families 46:3 68:16 78:22	finest 17:6
environmental 3:2, 4 9:7 10:18 44:19 47:8 72:17 73:18 85:16 89:9	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	extra 16:14 54:24	family 29:1 33:8, 10, 11, 11, 23 37:6 57:14, 15 84:10	finished 39:4
	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	extremely 39:18 51:24	fan 48:3 60:25 61:11	fire 9:12 10:2
	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	< F >	fantastic 58:3, 4, 22 59:17	Firestone 8:6 18:5 19:23 20:12 29:5 37:4 68:21 69:22 71:17 87:23 88:13
	28:3, 5 30:22 32:21 34:25 37:23 40:4, 14 42:18 45:9 50:4 51:14 56:15 76:18 83:19	face 60:24	far 11:23 28:17 58:19 64:19 74:22	41:2 52:2 83:21, 24

Fisher 30:17 32:19, 19, 21 fits 21:15 five 23:13 30:2 67:24 85:9 fixed 87:14, 21 Flags 15:12 floor 8:4 flourish 29:17 flow 39:24 focused 14:19 22:13 focusing 23:10 fold 2:15 foliage 71:10 folks 3:9 25:22 57:22 58:24 83:7 follow 82:22 footage 22:24 football 72:14, 15 footprint 22:19, 21 80:1 force 38:12 Forest 81:22 forever 17:2 formations 39:21 formed 47:22, 23 48:1 forming 27:24 forth 10:3 14:21 45:5 46:13, 16 forthcoming 66:24 fortunate 63:23 forum 44:25 forward 3:23 25:8, 14, 22 37:14 44:18 58:25 59:1 61:24 63:13 85:9 fosters 46:13 found 14:10 27:11 32:1 49:6 58:21 four 23:15 32:23 34:12 38:6, 15 39:8, 16 54:23 fourth 8:12 Frank 51:13 55:24 freaking 60:7 free 3:3 4:18 Freeman 34:21 Freeway 72:21 frequencies	74:18 frequent 49:24 frequented 32:2 freshman 53:21 59:18, 19 60:4, 23 83:22 84:11, 13 freshmen 32:13 Friday 35:10 FRIEDMAN 36:16, 16, 18 friend 56:11 60:18 friendly 53:10 friends 13:23 33:7 42:19 56:22 83:25 front 25:22 fulfill 80:2 full 35:20 37:4, 8 42:7 fullest 44:17 fulltime 7:9, 11 65:15 fully 8:25 23:17, 19 24:2, 23 43:12, 14 fun 32:17 functioning 84:16 funny 74:17 furniture 84:22, 25 85:1 further 8:21 10:19, 21 36:8 38:18 50:19 67:3 90:19 Furthermore 38:19 furthest 26:16 future 22:13 57:9 62:1 76:24 81:3, 5 < G > gain 44:9 46:21 47:4 gained 8:18 28:16 game 82:15 games 19:24, 25 31:13 55:11 72:14 78:17 garden 30:25 53:5, 6 garnering 30:11 Gary 76:15 77:18, 18 gas 9:12 gate 69:9 74:22	81:22 gateway 21:9 gatherings 78:20 Gen 52:13, 13 general 9:25 26:23 27:4, 9 36:3 generate 78:22 generates 71:16 generations 29:10 generator 52:4 geographic 26:16 getting 30:1 64:6 73:23 79:8 giant 74:11 gift 77:13 gifts 31:20 give 2:21 4:5 5:22 31:22 36:12 42:7, 13 45:13, 16 51:2 58:9 61:20, 21 62:10 67:8 77:13 82:12 90:6, 24 given 37:5 51:1 78:6 global 9:13 19:11 go 3:7, 14, 15 5:4 6:9 13:15, 16 18:24 30:18 31:19 34:13 39:21 41:11, 21, 23 42:25 43:23 46:11, 21 47:10 49:10 55:23 60:13 61:2, 15 62:3 68:1 69:7 70:6, 15, 19 72:10 73:6 74:7 80:15 82:14, 21 83:11, 22 84:24, 24 89:20 goal 19:4 24:9 29:20 30:1 48:8 87:14, 15 goals 24:25 God 30:13 32:18 60:11 goes 48:7 70:24 going 2:21 3:6 5:11, 21 13:20 18:13, 15 24:3 25:5, 11 30:15 32:12 47:10 48:20, 21, 23 61:19, 21 62:1,	9, 13, 14, 16, 20, 23 63:6, 8, 9, 10, 11, 12, 17 64:5, 15, 23, 24, 25 67:21, 23, 25 68:25 69:15 70:6, 19, 21, 23 71:3, 4 73:1, 1, 12 74:24 78:22 79:16 81:12, 17 82:18, 19 83:2, 4, 4 85:4 88:1, 7 90:20 golf 28:14 Good 2:4 5:25 6:9 14:11 15:21 17:11 28:3 29:17, 23 32:21 34:25 37:23 40:14 41:18 42:18 45:9 50:4 51:14 56:10, 15 62:21 63:14, 25 65:17, 18 67:10 72:1 73:3 76:18 79:18 83:19 Government 56:21 90:16 grades 7:25 63:15 grading 8:25 9:2 graduate 9:4 11:18 32:14 39:16 46:22 50:11 60:15 61:9 63:15 graduated 54:7 80:20, 21 graduating 38:6 39:3 64:6 graduation 24:8 39:2 79:9 82:20 Grant 57:19 80:14 81:21, 21 graphic 86:3 grass 61:1 grassroots 33:4 grateful 14:3 15:24 16:1 42:22 Graziadio 27:8 great 17:25 19:11 29:13 31:19 33:4 34:7, 13, 17 35:2, 2 36:8, 9, 11, 11 41:15 46:4, 13 49:15,	25 54:17 59:22 60:16 61:3 63:15, 15 64:8 65:22 66:3 67:12 76:22 greater 32:16 45:13, 16 46:4 51:8 58:6 71:9 greatest 16:7 greatly 31:21 67:13 77:3 Greek 78:24 green 13:14 16:12, 23 30:24 32:8 56:21 61:1 greenhouse 9:12 Greg 25:24 28:1, 3 grew 26:9, 13 32:25 Griffith 78:24 Grisanti 59:13 63:21, 21 groceries 42:25 Grouch 77:21 group 47:21, 22 48:1 50:23 72:8 groups 79:16 Grove 6:15 grow 29:9, 16 31:14, 15, 17 35:3 50:8 59:2 growth 37:14 61:25 81:10 guaranteed 60:6 guard 74:22 guess 77:20 guests 21:10 guys 48:9, 17 57:15 62:10 63:11 gym 54:25 < H > habit 27:24 half 54:12 73:17 78:11 Hall 84:12 85:3 halls 34:14 hand 2:9 5:16 29:21, 21 47:9 hands 68:1 83:10 90:19 hang 60:19 84:24 happen 59:24 62:23 happens 31:13 79:9 happy 35:24 44:8 84:19 85:3
--	--	--	---	--

<p>hard 22:11 24:13 41:14, 14 77:2 84:3 85:19 89:1 Harvard 30:4 44:6 hazards 9:12 he's 5:20, 21 83:11 head 54:13 55:23 headline 29:12 30:8 hear 15:8, 14, 16 20:2 46:25 48:10 52:21 82:8, 9 heard 58:11, 17 78:4 85:14, 24 HEARING 1:6, 6 2:1, 1, 5, 5, 12 3:6, 8 4:21, 25 12:11, 11, 23, 24 13:8 14:3 89:21, 22 90:2 hearings 5:2 14:6 17:20 heart 37:10 66:3 Heights 72:8 held 90:3 Hello 59:16 help 2:15, 21 19:15 31:17 39:15 41:23 43:3 54:13 59:9 73:16 helps 19:16 64:8 Heroes 53:5, 6 Hi 63:21 65:10 76:16 hide 55:11 high 14:22 46:3 53:23 higher 60:13, 13 Highway 30:20 32:20 36:17 37:22 42:21 45:8 47:24 48:2, 25 49:4, 17 57:21 59:15 83:18 hills 74:8 Hiro 80:16 history 10:25 30:22 hits 74:8 HOA 76:4 hold 49:2 78:18 Hollywood 78:24</p>	<p>home 19:24 29:1 32:23 33:20 34:5, 15 43:5 67:13 69:17 73:7 82:21 83:22, 24 homeowner 71:14 80:24 homeowners 69:9 71:5 73:9 75:9 80:25 82:13 homes 41:23, 23 68:22 69:7, 9, 16 70:8, 15, 16, 19, 20, 25 71:7 73:2, 5 74:9, 14, 24 75:25 78:23 81:15 honking 73:3 honor 30:21 honored 36:25 hope 16:19 29:18 36:10 77:12 hopefully 16:16 29:8 37:16 62:10 81:16 hopes 17:3 54:13 hoping 30:3 51:7 hospitals 41:22 hosted 35:9 hosts 35:9 hour 3:5 hours 10:13 20:22 38:15 70:5, 5 House 42:2 65:16 69:12, 21 82:4 houses 75:4 housing 7:17, 25 18:2, 3, 16, 17, 21, 25 19:1, 5, 7, 9, 15, 16 23:9 24:1 34:1 43:16, 21 60:5, 21 77:3 Hovely 28:1 how's 84:7 HRL 56:1 hub 52:4 huge 20:10 32:16 84:5 Hughes 6:18 human 41:4 humbly 53:7 Hume 65:11</p>	<p>Huntington 1:19 hurt 68:11 husband 50:8 Hyde 32:2 < I > I'd 17:23 46:15 58:9, 20 84:8 85:13 I'll 3:7 15:4 18:9, 22 58:12, 18 77:8 I'm 14:2, 3 15:24 16:1 17:2, 3, 16 18:15 22:6 26:25 27:19 28:4 30:22, 23 31:6 36:18 42:22 43:5 44:8 45:10, 11 47:20 48:3 51:7 53:5 54:18 55:25 56:1, 15, 19, 20 58:7, 13, 18 59:7, 7 60:6, 25 61:1, 3, 11, 21 65:12, 13, 14, 15 66:18 67:8 69:3 76:20, 22 77:7, 19, 20 79:13 82:9 83:6, 19, 22 I've 14:6 17:12 26:5 28:10, 21 40:16 41:24 42:20 43:17, 22 46:7 47:2 50:7, 8 54:2 58:10, 11, 17, 24, 24 63:23 64:11, 19 65:16 77:25 80:18, 19 82:5 idea 60:8 identified 22:12 ignorant 26:10 Illinois 72:10 immediately 33:5 immigrated 29:25 impact 3:2, 4 9:7 10:14, 17 16:20 17:1 22:8 27:15, 18 44:12 45:1 46:25 47:8, 9 61:8 62:14, 24 63:9, 10, 11 71:2, 9 73:18 81:10, 12, 18</p>	<p>84:13 85:4, 16 87:7 89:9 impact's 62:9 impacted 52:6 impacts 9:12, 16, 19 10:8, 12 15:16 16:5, 18, 18, 20 22:15 24:2, 7, 9, 18, 19 44:20 61:18 86:9 implement 67:12 75:6 implemented 10:10, 15 84:22 important 10:24 13:6 21:22, 25 23:11 34:10 39:18, 20 40:18 41:3, 4, 8, 13 48:5 49:12 51:24 59:19 65:19 69:23 84:15 87:14 Importantly 23:15 33:7 improve 8:10 19:16 45:24 52:16 improved 8:17 9:21 44:21 improvement 8:22 26:19 67:6 improvements 9:9 34:17 improving 8:9 inaudible 35:9, 15 44:15 45:4 50:1 63:12 64:4 65:9, 25 70:11 72:15 75:22 76:15 78:8, 17 79:19 84:10, 10, 24 89:3 Incidentally 5:1 include 12:15, 16 18:2 24:11, 11 29:18 48:12 included 7:17 17:18 22:14 78:13 includes 7:12 48:12 85:17, 20 including 12:11 35:11 49:6 66:22 87:5, 6 inconvenience 24:15 44:18 80:5 increase 67:5</p>	<p>increased 14:4 23:5 67:4 increases 16:12 increasing 14:17, 18 75:8 incredible 29:7 44:9 46:20 83:24 incremental 27:18 independent 85:18 Indicating 6:19 individual 54:24 individuals 35:3 41:10 industry 9:20 inevitable 38:23 information 21:11 62:10 infrastructure 16:11 22:15 23:16 79:6 infringe 50:24 ingress 69:14 inhibit 71:11 initial 10:18 11:6 17:18 78:15 Inn 49:6, 9 input 17:19 insight 35:1 inspect 66:17 inspirational 15:22 instance 50:15 79:19 institution 38:10 instruction 38:17 instrumental 28:19 insulation 75:2, 6 integrated 41:5 integrity 39:6 intend 78:18 intense 70:23 intentionally 32:24 intentions 79:18 interested 67:1 interesting 49:6 86:15 interfere 40:3 80:5 intermural 19:25 21:18, 20, 23 intermurals 54:25 Internal 75:18</p>
---	---	--	---	--

international 30:11 44:6 45:11 interplay 43:18 interpreted 58:10 intolerable 82:24 83:5 introducing 17:5 intrusion 78:22 intrusive 27:12 invents 57:5 invest 43:1, 6 45:3 57:24 59:4 investing 44:1 invited 42:1 involve 88:17 involved 48:17 49:1 52:12 60:9 involving 86:7 lowa 31:7 isn't 10:25 issue 67:17 86:1 issues 5:13 35:25 51:8 85:21 86:7 88:22 It'll 3:4 4:7 it's 3:17 6:22 7:24 8:1 10:25 13:13 18:12 19:21 20:19 21:22 22:3, 9 24:23 30:21 34:2, 10 35:2 36:2, 4, 7 40:18 41:8 45:14, 22 46:1, 23, 24 48:5, 16 49:11, 15 53:4 60:13, 15 63:10, 11 64:16 68:12 69:23, 24 71:2, 2, 9 73:1, 9, 25 74:1, 10, 14, 17, 18 78:17 79:7, 25 80:4, 9 83:4 84:14 85:8 it" 84:1 Item 1:9 2:2 items 10:21 72:22 its 3:2 27:1 66:5, 25 80:2 87:16, 16 < J > jam 80:6 82:18 January 4:15, 15 12:5 89:10, 10	job 4:8 17:25 28:7 41:18 58:3, 4 64:7, 8 jogs 26:15 John 37:20 40:11, 14 50:21 66:10 68:19 69:8, 10, 12, 15, 18, 19 72:25 73:15, 20, 24 74:12, 23 82:8 86:5 join 2:9 Jonas 79:14 Jordan 37:20 42:19 joy 30:7 37:4 juggle 54:23 junior 30:22 33:14, 21 37:24 60:22 83:20 justice 34:7 < K > Kahler 37:20 42:18, 19 Katherine 83:17 Kathryn 80:14 Katie 83:19 keep 13:17 29:2 45:21 63:3 71:8, 15 keeping 15:4 34:7 75:8 keeps 87:1 Kendall 30:17 32:19, 21 kept 9:17 15:1 56:8 73:25 key 35:19 kids 26:8 48:3 49:24 64:23 67:12 71:23 72:1 75:12, 13 80:20, 21 killed 47:24 Kim 5:19, 25 18:18 22:10, 19 23:12 kind 18:19 26:25 43:10, 13 45:16, 22 46:1 58:10 60:16 84:8, 14 kinds 47:10 kitchens 32:13 Knolls 6:16 know 13:18 25:2, 17 40:7 49:3, 11, 14 53:2 58:1 62:9	63:1, 2 64:5, 20 68:22 69:25 70:22 71:10, 20 72:2, 19, 22, 23 73:2 74:19 75:10, 15, 22 77:9 82:10, 10 84:3, 6, 7, 13, 17, 23 88:22 89:1 known 41:17 52:23 83:9 Korea 29:25 31:25 Korean 30:8 Kotchoumian 76:15 Kotchounian 80:16, 16 Krista 34:21 36:16, 18 < L > lab 38:20 Laboratories 56:1 laboratory 38:5, 14, 19 labs 38:15, 16 lack 56:25 lacks 60:13 lacrosse 21:21 Lake 31:7 land 6:11 9:24 57:12 74:19 landscaped 21:8, 13 landslide 9:8 Lane 28:1 76:17 large 15:9 50:25 52:3 80:1 larger 18:19 21:20 35:10 87:17 largest 35:11 52:10 late 3:17 25:17 38:8 69:4 laughing 31:12 Laurel 40:12 Law 7:18 22:1, 2 68:7 lawn 42:4, 11 lawsuit 68:1 lay 74:19 lead 30:24 leader 30:23 leaders 16:23 36:5 41:10 leadership 36:13 leakage 70:23	learn 31:14 32:17, 17 learning 14:20 16:13 leave 39:23 76:9 lecture 28:18 Lee 25:24 28:1, 1, 3 LEED 20:9 left 4:4 17:10 18:20 67:16 69:24 legitimate 68:15 80:2 87:14 length 3:5 lessen 38:4 lessens 45:1 lesson 10:25 Let's 18:24 61:6 67:12 letters 11:25 12:3 level 43:13 44:5, 6 53:12, 24 54:15, 15, 20 75:20, 23 levels 75:1 liberal 73:12 75:7 library 75:20 Life 1:10 7:1 11:16 14:6 17:8 23:9 24:21, 22 27:12 31:3, 4 32:12 40:7 43:17 48:15 50:13, 22 51:22 56:8, 12 57:1, 25 66:19 67:8 68:16 75:25 76:22 77:5 78:13 81:18 83:6, 14 life." 46:16 lifestyle 78:3 lifestyles 80:5 lift 54:13 Light 6:21 13:13, 15, 16 63:7 70:18 71:9 lighted 21:2 Lighting 20:23, 23, 24 35:24 38:1, 4 39:14 70:18, 21 71:4 76:8 81:2, 3 85:22 86:14, 16, 24 87:8 lights 38:23 40:2 63:8	71:16 86:22, 23 87:1, 1, 3 limit 62:20 limited 13:9 line 67:10 lined 50:17 Lisa 47:17 50:4 list 48:7 52:25 listen 84:3 listened 44:19 Listening 44:11 58:22 literally 73:7 little 7:4 8:20 13:12 17:9, 24 18:20, 25 21:17 22:25 39:25 41:17 44:10 45:3 47:20 58:9 61:6 71:1 live 5:3 9:22 23:24, 25 26:4 34:14 40:12 41:6 43:23 46:11 49:19 50:5 51:4 56:16 57:6, 12, 21 59:20 60:4, 10, 14 63:5, 10, 22, 23 64:17, 23 65:11 76:17 77:7, 18 80:17 81:16, 22, 22 82:9, 15, 25 83:23 lived 26:5 27:7 76:25 80:18 81:16 82:5 lives 16:20, 21 26:13 31:18 41:15 43:19, 23 44:13 57:5 living 34:5 49:15 63:4 64:7 65:21 67:4 82:16 loan 90:18 local 2:15 9:25 51:23 53:6, 11 90:1 located 6:13, 18 9:15 14:23 19:20 21:5 65:24 86:4 location 19:24 22:5, 9 55:17 81:23 88:11 locations 33:18 87:5 locker 55:6, 12
--	--	--	---	--

London 31:25
32:1
Long 11:7, 9
17:18 22:10, 18
29:15 31:1
66:25 67:11
longer 37:7
54:22, 25 55:1,
2, 6, 9, 11 87:24
longstanding
40:19
look 7:4 8:25
19:2 20:8
22:16 25:7
37:13 58:14
60:2 61:16
63:1 64:20
68:20 73:6
86:11, 12 87:9
90:9
looked 51:8
61:17 75:16
looking 59:8
68:21 88:1
looks 33:3
64:21 86:16
LOS 1:5 2:12
4:21 5:3, 4
14:7, 12 36:7
72:13 90:22
losing 41:1
loss 37:7
lot 4:8 8:13
14:6, 19 18:12
21:5, 7 22:4
30:3, 7 31:8
32:17 45:15
48:4, 10, 20, 21
49:5 52:21
53:1 59:24
62:7 64:12, 15,
17, 20 68:18
69:2, 22, 24
70:12 82:2
84:17 88:6
lots 72:16 86:21
loud 58:18, 19,
23 82:15
loud." 15:15
love 48:16
50:11 51:7
60:25 61:1, 8
64:22 83:9, 12,
12, 12
loved 28:11
49:13
lovely 32:10
LRDP 11:8, 14,
18, 22
Lucinda 17:6

lucky 17:12
Lupine 76:17
luxury 14:15

< M >
ma'am 30:18
Madness 35:11
magazine 29:12
magic 31:13
main 48:8
50:13 59:25
80:25
maintain 26:23
27:1
maintains 22:22
maintenance
7:1 78:8
major 8:5 10:12
11:2, 7 20:25
23:23 27:2, 9
37:24 38:16, 20
39:10 45:11, 12
48:24 77:21
81:11 88:2
majority 67:20
87:17
Majors 38:12
39:7
making 15:4
44:2
MALIBU 1:1
6:13, 14, 15, 16,
17 9:25 10:5
13:24 15:7, 21,
23 16:8 17:1
23:21 24:22
26:5, 16 27:3, 4,
13 29:18, 21
30:20 32:20
34:9 35:21, 22
36:7, 7, 17
37:11, 22 40:12
42:21 43:5, 6, 9,
24 44:3 45:1
47:22 48:6, 12,
17 49:6, 7, 9, 19,
23 50:6 51:4,
15, 17, 20 52:5,
10, 11, 20, 21, 24,
25 53:3, 14, 18
55:25, 25 56:17
57:14, 21 58:6
59:3, 5, 15
61:19 62:6
63:1, 22, 23
64:1, 14, 17
65:11, 12, 13, 14
66:3, 7, 10, 20
67:1, 15 72:5
75:3 77:19, 20
78:4, 5, 9, 12

79:6, 7 80:17
81:6, 22 82:11,
13 83:7, 18
88:12, 16, 19
90:1
man 83:11
manage 41:16
management
24:10, 12 87:25
88:1
Manhattan 72:9
map 7:4 8:25
maps 66:23
March 35:11
margin 27:17
Mariah 34:21
37:21, 23
Mariposa 53:18
married 50:10
Marty 51:13
53:17, 20
Master 17:13
23:4
masters 76:19
match 30:13
material 38:18
91:3
materials 31:10
matinees 66:11
matter 3:10
4:14 38:17
maximum 7:10
8:3
McCARTHY 2:4,
11, 11 3:17
5:19 13:5, 23
17:9 25:10, 21,
25 27:21 30:14,
18 34:19, 22
36:15 37:18
40:10 42:15, 18
45:6 47:15, 18
50:3 51:11
53:16 55:20, 23
56:14, 18 57:17
59:11 61:13
63:20 65:4, 8
67:23 76:2
77:17 80:11, 15
81:20 83:16
85:8, 11 89:4, 7
mean 62:22
64:2 65:14
72:1 75:10
84:9 85:1
means 6:20
13:16 31:8
43:22 46:2
59:20 78:10
meant 11:9

measures 10:10,
15 23:18
mechanical 81:4,
4, 5
medicine 37:24
38:13 39:7
55:12
meet 18:7 61:4
meeting 2:14
49:7, 8 58:16
88:20 90:12
meetings 28:12
meets 24:24
29:13
member 28:4
42:22 43:16
56:23 66:20
members 2:15,
24, 25 25:11
28:17 29:8, 21
44:14 50:9
51:19
memories 16:16
29:9 50:9
memory 3:7
men's 54:2
mention 76:5
mentioned
12:21 18:18
20:11 22:10, 19
23:12 43:20
73:18 81:11
86:18 87:6
Mesa 10:5
63:23
met 77:25 83:1
meters 74:21, 23
86:4, 5
methodology
9:20
Michael 25:20,
25 26:3
Microphone
61:14
mid 61:14 68:4
middle 18:19
21:8
miles 50:18
milestone 11:7
Miley 79:15
Miller 65:6
76:16, 16, 18
mind 13:17
26:20 82:16
mine 31:1
36:20 53:4
Mineral 10:20
minimal 44:19
minimis 27:18
minimize 24:15

minimized 88:8
minimizes 45:1
minimum 9:18
minute 3:9, 22
85:9
minutely 66:18
minutes 17:10
25:14 67:24
76:4 77:2
misinterpreted
76:10
missing 38:22
mission 75:11
78:1 80:3, 8
mitigated 23:17
24:2 88:14
mitigating 72:24
mitigation 10:9,
11, 14 23:18
mitigations 86:8
mode 26:19
moment 41:24
57:7
moments 15:5
moms 47:23
Monica 14:24
27:16 34:24
77:1
monitored 10:10
monitoring 9:10
10:11
months 27:15
66:20
morning 10:12
14:8 49:10
69:3 70:6 74:4
90:5
Morningside
72:8
mother 30:7
motivated 36:23
84:19 85:3
motorcycles
74:5 82:8, 14, 18
Mountains 14:24
move 3:25
44:18 49:23
63:13 69:18, 20
81:15
moved 8:20
18:23 19:19, 21
60:2 72:18
81:25
movement
16:24 45:5
moves 44:15
moving 43:24
mufflers 74:5
museum 66:4

music 15:15
58:18, 19, 23
78:18 79:13
mutual 51:9
88:24

< N >
name 2:11 4:5,
6, 6, 9 17:11
25:19 26:1, 3
28:3 30:21
32:21 36:18
37:23 40:11, 14
42:19 45:9
50:4 51:14
52:23 53:17, 20
55:24 59:16
63:21 65:10
76:18 77:18
80:16 83:19
85:11
names 3:24
25:15, 21 30:15
34:20 37:19
42:16 47:16
51:12 55:21
57:18 59:12
65:5 76:14
80:12, 13
nation 33:4 67:4
national 14:22
40:20 41:25
42:2 43:13
44:5 54:3
nationally 66:3
nature 15:18
NCAA 8:10
18:7 21:24
26:11 39:2
75:19 78:16
near 9:4 73:11
nearly 7:13
Nebraska 31:7
necessarily
61:17 68:11
necessary 58:23
need 3:11
10:19, 21 11:2
18:6 19:6 20:2,
5, 23 21:2
39:19 40:23
56:5 57:2, 2, 3,
15
needed 3:8
18:9 72:18
needs 18:7
20:17 39:25
negative 22:8
neighbor 50:7
56:2, 10 63:25
66:16

neighborhood
79:4, 8
neighborhoods
74:1
neighboring 72:8
neighbors 5:23
13:24 27:3
36:9, 13 42:19
72:17 76:7 81:6
neither 27:11
79:3
nephew 50:10
nervous 47:20
net 7:14 20:11
22:7 87:22
never 33:5
36:20 46:25
Nevertheless
78:13
new 5:1 7:14
8:7 14:3 18:6
19:2, 15 20:2, 7,
11, 13 23:25
24:7 31:17
38:2 49:5
54:18, 19, 22
55:19 60:21
61:1 68:14
69:13 72:3, 6
75:23 77:6, 8
81:5 84:22, 25
86:9, 16, 23
87:7, 20, 23
88:11
newspaper 30:8
newspapers 90:1
nice 60:17 67:7
Nicolai 55:22
56:15
night 70:5, 13,
17 71:7, 18
73:25 74:3
80:22 88:3
night." 69:4
nine 73:17 90:4
nitpicks 67:9
noise 23:16
50:14, 24 55:7
68:17 69:6, 23
70:11 73:2
74:6, 12 75:8
78:21 81:4, 4, 5
82:15 83:3
85:22 86:1, 2, 4,
5, 6, 8, 9 88:13
normal 38:6
north 6:12 72:9
northeast 6:12
26:15 56:3
northern 8:16
northwest 6:12

Northwestern
72:11
note 13:11 17:9
notice 23:1
noticed 4:22
84:13
notices 4:23
notified 89:24
notoriety 30:3
number 6:5
20:1 23:17, 22
49:17 62:22
73:21 76:7
77:22 88:17
numbers 62:8
numerous 17:15
52:2

< O >
o'clock 49:10
70:13 90:5
ofo 1:3, 12 91:1
objectives 77:24
78:1
observe 27:7
observed 35:15
Obviously 54:18
71:8 78:17
occasion 58:13
occupancy 8:6
occur 4:17 24:5
occurred 68:12
occurring 88:5
occurs 4:17
Ocean 34:23
71:11
offer 28:5 34:9
77:5
offered 39:11, 12
offering 30:12
offers 55:15, 16,
17
official 2:19
offsite 9:2
ogres 71:21
okay 71:9 76:2
84:4 90:19
Okoboji 31:7
old 47:25 64:1
65:13
older 86:22
Olympian 43:11
Olympic 16:24
Omaha 31:6
once 45:23
70:10 89:8
ongoing 26:21
online 30:8
onsite 9:1
open 32:4, 5
60:25 61:4

64:13 74:3
89:10
opening 49:5, 9
opens 20:14
operated 66:6
operation 7:1
opportunities
19:12 37:15
opportunity
2:23 12:8 14:4
21:23 28:5
36:25 37:6
43:6, 9 44:2, 22,
25 45:3 57:2
77:13, 13
opposed 3:25
opposite 84:9
opposition
15:17 16:3 76:3
options 77:3
oral 4:10 12:1,
20
orange 13:15
order 40:23
78:16
ordinance 71:12
organic 30:25
organizations
35:8 56:24
organizing 36:6
Oscar 77:21
outdated 20:4
outer 7:17, 25
outline 6:4 7:4
outlined 85:17
outlines 66:23
outside 2:25
3:15 33:6 61:2,
2 66:9 72:5
83:23
overall 7:12
8:11 67:10
overcrowded
20:19
overriding 10:15
overstep 72:3
overview 6:2
overwhelming
51:6
owe 28:7
owner 82:1
owners 4:24
52:22 89:23

< P >
Pacific 30:20
32:20 36:17
37:22 42:21
45:8 47:24
48:2, 24 49:3,

16 57:21 59:15
83:18
page 86:3
Palm 28:2, 7
paned 75:5
panel 82:12
parents 15:3
29:25
Park 6:14 32:2
63:12 78:24
79:3 87:5
parked 22:1
Parking 6:7 7:8,
9, 9, 18 8:13, 15,
23, 24 12:9, 21
16:13 18:14
21:5, 7, 12, 14,
25 22:2, 4, 5, 7,
9 68:18 69:2,
22, 24 70:12
73:17 86:21
part 7:25 8:16
14:2, 9 26:13
28:15 31:6, 7
37:6, 13 38:22
40:17 44:4
47:12 48:13
62:5 66:13
70:1 74:13
87:25 88:9
participate 48:25
participates
23:21
participation
66:14
particular 86:3
particularly 19:7
44:7 65:25
parties 83:11
partner 56:10
partners 52:2
parts 35:19
Pasadena 1:20
72:14
pass 2:17
passing 34:12
passionate 28:21
Paul 2:11 59:13
63:21
pay 79:22
PCH 47:21, 21
48:7 64:24
67:6 79:7 88:21
peace 50:25
73:25 82:13
peak 10:13
pending 2:20
people 15:19
24:14 28:15
29:18, 23 31:14
32:3 33:2

34:16 35:3, 25 36:5 37:9, 10 38:8 43:2, 3 47:24 48:20, 21 49:8 50:15, 16 53:1 62:13 64:17, 22 67:20 70:10, 20 72:1, 17 73:3, 8 74:4 75:2, 13 77:25 80:6 84:18 PEPPERDINE 1:1, 10 2:7, 24 3:9 5:23 6:3, 24 11:6 13:21 15:8 17:13 19:4, 11 20:10 23:5 26:9, 13, 25 27:2 28:17 30:5, 10, 23, 24 32:23 33:12 34:8 35:17 36:20 37:1, 5, 8, 13, 25 38:10 40:8, 16 42:5, 5, 11, 12 43:7 44:3 45:10, 15, 19 46:5, 10, 12, 19, 24 48:3, 11, 12 49:22, 22, 24, 24 50:7, 9 51:7, 22 52:1, 16, 22 53:3, 9, 20 55:15, 16, 17 56:5, 20, 21, 22, 24 57:4 58:4, 12, 17 59:1, 2, 3, 8, 17 60:24 61:5, 9 64:6, 7, 12, 12, 16 65:20 66:2, 13, 24 67:11 68:17 70:2 71:23, 25 72:19 73:11, 22, 22 78:4, 15 79:11, 25 80:20, 21 82:11, 22 83:1, 9, 20, 21 84:8 85:12 87:15 Pepperdine's 24:25 27:5 35:2 37:10 39:6 56:2 63:25 64:19 77:24 79:21 percent 19:5 61:25 62:6, 7 64:21 78:9, 12 perfect 25:10	performance 19:17 43:22 44:5 perimeter 26:12 period 12:6, 7 14:5, 8 89:8, 13 periodically 3:8 permanent 67:14 permeate 69:6 permeates 68:17 permission 82:1 Permit 6:7, 7, 25 7:8 11:5, 19 12:9, 9, 21, 22 permits 12:8, 20 17:21 personal 39:17 58:9 personally 46:6 52:6 57:4, 11 64:16 persons 25:12 perspective 78:23 pertaining 9:13 phase 7:17 18:20 phases 7:16 18:18 phasing 7:15 Phil 35:17 64:3, 4 Philadelphia 83:23 Phillips 35:17 64:3, 4 phonetic 47:25 photograph 70:14 71:6 physical 43:17 pickup 19:25 picture 18:23 21:6, 8 22:2 45:13, 16 46:4 68:20 pictures 18:9 33:17 73:6 86:14, 20 piece 35:14 pilot 14:1 Pisa 33:18 place 12:12 16:7, 14 28:25 34:4, 15 35:3 37:8 43:13 60:15, 18 79:25 places 16:9, 16 29:7 46:25 61:17 plan 7:16 9:25 11:9, 17 17:13	22:10, 18 26:8 48:15, 16 49:2, 3 52:16 87:25 88:1 planner 5:21 PLANNING 1:5 2:13 4:12, 20 5:5, 20 6:2, 4 9:6, 25 11:2, 12 12:11, 15, 25 14:25 27:23 35:16 61:22 75:23 89:20 90:2 plans 17:18 23:4 39:9 60:21 61:7 66:18, 25 67:2, 11, 12 88:9 plant 10:6 71:10 planting 30:25 plants 9:16 play 15:15 18:13 21:23 36:23, 25 42:24 52:18 58:18 72:13 played 58:19 71:22 player 53:21 54:15 players 49:25 players' 42:6 playing 26:9 31:13 36:21 54:20 71:22 plays 39:21 plaza 8:14, 14 plea 90:18 please 3:14, 14 4:5 5:16 25:5, 6, 17 47:15, 18 61:12 65:5 80:15 83:8 pleasure 17:5 28:9 33:13 40:15, 16 Pledge 2:8, 10 Plover 26:4 plus 33:16 51:19 podium 4:4 13:12, 19 point 26:16 36:23 39:17 50:5 72:6 77:19 89:8 pointed 9:16 points 15:17 policy 76:19	politicians 16:25 Pond 32:3 pool 26:11 29:6 80:22 populated 15:19 population 16:10 34:6 78:5, 9 80:1 portion 7:18, 20 15:9 90:21 posit 44:22 position 26:22 28:11 45:22 58:21 positive 15:22 85:5 positively 61:8 possibilities 77:6 possible 15:25 16:7 40:1 70:10 possibly 35:4 posted 4:24 89:25, 25 potable 10:3 potential 9:9, 19 26:22 potentially 80:5 practice 38:5, 8, 22, 24 39:20, 20 40:2 54:24 55:2 practices 19:25 55:3 praise 60:11 pray 29:9 82:12 precinct 7:17, 25 8:1 precise 87:1 prefer 16:18 preferable 88:12 preparation 23:2 prepare 55:4 89:12 prepared 38:12 89:14 preparing 14:9 prerequisite 39:9 presence 14:22 15:6, 20, 23 16:11 27:5 65:20 present 81:2, 23 presentation 2:21 3:9, 21, 22 5:22 66:22 presenter 13:20 presenting 6:2 president 13:21 14:6 28:10, 13 35:17 42:3, 10 80:24	press 50:8 pressure 72:8 prestige 46:1 prestigious 61:10 prevents 74:4 previous 11:3 24:24 67:17 69:4 previously 20:15 23:8 86:25 pride 36:13 52:20 primarily 24:6 68:14 primary 16:6 80:8 prior 89:21 privacy 78:23 privilege 17:7 32:22 privileged 76:20 pro 81:8, 13 probably 53:2 64:21 78:8 problem 48:24 61:14 75:9 procedure 2:8 procedures 3:3 proceed 34:22 36:14 47:18 56:18 76:13 proceeding 4:16 proceedings 3:5 5:5 90:8, 14, 20 process 6:5 11:1, 23 13:4 14:3 68:10 85:16 90:21 produce 44:17 product 14:21 productions 66:9 productive 15:22 Program 6:21 10:11 11:8, 12, 15 19:20 20:19 22:11 35:20 53:23 54:14 programming 35:7 programs 11:11 21:1 24:12, 17 26:21 38:14 66:5 progress 58:25 59:1 Project 1:10 2:6, 16, 18, 20 3:2, 25 4:1 5:21, 24 6:3, 5,
--	--	--	--	--

9 7:1, 12, 15, 22
 8:5 9:1, 14, 23
 10:4, 9, 23
 11:16, 17, 25
 13:2, 3, 7, 9
 14:2, 16, 25
 15:3, 17 16:2, 3,
 6, 9, 12, 16 17:8,
 17, 23 18:2
 22:17, 22 23:3
 24:21 25:6
 27:9, 11, 20
 28:21 29:7
 31:2, 3, 16, 22
 32:5, 12, 16
 33:25 40:7
 44:9 45:13
 48:16 51:22
 52:16 53:8, 14
 56:9, 12 57:1,
 24, 25 58:2, 11
 59:7, 10 61:18,
 24 62:1, 5, 24
 63:14 66:19
 67:9 68:25
 69:25 70:2
 76:23 77:5, 12,
 22 78:14 81:8,
 13, 17 85:7
project's 40:24
Projects 6:1
 17:16
promise 29:17
promises 15:1,
 2, 3, 4
promoting 41:18
proper 31:10
property 4:24
 6:12 7:2, 6
 8:17 26:12
 81:25 82:1, 2, 4,
 8, 20, 24 89:23
proponent 26:7
 59:7
proponents 3:24
 25:12, 13 58:2
proposal 5:24
 9:23 11:4, 16,
 20 13:8 20:16
 68:14, 23 83:13
proposals 69:5,
 14 72:4
propose 70:9
proposed 2:16
 3:1 7:13, 15, 21,
 22 8:25 9:9, 21
 34:2 68:25
 70:2, 3 71:1
 77:22 79:2 80:9
proposes 7:2

10:5 44:17
Prospective 5:18
prosperity 27:5
protection 71:12
proud 14:2, 10,
 10, 13 37:13
 41:24 52:24
 53:5 61:9 87:16
provide 2:23
 11:15 17:8
 19:6 21:9
 37:14 41:19, 20
 43:9, 15 44:12
 76:23
provided 77:15
proress 63:15
psychology 39:8
PUBLIC 1:6 2:1
 4:21 12:4, 6, 17
 13:8 17:20
 25:12 48:6, 19
 49:7 76:19
 81:1 88:18
 89:21, 22 90:15
publication
 29:12
purchased 81:15
purpose 2:14, 23
pursuant 90:15
pursue 14:14
pursues 11:20
pushing 55:3
put 20:24 46:14,
 16 62:24 70:3,
 17 71:10 73:17
 74:21, 23 89:18
puts 54:20
putting 35:19
 78:23

< Q >

quad 21:8, 13
 60:25 61:4
quality 14:18
 27:12 44:21
 46:3 50:12
 68:16 75:25
 83:6, 13
question 5:14
 15:20 58:21
questions 5:12
 25:8 89:2
quick 29:24
 61:20
quiet 29:13
 74:1 82:3, 13
quoting 69:3

< R >

R2007 1:9 2:2,

6 6:6
RA 84:12
Rachel 42:17
 45:7, 9
Radke 30:17
 34:23, 23
raise 5:13, 16
 71:3
raised 71:23
raising 2:9
Ranch 51:16
Rand 65:6, 10
Range 11:7, 9
 22:10, 18 38:15
 66:25 67:11
ranked 45:19, 22
rankings 46:1
rarely 81:11
rate 61:25 62:5
reached 56:7
reaching 48:14
read 30:9 61:23
reading 30:8
reads 29:12
ready 5:10
 17:23
real 20:24
 28:20 35:1
 45:14 63:25
 64:9
realize 83:3
really 5:10
 15:10 19:15
 30:5, 6 36:1
 39:23 45:16
 46:2, 6, 22 47:8
 49:11 62:17, 22
 64:2, 8, 11, 25
 65:1, 3 71:11
 72:22 73:9, 10
 74:1, 20 75:8
 77:1 79:5 90:13
reason 23:23
 44:7 51:3 57:6
 80:9
reasonable
 20:16
reasons 27:19
 72:17 77:23
Rebecca 47:17
 51:14
rebuttal 85:10
receive 2:16
 12:3 89:21
received 12:1, 5,
 10 89:11, 12, 16
receptor 87:5
recognition
 30:11 84:15
recommence
 90:21

recommendation
 12:25 44:22
recommended
 23:18
reconsider 59:9
reconvene 68:2
record 6:5 26:2
 87:16
Recorded 91:3
recreation 7:19
 8:17, 19 21:18
recreational
 18:10 21:20
 63:7 77:6
recycled 10:3
red 13:15
redevelop 7:2
reduce 16:18
 64:24
reduced 16:4
 23:22
reduces 87:2
reducing 16:10
reduction 9:21
Reeder 25:24
 30:19, 19
referred 89:19
refined 23:3
regard 2:20
 14:22
regarding 2:6
 77:22
REGIONAL 1:5
 2:13 4:12 5:5,
 20 6:1 9:6
regular 40:5
reintegrate 19:14
reiterate 88:15
rejoin 19:10
relate 28:19
related 3:2
 68:24
relationship
 15:2 36:9
 71:22, 24
relatively 5:1
relocates 16:6
remain 10:13
remaining 7:23
 10:17 11:21, 23
remember 13:6
 34:11, 17 67:20
 83:25
remind 18:1
reminiscing 14:8
removal 9:2
remove 8:6
removed 8:13
 16:7
rendering 21:15

renovations 34:1
replay 5:9
report 3:2, 4
 9:7 47:8 61:24
 62:8, 14, 17
 73:18 81:12
 85:16 89:9
reporter 4:7, 11
 28:6 67:25
Reporters 1:19
reporting 10:11
reposed 14:12
represent 47:21
representation
 62:21
representative
 51:19
represented
 73:12
representing
 56:1, 19, 20
represents 42:12
request 3:18
 42:7
requested 7:8
 10:16
requesting 6:25
require 8:5 9:2
required 9:8
 10:9 78:15
requirements
 7:9 38:21
requiring 39:3
Research 6:18
 14:19
reside 43:23
resided 42:20
residence 43:17
 85:3
residences
 16:10 41:6
resident 33:14,
 22 65:12, 13, 14,
 15 77:20
residential 69:7
 78:3 87:6
residents 27:4
 49:19 51:23
 67:1 69:1
resolved 51:9
resources 9:17
 10:20
respect 77:25,
 25 88:24
respectfully
 51:21
response 66:15
 85:20, 23 86:11
 87:9 89:17
responses
 12:16 89:12

responsibility 64:9
responsible 58:13
rest 7:22 9:5 25:8
restate 4:9
result 74:25
return 31:23 33:21
returned 31:24 54:6, 12
reuse 88:13
revenue 52:4 75:18
review 23:13
Rhiannon 66:22 88:19
rice 32:10
Richard 76:15 77:18
ricochets 74:8
Ridge 40:12 71:2
riding 18:11
right 2:9 5:16 6:10, 10 7:5 8:23 11:24 12:10 25:25 27:25 50:25 53:3 61:2, 11 63:2 64:4, 22 74:14, 23 76:9 84:5
rigorous 38:14
road 16:11 41:22 47:20 51:16 55:25 62:5 63:23 65:11
roads 79:7
Rockwell 84:12
room 33:1 59:21 60:16
rooms 55:7, 12
rooted 28:22
Rose 25:24 30:19, 21
roughly 78:6
round 90:24
route 49:17
row 25:23
rugby 21:21
rumors 2:17
run 3:17 31:4
running 13:14
runoff 9:9
runs 62:6

< S >

SADARODSKI 56:15, 16, 19
Sadorodski 55:22
Safer 47:21, 21 48:2, 7
Safety 48:6, 20 49:7 81:2 88:18, 21
Samantha 65:6 76:16, 18
San 72:21
Santa 14:24 27:16 34:24 76:25
satisfaction 51:10
Saturday 35:10
Saul 42:17 47:19, 19
saw 33:22 70:7, 16
saying 2:8 54:17 82:17 84:1
says 24:19 62:14, 18
Sazlay 13:5
scenic 9:17
scheduling 39:15 88:6
scholarly 14:19
scholarship 76:21 77:15
School 7:18 22:1, 2 27:8 46:20 48:11 49:8 56:25 57:8 64:9 68:8 76:19 83:12
schools 20:5 30:2 41:20 87:17
seat 78:14 83:1 89:7
seating 8:6
seats 8:4 20:11, 12, 15 78:16, 25 79:1 87:14, 19, 20, 21, 22, 22, 24
Seaver 8:12 19:5 21:9 28:4
second 7:25 18:20 41:2 67:16
Secondly 38:6
seconds 13:15 17:10
secret 53:5
secrets 52:25, 25 53:3

Section 6:1 90:15
security 78:7
see 5:7, 8 6:11 10:21 13:12, 18 18:16, 19 21:7, 14, 19 23:10 28:9 31:1 48:22 58:25 59:3 67:6 69:8, 9, 12, 17, 20 71:7, 16, 17 73:7 74:7 84:13
seeing 33:16, 21 47:23 90:19
seek 40:19
seeking 24:25
seen 23:14 31:4 43:17, 22 49:13 50:8 65:16 67:2
seep 70:19
selfish 61:6
send 53:5
senior 36:18 41:22 45:10 59:17 60:10, 22
sense 28:22 46:12 64:9 84:17
sensitive 80:2
sent 4:23 11:25
sentence 61:14 68:4
September 15:12
Serpentine 32:3
serve 29:22 41:11, 21
serves 44:4
service 41:19 43:24 44:12, 21, 25
serviced 43:14
services 10:3 44:16 55:13 56:2
serving 28:10 33:13 40:15
set 4:22 11:3 12:13, 16 14:13 39:21 45:5 46:13 90:7
seven 59:22
sewage 10:5
shaken 83:10
Shane 47:25
Shanghai 31:25 60:1
share 14:16 28:18 29:9 31:20 32:5

40:25 50:9, 20 59:20, 21 66:25
shared 56:2
sharing 33:19
Shaune 1:19
Sheedy 47:17 50:4, 4
sheriff's 10:2 49:1
shielded 20:24
shielding 86:25
shields 70:24
shine 57:2
shoot 73:2
shop 42:25 52:20
short 11:8 26:12
shortened 55:2
shot 71:18, 18 74:7
shouldn't 21:24
show 18:9, 15, 22, 24 21:6 86:20
showcased 53:1
showcasing 66:8
shown 20:17 88:24
shows 18:17 19:18 86:4
shuttle 73:19
shuttles 24:11
sick 47:23
side 6:19 72:9
sides 16:25
signed 25:13, 16
significant 10:8, 13 69:1, 16 87:7
signs 4:24 89:25
Silver 20:9
Simon 55:22 57:20
sing 58:23
singing 66:5
single 38:21
sir 34:22 55:20, 23 67:23 76:2 80:11, 15 81:20 83:16
sit 25:22
site 6:10, 20, 22 9:5
sitting 28:12 64:4
situated 74:10
situation 33:10 34:2 39:1 50:21
six 7:12, 16, 21, 23 18:1 50:18

62:19, 20 66:20 78:11
sixth 8:22
size 51:5, 6 79:1
Skyline 80:18
slide 10:19 18:24 19:18 22:3
slightly 67:17
slowly 4:6
small 14:23 15:6 18:12 21:10 33:6 35:5, 14 64:2, 3 67:9 73:12 74:12 75:7 80:2
smiling 33:17
Smothers 66:8 74:13 80:22 88:3
soccer 8:8, 9 18:6 20:17, 19 26:9, 10 29:5 37:25 38:2, 4, 24 39:14 40:2 48:4 49:25 63:7 71:1 86:23
soil 57:5
solution 70:10
somebody 60:19 74:11
somewhat 79:13
song 58:22
sophisticated 66:5
sophomore 33:14, 15, 22 60:1, 22
sorry 22:6
sort 52:11, 13
sound 70:6 71:10 74:7, 16 75:2, 5, 6
sound's 74:17
soundproof 75:2
sounds 74:14
south 6:14, 15 29:25 31:25 42:4, 11
southeast 42:8
Southern 53:22
southwest 6:13
space 7:9 16:12 32:4, 5 34:5 60:20 61:1, 4 85:20
spaces 16:15 21:12 22:5, 7 30:16
speak 3:19 12:2 13:7

15:17 16:2
 25:16 28:5
 33:25 34:25
 45:12 47:14
speaker 3:11, 12
 27:25 30:14
 36:15 37:18
 40:10 42:15
 45:6 50:3
 51:11 53:16
 55:20 56:14
 57:17 59:11
 61:13 63:20
 74:11, 15 76:13
 77:17 80:11
 81:20 83:16
 89:5, 6
speakers 3:22
 5:18 67:18
 73:14 76:11
 80:14 81:8, 13
speaking 25:2
 28:12 32:22
 68:5 85:12
Special 6:1
 24:14, 17 36:22
 37:8 50:9 53:1
specific 11:17
 17:21 22:12, 14
 39:21
specifically
 35:21
speeds 4:9
spell 4:6 26:1
spend 27:22
 34:12
spending 28:16
 33:15
spent 14:6 48:4
 59:25
spillover 87:2
spirit 37:10, 11
 56:25 57:5, 8
spiritually 44:24
spoke 75:14
 88:25
sporting 48:22
 65:23 67:19, 21
 73:16
sports 18:12
 19:25 21:2, 22,
 23, 24 37:24
 38:12 39:7
 50:13 51:6
 54:10 55:12
 68:15 69:13
 72:3 75:10, 19,
 23 77:8 78:14
 81:1
Spring 39:11

square 7:14
 18:8 21:4
 22:24, 25 29:4
stadium 50:16
 70:14, 17
stadiums 72:15
staff 2:21 3:21
 5:20 12:24
 13:3, 23 15:25
 17:25 29:8
 42:19 47:4
 52:7 55:11
 57:13 89:12
stage 11:3
stakeholders
 23:22
stand 5:16 25:7
 44:8 68:1
standard 8:1
 9:20 10:5 43:14
standards 10:1
 18:7 20:25
 26:11, 23
standing 2:9
 14:16 25:4
stands 55:10
Stanford 30:4
Starrett 17:6, 11,
 12 85:11, 12
stars 16:23
start 2:7 3:21,
 24 5:11 25:15
 86:1
started 2:17
 52:25
starting 43:24
starts 61:14
State 6:14
 20:24 59:18
 60:6 66:4
 83:23 84:1
stated 27:19
statement 10:15
States 29:25
 42:4, 10
station 28:7
 66:6
stay 22:23 34:3
 37:6 45:24
 52:18
stayed 22:18
 83:25
stays 45:23
Steele 1:19
step 3:18
steps 11:3
stepson 64:2
Steve 59:13
stewards 14:11
Stockman 34:21
 37:21, 21, 23

stood 42:4, 10
 75:14
stop 13:16
storm 9:9
story 8:23
 29:24 37:12
 83:21
strategic 19:4
strategies 55:8
street 22:1 69:7
 81:23 82:18, 23
 90:3
strengths 3:1
stress 36:2
stressful 38:7
strict 39:8
strong 14:21
struck 26:17
 48:1
structure 7:18
 8:23 22:2
struggle 84:3
Stuart 51:16
stuck 65:13
student 7:10, 10
 8:14 16:10
 18:2, 17 19:5,
 15, 16 20:1
 23:9, 9 24:1, 22
 25:1 28:10
 29:11 30:23
 32:8 35:7, 13,
 18 36:5 37:1, 2,
 15 38:11 39:1,
 15 41:1, 5, 7, 8
 49:21 56:20, 21
 59:18, 21 60:6
 61:9 66:9
 68:23 70:1
 76:25 83:23
 90:18
students 7:11
 9:22 13:25
 15:2, 10, 14
 16:19 18:11
 19:6, 10, 12
 20:25 21:22
 23:24 29:8
 33:22 34:4, 8,
 11 35:3 36:5,
 12 40:5 41:2, 6
 43:22 44:13, 16,
 23 46:3, 10, 17,
 20 47:10 49:9,
 10, 14, 14 52:8,
 9, 18, 19, 22
 53:9 56:6
 57:13 58:12, 17,
 19 59:5, 22
 61:8 64:8, 22
 66:6 67:21

71:25 75:12
 76:8, 24 77:7,
 13 78:6 81:9,
 14 83:12 84:20,
 23 85:4
students' 43:18
studied 19:11
 23:15 33:16
studies 62:2
 74:17 75:15
study 10:18
 48:5 84:24 86:2
studying 19:12
 30:22
stuff 62:2
style 59:20
styles 81:18
subdivision
 69:8, 11, 23
 70:7 71:13
 73:21 74:11
subdued 79:13
subject 38:17
submit 3:7
submitted 3:13
subterranean
 21:12
success 28:19
successful
 20:19 39:19, 25
Suite 1:20
 59:20 84:11
summary 13:3
summer 26:15
 27:15
summits 52:12
Supervisors
 11:13
supplies 10:4
support 25:4, 6
 36:10, 11 40:7
 41:7 43:10, 12
 44:8, 23 45:4,
 12 46:8, 16, 17,
 19, 21 47:5
 49:20 50:2
 51:21 52:2
 56:12 57:3, 15
 59:10 61:12
 62:2 67:8
 76:22 80:10
 85:6
supported 46:9
supportive 23:19
sure 22:16
 24:13 30:5, 6
 34:21 58:7
 60:2, 8 63:16
 65:6 83:2
 85:23 87:10

surface 21:7
 69:24
surrounded
 6:11, 22
surrounding
 4:23 5:23 89:24
surroundings
 43:18
Susan 42:17
 47:19
sustainability
 20:10 24:23
 53:11
swam 26:11
swear 4:3 5:17
 25:18
swearing 5:11
sweet 32:9
swimming 80:22
sworn 4:3 5:18
 25:17
syndrome 67:25
system 9:10
 13:11
Szalay 5:19, 25,
 25

< T >
take 3:5 4:2
 12:12 13:1
 27:21 35:24
 36:13 38:21
 52:20 61:16
 63:1 67:17, 23
 68:2 89:7
taken 4:11, 14
 9:3 64:18 68:3
takes 16:14
talents 31:21
talk 45:14, 15,
 18, 25 47:3, 4
 48:9, 10 49:2, 3
 75:1
talked 21:17
 69:5 72:14, 19
talking 69:2
 83:25 84:18
talks 68:24
Taste 52:11
taught 28:17
tea 60:18
teachers 47:4
 84:5
teaching 14:20
 53:11
Team 30:24
 32:8 35:18
 36:19 37:25
 38:9 39:18, 22,
 24 40:4 42:5, 5

53:25 54:1, 3, 8,
14 56:22
teammates 38:3
39:22
teams 24:12
40:21 41:25
53:25 54:10, 21,
23 55:3, 9
teams." 15:12
teams' 55:6
tears 37:4
**telecommunicatio
ns** 38:13
television 70:18
tell 17:24 27:22
28:11 33:3
62:4, 17, 23
63:16 79:14
82:7 83:20
telling 4:25
62:19
Temple 90:3, 4
temporarily
81:14
temporary 67:13
87:20, 21
ten 67:24 70:13
71:3 76:4
tens 35:13
term 3:4 17:18
terms 10:23
27:9 44:24
Terrace 50:5
77:19
terrific 22:9
66:4 75:12
testify 3:10, 14
5:14, 15
testifying 13:18
25:5
testimony 4:2,
10, 13 12:1, 20
13:8 25:18
88:20
testing 82:17
thank 2:4 13:5
17:3 25:9, 10
27:20 30:13
32:18 34:18, 19
36:14, 15 37:16,
18 40:9, 10
42:14, 15 45:5,
6 47:13 50:2, 3
51:10, 11 53:15,
16 55:19, 20
56:13, 14, 18
57:15, 17 59:10,
11 61:12, 13
63:18, 20 65:4
67:22, 23 76:1,
2 77:16, 17

80:10, 11 81:18,
20 83:15, 16
85:7, 8, 11 89:3,
4 90:23
that's 2:18 3:15
6:5 8:4 11:1,
11 12:5 15:24
16:3 22:5, 24
23:1 24:3 26:8
29:2 31:13, 16
40:24 42:11, 11
43:5 45:22, 23
49:17 62:7, 13,
21, 21 63:9
68:12, 25 69:10
73:25 76:9
79:1 82:24
86:10 87:10
88:7 89:6, 6, 15
theatre 15:11
66:1, 8 74:13
78:24 80:23
88:4
theatres 66:4
theme 31:4, 5, 6
there's 5:12
16:17 29:3
41:13 54:17
55:7 61:16
64:12, 15 68:6,
22 69:21 71:13
72:10, 24 75:12,
15 78:11 79:16
82:10 86:3
90:15
they'd 18:12
79:22 84:7
They're 53:10
69:2 71:3 72:1
85:4
they've 19:11
41:15 52:11
56:7, 8, 9 58:4
62:2
thing 13:6 27:1
28:11 34:17
52:11, 13, 24
60:12 62:25
64:11 74:17
79:25 80:4
things 4:9 9:8
20:20 22:17
23:11 34:4, 8,
13 36:6 46:23
52:6, 24 53:1, 8
60:2 64:10, 15,
18 72:23 84:22
86:15 88:2, 17
think 5:10
14:11, 22 16:19
17:25 18:8, 18

19:15 20:1, 15
21:22 22:3
23:14 27:3
30:12 34:16
35:1 41:17
47:6, 7 48:16
51:1 56:24
58:1, 1, 4 61:7,
16 62:21 63:18
64:7, 17 72:2,
24 73:13 74:24
79:16, 25 80:4
84:21 85:2, 17
86:20 88:11, 12
thinks 57:5
Third 6:6
thirdly 38:7
thoroughly 42:9
thought 20:15
33:6 60:8 86:14
thousand 33:2
thousands 35:13
threatened 27:14
threatening
50:22
threatens 51:3
three 8:23
25:14 35:15
38:2 42:20, 23
47:23 85:21
thrive 57:6
thriving 29:13
throws 39:23
THURSDAY 1:2
Tibet 31:25
time 5:9 13:10,
13 14:7, 9 17:1,
19 20:21 27:20,
21, 22 28:9, 16
29:15 31:1
32:10, 18 34:18
39:20 40:3, 3, 5
41:16 46:24
48:4 54:19, 25
55:2, 18 57:23
58:15 61:2
65:2 66:17
68:6 70:12
73:3 75:17
76:4 83:21
85:8, 10 89:11
90:6
times 2:17 38:5,
19, 24 54:24
79:9
timing 13:11
25:10 35:23
tired 47:23
today 12:1, 24
14:14 17:16
45:12 47:14

63:18 73:14
90:14
today's 12:1
told 12:19 79:11
tonight 2:5, 6
13:6, 7, 20, 25
15:16 17:2, 22
20:1 25:2
32:22 33:25
34:25 38:1
44:22 57:23
76:12, 20 77:21
81:9 85:14, 25
88:24 89:3
90:20, 23
tonight's 2:14
tools 31:10
top 18:23 21:6
45:19 53:3
55:15, 17 69:11
73:7
topography
66:23
total 19:2 22:5,
25 23:3
totally 41:5
49:9 65:3
touches 15:13
tough 79:8
Tower 33:18
Towers 84:12, 21
town 18:8 21:4
29:4, 13 33:6
52:18 65:21
Township 66:20
track 20:20
tradition 40:19
traffic 9:19, 20
10:12, 13 13:13
22:14 23:20, 21,
22 24:7 27:14,
17, 18 44:20
50:15, 22 61:23,
24, 24 62:4, 6
64:24 67:6
72:23, 25 78:21
80:6 81:1
85:22 87:12
88:7, 18
traffic's 62:1
tranquility 50:25
Transcribed 1:18
Transcription
1:19
transformed
21:7
transportation
24:10 52:17
travel 49:17
traveling 31:24

travels 33:20
treated 66:21
today's 12:1
22:15 23:16
tree 76:8
tremendous
78:11
tremendously
81:18
trip 83:24
trips 23:23
44:20
true 18:5
truly 34:14
84:18
trust 14:11
try 24:15 43:2
55:4 57:24
62:15 65:9
trying 37:9
48:1 63:3 71:20
tunnel 67:25
turn 68:23
tutors 15:10
TV 63:8 66:6
70:22
two 2:15 7:16
24:17 30:6
38:15 39:13
42:16 49:10
50:16 51:12
54:12 55:21
57:18 59:12
61:25 66:4
76:14 79:7
80:13, 25 82:3
86:5 89:21
Tyler 50:21
68:19 69:8, 10,
13, 15, 18, 19
72:25 73:15, 20,
24 74:12, 23
82:8 86:5
types 78:19, 19

< U >
UCLA 72:13
Uhring 59:13
61:15
ultimately 11:13
umbrella 11:18
unable 90:11
unavoidable
10:14
undergrads 8:2
undergraduates
26:22
underground
8:14 9:10
underneath

21:14	upgraded 18:7 20:18	visual 22:8, 15 23:16	69:13 70:20 74:10, 15, 21 85:5	25 80:25 83:2 84:14 89:7, 17
undersized 20:4	upgrades 10:5	visualization	ways 38:2	went 17:15
understand 11:2 44:10, 11 56:4 63:18 77:1	upgrading 19:3	19:1 20:8	41:21 52:2	23:12 32:1, 1 79:21
86:10	upper 7:25	volleyball 20:6	72:24 79:23	weren't 30:5 77:15 84:2
understandable	39:10 60:5	36:19, 21 54:1, 3	WCC 54:1, 2	West 1:20 44:6 54:8, 21 90:3
73:4	74:13	voluminous	we'd 75:24	West" 30:9
understanding	urban 6:23	89:15	we'll 3:15, 23, 25 5:19 18:24	what's 21:6 27:10 39:11 41:17 62:7, 23 83:4
2:16 38:18	urbanization	volunteer 15:11 43:1	19:2, 3 21:5	41:17 62:7, 23 83:4
78:15	63:4	volunteering	22:4 61:21	wheat 32:25
underway 31:2	USC 30:4	52:9	68:2 76:13	White 42:2
undisturbed	use 3:3 6:7, 25	< W >	81:16 86:11	wide 52:23
22:23	9:24 11:5, 19	walk 29:21	87:10 88:9, 19	wildlife 63:10
unending 52:2	12:9, 21 17:21	34:13 55:9 79:1	89:25	Williams 42:17 45:7, 7, 10
unique 32:14	18:11 21:18, 20	walked 26:11	we're 2:20 5:10, 10 7:6 11:23	willing 41:10 66:15, 25 82:9
33:13, 19, 23	44:20 49:16	32:2	17:16, 22 18:13	Wilson 51:13 53:17, 17, 20
34:2 39:1 44:2	61:5, 25 70:4, 5, 18	walking 29:4	23:10, 19 24:3	win 37:7 54:3
uniquely 43:15	useful 64:16	walls 71:11 75:6	25:11 46:16	windows 69:17, 19 75:3, 5
United 42:4, 10	uses 20:20	want 3:18 4:18	48:1, 19, 25, 25	winners 42:2
units 34:1	23:6, 7	5:7, 8 19:13	49:18 51:1	winning 40:20 41:1, 13
unity 57:8	utilize 70:12	35:5 36:1	52:24 54:4	wish 3:10, 13 12:2 65:12
Universal 78:25, 25	< V >	40:25 41:4	61:11 62:13	wishes 5:15
universities	vacant 6:11	45:15, 25 46:17	63:3 64:23	women's 20:19 36:19 37:25 53:25 54:1
26:19 45:20	valid 87:10	47:6, 6, 13	67:23, 25 71:20	won 41:25
72:6	Valley 64:15	52:19 60:16	82:18, 19 83:2	wonder 62:3 64:6 79:5
UNIVERSITY 1:1, 10 2:7 6:24	72:21, 21	63:13, 13, 14	88:1 90:20	wonderful 20:18 30:1 42:8 48:16 75:11, 13 83:11 90:24
13:22, 24 14:15	value 71:21, 24	71:11 76:10, 14	we've 14:10, 11	wonders 64:6
15:18, 19, 20	valued 56:10	80:12 83:20	15:1 23:15	word 45:14, 14
18:3 20:18	Vantage 50:5	85:21 87:13	35:9 44:12, 19	words 32:24
21:9, 11 23:2, 10, 20 24:13	77:19	88:15 89:1, 8	78:4 81:16	work 17:12 24:4 28:6
26:20, 24 28:8, 24 29:16, 23	variety 21:21	wanted 29:24	83:10 84:21	36:22 38:12 41:14, 14, 15
30:23 31:19	venue 16:6	35:14 45:12, 18	85:24	42:24 49:18
32:7 34:2, 6	venues 48:21, 22 49:5	67:16 76:5, 6	weakens 39:24	52:8 53:8
36:3 37:1 40:9, 16 44:3, 17	version 2:19	wants 62:9	weaknesses 3:1	58:15 64:25 89:1
45:10 49:22, 23, 24, 25 50:11	Veteran's 72:16	88:22 90:17	weather 61:3	worked 22:11 35:16 73:25 85:19
52:1 55:15, 16	vibrancy 27:5	Washington	web 90:9	working 5:6 17:7 24:16, 16 48:5 53:10
57:11 59:2	65:22	33:1 42:6, 8	website 4:23	
61:10 65:21, 21	view 5:3 27:18	waste 22:14	5:4, 6 62:3	
68:8 70:3 71:6, 21 72:11, 12	58:9 64:1	wastewater	89:25 90:11	
73:5, 11 74:6	71:12 80:18	23:16	Webster 43:3	
75:11 76:1, 6, 24 82:11 85:14, 15, 23 87:15	views 71:12	watch 25:3	Wednesday 90:5	
88:5, 8, 15, 22	villages 46:11	54:10	weekend 5:8 27:16	
university."	vis 26:22, 22	watched 53:25	weekends 24:5 66:11	
29:14	vision 31:1	54:1, 2 82:6	weeks 30:6	
University's	36:23 46:15	water 9:9, 10	89:21	
24:23 43:8	47:3	10:3 22:14	welcome 14:1, 1, 1 18:8 21:4, 10	
52:16	visions 46:8, 13	Watson 37:20	welcoming 23:9	
unmitigated 86:9	57:3	40:11, 11, 14	Well 2:18 6:17 12:18 13:19	
update 67:13	visit 41:22, 22	57:19 59:14, 14, 14, 16	23:12 25:25	
upgrade 7:19	visited 26:18 36:20	Waves 15:12 29:5, 10	34:9 37:3	
	visiting 24:11	way 15:15	38:13 41:16, 18	
	55:3, 6, 9	18:23 19:9	46:8 52:3	
	visitor 53:6	26:4 27:12, 14	64:18 65:1	
	Visitors 51:16, 20 53:13	31:17 32:13, 14	73:15, 25 75:3,	
	vistas 9:17	39:3 44:15		
		59:1, 4 63:3		

88:9, 16, 21
workouts 54:24
works 13:12
 24:13
world 28:20
 30:12 31:20, 25
 33:19 37:9
 41:11 46:18, 21,
 23 47:9 52:23
 53:2 56:5, 6
worship 31:11
wouldn't 61:2
 67:7 77:14
 80:10
write 4:18
written 4:13
 12:18

< Y >

Yale 30:4
Yasick 80:14
 83:17, 17, 19
year 7:16 15:13
 33:14, 15 35:7,
 11 39:5, 8, 12
 54:6 59:18
 60:1 61:25
 64:1 65:12, 13,
 14 77:19 79:10
 84:11, 12, 13, 21
years 7:16, 21,
 23 11:3 14:5,
 14, 18 17:19
 26:6 27:1 30:2
 32:23 34:12
 36:19 38:6
 39:13, 16 40:17
 42:20, 23 47:25
 54:4, 12 65:16,
 20 68:13 73:21
 80:19, 19 81:16,
 17 82:5 83:10
York 61:1 72:6
you'll 4:4
you're 4:16 5:6,
 14 13:17, 18
 15:8 25:5, 6
 27:24 48:20, 21
 55:8 58:22
 62:19, 20 63:6,
 8, 16 71:4
 74:24 82:25
you've 23:14
 90:23
young 14:23
 15:19 43:2
youthfulness
 65:22

< Z >

zone 11:10, 12,
 15 19:20 22:11
zoned 6:20
zoning 6:22, 23,
 23

Public Hearing Response to Comments**Response to Comment PMC-1**

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PMC-2

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. The testifier cites how previous projects on Pepperdine's campus were neither intrusive nor damaging in any way to the testifier's quality of life in Malibu Country Estates.

Response to Comment PMC-3

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. The testifier specifically cites that they view the impact on traffic as minimal based on the traffic impacts they routinely experience on the surrounding roadways.

Response to Comment PGL-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. The testifier cites how the Project is rooted in a deep sense of community.

Response to Comment PERR-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. The testifier cites how the Project will help the community grow, enhance the lives of students and provide open space to share.

Response to Comment PKFI-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PCR-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PKFR-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PMS-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. The testifier specifically cites the benefits of lighting the new soccer field. Specifically, the testifier points out how a lighted field would benefit the student body and eliminate the current conflict that students experience, having to choose between student laboratory class times and having enough daylight to practice soccer.

Response to Comment PJW-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PJK-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. This comment cites the benefits of the proposal to the University and mentions how the Campus Life Project will improve traffic and daily use trips. The increase in the number of students living on-campus would reduce the number of student commute trips. The upgraded and newly constructed facilities will reduce the need for students and staff to travel off campus to meet their needs and interests. The CLP would, at the conclusion of both Phase I and Phase II, result in a decrease in both daily and peak hour traffic generated at the campus, which would result in traffic reductions on the surrounding roadway network.

Response to Comment PRW-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PSS-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. This comment expresses support for the Project and cites the benefits of the proposal to the University, but also voices concerns about and requests focused study on making Pacific Coast Highway safer. The testifier requests additional involvement with the Sheriff's Department and conversations with Caltrans. Beginning in 2008, the University convened an Advisory Transportation Committee (ATC) to discuss the Campus Life Project. Both Caltrans and the Sheriff's Department are members of the ATC and participated in three meetings to review the impacts, and mitigation strategies of the CLP.

Concerns regarding increases in traffic on Pacific Coast Highway have been brought to the attention of the Los Angeles County Sheriff's Department (LACSD). Traffic studies have concluded that due to the anticipated reduction in average daily trips (ADTs), as a result of the increase of on-campus residents, would result in beneficial impacts to the surrounding intersections during peak traffic hours.

Response to Comment PLS-1

As stated in Section 5.8, Traffic and Access, of the DEIR, the AEC is intended to replace the Firestone Fieldhouse as the campus' main sporting venue, and provide the same types of uses and activities that currently occur on-campus. The CLP does not propose to significantly increase the number of events held at the University. The majority of the events held at the new AEC would not generate additional traffic above and beyond the traffic that is generated by these same events held at the Firestone Fieldhouse, as they would accommodate the same number of attendees.

Data collected at the Firestone Fieldhouse shows that a significant number of event attendees come from students, faculty and staff residing on the Pepperdine Campus, thus not all attendees at a 5,000-person event would drive to the campus. The analysis of peak events presented in the DEIR found that 40% of the attendees at large events come from the campus and do not drive. Furthermore, the vehicle occupancy for patrons attending events is 2.5 persons per vehicle. Based on these statistics, a 5,000-person event would equate to 456 additional vehicles traveling to the campus compared to a full size event at the existing

approximately 3,570-seat Firestone Fieldhouse. Contrary to the testifier's assertions, a 5,000-attendee event would not result in an additional 2,500 cars. See Topical Response 4: Special Events.

It is also noted that the DEIR identifies numerous mitigation measures to accommodate event traffic at the new AEC. The mitigation measures include a detailed event management plan to handle on-campus parking and traffic as well as a Transportation Demand Management (TDM) Program for events attended by over 3,750 persons that start or end during the A.M. or P.M. peak periods and draw the majority of attendees from off-campus sources.

Response to Comment PLS-2

As stated in Section 5.5, Noise, of the DEIR, noise impacts, considered in conjunction with the reduced overall commuting that will result from the Project and taking into account occasional special event traffic impacts, are considered less-than-significant. The noise impact analysis concluded that there would not be a substantial change in the MCE acoustic environment resulting from CLP implementation.

Response to Comment PLS-3

The Firestone Fieldhouse, which currently features 3,100 fixed seats, would be replaced as the campus' main athletics and events venue by the new Athletics/Events Center, which would feature 5,000 fixed seats, for a net addition of only 1,900 seats above existing conditions. The seating capacity of the proposed AEC is also commensurate with other local schools and schools in the West Coast Conference. Importantly, the proposed AEC is located at a more interior portion of the campus, and is further away from off-site residences, than the existing athletics facility.

Response to Comment PRE-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. This comment expresses support for the Project, cites the benefits of the proposal to the University and highlights it as a cultural and economical asset to the surrounding community. The testifier cites benefits resulting from the Project such as improving transportation and the residence halls.

Response to Comment PMW-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. This comment expresses support for the Project, specifically the Athletics/Events Center, and cites the necessity and benefits of the proposed improvements.

The testifier elaborates on the current deficiencies of the existing Firestone Fieldhouse: juggling all of the athletic teams in one facility for practice times and workouts, competing with intramurals and cheerleaders for use of the gym, sharing practices with visiting teams at the facility which results in shortened practices, adjacency of home and visitor locker rooms and the locations of concession stands (impeding where visiting teams walk), locker rooms, sports medicine facilities and academic services.

Response to Comment PFB-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PNS-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PSB-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PAW-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PSU-1

The commenter asserts that the traffic study for the Project utilizes a 2% ambient growth rate every year that is inappropriate in light of Caltrans website data that currently shows a rate between 6.48 and 10.15%. Contrary to these statements, however, Caltrans historical count data shows that PCH traffic has grown at a rate of about 1% per year. Thus, the 2% per year growth factor applied in the traffic study for a 12-year period is very conservative.

Response to Comment PSU-2

See comment PLS-1.

The AEC is intended to replace the Firestone Fieldhouse, which currently hosts a variety of athletic and other events throughout the year. Please refer to Topical Response 4: Athletics and Special Events, for further discussion. As stated therein, the CLP does not propose to significantly increase the number of events held at the University beyond current existing conditions. Moreover, the majority of the events held at the new AEC would not generate additional traffic above and beyond the traffic that is generated by these same events held at the Firestone Fieldhouse, and would accommodate the same number of attendees.

Response to Comment PSU-3

The commenter raises concerns regarding the impact of the proposed lighting on the community, wildlife, and campers, as well as the potential for the Project to create light trespass, or excess light levels beyond the property boundaries. However, as stated in Topical Response: 2, Lighting, and Section 5.7.2 Light and Glare of the DEIR, the Project's lighting impacts are considered to be less than significant upon implementation of all required Mitigation Measures. As stated in the DEIR, simultaneous use of the baseball and soccer fields (which would be rare) would also not result in significant impacts after mitigation. Finally, it is important to note that nationally and regionally broadcast soccer games would occur less than 10 nights a year and the Upgraded NCAA Soccer Field Lights would generally operate to provide a maintained illuminance of 50 footcandles.

Response to Comment PSU-4

In response to the testifier's comment regarding the impact of the proposed Project upon the community, the testifier is referred to the above discussions and to the mitigation measures in DEIR Section 5.4 Air Quality, Section 5.5 Noise, Section 5.7 Visual Resources and Aesthetic Qualities, Section 5.8 Traffic and Access, Section 5.9 Public Services and Section 5.10 Public Utilities for impacts upon the surrounding community.

Response to Comment PPG-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process.

Response to Comment PRC-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. Specifically, commenter notes the benefits of living in a University town, notes that the campus is the cultural heart of Malibu, and the willingness of Pepperdine to reach out to community.

Response to Comment PRC-2

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. The testifier responded to comment PLS-1, regarding traffic impacts from sporting events and the additional cars that would be introduced into roadways, by stating that the majority of attendees of campus sporting events “are going to be students from the campus.” This statement is accurate and reflects the fact that for the majority of events, most of the attendees are on-campus residents, faculty and staff.

Response to Comment PRB-1

As stated in Section 5.11, Land Use, of the DEIR, the University’s long-term planning documents were reviewed extensively by both the County and the California Coastal Commission (“Commission”) throughout the 1980s. The DPZ is implemented through the County’s issuance of site specific Conditional Use Permit approvals. The LRDP/SPD is implemented through facility-specific requests for Notices of Impending Development. Changes to the LRDP/SPD are processed through requests to amend the LRDP.

The commenter asserts that the cumulative effect of the campus’ development over time has had an adverse effect on the surrounding community. However, since the 1990 approval of its long range plans, the University has been implementing build-out through site-specific environmental review and approval of facilities with slower growth and a somewhat longer timeframe than was originally contemplated. Only a handful of site-specific approvals have been undertaken by the University since the DPZ and LRDP/SPD were approved. These include CUP No. 91-156, approved by the County in December of 1992, which allowed Pepperdine to increase its enrollment to 3,000 FTE students, add temporary and permanent student housing facilities, gymnasium facilities, 268 additional parking spaces, and to continue the previously granted campus parking ratio of one space per FTE. In 1997, the County approved CUP No. 96-049 and CUP No. 96-050. The two CUPs allowed for construction of previously-approved academic, recreation, and parking facilities, resulting in a combined on-site building square footage increase of 268,800 square feet. In 1998, the University realized the previously-approved plans for a graduate campus through the approval of the Graduate Campus Project (“GCP”), CUP No. 97-191-(3). The GCP approved build-out of the University’s graduate campus with approximately 385,000 square feet of residential, academic, and support facilities as conceptually approved in the DPZ and the LRDP/SPD. CUP No. 97-191-(3) further increased the campus enrollment to 3,500 FTE, and continued the University’s requirement of one parking space per FTE. Since the GCP, in 1999, the University obtained approval to construct a 1,100 square foot expansion of the law school and the construction of two academic support centers totaling 55,000 square feet. In 2006, the 9,500 square foot expansion of the Elkins Auditorium was approved, construction of which is currently underway. Most recently, in 2008, the County and Commission approved the build out of a 25,992 square foot expansion of the Firestone Fieldhouse.

Response to Comment PRB-2

Please refer to Section 5.5, Noise, of the DEIR, as well as Topical Response: 3, Athletics/Events Center Noise, for discussion of the Project's noise impacts, all of which were found less-than-significant upon implementation of all required Mitigation Measures.

Response to Comment PRB-3

As a related Project, the EIR analyzes the effects of the conversion of the Firestone Fieldhouse (FFH) to a student recreation center as part of the cumulative impacts assessment for each environmental issue areas. The development of the Project, in conjunction with the FFH and other related projects, is not anticipated to result in a significant cumulative noise impact. The DEIR notes that the FFH, in absence of separate athletic and recreation centers, serves as the venue for informal recreation, events, intramurals, and competitive intercollegiate athletics. The proposal will relocate over 280 student athletes, coaches, trainers, and support staff to their own facility. Dances and concerts are existing uses at the Firestone Fieldhouse and the University intends to continue hosting such events at the renovated facility. However, Pepperdine will remove spectator seating from the Firestone Fieldhouse following completion of the AEC. Noise associated with the conversion of FFH to a student recreation center is evaluated in detail on page 5.5-24. Single event noise (door slams, conversation, etc.) from parking lot use will be less than existing conditions at the eastern tier of MCE homes. See Topical Response 7, Related Projects, for further discussion of the FFH conversion.

Response to Comment PRB-4

As stated in DEIR Section 5.5, Noise, and in Topical Response 4: Athletics and Special Events, the Project would relocate the campus' main athletics venue from the Firestone Fieldhouse, which is located on John Tyler Drive directly adjacent to the Malibu Country Estates, to an interior campus location. The commenter raises concerns that the AEC will generate greater traffic impacts on John Tyler Drive. However, and as stated in Topical Response 8, John Tyler Drive, the majority of traffic traveling to and from events at the AEC will use Seaver Drive. This is because parking for events at the Fieldhouse currently occurs within the parking lot adjacent to the Firestone Fieldhouse as well as on John Tyler Drive and the parking lots located north of the Firestone Fieldhouse along John Tyler Drive. These parking lots and street segments are also located directly adjacent to the homes within the Malibu Country Estates. Given the current location of the Firestone Fieldhouse and the parking lots used for events, the majority of traffic generated by events travels on the segment of John Tyler Drive adjacent to the Malibu Country Estates.

Parking for the new AEC will be provided in a new parking structure located adjacent to the AEC and in the School of Law parking lot located on Seaver Drive. Given the location of the new AEC and the parking lots that will accommodate event patrons, the majority of traffic (approximately 70%) traveling to and from the event will use the Seaver Drive gate and Seaver Drive-Huntsinger Circle to access the AEC and will not travel on any segment of John Tyler Drive.

For further discussion of the effects of closing John Tyler Drive, please refer to Topical Response 8: John Tyler Drive.

Response to Comment PRB-5

The comment does not state an environmental impact. Comment will be forwarded to the decision maker for consideration.

Response to Comment PRB-6

Please refer to response to comment PRB-3 for a discussion of the Firestone Fieldhouse as a related project. As stated therein, no significant cumulative impacts would result from development of the Project in addition to the Firestone Fieldhouse expansion. Under Federal and California law, public agencies may only impose project conditions and mitigation measures that relate to the impacts caused by a development project. The measures suggested by this comment lack a nexus to environmental impacts caused by the Project.

Response to Comment PRB-7

Please refer to Topical Response 7: Related Projects, for a description of the baseball field as a related project. As stated therein, the baseball field lighting was previously approved as part of the University's long-term plans. Importantly, EIR mitigation measures require nationally or regionally broadcast games to occur a maximum of 10 nights per year. In addition, the DEIR found that no significant lighting or noise impacts would result from development of the baseball field and the Project upon incorporation of all required Mitigation Measures. For example, a 10 pm curfew would be required for certain events at the field. In addition, MM 5.7-2-1 requires state-of-the-art lighting technologies be used on the field such that "all outdoor lighting shall be designed, located, installed, hooded and aimed downward or in project-interior directions towards structures. No lights shall be directed towards nearby residences or open space." Furthermore, screening devices and lighting guidelines will be applied to minimize any light pollution, glare or trespass.

Response to Comment PRB-8

The majority of this comment does not raise a specific environmental impact. The comment will be forwarded to the decision maker for consideration. For discussion of the Project-specific and cumulative impacts related to lighting, please refer to Section 5.7.2 of the DEIR. As stated therein, with implementation of the required mitigation measures, the potential impacts of light and glare would result in a less than significant impact on surrounding residences

Response to Comment PRB-9

An option that considers relocation of the Athletics/Events Center is analyzed in the DEIR. As discussed in Section 6.0, Alternatives, constructing an event center at an off-campus location would result in increased traffic entering and exiting the Pepperdine campus on regular basis, as moving the sports venue off-site would require the students, faculty and staff that are on the campus to drive to and from the new venue for all sporting events. Student athletes, coaches and athletic department staff would also have to commute between the Pepperdine Campus to the off-site sports venue on a daily basis for practices. This would result in increased traffic generation at the campus.

Response to Comment PRB-10

The commenter raises concerns about ingress and egress along John Tyler Drive during special events. Please refer to Topical Response 8: John Tyler Drive, and Section 5.8 of the DEIR, for a discussion of the effects of closing John Tyler Drive during special events.

Response to Comment PRB-11

Please refer to Topical Response 8: John Tyler Drive for a discussion of the history of the John Tyler Drive closure.

The comment suggests an acoustical relationship between topography and amplification of sound levels because of a "speaker effect." Numerous sound measurements at the eastern tier of MCE homes have

never discovered a “speaker effect.” What is ascribed to “small noises” from John Tyler Drive or from the upper campus coming right into MCE homes is only a reflection of changing background levels. As seen in Table 5.5-5, background levels at midnight are 15-20 decibels (dB) quieter than during the daytime at the two MCE noise-monitoring locations. A single event noise that would be heavily masked by background conditions from 6 A.M. to 11 P.M. suddenly becomes clearly audible at night. That condition is due to the noise level difference between the event and the background, and not due to any unique geometry.

Contrary to the commenter’s assertions, Project sound meters were not placed “way down towards the guard gate and then up fairly far”. They were placed in direct relation to the FFH parking lot where noise level changes might be potentially most significant and at multiple locations along John Tyler Drive. See DEIR Section 5.5, Noise. Because the MCE properties are elevated, they experience a whole spectrum of noise sources (roadway traffic, parking lot utilization, campus roof-top mechanical equipment) that best characterizes the existing MCE baseline at homes overlooking the campus.

Response to Comment PRB-12

The testifier is commenting on studies regarding college athletics and equating the addition of sports arenas to libraries or classroom buildings. The comment does not state an environmental impact and therefore is not relevant under CEQA. The comment will be forwarded to the decision maker for consideration.

Response to Comment PSM-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. Specifically, commenter supports the addition of on-campus housing.

Response to Comment PRG-1

The proposed CLP will not increase student enrollment or have a widespread impact on growth. The only proposed increase in people would be 48.3 FTE employees.

Response to Comment PRG-2

The AEC will provide a seating capacity that is on par with other local Los Angeles universities and universities in the West Coast Conference. Please refer to Sections 5.5 and 5.8 of the DEIR, as well as Topical Response 4: Athletics and Special Events, for a discussion of the traffic and noise impacts associated with the AEC.

Response to Comment PRG-3

Please refer to Topical Response 4: Athletics and Special Events, for a discussion of current special events which make up existing conditions at the campus, and a discussion of the uses proposed for the AEC.

Response to Comment PHK-1

Testifier expresses concerns regarding the sports arena, traffic, public safety, present and future lighting, mechanical noise (existing and future) from new facilities. The testifier states that all of these issues already bother most of the neighbors in Malibu Country Estates.

The DEIR and Technical Lighting Report (DEIR Appendix G) evaluated the illuminance (light trespass) calculated conditions that result from the athletic lighting at sensitive receptor sites located on John Tyler Drive, adjacent to the MCE. To evaluate the quantity of light that is incident upon a specific location, a

computer simulation modeled the luminaires within the topological and architectural context and showed the calculated future conditions illuminance conditions to be far below the measurement used for the threshold of impact (0.5 fc). The highest illuminance contribution from the athletic lighting is found at Receptor Site A which measured 0.157 fc when both soccer and baseball fields were illuminated to broadcast requirements. This is an unlikely or rare condition, as one sport would likely not have a televised game simultaneously with the other given that soccer is a fall sport and baseball is a spring sport.

Response to Comment PHK-2

Testifier expresses concern regarding the impact of the expansion of this Project, both in general and on the Malibu Country Estates residents' lifestyles. Comments will be provided to the decision-makers for their consideration.

Response to Comment PAG-1

Testifier expresses concern regarding the impacts on noise on residents in Malibu Country Estates, and mentions traffic impacts related to graduation ceremonies. Graduation events are an existing condition and are not impacted by the proposed CLP. Graduations draw as many as 10,000 attendees, virtually all of which are coming from off-campus by virtue of the fact that school is no longer in session. This is contrasted with a maximum capacity event at the AEC of 5,470 attendees, which is conservatively estimated to have 60% of attendees coming from off-campus. Noise and traffic impacts associated with the CLP and impacts along John Tyler Drive including events at the AEC are analyzed in the DEIR Sections 5.5, Noise and 5.8, Traffic. Noise impacts were found to be less than significant with mitigation incorporated, including along John Tyler Drive.

Response to Comment PAG-2

Please refer to Topical Response 4: Special Events, for a discussion of existing conditions on the campus, which include concerts and other special events routinely held at the Firestone Fieldhouse. Concerts currently occur on-campus throughout the year including two larger concerts, on average, held outside on Alumni Park annually. Please refer to Topical Response 3: Athletics/Events Center Noise, for a discussion of how noise impacts related to the AEC are less-than-significant upon implementation of all required mitigation measures.

Response to Comment PKY-1

The comments in support of the proposed Project are noted and will be considered by the County in the decision-making process. Specifically, commenter cites the importance of upgraded housing facilities.

3.0 REVISIONS TO THE DRAFT EIR

Revisions to the Draft EIR have been made to reflect the revisions and revised discussions in the impact analyses in response to public comments on the Draft EIR. Changes to the DEIR sections are indicated in underline/strikeout format. This section includes revisions to the following Draft EIR section:

- 1.0 Executive Summary
- 3.0 Project Description
- 4.0 Environmental Setting
 - 5.1 Geology and Soils
 - 5.2 Water Quality
 - 5.3 Biological Resources
 - 5.4 Air Quality
 - 5.5 Noise
 - 5.6 Cultural Resources
 - 5.7 Visual Resources and Aesthetic Qualities
 - 5.8 Traffic and Access
 - 5.9 Public Services
 - 5.10 Public Utilities
 - 5.11 Land Use
 - 5.12 Global Climate Change
- 6.0 Alternatives
- 7.0 Significant Irreversible Environmental Changes

DEIR Section 1.0, Executive Summary is presented in its entirety.

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared by the County of Los Angeles to evaluate potential environmental impacts resulting from the proposed Campus Life Project (CLP). Pepperdine University (the applicant) has requested County approvals in connection with the proposed project, which would provide new and upgraded athletic, recreation, parking, and residential facilities at its Malibu campus. The CLP would include both the construction of new facilities and the renovation of existing structures. The Pepperdine University Malibu campus is located at 24255 Pacific Coast Highway (PCH), on 830 acres within an unincorporated area of Los Angeles County.

This EIR was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970¹ and the CEQA Guidelines (amended 2009)². The County of Los Angeles is the lead agency for this EIR as per Section 15367 of the CEQA Guidelines. The County will use this EIR in its consideration of the requested approvals that would allow implementation of the proposed project.

A Notice of Preparation (NOP) and EIR scoping document were circulated for review and comment by the public, agencies, and organizations as required under CEQA. The EIR scoping document is provided in **Appendix A**. A public hearing to accept scoping comments was held on May 14, 2008. Comments relating to the EIR scope were taken into consideration in the preparation of this EIR.

1.1.1 DOCUMENT FORMAT AND ORGANIZATION

This Executive Summary summarizes the project description and conclusions of the impact analyses provided in the EIR. Section 2.0, Introduction, identifies the lead agency and provides an introduction to the Project including a brief overview of the Project's history, the CEQA environmental review process, and a description of the organization of the EIR. Section 3.0, Project Description, provides a detailed description of the proposed project evaluated in the EIR. Section 4.0, Environmental Setting, describes the Project in the context of the regional and local setting and identifies related projects used for the cumulative impacts analyses. Section 5.0, Environmental Impact Analysis, addresses each of the issues that were identified in the Initial Study as requiring further analysis in the EIR. The impact analysis for each issue area examined in this EIR is presented in six subsections as described below:

Existing Conditions: This section describes the existing conditions and environmental setting in the Project vicinity as it pertains to a specific environmental issue.

Thresholds of Significance: This section defines the criteria for determining whether an impact of the Project is considered significant.

Project Impacts: This section provides an analysis of the proposed project, including the identification and evaluation of direct and indirect impacts, as appropriate, which may occur during construction or operation. This section also discusses whether or not these environmental effects meet or exceed the established threshold of significance.

1 State of California, Public Resources Code, Sections 21000 et seq.
2 Title 14, California Code of Regulations, Sections 15000 et seq.

Cumulative Impacts: This section addresses the potentially significant cumulative impacts that may result from the proposed project when taking into account the environmental impacts of other related, and reasonably foreseeable past, present, and future projects.

Mitigation Measures: This section identifies potentially feasible mitigations that would avoid or substantially reduce significant adverse project-related impacts.

Unavoidable Adverse Impacts: This section discusses the environmental effects of the proposed project after the implementation of the identified mitigation measures and indicates whether or not the resulting impact has been reduced to a less than significant level.

Section 6.0 describes alternatives to the proposed project and the extent to which each alternative would reduce or avoid the environmental impacts associated with the proposed project; and Section 7.0 identifies significant irreversible environmental changes associated with the proposed project. Section 8.0 describes the potential for the proposed project to foster economic or growth in the surrounding environment.

1.2 PROJECT DESCRIPTION

1.2.1 PROJECT LOCATION

The Pepperdine University Malibu Campus is located at 24255 Pacific Coast Highway (PCH), within an unincorporated area of Los Angeles County. Regionally, the University is located approximately twenty-five miles west of downtown Los Angeles. Locally, Pepperdine University is located adjacent to the City of Malibu and is bordered by the Santa Monica Mountains on the north, east, and west. The Malibu Country Estates residential subdivision and Malibu Canyon Road are located to the southwest and southeast of the campus, respectively. PCH and the ~~Malibu Bluffs State Recreation Area~~ Conservancy-owned Malibu Bluffs are located immediately to the south of the campus.

The Malibu Campus property totals approximately 830 acres with development concentrated within the core campus area located in the southern portion of the property near PCH. The CLP proposes to infill the core campus area.

1.2.2 PROJECT SUMMARY

The CLP is made up of six components including new infill and replacement facilities as well as the renovation of existing facilities. The proposed improvements involve athletic and residential facilities, parking structures, and other facilities situated within the already-developed campus core. The CLP has been planned within the densities of existing long-term plans for the campus. The CLP components are designed to enhance the existing campus environment and improve the campus life experience for students. The CLP meets existing needs for the current campus population and does not propose to increase enrollment. Specifically, the six CLP components include:

- 1) Student Housing Rehabilitation
- 2) Athletics/Events Center
- 3) Upgraded NCAA Soccer Field
- 4) Town Square
- 5) Enhanced Recreation Area
- 6) School of Law Parking Structure

Various project elements of these components would include facilities such as locker rooms, meeting rooms, academic support facilities, offices, an outdoor plaza, a café, pedestrian friendly walkways, and outdoor congregation/sitting areas. A summary of each of the proposed components is provided below.

Component 1: Student Housing Rehabilitation

The Student Housing Rehabilitation aims to restore, enhance, improve and/or replace the University's aging residence halls thereby providing additional, improved opportunities for prospective student residents. Most of these halls are thirty-eight years old with all of the associated aesthetic, electrical, plumbing, and technological deficiencies expected in aged buildings. The Student Housing Rehabilitation also proposes to meet the University's strategic goal to house seventy-five percent of the Seaver College student body on the Malibu Campus. Increased on-campus housing provides mentorship opportunities and enhanced peer interactions while also allowing the University to better control student housing costs and reduce daily trips to the campus. Providing additional beds would also help meet the significant unmet demand for on-campus housing, as there are more students who want to live on campus than residences available for them. The Student Housing Rehabilitation is comprised of two separate housing areas (i.e., Standard Precinct and Outer Precinct), and features styles aimed at different student demographics (i.e., freshman and non-freshman undergraduates). The Standard Precinct provides a net increase of 300 beds; the Outer Precinct provides a net increase of 168 beds. The Standard Precinct provides an additional 109,585 sf; the Outer Precinct provides a net increase of 41,107 sf of development. In addition to living areas, Component 1 provides additional support amenities such as café dining, open green space, common gathering spaces, multi-purpose classroom space, recreation lounges, game rooms, outdoor barbecue grills, a student convenience store, open seating space, and a quad area.

Component Area 2: Athletics/Events Center

The CLP proposes a multi-purpose Athletics/Events Center that would satisfy the campus' need for a NCAA Division I regulation volleyball and basketball competition venue with ancillary event amenities and additional practice facilities for both sports. The facility would also provide a unified location for the Athletics department offices that are currently spread across campus. It would be located at the site of the existing Rho Parking lot.

This Component of the CLP would in effect replace many of the current functions supplied by the existing Firestone Fieldhouse. The University currently has both men's and women's NCAA Division I basketball and volleyball teams. Home games, practices, intramurals, and student "pick-up" games are all presently held on one performance court at the Firestone Fieldhouse. The Fieldhouse is outdated, undersized, and one of the least preferred basketball venues in the conference. There is one men's and one women's locker room facility at Firestone Fieldhouse. During athletic events, home and visiting teams have to share the locker room space while the Pepperdine community (students, faculty, and staff) does not have access to locker rooms for recreational use of the facilities. During athletic performances the Fieldhouse has a seating capacity of 3,104, a number that may be temporarily augmented by the placement of approximately 470 folding chairs on the floor.

The proposed Athletics/Events Center would also provide necessary infrastructure to support a Division I Athletics Program. The new facility would include locker rooms for both visiting and home teams, meeting rooms for teams to prepare and strategize for upcoming games as well as improved strength and conditioning space for all student-athletes. Space is also allocated to equipment storage, media coverage, concession services, and fundraising events.

The Athletics/Events Center would include 5,000 permanent seats. During special events, approximately 470 additional folding chairs may be temporarily placed on the event floor raising the temporary seating capacity to 5,470. This Component also proposes a parking structure providing 831 spaces, a net increase of 265 spaces over the existing Rho Parking lot.

The University proposes to construct a chilled water central plant facility to satisfy the space cooling needs of the proposed CLP buildings. The central plant will utilize indoor electric chillers and pumps, as well as outdoor cooling towers, located inside and adjacent to the proposed parking structure at the Athletics/Events Center. A separate underground, chilled water storage tank is proposed to be located beneath the proposed Enhanced Recreation Area (Component 5), as described below.

Component Area 3: Upgraded NCAA Soccer Field

The proposed Upgraded NCAA Soccer Field site is located on the existing Tari Frahm Rokus Field and Stotsenberg Track. The existing track and field is situated on a leveled tier between the Seaver Residence Halls, Outer Precinct and Upsilon Parking Lot (to the north) and the Eddy D. Field Baseball Stadium (to the south). Currently, temporary mobile seating is relied upon to provide seating for up to 1,000 spectators. The Upgraded NCAA Soccer Field component of the CLP in conjunction with the enhanced Recreation Area, (Component 5), would meet unmet University needs for recreation space. Pepperdine University supports a very successful women's soccer program that is limited by overcrowding from other activities that have a high demand for use of the field. The field is inadequate for NCAA tournament play because of insufficient lighting and size. The Upgraded NCAA Soccer Field would meet the present and future institutional needs of the University's soccer program. This includes providing a NCAA compliant competition field to meet the needs of the existing women's soccer team and a possible future men's team. The elevation of the upgraded soccer field would be approximately ten feet higher than the level of the existing track and soccer field. The field would have a natural grass playing surface and be equipped with lighting for nighttime use. The Component also provides 1,000 permanent spectator seats on the northern side of the field and 1,500 sf facility with storage space and restrooms. The adjacent Athletics/Events Center will provide locker room space for home teams, officials, and visiting teams, while the adjacent café/convenience store associated with the proposed Outer Precinct aspect of the Student Housing Rehabilitation would provide concessions.

Component Area 4: Town Square

The proposed Town Square site is located on what is now the Seaver Main Parking Lot, a large surface parking lot which projects westerly from Seaver Drive to occupy a core area between the Thornton Administrative Center and Huntsinger Academic Center (on the east) and the Center for the Arts (on the west). The current parking lot on this site contains 166 spaces.

The Town Square proposes to provide the University a quad area centrally located in the center of campus, including additional parking spaces. This aspect of the CLP would consist of two levels of underground parking, providing 203 net new spaces, with a landscaped quad on the third, or top, level. The quad would satisfy the campus' need for a central community interaction area incorporating natural landscaping and green grass. This aesthetic enhancement is critical as this location acts as the "gateway" to the Seaver College campus. The central quad area would also allow the campus community to hold classes outside and provide an area for informal student recreation and dispersed seating arrangements for student congregation. A street-level Welcome Center, located adjacent to Seaver Drive, would further enhance the notion of the Seaver College gateway by welcoming guests and providing information on the

University. The facility would also contain necessary support systems including storage space and restrooms.

Component Area 5: Enhanced Recreation Area

The proposed Enhanced Recreation Area site is located north of Huntsinger Circle in an area currently consisting of an intramural field, the Terrace Parking Lot, naturally vegetated areas, an earthen debris stockpile, and a debris basin maintenance structure. As discussed under Component 3, there is a lack of adequate fields to accommodate the demand of athletic, intramural, and recreational use. The existing recreation field is of insufficient size for current recreational needs, (e.g., intramural rugby and lacrosse), or to allow for more than one game at a time. Nevertheless, intramural and club sports are well represented on campus. Currently there are 1,200 students participating in seven intramural sports including flag football, tennis, volleyball, dodge ball, basketball, soccer and ultimate Frisbee. Club sports consist of extramural activities that are played against other colleges, and include lacrosse, rugby, soccer and ultimate Frisbee.

The CLP proposes an improved and expanded grass recreation area on the site of the existing intramural field. The field would provide sufficient space to accommodate a playing field consistent with the size requirements for student recreation needs and intramural sports. In order to accommodate intramural use, the Project proposes to replace existing inefficient lighting fixtures with modern, more efficient fixtures. The Component also provides a 1,600 square foot structure containing storage space and restrooms.

A new debris basin located north of the proposed Enhanced Recreation Area would replace the current debris basin structure, located just east of the existing intramural field. A stockpile composed of uncompacted fill material is currently located north of Huntsinger circle to the east of the existing Marie Canyon debris basin structures. The stockpile area would be reduced in size and have a space capacity of approximately 8,000 cy of fill.

An underground, chilled water storage tank is proposed to be buried within the earth fill required to create the Enhanced Recreation Area. The tank capacity would be approximately 2 million gallons, providing sufficient storage to allow chillers and cooling towers located inside or adjacent to the proposed parking structure at the Athletics/Events Center to operate during off-peak hours, substantially reducing energy consumption during the highest demand period of the day.

Component Area 6: School of Law Parking

The proposed site location for the School of Law Parking Structure is currently occupied by the School of Law Student Lot. This existing surface parking lot provides campus parking for students, faculty, and staff. The School of Law Student Lot is located at the southeast corner of Baxter Drive and Seaver Drive and provides 291 parking spaces. The CLP proposes to replace the existing surface School of Law Student Parking Lot with a three-level parking structure, which would provide 724 parking spaces. Completion of the structure would result in a net increase of 433 parking spaces.

Project Phasing

Buildout of the CLP would occur in two phases over approximately twelve years (depending on funding availability and emerging University needs). Phase I would commence upon the issuance of building permits by Los Angeles County Department of Building and Safety and is scheduled to last six years. This phase would include the School of Law Parking Structure, the Outer Precinct portion of the Student Housing Rehabilitation, the debris portion of the Enhanced Recreation Area, and the Athletics/Events

Center. Phase II would include the Upgraded NCAA Soccer Field, the Standard Precinct portion of the Student Housing Rehabilitation, the Town Center, and the Enhanced Recreation Area.

1.2.3 PROJECT OBJECTIVES

According to the mission statement on Pepperdine University's website, Pepperdine is committed to the highest standards of academic excellence, where students are strengthened for lives of purpose, service, and leadership. To this end, the CLP aims to improve Pepperdine's facilities to accommodate the evolving needs of the University's academic, administrative, and student-support programs, to enhance the educational experience for students, and to improve programs for students, faculty, and staff, all within the existing enrollment limits. Specifically, the following list provides a synopsis of the objectives and goals of the proposed CLP.

- Enhance campus life by improving upon the safe, intellectually stimulating, culturally appealing, and socially supportive learning environment without increasing enrollment.
- Provide for the most effective use, operation, and maintenance of the University's Malibu Campus by creating improved academic, residential, athletic, and recreational opportunities, and supplying adequate parking, support, and operations facilities.
- Improve educational, athletic and student life facilities in the existing developed core campus consistent with the policies of the University's approved long-term planning documents.
- Enable the University to financially assist young students independent of government support and funding by improving campus life and campus facilities, thereby attracting increased financial support, endowments, capital, and operating funds.
- Provide a high quality academic, recreational, and environmental experience in the California Coastal Zone for young people from the United States and around the world.
- Foster a communal educational environment on campus and fulfill the University's strategic student housing plan by providing increased housing on the Malibu Campus, allowing the University to house seventy-five percent of the Seaver College student body on the Malibu Campus.
- Move more undergraduate students into campus housing to eliminate the commute for most students and reduce daily trips to and from the campus.
- Upgrade and enhance the aging Seaver Residence Hall buildings to improve the residential and educational environment on campus, aid in student recruitment, and encourage on-campus living.
- Create a housing model that will raise the standard of campus housing to encourage non-freshman students to reside on campus.
- Provide an updated athletic/events center with adequate seating to create a collegial and unified location that meets demand for institutional athletics, intramural and intercollegiate athletics.
- Create athletic venues that are NCAA compliant and on par with other Division I, West Coast Conference (WCC) schools for soccer, volleyball, and basketball in a manner consistent with NCAA Division I caliber of competition.
- Encourage a larger segment of the campus population (including students, faculty, and staff) and the local community to attend the University's cultural and athletic events.
- Construct a lighted soccer field that is NCAA compliant, meets NCAA Division I regional broadcast standards, is appropriate for competitive play by all schools in the WCC and Division I, and provides opportunities for practice schedules consistent with academic needs.
- Alleviate the overcrowded conditions at the existing athletic facilities and consolidate Athletics' offices, venues, and support facilities.

- Provide enhanced recreational facilities including lighted field to alleviate the overcrowded conditions at the existing recreational fields to adequately accommodate the student body, and better meet the recreational and intramural needs of the broader campus community.
- Provide additional on-campus recreation options to encourage health and well being of students and general campus population.
- Provide needed outdoor recreational fields within areas of the existing developed campus.
- Create a central quad area that provides for community interaction in close proximity to existing learning facilities and incorporates natural landscaping for use by students, faculty, and staff for recreation, relaxation, meetings, and classes.
- Provide sufficient parking spaces in convenient locations to better accommodate students, faculty, and staff needs and facilitate an enhanced campus experience for the entire University population.
- Foster support of sustainability concepts through student educational programs and continued efforts to improve resource conservation to minimize the University's impact on the land through improvements in the design of campus facilities and the use of the campus' developed space.
- Minimize potential off-site impacts by balancing appropriate soils on-site within existing developed areas to the extent feasible.

1.3 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 1-1 summarizes the proposed project's environmental impacts and the measures identified to mitigate these impacts. The table also notes the significance of impacts before and after mitigation is implemented. Impacts are classified as follows:

- Class I – Significant impact that cannot be reduced to a less than significant level with implementation of mitigation measures.
- Class II – Significant impacts that can be reduced to a less than significant level with implementation of mitigation measures.
- Class III – Less than significant impacts. Mitigation measures are not required but may be recommended.
- Class IV – Beneficial impacts.

As identified in **Section 5.0, Environmental Impact Analysis**, after implementation of the required mitigation measures, the CLP would result in the following significant and unavoidable impacts:

TRAFFIC AND ACCESS

The CLP would decrease traffic on the surrounding roadway network following completion of both Phase I and II (see Table 5.8-7). The conversion of commuter students to resident students facilitated by the housing program plus the enhanced campus life experience provided by upgraded athletic, recreation, wellness, support programs, etc., would reduce the number of trips to and from the campus. Thus, on average the CLP would generate beneficial impacts to the local roadway system.

However, the EIR conservatively evaluates potential worst-case impacts that could occur resulting from well-attended events at the Athletics/Events Center that are scheduled to start or end during peak hour periods. During these limited instances the CLP would result in significant and unmitigable impacts at the following intersections:

- Malibu Canyon Road/Seaver Drive and Civic Center Way (AM peak hour)
- Pacific Coast Highway and Malibu Canyon Road (AM peak hour)
- Las Virgenes Road and Mulholland Highway (AM peak hour)
- Stuart Ranch Road/Webb Way and Civic Center Way (AM peak hour)
- Pacific Coast Highway and Webb Way (PM peak hour)
- Pacific Coast Highway and Cross Creek Road (AM and PM peak hour)
- Pacific Coast Highway and Rambla Pacifico (PM peak hour)
- Pacific Coast Highway and Flores Canyon Road (PM peak hour)

Mitigation is required as follows:

~~**MM 5.8-3** — A comprehensive Transportation Demand Management Program (TDM) shall be developed and implemented for large-scale events attended by over 3,750 persons that start or end during the A.M. or P.M. peak periods and draw the majority of attendees from off-campus sources. The TDM Program shall include measures, such as those listed in the Traffic Impact Study (Appendix H of this 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 Plan shall be developed in conjunction with the County of Los Angeles prior to issuance of a building permit for the AEC. The Final TDM Plan shall be approved prior to issuance of any Certificate of Occupancy for the AEC.~~

MM 5.8-3 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 majority of such events shall be athletic or student-related programs.

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.

While potential impacts would result from a limited number of events, and it is possible that the required TDM Plan will achieve mitigation to a level of insignificance, this project is conservatively considered to have the potential of significance after mitigation and thus requires a Statement of Overriding Considerations.

Table 1-1
Summary of Impacts and Mitigation Measures

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
Geology and Soils (see Section 5.1)			
<p><u>Grading (Landform Alteration) and Unique Geologic Features</u></p> <p>Components 1 (Student Housing Rehabilitation--Outer Precinct), 3 (Upgraded NCAA Soccer Field), 5 (Enhanced Recreation Area), and 6 (School of Law Parking Structure) propose grading that would alter existing topographic (ground) elevations. Each area has been modified significantly by past grading, by the import of artificial fill, or by building placement, therefore there are no unique existing geologic or topographic features present on these Component sites that could be affected. As such, these actions are not considered to be significant topographic modifications as they are being made to already modified topography, therefore these impacts are considered less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><u>Slope Stability-Geologic Formations and Artificial Fill Materials</u></p> <p><i>Component 5 (Enhanced Recreation Area)</i></p> <p>Natural and man-made slopes in prevailing geologic formations and fill materials would be affected by both temporary and permanent new slope conditions. These areas of the development are designated Restricted Use Areas where no permanent buildings are allowed. The proposed remedial grading methods appear appropriate to preserve the existing landslide factors-of-safety.</p> <p><i>All other CLP Components</i></p> <p>Components 1, 3, and 6, have lesser slope stability concerns for man-made slopes in geologic and artificial</p>	Potentially Significant Before Mitigation	<p>MM5.1-1 All grading and earthwork (e.g., landslide removals, fill compaction, debris dam and basin design/construction, earth material stockpiles) 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 <u>and in coordination with the County of Los Angeles when 40-scale plans are available</u> <u>Should this additional information disclose previously unexpected conditions (e.g.,</u></p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>fill materials in both temporary and permanent slope configurations. Subterranean parking structures at Components 2 and 4 would have temporary cut slopes and artificial fill. Proposed remedial grading methods appear appropriate to create slopes with adequate factors-of-safety. Such determinations would be based on detailed reviews of plan and field inspections by the County of Los Angeles prior to approval and implementation of the geotechnical report recommendations.</p> <p>Proposed remedial grading activities associated with the Component 1 - Standard Precinct and Component 6 – School of Law Parking Structure have not been evaluated based on recent geotechnical studies. Although potential slope stability impacts can be reduced to less than significant by implementing remedial measures outlined in older geotechnical reports, additional investigation and analysis may be necessary to provide sufficient data for review and approval by the County of Los Angeles.</p> <p>All potential slope stability impacts are considered to be potentially significant, but these impacts can be mitigated and reduced to less than significant by implementing mitigation measures, and by implementing remedial measures outlined in the geotechnical reports and approved by the County of Los Angeles.</p>		<p><u>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.</u></p> <p>MM5.1-6 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 that are not removed or fully mitigated by remedial grading (areas not intended for current development) shall be designated as “Restricted Use Areas.”</p> <p>MM5.1-15 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.</p>	
<p><u>Shallow Groundwater</u></p> <p>Geotechnical investigations for Components 1, 2, 3, 4, and 5 encountered light to heavy groundwater seepage. Shallow groundwater in the CLP area is considered a nuisance with no beneficial use. The presence of these relatively limited volumes of shallow groundwater is</p>	Potentially Significant Before Mitigation	MM5.1-2 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	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>considered to be a potentially significant impact that can be mitigated and reduced to less than significant levels by implementing remedial measures outlined in the geotechnical reports and approved by the County of Los Angeles. For additional information regarding shallow groundwater see Section 5.2 Water Resources.</p>		<p>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.</p>	
<p><u>Earthquake Activity</u> <i>Ground Shaking</i></p> <p>The CLP area, like most other sites in southern California, is susceptible to ground shaking from numerous faults in the region that can lead to severe property damage and injuries. While proper application of the California Building Code regulations to seismic design can minimize the potential for damage, injury, or slope failures, these may still occur, potentially affecting both CLP and adjacent locations. This potential for seismically induced slope instability is a significant adverse impact that can be mitigated to less than significant levels.</p>	<p>Potentially Significant Before Mitigation</p>	<p>MM5.1-3 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 <u>if required by Los Angeles County Department of Public Works.</u></p> <p>MM5.1-4 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 technical engineer or engineering geologist.</p> <p>MM5.1-5 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</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		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><i>Fault Rupture</i></p> <p>Faults crossing the CLP have been classified as inactive based on previous campus investigations. These previous studies suggest the faults are not should pose no fault rupture hazard. If future studies were to determine that fault setbacks or design accommodations are required, the County would review and recommend the appropriate course of action. Therefore, potential for seismically induced fault rupture is a significant adverse impact that can be mitigated to less than significant levels.</p>	Potentially Significant Before Mitigation	<p>MM5.1-7 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.</p> <p>MM5.1-17 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 consistent with professional practice and with California Geological Survey Note 48.</p>	Less Than Significant
<p><i>Liquefaction and Settlement</i></p> <p>Based on the data reviewed, the potential liquefaction of natural deposits is considered minimal to non-existent. Proper drainage as proposed by the CLP in thick artificial fill masses would be maintained, therefore hydrostatic pressures should not build up to cause local settlements or slope failures due to</p>	Potentially Significant Before Mitigation	MM5.1-2 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,	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
saturation of fill materials. This would be a significant adverse impact that can be mitigated to less than significant levels with proposed subdrains.		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.	
<p><i>Ground Lurching and Cracking</i></p> <p>While ground lurching due to seismic shaking is considered a possibility at the site, this surficial cracking of fill materials and surrounding surficial deposits is considered less than significant.</p>	Less Than Significant	<p>MM5.1-12 <u>Street, driveway, and parking area</u> 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 (<u>subject to change with final design specifications</u>) the minimum section thicknesses shall be used as follows:</p> <ul style="list-style-type: none"> • Arterial street-4 inches AC over 11 inches PMB • Secondary driveway-4 inches AC over 8 inches PMB • Parking driveway-3 inches AC over 8 inches PMB • Parking <u>area/lot</u>- 3 inches AC over 8 inches PMB • See also MM5.1-13 	Less Than Significant
<p><i>Flooding Attributable to Dam/Levee Failure, Tsunami, and Seiche</i></p> <p>The proposed development is located inland, and at a minimum of 320 feet above sea level and is not at risk of inundation from a tsunami. This is a less than significant impact.</p> <p>The risk of inundation of the CLP from a seiche-induced</p>	Potentially Significant Before Mitigation	<p>MM5.1-1 All grading and earthwork (e.g., landslide removals, fill compaction, debris dam and basin design/construction, earth material stockpiles) 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</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>water tank failure is a less than significant impact due to the distance and the substantial infrastructure between area water tanks and the CLP components.</p> <p>Debris dam failure is considered to be a potentially significant impact, which can be mitigated to less than significant levels through proper design, earthwork construction, and inspection.</p>		<p>Earthwork and Grading Specifications. Specific additional exploration, testing, and analysis shall be performed as required by <u>and in coordination with the County of Los Angeles when 40-scale plans are available</u> <u>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.</u></p>	
<p><u>Soils Engineering</u> <u>Consolidation and Settlement</u></p> <p>The potential exists for some fill settlement, particularly where fill was placed in the CLP areas in the 1970s and 1980s, and where consolidation-prone alluvium and landslide deposits are located.</p> <p>Differential settlement could potentially occur across transitions between soils or bedrock of differing densities. This is most critical for the chiller tank structure located within Component 5, since it will be located over several tens of feet of older artificial fill. However, based on the reports reviewed, settlement and consolidation-related impacts are considered potentially significant but mitigable to less than significant levels.</p>	<p>Potentially Significant Before Mitigation</p>	<p>MM5.1-8 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.</p> <p>MM5.1-9 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</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>during grading and stabilization methods shall be approved the County of Los Angeles.</p> <p>MM5.1-16 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.</p>	
<p><u>Expansion and Soil Shrinkage</u></p> <p>Because the building sites are all on compacted fill, low expansivity materials can be used beneath the foundations. Thus, potential impacts due to expansive soils are considered to be less than significant using normal geotechnical engineering practices.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><u>Erosion</u></p> <p>Onsite soils are subject to high to very high rates of erosion and proposed grading would expose additional soils to erosive processes. However, these potentially significant impacts can be mitigated to less than significant levels.</p>	Potentially Significant Before Mitigation	<p>MM5.1-10 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.</p> <p>MM5.1-11 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</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>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>MM5.1-13 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.</p> <p>MM5.1-14 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 hydrological <u>hydrogeologic</u> monitoring program and subject to review and approval by the County of Los Angeles.</p>	
<p><u>Cumulative Impacts</u> Seismic impacts related to development of the CLP area are localized and should not directly affect offsite areas. Although the proposed CLP would contribute to the cumulative increase in the number of persons exposed to geologic hazards, the CLP and all of the cumulative projects on campus would be adequately studied for</p>	Potentially Significant Before Mitigation	<p>MM5.1-18 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)</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
hazards, proper design, and constructed in accordance with approved mitigation measures. The CLP area is sufficiently contained by surrounding topography and is sufficiently distant from other campus facilities to eliminate the potential for direct impacts due to geologic hazards. The added impacts of all projects would be minimal and mitigable.		groundwater monitoring wells MW-1A, MW-14, and MW-15. See previously listed mitigation measures	
Water Quality (see Section 5.2)			
<u>Hydrology and Site Drainage</u> <i>On-Site Existing Drainage Facilities</i> The net impact to flow rates from the Project would be equivalent to prior design flow rates. Therefore existing storm drain system and facilities would not require improvements, upgrades, or replacement. Impacts to existing on-site drainage facilities would be less than significant.	Less Than Significant	No Mitigation Required.	Less Than Significant
<i>Proposed Drainage Facilities</i> The final grading and drainage design shall incorporate a drainage and treatment layout which meet the calculated criteria outlined in the SUSMP and L.I.D. sections in Appendix C. Thus, the impact to drainage facilities is deemed to be less than significant.	Less Than Significant	No Mitigation Required.	Less Than Significant
<i>Potential Clogging of Marie Canyon Debris Basin</i> The proposed debris basin is designed with a primary outlet to convey storm water runoff to the storm drain system and an emergency secondary outlet is included in the design in the event the primary outlet becomes clogged or fails. As the proposed debris basin will be designed in accordance with County requirements, the impact is deemed to be less than significant.	Less Than Significant	No Mitigation Required.	Less Than Significant
<i>Marie Canyon Debris Basin Relocation</i> The hydraulic regime and overall flow rates of the	Less Than Significant	MM-5.2-10 Pepperdine shall prepare an Action Plan Report that provides contingencies for the appropriate remedial measures and steps to	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>detention basin will remain essentially the same as the current condition, as the proposed basin will remain in the same area but re-located upstream approximately 400 feet. Since the basin has performed well over the past, the increase in and estimated storage requirements (see Appendix C) have been calculated to be more than adequate. Although the impact is considered less than significant, mitigation measures shall be implemented to further reduce potential impacts for Component 5.</p>		<p>address the potential maintenance measures. The report should provide an outline for the required assets for various failure and repair scenarios.</p> <p>MM-5.2-11 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.</p>	
<p><i>Off-Site Drainage Facilities</i></p> <p>An increase in the impervious surface area can have a significant impact on the hydrologic characteristics of a site, resulting in higher volume of runoff and higher peak flows to downstream drainage facilities. The proposed CLP indicates that the peak flow rate will be increased from 1,190 cfs for the existing condition to 1,250 cfs. In general, no significant increase in runoff should be allowed to extend offsite, which may potentially impact offsite property or change the drainage regime. Therefore, an increase in overall storm water runoff would be considered a potentially significant impact to downstream facilities.</p>	<p>Potentially Significant Prior to Mitigation</p>	<p>MM5.2-1 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.</p> <p>A SWPPP shall be developed prior to issuance of grading permits in accordance with RWQCB requirements. The plan shall identify the BMPs for use during construction of the proposed CLP to</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>minimize the pollution from stormwater runoff. Such practices shall include, but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> • Control of impervious area runoff, including filtering devices, energy dissipaters, pervious drainage systems, and porous pavement alternatives; • 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; • 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; • Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the CLP project site during construction; • Diversion of off-site runoff away from the construction site; • Prompt re-vegetation of proposed landscaped areas; • Perimeter sandbagging and silt fences and/or temporary basins to trap sediment; 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> • Regular sprinkling of exposed soils to control dust during construction; • Installation of a minor retention basin(s) to alleviate discharge of increased flows; and • Post-construction BMPs (e.g., terraces, drains, vegetation) shall be in place as specified in the SWPPP prior to filing for a notice of termination. <ul style="list-style-type: none"> i. Implement regular sweeping of impervious surfaces such as streets and driveways (without the use of hoses/water). ii. Use of efficient irrigation practices. iii. Provision of infiltration trenches and basins. iv. Linings for urban runoff conveyance channels. v. Vegetated swales and strips. vi. Landscape design such as xeriscape or other designs minimizing use of fertilizers. vii. Provide covered trash enclosures. viii. Add drought-resistant planting with geosynthetic matting to stabilize the slopes, provided permissions 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>are obtained from the adjoining lot owners as needed.</p> <p>ix. Comply with County standards pertaining to properly designed and maintained oil and 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.</p> <p>MM5.2-2 To the maximum degree feasible, 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>MM5.2-3 In order to retain soils, reduce the potential for erosion, and minimize sedimentation of adjacent waters, stabilization of cut-and-fill</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>slopes and exposed areas after construction activities shall be accomplished through landscaping.</p> <p>MM5.2-4 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><i>Regional Flooding</i></p> <p>The existing developed campus area, including the proposed CLP components, does not lie within a designated FEMA flood hazard zone. The Project would replace the existing Marie Canyon debris basin, which has performed adequately in mitigating the flood hazard potential, with a new similar design approximately 400 feet upstream. The proposed basin will have an increased debris retention capacity, outlet pipes with the same dimensions as the existing connection to the storm drain system, and an emergency overflow system. Since drainage devices can be added and properly located to prevent flooding of existing facilities, regional flooding would not occur. As such, it is expected that the proposed CLP would have a less than significant impact on regional flooding.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Erosion and Siltation</i></p> <p>The Project area soils exhibit a moderate to high erosive potential in areas of concentrated flow. Storm water runoff caused by construction activities or in natural/improved channels has the potential to increase flow velocities, which may increase sediment and pollution transportation that could erode and/or silt up downstream channels or outlet areas. The increase in overall stormwater runoff is therefore considered a</p>	Potentially Significant Prior to Mitigation	<p>See mitigation measures 5.2-1 through 5.2-3 above.</p> <p>MM5.2-6 Any increase in runoff due to increased impervious area within individual component areas shall be mitigated to existing flow rates. 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</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
potentially significant impact.		<p>project design shall be prepared by a civil engineer and submitted for review and approval to the <u>Los Angeles County</u> Land Development Division.</p> <ul style="list-style-type: none"> • Divert storm flows to grass swales to increase the Time of Concentration. • Design landscape planters to attenuate storm flow runoff prior to entering the storm drain system. • 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. <p>MM5.2-9 A SWPPP manager shall oversee and monitor BMP and storm water management programs <u>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.</u></p>	
<p><u>Surface Water Quality Impacts</u> <i>Surface Water Pollution Potential</i></p> <p>During construction there would be a greater potential for sediment (sand, silt, and clay) to be eroded from the graded areas before they have been landscaped, paved and/or otherwise fully stabilized. After development, urban pollutants suspended solids, phosphorous,</p>	Potentially Significant Prior to Mitigation	<p>See mitigation measures 5.2-1 through 5.2-3, 5.2-6, and 5.2-9 above.</p> <p>MM5.2-4 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>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>nitrogen, nitrates, copper, lead, zinc, and oil, would increase in accordance with their projected campus uses. Although the use of appropriately designed BMPs is anticipated to keep production of these potential pollutants under the minimal levels outlined by the RWQCB, the Project's potential to impact surface water quality is considered significant but mitigable to less than significant levels.</p>		<p>MM5.2-5 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"> • Storage of hazardous materials shall be in conformance with the project SUSMP plans and state/local ordinances. <p>MM5.2-7 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>MM5.2-8 Implement a maintenance covenant, inspection and maintenance program, and regular monitoring for all proposed mitigation measures and devices <u>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 <u>annually describing the actions taken to comply with the storm water regulations and submitted to the LARWQCB. quarterly, semi-annually, or annually depending on the procedures and devices.</u> This may include includes water</u></p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		quality testing to assess and verify the adequacy of the devices and programs. <u>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.</u>	
<p><i>Construction Storm Water Pollution Potential</i></p> <p>Grading activities associated with construction of CLP components are anticipated to temporarily increase the amount of suspended solids from sheet erosion of exposed soil to surface flows if subjected to a concurrent storm event. Additionally, dry weather watering activities for dust control are also anticipated to contribute marginally to increased sediment loading of surface runoff, while construction activities are anticipated to result in marginal pollution contributions to surface water flows from construction related debris and petroleum hydrocarbons from machinery. Although the use of appropriate BMPs is anticipated to keep production of these potential pollutants small, the Project's potential to impact surface water quality is considered significant but mitigable to less than significant levels.</p>	Potentially Significant Prior to Mitigation	See mitigation measures 5.2-1 through 5.2-3, and 5.2-9 above.	Less Than Significant
<p><i>Impacts of the Reduction of Pervious Surfaces</i></p> <p>The reduction in pervious surfaces from implementation of the CLP would result in an increase in pollutant parameters over the existing conditions, primarily due to the following:</p> <ul style="list-style-type: none"> • Street-generated pollutants (e.g., oil and grease, tire wear, etc.); • Fertilizers and pesticides associated with 	Potentially Significant Prior to Mitigation	See mitigation measure 5.2-6 above.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>landscaping maintenance; and</p> <ul style="list-style-type: none"> • Particulate matter from dirt and dust generated onsite. <p>However, based on the type of development and comparisons to similar developments, the original pollutant parameter concentrations are anticipated to be low, and the incremental increases are anticipated to remain below the minimum standards of RWQCB with the exception of oil and grease (State of California, State Water Resources Control Board, 1990). If increases in oil and grease were to reach receiving waters, the Project's reduction in pervious surfaces would pose a potentially significant impact.</p>			
<p><u>Impacts to Groundwater</u></p> <p><i>Groundwater Recharge Impacts</i></p> <p>As a result of implementation of the CLP project, activities such as grading, irrigation, drainage, and reduction of pervious surfaces would result in a reduction of groundwater recharge of 0.07 AF per year under a high rainfall water year scenario.</p> <p>As no beneficial uses of groundwater are identified in the immediate vicinity of Pepperdine University, the anticipated impacts to groundwater recharge are considered less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Groundwater Elevation and Gradient Impacts</i></p> <p>Sub-drains installed around the subterranean structure planned at Component 4 may potentially remove a large amount of water (up to 80 AF per year) from the subsurface in that location. This would result in a decrease of groundwater movement from beneath campus toward South Winter Mesa and the vacant property east of Pepperdine. As groundwater is not used for private or public water supply in those areas, there are no adverse effects of a decrease in migration of</p>	Less Than Significant	MM5.2-12 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 seasonal in nature after an initial draindown of the near-surface fracture zone has occurred. Options for the disposal of groundwater include diversion	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
groundwater in these directions. Therefore, impacts associated with groundwater elevation and gradient are considered less than significant.		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 or (5) <u>diversion to the stormwater system</u> 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.	
<p><i>Groundwater Quality</i></p> <p>The proposed project would increase the total amount of exposed ground surface draining to groundwater by 0.08 acre, and the total amount of recharge due to irrigation and precipitation will increase up to 0.01 ac-ft/yr. Therefore, very little if any change in water quality is expected, and as such, impacts to groundwater quality due to leaching of minerals from freshly exposed bedrock surfaces, leaching of minerals from new fill materials, and increased salt and/or nutrient flux due to increased irrigation are not expected and would be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Biological Resources (see Section 5.3) <u>Components 1, 2, 3, and 4</u> <i>Direct Impacts</i> The sites proposed for CLP Components 1, 2, 3, and 4 are urban landscapes without native vegetation or suitable wildlife habitat for most wildlife species. No sensitive species, locally important species, or sensitive plant communities were found, and sensitive species are not expected. These sites do not contain jurisdictional areas, and because of their location within or at the edge of the existing Campus, they are not important areas for wildlife movement. Direct impacts to sensitive biological resources are not expected, with the exception of potential impacts to nesting birds, which is covered in the section on impacts related to All Components, below. Direct impacts to biological resources would be less than significant</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Indirect Impacts (Fuel Modification)</i> <i>Component 1</i> The Component 1 fuel clearance footprint would include 0.35 acres of natural vegetation beyond existing ornamental landscapes and fuel modification boundaries, which would include chaparral and coast live oak woodland resulting in a loss of up to 14% of the oak canopy cover within the woodland. The 0.35-acre area is not known to contain sensitive species or jurisdictional areas, nor is it in an important area for wildlife movement and any potentially occurring sensitive wildlife species would be capable of escaping harm during fuel modification activities. The University's Long Range Development Plan (LRDP) requires mitigation for the <i>removal</i> of upland vegetation, but not for cutting of vegetation for fuel modification purposes. The potential exists for nesting birds to be</p>	Potentially Significant but Mitigable	<p>MM5.3-1 <u>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 or limited to selective thinning and deadwood removal within areas containing native plant communities within the fuel clearance footprints of Components 1 and 2, in order to avoid or reduce impacts to oak woodland, upland native chaparral and scrub vegetation and nesting birds. If avoidance is not possible, potential fuel modification impacts</u></p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>present in native plant communities within the Component 1 fuel modification footprint during fuel clearance or thinning. Therefore project impacts in Component 1 would be potentially significant but mitigable for nesting birds, upland chaparral, and coast live oak woodland resources.</p> <p><i>Component 2</i></p> <p>The Component 2 fuel clearance footprint would include 0.19 acres of coastal sage scrub vegetation beyond existing ornamental landscapes and fuel modification boundaries. The University's Long Range Development Plan (LRDP) requires mitigation for the removal of upland vegetation, but not for cutting of vegetation for fuel modification purposes. The 0.19-acre area is not known to contain sensitive biological resources, nor is it in important an area for wildlife movement. Potentially occurring sensitive wildlife species would be capable of escaping harm during fuel modification activities. The potential exists for nesting birds to be present in native plant communities within the Component 2 fuel modification footprint during fuel clearance or thinning. Therefore, project impacts in Component 2 would be potentially significant but mitigable for nesting birds and coastal sage scrub vegetation resources.</p>		<p>to nesting birds within native plant communities shall be mitigated by implementation of MM5.3-10. If avoidance is not possible and selective thinning is required, selective thinning shall not involve grubbing (removal) of native species. The cutting of oak trees shall be limited to deadwood removal only.</p> <p><u>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.</u></p> <p><u>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.</u></p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p><u>In broad terms, the plan shall at a minimum include:</u></p> <ul style="list-style-type: none"> • <u>Description of the project/impact and mitigation sites</u> • <u>Specific objectives</u> • <u>Success criteria</u> • <u>Implementation plan</u> • <u>Required maintenance activities</u> • <u>Monitoring plan</u> • <u>Contingency measures</u> <p><u>In the case that the mitigation involves restoration/enhancement, the following success criteria shall be incorporated:</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>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.</u> 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p><u>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.</u></p> <p><u>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 of Planning.</u></p>	
<p><i>Indirect Impacts Components 3 & 4 (Fuel Modification)</i> Fuel modification for CLP Components 3 and 4 would not extend beyond existing ornamental landscapes or existing fuel modification boundaries. Therefore, the proposed project would not result in new fuel modification impacts to these <u>C</u>omponents.</p>	No Impact	No Mitigation Required.	No Impact

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Component 5.</u> <i>Direct Impacts</i> <u>Vegetation and Sensitive Plant Communities</u></p> <p>The removal of 0.29 acres of native upland chaparral vegetation within the grading limits would eliminate the ecological functions and values provided by chaparral at the site, and could facilitate the spread of exotic invasive plant species. Also, upland chaparral vegetation at Component 5 provides food (foraging and hunting habitat), shelter, breeding and rearing sites for wildlife, as well as materials for nest building. This would be a significant, but mitigable impact.</p> <p>A total of 0.41 acres of the California Encelia Scrub Alliance occurs within this Component and is coincident with the site of a re-vegetation project. California Encelia Scrub has a conservation status rank of G4S3, indicating it is a sensitive community “vulnerable to extirpation or extinction” within the State of California. Impacts to the sensitive California Encelia Scrub Alliance are significant, but mitigable. In order to avoid duplicative impacts and mitigation, the California Encelia Scrub Alliance is mitigated as a part of the re-vegetation site.</p>	Potentially Significant but Mitigable	<p>MM5.3-2 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 Figure 5.3-5.</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 shall at a minimum include:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites • Specific objectives • Success criteria • Implementation plan • Required maintenance activities • Monitoring plan • Contingency measures <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • Successful restoration of the 0.29-acre site evaluated based on survival rate and percent cover of 	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>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,</p> <ul style="list-style-type: none"> • 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 <u>Project</u>. <p>The native plant palette and the specific methods for evaluating whether the <u>Project</u> 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 <u>Project</u> shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the <u>Project</u> 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</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>Planning, which shall at a minimum discuss the implementation, monitoring and management of the <u>Project</u> over the five-year period, and indicate whether the <u>Project</u> has, in part, or in whole, been successful based on established success criteria for the <u>Project</u>. The <u>Project</u> 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>MM5.3-3 An Exotic Plant Management Plan shall be approved by the Director of Planning prior to issuance of the grading permit for <u>the Project Component 5</u>. The Plan will emphasize control of exotic, weedy non-native plants <u>at all CLP component sites and within the fuel modification zones of all CLP components within and adjacent to Component 5 (including fuel modification zones)</u>, and prevent the spread of exotic invasive species into surrounding natural areas. If invasive species from the <u>CLP component sites Component 5 site</u> 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 the Los Angeles County Fire Department. In broad terms, this Plan shall at a minimum include:</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> • Specific objectives; • Target species and problem areas; • Prioritization of threats; • Success criteria; • Management strategies that would result in eradication and/or control of problem species; • Implementation plan; • Monitoring plan; and, • Contingency measures. <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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 <u>Project</u>. <p>The target species as well as methods for evaluating whether the <u>Project</u> has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>resource specialist and included in the Exotic Plant Management Plan.</p> <p>Implementation of the Plan shall begin with initial grading for the Project at Component 5 and continue until development of the Project Component 5 has been completed, and for an additional five years into the operational phase. The Plan shall also be implemented <u>at the Component 5 site and within its fuel modification zone in the above-mentioned areas</u> 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> <p>MM5.3-4 Any pesticides, herbicides, or fertilizers used shall be applied with techniques that avoid over-spraying and control application to avoid excessive concentrations. The use</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>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. <u>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 chemical rodenticides are used,</u> 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>MM5.3-5 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>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Locally Protected Species</u></p> <p>The location of the two oak trees is such that project grading would not remove or encroach upon the protected zone of either tree. Therefore, the Project would not require an oak tree permit. There would be no impacts to oak trees as a result of the proposed.</p>	No Impact	No Mitigation Required.	No Impact
<p><u>Jurisdictional Areas</u></p> <p>The proposed Component 5 would impact 0.35 acres of non-wetland waters of the U.S. under the jurisdiction of the ACOE [coincident with 0.35 acres under CDFG jurisdiction] and 0.13 additional acres of Riparian habitat under jurisdiction of the CDFG, for a total of 0.48 acres. There are no ACOE Wetlands at the site. Impacts to the 0.35 acres of CDFG/ACOE jurisdictional area and 0.13 acres of CDFG jurisdictional area are significant, but mitigable.</p> <p>The Project would also remove 0.84 acres of the 0.93-acre re-vegetation site that the University is required by existing permit conditions to maintain this site as mitigation for previous impacts in Marie Canyon Creek (ACOE No. 95-00483-AOA and CDFG No. 5-402-95). Additionally, of the 0.84 acres of the re-vegetation site that would be removed by the project, 0.41 acres consists of the sensitive California Encelia Scrub Alliance plant community, which is discussed above in the Vegetation and Sensitive Plant Communities heading above. As this site must be maintained, removal of 0.84 acres of the re-vegetation site, which includes 0.41 acres of the California Encelia Scrub Alliance, would be a significant, but mitigable impact.</p> <p>The Project would remove 0.20 acres within the Marie Canyon drainage that meet the single attribute (CCC)</p>	Potentially Significant but Mitigable	<p>MM5.3-6 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 obtain all appropriate permits and agreements prior to grading, and shall adhere to all mitigation measures issued in the permits and agreements.</p> <p>MM5.3-7 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</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>wetlands definition, which are already regulated by the CDFG, that would be a significant, but mitigable impact. In order to avoid duplicate impacts and mitigation, mitigation for impacts to CDFG jurisdictional habitat would also serve as mitigation for those areas meeting the single attribute wetlands definition.</p> <p>Based on existing regulatory approvals (ACOE File No. 2007-01223-PHT and Agreement No. 5-193-97), impacts to 0.54 acres of waters of the U.S. and CDFG jurisdictional habitat in Marie Canyon debris basin, Marie Canyon Creek, and adjacent tributaries have been authorized for maintenance purposes. Additionally, these approvals authorize impacts to 0.025 acres of waters of the U.S. and CDFG jurisdictional habitat for maintenance activities in the existing stockpile. The proposed Component 5 acreage impacts in these areas would be less than the jurisdictional acreages authorized by these approvals, which would be a less than significant impact.</p>		<p>Winter Canyon 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 Draft and Final Compensatory Mitigation and Monitoring Plans. In broad terms, this Plan shall at a minimum include:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites • Specific objectives • Implementation plan • Success criteria • Required maintenance activities • Monitoring plan • Contingency measures <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>than 10% by the end of the second year of treatment, and less than 5% thereafter for the life of the Project; and,</p> <ul style="list-style-type: none"> • 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 thereafter and/or shall attain 75% cover after 3 years and 90% cover after 5 years. <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</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>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> <p>MM5.3-8 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 severe Spanish broom (<i>Spartium junceum</i>) infestation on 95 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. <u>The California Encelia Alliance is considered to be a component of coastal sage scrub.</u> Restoration of 0.41 acres</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p><u>of the site should be to California encelia scrub and other plant species associated with California encelia scrub, as appropriate, given site conditions.</u> The location of the 95 0.84-acre mitigation site is shown on Figure 5.3-5 <u>of the DEIR.</u> 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.</p> <p>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 <u>commence prior to removal of the re-vegetation site on the western slope of the Marie Canyon debris basin.</u> be concurrent with development of Component 5 of the CLP project. In broad terms, the plan shall at a minimum include:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites • Specific objectives • Success criteria • Implementation plan 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> • Required maintenance activities • Monitoring plan • Contingency measures <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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, • Successful restoration of the 0.84 95-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. <p>The target species and native plant palette, as well as the specific methods for evaluating whether the project has</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>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 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>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Direct Loss of Sensitive Wildlife Species</u></p> <p>Direct loss of a sensitive wildlife species due to grading and construction at the proposed Component 5 site, if present during those activities, would be a potentially significant but mitigable impact.</p>	Potentially Significant but Mitigable	<p>MM5.3-9 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 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>	Less Than Significant
<p><u>Wildlife Movement</u></p> <p>The Component 5 site would be located on developed areas of the Campus and would not fragment existing habitats. Additionally, the site does not serve as a habitat linkage between open space preserves. Movement would become more restricted within the site because of the loss of natural vegetation for cover, however the Project would not create new barriers that would prevent wildlife from traversing the area making impacts to wildlife movement less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Indirect Impacts Component 5 (Fuel Modification)</i></p> <p>The proposed Component 5 project would not result in</p>	No Impact	No Mitigation Required.	No Impact

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
new impacts to areas that are currently landscaped or subject to fuel modification in the existing condition. Therefore, fuel modification activities at this site would result in no impacts to biological resources.			
<p><u>Component 6</u> <i>Direct Impacts</i></p> <p>No sensitive species, locally important species, or sensitive plant communities were found, and sensitive species are not expected. There are no jurisdictional areas in this site and it is not important for wildlife movement. With the exception of nesting birds, which is covered below in the section on impacts related to All Components, direct impacts to biological resources would be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Indirect Impacts Component 6 (Fuel Modification)</i></p> <p>The proposed Component 6 project would not result in new impacts to areas that are currently landscaped or subject to fuel modification in the existing condition. Therefore, fuel modification activities at this site would result in no impacts to biological resources.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><u>All Components</u> <i>Direct Impacts</i> <i>Disturbance or Direct Loss of Nesting Birds and Nests</i></p> <p>Disturbing vegetation and other nesting habitats on these sites during the nesting season (February 1 – September 15) could disturb nesting birds. The loss of bird nests, eggs, and young, due to grading and construction activities at all component sites, as well as fuel modification in native habitats associated with Components 1 and 2, would be in violation of one or more of California Fish and Game Code Sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of</p>	Potentially Significant but Mitigable	MM5.3-10 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	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), due to tree removal or other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. Project impacts would therefore be significant, but mitigable.</p>		<p>project <u>Component</u> 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 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>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><i>Indirect Impacts</i></p> <p><u>Introduction of Invasive, Non-native Plants in Landscaping</u></p> <p>Invasive exotic species, introduced as landscaping, may outcompete native plants and disrupt normal ecological processes if they spread to natural areas, which would potentially threaten sensitive plant communities or sensitive species. This would be a potentially significant, but mitigable impact.</p>	Potentially Significant but Mitigable	<p>MM5.3-11 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. <u>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.</u> The selected plant list shall be reviewed by a <u>County of Los Angeles approved qualified biologist</u> to exclude any potentially invasive ornamental species.</p>	Less Than Significant
<p><i>Impacts to Riparian Environmentally Sensitive Habitat Area (ESHA) in Lower Marie Canyon, Malibu Coastline Significant Ecological Area (SEA) #1 and Marine ESHAs</i></p> <p>Stormwater runoff from the Project site, during the construction and operational phases, has the potential to contain fertilizers, pesticides, oils, sediment and other pollutants. The designated riparian ESHA of Marie Canyon Creek to the south of PCH, or sensitive shoreline and marine biological resources downstream, could be adversely affected by poor stormwater quality, resulting in potentially significant, but mitigable impacts.</p>	Potentially Significant but Mitigable	<p>MM5.3-12 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 this <u>the</u> DEIR.</p>	Less Than Significant
<p><u>Impacts to Malibu Canyon and Lagoon SEA #5, the Malibu Creek Significant Watershed, and designated Environmental Sensitive Habitat Areas (ESHA) within the Malibu Creek watershed</u></p> <p>Due to the distance and terrain between the Marie</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
Canyon watershed and the Malibu Creek watershed and lagoon, a significant nexus between the project sites and the Malibu Creek watershed is not expected. Therefore project impacts to designated sensitive areas within the Malibu Creek watershed would be less than significant.			
<p><u>Impacts of Noise on Sensitive Wildlife Species</u></p> <p>A significant increase in the level of noise relative to the existing condition could result from the proposed chiller plant at Component 2, however, as mitigation for this potential noise impact, the chiller plant would be located inside a building (see Section 5.5: Noise). With this mitigation incorporated noise from all project components would be temporary or would not result in a substantial increase in the level or duration of noise relative to the existing condition, therefore impacts on wildlife would be less than significant.</p>	Less Than Significant	See Mitigation Measures MM5.5-10, MM5.5-11, and MM5.5-12 in Section 5.5 Noise	Less Than Significant
<p><u>Impacts of External Night Lighting on Sensitive Wildlife Species</u></p> <p>As the proposed lighting for the CLP project with mitigation included in Section 5.7.2 would not cause significant glare impacts, and would not result in significant light trespass into surrounding natural areas compared to the existing condition, and because surrounding natural areas would meet Illuminating Society of North America (IESNA) recommended threshold criteria to be considered “intrinsically dark, such as a National Park”, impacts from external night lighting to potentially occurring sensitive wildlife species are considered to be less than significant after mitigation.</p>	Less Than Significant	See Mitigation Measures MM5.7.2-1, MM5.7.2-4, and MM5.7.2-8 in Section 5.7.2 Light and Glare	Less Than Significant
<p><u>Cumulative Impacts</u></p> <p>The planned mitigation measures for all CLP project impacts would reduce the project’s contribution to cumulative impacts to a less than significant level.</p>	Less Than Significant	No Additional Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Furthermore, proposed development projects in the area would be required to avoid or mitigate for significant impacts to biological and jurisdictional resources. It is expected that proper compliance with existing regulations would reduce the contributions to cumulative impacts of other proposed development sites in the project area.</p>			
<p>Air Quality (see Section 5.4)</p>			
<p><u>Construction-Related Air Quality Impacts</u> <i>Airborne Dust</i> Prior to the application of mitigation, PM-10 emissions may exceed the SCAQMD CEQA threshold.</p>	<p>Potentially Significant</p>	<p>The County requires the application of standard dust control measures for all discretionary construction activities even if CEQA thresholds are not exceeded. The following mitigation measures are recommended to minimize fugitive dust generation.</p> <p>MM5.4-1 The applicant shall prepare a Construction Management Plan to control fugitive dust. At a minimum, the Plan shall include the following dust control measures:</p> <ul style="list-style-type: none"> • The simultaneous disturbance site should be minimized as much as possible. • 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. 	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> • <u>Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.</u> <p>Such measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a) Application of soil stabilizers to inactive areas according to manufacturers specifications (previously graded areas inactive for ten days or more); b) Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds gusts exceed 25 mph; c) Stabilization of previously disturbed areas if subsequent construction is delayed; and d) Covering all stockpiles with tarps. e) All trucks hauling dirt, sand, soil or other loose materials are to be covered. f) Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation. <ul style="list-style-type: none"> • The project proponent shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 insuring the clean up of construction- 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>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.</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • Grading operations shall be suspended during any first stage ozone episodes. 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>MM5.4-2 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"> • Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling. • Any construction equipment using direct internal combustion engines shall use a <u>diesel</u> fuel with a maximum of 0.05 percent sulfur and a four-degree retard. • Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. Tier 3 rated engines shall be used for all equipment during site grading, if available. • 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 	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>permitted. Truck deliveries occurring during construction shall be consolidated to the extent feasible.</p> <ul style="list-style-type: none"> • Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law. • On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters if feasible. • All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations. • Construction equipment operations shall be suspended during any second stage smog alert. • Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. 	
<p>Local Significance Threshold (LST) Impacts</p> <p>LSTs are only applicable to construction period NO_x, CO, and particulate matter PM-10 and PM-2.5 and the LST analysis is based upon maximum feasible emissions over a single worst-case day. NO_x and CO emissions would be below LST thresholds, and particulate matter LST thresholds will not be exceeded if the assumed level of dust control mitigation is achieved.</p>	Potentially Significant	See fugitive emissions mitigation MM 5.4-1 above.	Less Than Significant
<p><u>Operational Air Quality Impacts</u></p> <p><i>Operational-Related Exhaust Emissions</i></p> <p>Project-related air quality concerns will derive from the mobile source emissions that will be generated from the</p>	Beneficial Impact	No Mitigation Required.	Beneficial Impact

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>recreational and residential uses proposed for the project site. While area source (non-mobile) emissions would be slightly higher from additional student residents' cleaning products, cooking, etc., Project related mobile source emissions resulting from vehicular travel would be less. Because mobile source emissions dominate the operational emissions, overall the proposed project results in a decrease of operational emissions for each calculated pollutant.</p>			
<p><i>Special Events Emissions</i> Increased traffic associated with increased seating capacity at a maximally attended campus event would not cause any AQMD operational emissions thresholds to be exceeded.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Micro-scale air quality impacts</i> The SCAQMD has demonstrated to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher CO levels than those near the Project. Therefore, any local impacts near the Project will be well below thresholds with an even larger margin of safety. A CO screening analysis was performed at the closest major intersections surrounding the Project that verified this conclusion.</p>	Less Than Significant	No Mitigation required.	Less Than Significant
<p><i>AQMP Consistency</i> The proposed project would accommodate fewer students than the campus growth projections contained in the Pepperdine Long Range Development Plan (LRDP), which was used by SCAG as the basis for projecting campus-related impacts into the AQMP. Implementation of the CLP Project would therefore have a slightly reduced regional air quality impact than those currently anticipated in the AQMP and would be considered consistent regional air quality plans.</p>	No Impact	No Mitigation Required.	No Impact

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Cumulative Air Quality Impacts</u></p> <p>By providing on-campus housing and reducing student commuting, the CLP would not generate a cumulatively considerable contribution to regional air quality impacts.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p>Noise (see Section 5.5)</p> <p><u>Construction Noise Impacts</u></p> <p><i>Heavy Construction Equipment</i></p> <p>The loudest construction activities would require almost 280 feet of distance between the source and a nearby receiver to reduce the peak 90 dB source strength to 75 dB, the most stringent Noise Ordinance standard for short-term construction equipment noise. The 280-foot construction radius noise impact envelope would affect at most two Malibu Country Estates homes. This impact would be sporadic and for very limited periods of time. Nevertheless, those two homes may be temporarily impacted and the impacts are considered significant prior to the implementation of a required Construction Noise Mitigation Plan.</p>	Potentially Significant	<p>MM5.5-1 Prior to the issuance of grading permits for the construction of the <u>Upgraded NCAA Soccer Field</u>, 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 <u>Los Angeles County Code</u>, the maximum allowable construction activity noise at the nearest off-site residential property line shall be 75 dB Leq. Measures to achieve that performance standard may include:</p> <ul style="list-style-type: none"> • Using smaller, quieter equipment, or • Installing sound absorbing curtains or erecting a temporary berm to interrupt the line-of-sight between source and receiver. <p>MM5.5-2 Grading work shall be limited to between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. <u>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.</u></p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>MM5.5-3 All on-site construction equipment fixed and mobile, shall be in proper operating condition and fitted with standard silencing devices. Proper 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.</p> <p>MM5.5-4 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. <u>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.</u></p> <p>MM5.5-7 Limit allowable idling to 5 minutes for trucks and heavy equipment.</p> <p>MM5.5-8 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 <u>residential bedroom window</u> located offsite within 280 feet from the equipment. <u>Said screen shall be at least 3 feet higher and 6 feet wider in size from all outer edges of the noise generator.</u></p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>MM5.5-9 Construction activities shall be restricted to between the hours of 8:00 a.m. and 5:00 p.m. in order to minimize construction and haul route activities that would increase noise disturbance on surrounding off site residential and commercial land.</p> <p><u>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. Such activities on John Tyler Drive 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 shall be permitted only in extremely time-sensitive and/or emergency circumstances such as completion of concrete pouring. The Construction Management Plan shall give strong preference to the use of the Seaver Gate instead of John Tyler Drive as the designated 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.</u></p>	
<p><i>Haul Truck Noise</i> The proposed project may result in the export of 70,000</p>	<p>Less Than Significant</p>	<p>MM5.5-5 Project applicant shall post a notice at the construction site and along the proposed truck</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>cubic yards of soils, requiring 160 truck trips (80 loads) per day, which would be restricted to using the Seaver entrance/exit to Malibu Canyon Road. These haul trips would generate noise levels of 57 dB CNEL at 50 feet from the roadway centerline for a 35 mph travel speed. This level is below the 65 dB CNEL noise standard.</p> <p>Therefore, soil hauling would create a less than significant traffic noise impact.</p> <p>Truck hauling of building materials, which produce a reference noise level of 50 dB Leq at 50 feet per truck, would likely occur on John Tyler Drive. For project impacts to exceed the 65 dB CNEL noise standard at homes closest to John Tyler Drive, 720 truck trips (360 loads) would be required between 7 a.m. and 7 p.m. As CLP construction activities could not accommodate 360 truckloads of material on a single day, delivery truck noise impacts would be less than significant.</p>		<p>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. <u>The notice shall be posted no later than 72 hours prior to the planned activity where feasible.</u></p> <p>MM5.5-6 Construction staging and delivery areas shall be located as far <u>as</u> 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. <u>Construction workers shall park on the job site and no closer than 185 feet from any off-site campus residence.</u></p> <p>MM5.5-7 Limit allowable idling to 5 minutes for trucks and heavy equipment.</p>	
<p>Construction Activity Vibration</p> <p>The maximum potential construction equipment vibration impacts at off-site sensitive receptors would be created by a large bulldozer with a reference vibration level of 87 VdB at 25 feet from the source. The closest residence to any point of project-related heavy equipment operations is approximately 200 feet, which would experience vibration levels about 10 VdB less than the annoyance threshold for infrequent/temporary events. As these construction equipment vibration levels would not reach the nuisance threshold, nor exceed the 100 VdB building damage (cracked stucco, etc.) threshold, vibration impacts would be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Operational Traffic Noise Impacts</u> <i>Traffic Noise Impacts During Normal Operation</i> Long-term noise concerns associated with the project center primarily on mobile source emissions surrounding the Project site. The conversion of commuter students to resident students through the housing program would reduce student commute trips, eliminating 727 daily trips to the campus. Therefore, the Project would not create traffic noise increases during normal operation and these impacts would be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Traffic Noise Impacts During Normal Operation With Removal of Nocturnal Closure of John Tyler Drive.</i> Although no CLP components are anticipated to generate substantial traffic related noise between 11 p.m. and 6 a.m., an estimated thirty percent of existing nighttime traffic at Seaver Gate would use John Tyler Drive, which is normally closed between 10:30 p.m. and 6:00 a.m., if that option were available. Removing the restriction of nocturnal use of John Tyler Drive would result in a maximum projection of 68 cars per hour on that roadway between 11 p.m. and midnight. These cars would produce a noise level of 45 dB covering 17 minutes of noise generation, which would be less than the residential post 10 p.m. Noise Ordinance standard of 50 dB for 17 minutes of noise (approximately an L₂₅ standard). Additionally, as existing background noise levels at the closest homes range from 43-46 dB for a 17-minute average, traffic noise increases would be 1-2 dB. Therefore, project related nocturnal traffic noise impacts under this scenario would be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><i>Traffic Noise Levels During Special Events</i></p> <p>As a result of the proposed project, an athletics/event center (AEC) would be constructed on the east side of Huntsinger Circle to house the athletic games and other indoor University events that are currently held at the Firestone Fieldhouse (FFH) located at the southern portion of John Tyler Drive. Events traffic at the new facility would generate peak inbound traffic flows (with associated noise impacts) to the campus during a one to two hour period prior to the event and outbound flows from the campus after the event. The presumed worst-case project-related traffic noise impact, an existing maximum attendance FFH event versus a future peak attendance event at the AEC would increase noise levels from departing traffic by +1 dB at the nearest homes on John Tyler Drive compared to an existing Firestone Fieldhouse sell-out event. Such a difference would be imperceptible to the closest residence. As such, special event traffic noise levels are anticipated to be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p>Operational Stationary Noise Impacts</p> <p><i>Component #1: Student Housing Rehabilitation</i></p> <p>For the student housing component of the CLP, the number of students will increase from 2,000 to 2,480, resulting in a noise increase of + 0.9 dB, which is generally considered an imperceptible increase.</p> <p>Project –related heating, ventilation, and air conditioning (HVAC) equipment would be similar to HVAC equipment currently in use and would not substantially increase existing noise levels.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Therefore, noise impacts from the student housing component on surrounding off-site residences would be less than significant.</p> <p>In addition, as required in Section 5.9.2 (Police Protection Services), the University's Department of Public Safety shall increase the number of public safety officers to patrol both the Standard and Outer Precincts and ensure noise is kept to a minimum particularly during hours of greater noise sensitivity.</p>			
<p><i>Component #2: Athletics/Events Center</i></p> <p>The relocation of events from the Firestone Fieldhouse to the Athletics/Events Center (AEC) would increase the distance separation of event noise from off-site receptors, resulting in almost 15 dB of noise attenuation, which would be augmented by intervening buildings that would assist in blocking event noise. Although the new venue could seat more spectators, the noise reduction resulting from increased distance and intervening buildings would likely reduce overall event noise impacts at off-site homes.</p> <p>Increased special event attendance would be accompanied by an increased number of parked vehicles and an associated increase in parking activity noises. However, the relocation of much of the existing special event parking away from the Firestone Fieldhouse would reduce parking activity noises by more than 10 dB at the nearest MCE homes. Future special event parking noise at off-campus residences would therefore be reduced.</p> <p>Operations of three simultaneous chillers for air cooling would exceed the County standards of 50 dB L₅₀ daytime and 45 dB L₅₀ nighttime for noise impacts</p>	Potentially Significant	<p>MM5.5-10 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.</p> <p>MM5.5-11 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.</p> <p>MM5.5-12 Cooling towers shall be equipped with variable speed drives that allow nocturnal fan speed reduction during periods of reduced cooling demand.</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>unless the units are enclosed (which is planned) in a building, which would reduce the noise level to 23 dB at the nearest residence which is 1,385 feet away. Project-related cooling tower fans cannot be enclosed and will produce a maximum 40 dB noise effect at the nearest residence without additional structural interference. The combined noise from the cooling towers (40 dB) and the enclosed chiller plant (23 dB) would remain at 40 dB meeting all the ordinance standards. Additionally, the cooling towers are anticipated to be equipped with variable speed fans that would be run at lower speeds at night when cooling demand is minimal. However, prior to assurance that the chiller plant would be located inside a building, the project would result in the potential for a significant impact.</p> <p>In summary, the proposed athletics/events center would not result in significant noise impacts related to event noise. However, noise generated at the proposed chiller plant would result in the potential for significant noise impacts at off-site residences prior to mitigation.</p>			
<p><i>Component #3: Upgraded NCAA Soccer Field Component</i></p> <p>Upgraded field noise of 47 dB L₅₀ would be a less than significant impact for daytime use.</p> <p>The adopted nocturnal significance threshold of 45 dB L₅₀ could be exceeded if play continued beyond 10 p.m. Mitigation through termination of lighted play at 10 p.m. would reduce soccer field activity noise impacts to less than significant.</p>	Potentially Significant	MM5.5-13 Lighted use of the updated NCAA Soccer Field shall cease at 10 p.m. <u>with flexibility provided for games extending into overtime.</u>	Less Than Significant
<p><i>Component #4: Town Square</i></p> <p>Stationary noise from this Component would be mechanical equipment such as air conditioning.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>The exact type and quantity of HVAC equipment is not yet known, however, the hourly average reference noise level at a 50-foot distance for typical rooftop mounted equipment is 54 dB. At 900 feet, the nearest distance to a sensitive off-site receptor, noise from HVAC equipment would be approximately 29 dB L₅₀ without shielding. Shielding would reduce noise levels to less than 29 dB L₅₀. Because of this Component's distance to off-site sensitive receptors as well its lack of noise generating activity, the proposed Town Square improvements are expected to result in a less than significant impact.</p>			
<p><i>Component #5: Enhanced Recreation Area</i></p> <p>The average noise level at the perimeter of an intramural recreational environment was stated to be 55 dB or less for softball, and similar semi-competitive activities that would occur at this site. Distance attenuation to the nearest off-campus homes would reduce this level to 35 dB L₅₀, which is below the County of Los Angeles Noise Ordinance daytime standard of 50 dB L₅₀ and the nocturnal noise ordinance standard of 45 dB L₅₀. This level is also less than the 60 dB wildlife noise protection standard typically applied to potentially impacted bio-habitats such as bird nesting areas.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Component #6: School of Law Parking Structure</i></p> <p>Parking lot noise levels at the property line of the closest residence, approximately 1,700 feet from the proposed parking structure, would be attenuated by distance to around 27 dB L₅₀ without taking into effect the attenuation offered by intervening buildings/structures. Hourly noise levels are thus not expected to exceed the County's 50 dB L₅₀ hourly noise standard for daytime parking structure use and are considered to be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><i>Combined Noise Levels From All Project Components</i></p> <p>The possible non-traffic sources including the upgraded soccer field, the mechanical equipment at Town Square, student recreation at the enhanced recreation area, and parking lot operations (door slams, engines starting, tire squeal, alarm chirps, etc.), along with the chiller plant create a composite noise level of 47 dB L₅₀ which is below the County Noise Ordinance standard of 50 dB L₅₀ for daytime (pre-10 p.m.) events. Noise levels excluding the soccer field (which would not be lighted after 10 p.m.) would total 43 dB, which is below the nighttime County Noise Ordinance standard of 45 dB L₅₀. Therefore, the combined noise levels from all projects (assuming the chiller plant would be located inside a building) would not change the above conclusions for the individual project components.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><u>Cumulative Impacts</u></p> <p><i>Traffic Noise</i></p> <p>Noise impacts associated with cumulative development are anticipated to be potentially significant and would occur without implementation of the proposed project. Therefore, the project's contribution to cumulative impacts is considered to be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Firestone Fieldhouse</i></p> <p>The Fieldhouse currently functions as the student recreation center and thus, future uses will be similar to existing uses. While student activity noise may be audible late in the evening at the nearest homes because background levels are low, the peak activity noise will not be any greater than levels currently experienced. As such, late evening use of the future FFH student recreation center will not have a significant noise impact.</p>	Less Than Significant	No Mitigation Required	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><i>Related Project - Baseball Field Lighting</i></p> <p>The University proposes to light the baseball field for evening use, which could result in a cumulative effect for activity on two lighted fields. The projected 45 dB L₅₀ from one baseball game would be less than the County Noise Ordinance standard of 50 dB L₅₀ at the nearest MCE homes for daytime (pre-10 p.m.) events. However, cumulative noise from two lighted fields would be more than nighttime standard of 45 dB L₅₀ (post-10 p.m. events). As such, termination of lighting on the baseball field at 10 p.m. is a required condition to maintain cumulative impacts at less than significant levels.</p>	Potentially Significant	<p>MM5.5-14 Lighted use of the baseball field shall cease at 10 p.m. <u>with flexibility provided for games extending into overtime.</u></p>	Less Than Significant
<p>Cultural Resources (see Section 5.6)</p> <p>Archaeological site 19-002472 is located within 100 feet of the project impact area of Component 5 (Enhanced Recreation Area) and is therefore considered to be within the Area of Potential Effect (APE).</p>	Potentially Significant but Mitigable	<p>MM5.6-1 A protective fence shall be installed and maintained surrounding Site site 19-002472 prior to all earth moving activities that occur within 100 feet of the Site site (Component 5).</p> <p>MM5.6-2 A professional archaeological monitor shall be onsite during all earth moving activities occurring within 100-feet of Site site 19-002472 (Component 5).</p>	Less Than Significant
<p>Given the overall sensitivity of the surrounding area, there would be the potential that unknown archaeological or paleontological resources could be discovered during project construction. Therefore, all Component areas should be considered sensitive for cultural resources.</p>	Potentially Significant but Mitigable	<p>MM5.6-3 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.</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>MM5.6-4 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.</p>	
<p>Substantial excavations in the project component areas that are deeper than the Quaternary landslide material and/or deposits of the Sespe and Topanga Formations have the potential of encountering paleontological resources such as significant vertebrate fossils.</p>	<p>Potentially Significant but Mitigable</p>	<p>MM5.6-3 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.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Cumulative Impacts</u> Related projects in the vicinity must undergo the environmental/CEQA process, and appropriate mitigation would be applied to protect and/or record potential cultural resources. With implementation of mitigation measures mm5.6-1 through mm5.6-4, the proposed project's contribution to potentially significant cumulative project impacts would be reduced to less-than-significant levels</p>	Potentially Significant but Mitigable	See mitigation measures mm5.6-1 through mm5.6-4 above.	Less Than Significant
<p>Visual Resources and Aesthetic Qualities (see Section 5.7.1)</p>			
<p><u>Impacts to Onsite Visual Resources</u> The Pepperdine University's property contains on-site visual resources that include the landscaped terrain and visible buildings of the campus, as well as Malibu Canyon, and a small portion of a Significant Ridgeline located in the northernmost portion of the property. All of the CLP components would be situated within the interior or the developed campus in locations that are not visible from either of the adjacent designated scenic roads. As such, the visual character impacts of the existing shoreline or mountain viewshed, as seen from designated scenic highways, including PCH and Malibu Canyon Road are considered to be less than significant.</p>	Less Than Significant	No Mitigation Required.	
<p><u>Impacts on Scenic Views</u> The CLP sites represent infill projects that would rehabilitate aged buildings and/or intensify use on underutilized sites. Therefore, none of the CLP components would interfere with existing views of ocean or shoreline features from designated public viewing locations, nor would the CLP block or interfere with public views of the elevated ridgelines that are officially recognized as scenic features or viewshed ridgelines in the Santa Monica Mountains to the north of</p>	Less Than Significant	No Mitigation Required.	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>the developed core of the campus. The proposed soccer field light standards at Component 3 would not intrude into the skyline and would not block views of scenic rock formations or natural vegetation. The tops of proposed light standards at Component 3 would be visible from a relatively short segment of PCH (approximately 1,300 feet in length). Therefore, the impact of the CLP to visual resources and scenic views is considered to be less than significant.</p>			
<p><u>Impacts on Visual Character and Quality</u></p> <p>The proposed CLP components resemble the form and function of the existing institutional structures and outdoor activity areas that characterize normal and expected uses within the developed core area of the Pepperdine campus. Further, the sizes and heights of the proposed project's structural components are generally compatible with the distribution and scale of existing campus facilities.</p>	<p>Less Than Significant</p>	<p>The proposed project is not expected to result in significant impacts related to visual character, quality, or compatibility. However, the following measures are recommended to further reduce impacts.</p> <p>MM5.7.1-1 Building materials that are compatible in color 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.</p> <p>MM5.7.1-2 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.</p>	

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		<p>MM5.7.1-3 Architecturally compatible screening to conceal rooftop mechanical equipment such as air conditioning units from view will be emplaced 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.</p> <p>MM5.7.1-4 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 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"> • 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, 	

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		<p>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).</p> <ul style="list-style-type: none"> • 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. • 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). • Graded slopes at the Enhanced Recreation Area (Component 5) shall be landscaped to provide suitable 	

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		<p>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.</p> <ul style="list-style-type: none"> Project landscaping shall consist of native and non native drought tolerant fire retardant species included on the Los Angeles County Fire Department Fuel Modification Plan and/or specified in the Draft Pepperdine University Wildland Fire and Landscape Management Plan as <u>otherwise approved by the Los Angeles County Fire Department</u> 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. <p>MM5.7.1-5 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>	
Light and Glare (see Section 5.7.2)			
<p><u>Contrast</u></p> <p>The proposed CLP would result in reduced contrast ratios at nearly all Receptor Sites; however, two Receptor Sites in the vicinity of Component 3 would have contrast ratios, which would exceed the threshold of 30:1 when powered to a lighting level <u>to achieve a</u></p>	Less Than Significant	<p>MM5.7.2-1 The applicant shall prepare lighting plans for 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</p>	Less Than Significant

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<p><u>maintained illuminance</u> of 100 fc. This level is only required for games that are to be broadcast for television. As indicated above, Because this is likely to be an infrequent occurrence (likely less than 10 nights, the great majority of the time the lights are in use they will be operating at the lower <u>maintained illuminance</u> 50 fc level. Because the contrast ratios at these locations are below existing conditions, impacts are considered to be less than significant, however, because they would exceed a 30:1 contrast ratio, mitigation is provided. Implementation of mitigation measures will reduce contrast at impacted receptor sites to below the established threshold.</p>		<p>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> <p>MM5.7.2-2 For ordinary <u>Ordinary</u> athletic field lighting levels employed at Component 3 (Upgraded NCAA Soccer Field) during non-televised intercollegiate games and during student recreation, the lighting system use shall not exceed a Horizontal <u>provide a Maintained Illuminance</u> at field level of 50 footcandles (fc). Lighting employed at the Eddie D. Field Baseball Stadium during non-televised intercollegiate games shall be restricted to</p>	

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		<p>the minimum <u>maintained illuminance</u> 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 <u>with flexibility provided for games extending into overtime</u>. Athletic field lighting levels of <u>a maintained illuminance of 100 horizontal and vertical</u> footcandles (fc) may be used only on nights in which a game will be nationally or regionally broadcast, up to 10 events per year <u>per field</u>.</p> <p>MM5.7.2-5 Project structures shall utilize non-reflective materials to avoid glare intruding onto adjacent residential <u>properties and open spaces</u>.</p>	
<p><u>Illuminance (Light Trespass)</u> <i>Beyond Property Boundaries</i></p> <p>The calculated contribution of illumination from all CLP components results in a contribution that ranges from 0.003 to 0.116 footcandles at receptor sites located on John Tyler Drive and PCH, where levels in excess of 0.5 footcandles would be considered a significant impact.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><u>Habitat and Vegetated Natural Areas</u></p> <p>The calculated contribution of illuminance at all receptor sites located in vegetated natural areas is less than the threshold of 0.1 fc.</p>	Less Than Significant	<p>MM5.7.2-8 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.</p>	Less Than Significant

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<p><u>Coverage</u></p> <p>Although the numerical value for coverage will increase in some cases, the potential lighting impacts related to those increases in coverage were either consistent with existing conditions, or resulted in reduced lighting impact due to CLP design features such as shielding and limited aiming.</p>	<p>Less Than Significant</p>	<p>MM5.7.2-4 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 incorporate the following:</p> <p><u>Exterior Lighting</u></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>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p><u>Site Lighting (pedestrian area and walkway lighting)</u></p> <p>All pole and post mounted luminaires over fifteen (15) feet in height shall meet all IESNA requirements for “full-cutoff” <u>and current LEED requirements for fixture cutoff within the Lighting Zone specified by CEC for the Project</u>, and shall be aimed downward.</p> <p>All pole- and post-mount luminaires less than fifteen (15) and greater than six (6) feet in height shall meet all IESNA requirements for “full-cutoff” <u>and current LEED requirements for fixture cutoff within the Lighting Zone specified by CEC for the Project</u>.</p> <p>All luminaires of less than six (6) feet in height, such as bollards, shall meet all IESNA requirements for “semi-cutoff”. 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><u>Parking Lot and Parking Structure Lighting</u></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>	

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		<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 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><u>Building Mounted Lighting</u></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</p>	

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		<p>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> <p><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.</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Context</u></p> <p>The potential lighting impacts related to increases in context are either consistent with existing conditions, or result in reduced lighting impacts due to CLP design features such as shielding and limited aiming.</p>	Less Than Significant	<p>MM5.7.2-6 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.</p> <p>MM5.7.2-7 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.</p>	Less Than Significant
<p><u>Cumulative Impacts</u></p> <p><i>Contrast</i></p> <p>Four related projects have been proposed within relative close proximity to the CLP. The CLP and those related projects' proposed lighting improvements result in reduced contrast ratios when compared to existing conditions at all Receptor Sites. However, three sites showed contrasts in excess of 30:1, despite representing relative improvements. The high contrast ratios at those three receptor sites result from elevated luminance levels required for baseball games that are to be nationally or regionally broadcast. This level of lighting is likely to be an infrequent occurrence with most uses requiring a reduced lighting level.</p>	Less Than Significant	<p>MM5.7.2-3 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>	Less Than Significant
<p><i>Illuminance</i></p> <p>The CLP and Related Projects will not create light trespass or exceed levels of significance beyond property boundaries or in vegetated natural areas.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><i>Coverage</i></p> <p>The increased height of the related projects and CLP sports lighting could increase the amount of coverage from each receptor site by increasing the possibility of views to high brightness lamp sources. However, view angle studies have shown that the proposed sports lighting can be shielded to limit glare conditions. The potential lighting impacts related to increases in coverage are either consistent with existing conditions, or result in reduced lighting impact due to design features.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Context</i></p> <p>New taller lighting infrastructure would intrude into the skyline above mountain ridgelines to the north when viewed primarily from Receptor Sites along John Tyler Drive. However, the potential lighting impacts related to increases in context are either consistent with existing conditions, or result in reduced lighting impacts due to design features such as shielding and limited aiming.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Traffic and Access</p> <p><u>Operational Impacts</u></p> <p><i>Traffic Congestion</i></p> <p>The CLP would reduce traffic entering/leaving the campus and therefore generate a beneficial impact to the surrounding intersections identified for analysis. The reduction in daily and peak hour traffic is predicated on the provision of new student housing prior to the occupancy of the Athletics/Events Center as scheduled in Section 3.0. Therefore, mitigation MM 5.8-1 is required during Phase I for the Project to result in Beneficial impacts in that period. Phase II would result in beneficial impacts.</p>	Less Than Significant (Phase I)	<p>Mitigation MM 5.8-1 is required for the Project to result in Beneficial impacts during Phase I.</p> <p>MM 5.8-1 Prior to occupancy of the new AEC, the University shall provide and maintain a minimum of 100 net new beds over existing conditions. <u>During the construction of the first phase of the Student Housing Rehabilitation, if the University utilizes off-campus housing to accommodate displaced student residents the University shall provide regularly scheduled shuttles to transport relocated students between the off-campus housing sites and the campus.</u></p>	Beneficial
<p><i>Regional Transportation Impacts</i></p> <p>The conversion of commuter students to resident students facilitated by the CLP housing program and other campus amenities would reduce the number of trips to and from the campus. Thus, the CLP would generate beneficial impacts to the Congestion Management Program (CMP) facilities in the area.</p>	Beneficial	No Mitigation Required.	Beneficial
<p><i>Site Access Impacts</i></p> <p>The proposed project would not alter currently existing vehicular access and/or on-campus circulation roads, none of which are known to have hazardous conditions.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Site Parking</i></p> <p>The CLP would provide additional parking without increasing day-to-day parking demands. As such, the proposed project's impact related to on-site parking is considered to be beneficial.</p>	Beneficial	No Mitigation Required.	Beneficial
<p>Athletics/Events Traffic and Parking</p> <p><i>Events Traffic Congestion</i></p>	Significant	Since large events held at the AEC would be infrequent in nature, and since the majority of these events would not start or end during the peak hour periods, the mitigation	Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Traffic generated by large and medium size events that start or end during the peak traffic hour periods would result in significant impacts at 8 intersections studied.</p>		<p>developed for the AEC focuses on the management of event traffic and parking demands <u>the development of an Events Management Plan</u> and development of a Transportation Demand Management Program (TDM) rather than the construction of physical capacity improvements.</p> <p>MM 5.8-2 Prior to any events at the new AEC, the University shall develop an traffic and parking management plan for Event Management Plan <u>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:</u></p> <ul style="list-style-type: none"> • 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. • 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 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>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.</p> <ul style="list-style-type: none"> • Post "No Event Parking" signs <u>as permitted through the City of Malibu</u> at the entrance to the Malibu Country Estates subdivision to prohibit parking in the neighborhood during <u>large</u> events. • Post "No Pepperdine Campus Event Parking" signs as permitted at the entrance to the <u>Conservancy-owned Malbu Bluffs Property to prohibit parking in its lots during large events.</u> • <u>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.</u> • Implement signing at the two campus access kiosks to route inbound event traffic through without having to stop for a parking pass. This would 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>minimize driver confusion and vehicles stopping at the entry gates, which can create congestion.</p> <ul style="list-style-type: none"> • 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. • 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. • 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 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. • Employ the campus shuttle system to transport attendees to/from 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>parking facilities used for events. Increase the number of shuttles as needed based on event size.</p> <ul style="list-style-type: none"> • Include event monitoring that reviews the adequacy of the transportation and demand management plan <u>Event Management Plan and parking availability</u> after the events are held and allows for adjustments to the <u>Plan</u>. <u>In general, the Plan</u> elements would be fine-tuned and adjusted based on the results of the monitoring efforts. <p>MM 5.8.3 A comprehensive Transportation Demand Management Program (TDM) shall be developed and implemented for large scale events attended by over 3,750 persons that start or end during the A.M. or P.M. peak periods and draw the majority of attendees from off campus sources. The TDM Program shall include measures, such as those listed in the Traffic Impact Study (Appendix H of this 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</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>in conjunction with the County of Los Angeles and subject to their final approval. A Preliminary TDM Plan shall be developed in conjunction with the County of Los Angeles prior to issuance of a building permit for the AEC. The Final TDM Plan shall be approved prior to issuance of any Certificate of Occupancy for the AEC.</p> <p>MM 5.8-3 <u>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 majority of such events shall be athletic or student-related programs.</u></p> <p><u>The TDM Program shall be designed to</u></p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p><u>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 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.</u></p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><i>Events Parking</i></p> <p>An event with maximum attendance at the Athletics/Events Center that occurs during peak afternoon operating demand would occupy 91% of campus parking spaces at the end of Phase I, or 88% after Phase II.</p>	Less Than Significant	See Mitigation Measures MM 5.8-2 and MM 5.8-3 above.	Less Than Significant
<p>In the event that the SOL parking structure is not constructed prior to the completion of the AEC, other campus parking facilities would not accommodate an event at the AEC with the proposed maximum attendance of 5,470 guests during the peak demand period. However, by maximizing use of the available 4,724 parking spaces through programs such as special parking permits and shuttling to underutilized more remote on-campus parking locations, an event with 5,000 guests would be accommodated. This attendance limitation would require restricting AEC events to the 5,000 permanent seats and not providing the 470 folding chairs on the floor. As this attendance restriction does not require design changes to the CLP, this potential impact would be less than significant. However, mitigation is included to limit the maximum size event to 5,000 guests during the peak demand period until a supply of 4,880 parking spaces is achieved.</p>	Less Than Significant	<p>MM 5.8-4 The maximum size event <u>at the AEC</u> during the peak parking period shall be limited to 5,000 attendees until a parking supply of 4,880 parking spaces is provided.</p>	Less Than Significant
<p><u>Cumulative Traffic / Access Impacts</u></p> <p>The CLP would reduce average daily and peak hour traffic entering/leaving the campus and therefore generate a beneficial impact to the intersections under the cumulative scenario.</p>	Beneficial	No Mitigation Required.	Beneficial
Public Services – Fire Protection (see Section 5.9.1)			
<p><u>Fire Protection Services</u></p> <p><i>Defensibility from Wildfires</i></p> <p>Although the CLP develops land uses in an area subject</p>	Less Than Significant	<p>MM5.9.1-2 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</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>to wildfires, its occupants and/or property would be adequately protected from wildfires, and the potential for wildfire impacts to occupants/structures of the proposed project would be less than significant.</p>		<p>structural facilities. The updated plan in its entirety will be subject to the review and approval by the LACFD.</p> <p>MM5.9.1-5 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.</p>	
<p><i>Wildfire Impacts Associated with Increased Human Activity</i></p> <p>The CLP does not place new structures immediately adjacent to undeveloped areas containing native vegetation. LACFD regulations requiring brush clearance areas and fire retardant landscaping would be applied to reduce the potential for on-campus wildfires.</p> <p>Identification of persons entering campus, closed-circuit surveillance cameras, and intrusion alarms also reduce the potential for on-campus arson or wildfires. Therefore, it is anticipated that the increase in the number of students housed on-campus and visitors to the campus as a result of the completion of the CLP would not substantially increase the possibility of an occurrence of human-caused wildfires.</p>	<p>Less Than Significant</p>	<p>MM5.9.1-3 The proposed CLP components shall comply with all applicable Uniform Fire County Code (UFC) and LACFD 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.</p> <p>MM5.9.1-7 Pepperdine University shall post no smoking and/or use of open flame signage at all trail and dirt road entry points to undeveloped (natural) 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</p>	<p>Less Than Significant</p>

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		<p>campus citations for violations, and the prompt reporting of such instances to the appropriate law enforcement authorities as necessary.</p> <p>MM5.9.1-8 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.</p>	
<p>Demand for Fire Protection/Emergency Services</p> <p>Existing staff levels and equipment would adequately accommodate the proposed CLP. The Project is required to comply with requirements regarding construction, access, water mains, fire flows, and hydrants. The CLP therefore would generate a demand for typical fire protection services that could be adequately accommodated by existing staff levels, equipment, and/or water supply, and thus, impacts on existing fire protection/emergency services would be considered less than significant.</p>	Less Than Significant	<p>MM5.9.1-3 See above.</p> <p>MM5.9.1-4 The proposed CLP shall comply with all applicable State Fire Marshall requirements for the installation of fire alarms, firewalls and dampers, and detector devices.</p> <p>MM5.9.1-6 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.</p>	Less Than Significant
<p><u>Cumulative Fire Protection Impacts</u></p> <p>Each additional related projects development creates</p>	Less Than Significant	<p>MM5.9.1-1 As recommended by the LACFD, the incremental impact of the proposed CLP</p>	Less Than Significant

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<p>greater demands on existing resources, which would increase the significant cumulative impact this project would have on LACFD services. However, each project would subsequently be required to mitigate its individual impacts on fire protection services. Provided all applicable codes, and policies were followed, cumulative impacts upon fire services would be reduced to less than significant levels. It can be expected that the cumulative effect of additional development in this area could further increase the occurrence of wildfires. The proposed CLP could contribute to this cumulative effect. This effect is potentially significant but would be mitigated to less than significant levels by project-specific mitigation measures including increased fire safety awareness programs and implementation of fire prevention measures such as brush clearance.</p>		<p>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 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.</p>	
Public Services – Police Protection (see Section 5.9.2)			
<p>Police Protection Services</p> <p><i>Short-Term Construction Phase Impacts</i></p> <p>The University's Public Safety Officers are expected to reduce demands for law enforcement by the LACSD during the construction phase, by their routine patrolling of construction areas to guard against the potential for theft of construction materials/equipment. Traffic enforcement of heavy construction vehicles is not anticipated, as these would not utilize nearby public streets. Therefore no significant short-term law enforcement impacts are anticipated as a result of construction of the proposed project components.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Operational Impacts</i></p> <p>The proposed project would not result in the need to hire additional deputies and would not alter LACSD response times.</p>	Potentially significant without mitigation	MM5.9.2-1 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.	Less Than Significant

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<p>The University's Department of Public Safety follows a policy of adding one new public safety officer per 35,000 square feet of new non-residential development. Based on the 243,445 square feet of non-residential development proposed under the CLP, approximately seven additional public safety officers will be required.</p>			
<p><u>Cumulative Police Protection Impacts</u></p> <p>The CLP population increase, along with the population increase that would occur as a result of the related projects, would augment the existing demand for law enforcement and protection services provided by the LACSD, which could affect existing response times and overall levels of service. Therefore, cumulative impacts to the LACSD are considered to be potentially significant. However, provided the University's Department of Public Safety augments its current staffing to meet emerging needs, the CLP's contribution to this cumulative impact would be reduced to less than significant levels.</p>	Potentially significant without mitigation	MM5.9.2-1 See above.	Less Than Significant
<p><u>Utilities</u></p>			
<p><u>Water Supply</u></p> <p><i>Potable Water</i></p> <p>Los Angeles County Water Works District (LACWWD) No. 29 has existing facilities in place to provide the potable water required to meet future demands and has issued a "Will Serve" letter for the CLP. West Basin Municipal Water District (WBMWD), which supplies all water for LACWWD No. 29, has adequate supplies to meet the demands of its retail customers, including LACWWD No. 29, through 2030.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Recycled Water Supply</i></p> <p>Maximum future recycled water demand at the University is 461,984 gpd, while availability of recycled water supply exceeds the future demand by</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
approximately 1.19 million gpd. Additionally, the CLP would incorporate drought-tolerant landscaping in order to help conserve recycled water sources. Therefore, impacts to annual demand on recycled water supplies are considered less than significant			
<i>Potable Water Storage</i> Surplus Storage (total available storage less the total required storage) is in excess of 2.6 million gallons for the future demand including emergency storage, Operational Storage, and Fire Storage. Thus, CLP would have a less than significant impact on potable water storage.	Less Than Significant	No Mitigation Required.	Less Than Significant
<i>Recycled Water Storage</i> A storage surplus in excess of 2.6 million gallons exists to accommodate future demand. Thus, it is anticipated that the CLP would have a less than significant impact on recycled water storage.	Less Than Significant	No Mitigation Required.	Less Than Significant
<i>Potable Water Pumping Capacity</i> Sufficient booster pumping capacity exists to accommodate Maximum Day Demand with the largest pump out of service. Thus, a less than significant impact is anticipated.	Less Than Significant	No Mitigation Required.	Less Than Significant
<i>Recycled Water Pumping Capacity</i> There is a surplus of 1,377 gpm pumping capacity for recycled water supplies with the largest pump out of service. Thus, a less than significant impact is anticipated.	Less Than Significant	No Mitigation Required.	Less Than Significant
<i>Fire Flow System Capability</i> As described above under the potable water storage analysis, it is anticipated that the University would have more than enough potable water storage capacity to accommodate the required fire flow. As mentioned in the Fire Protection Services Section (Section 5.9.1), the proposed CLP component designs would incorporate	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>and meet all fire safety features in accordance with applicable County Fire Safety Code requirements and ordinances pertaining to the adequacy of fire-flows, the use of sprinklers in new construction, and the location of adequate numbers of fire hydrants. Nevertheless, fire code officials shall determine final fire flow requirements for buildings or portions of buildings and facilities. Provided that the project meets fire flow requirements as determined by the LACFD, impacts would be considered less than significant.</p>			
<p><u>Cumulative Water Impacts</u></p> <p>Since no groundwater resources in the project area are proposed for use, water availability impacts related to the CLP would involve only the purchase or acquisition of potable and reclaimed water from water purveyors.</p> <p>Few (if any) of the Los Angeles County projects or the City of Malibu projects would compete for the reclaimed water sources that are exclusive to Pepperdine University. As the CLP components are in locations already served by the reclaimed water system, there would be no cumulative impacts for reclaimed water.</p> <p>Future University development, including the CLP, would represent approximately 26 percent of the cumulative demand. However, future CLP annual potable water demand would only represent a .23 percent increase on the current annual water demand of the LACWWD No. 29 and at project build-out in 2030, this would represent .16 percent of District No. 29's demand for water and .01 percent of future demand on WBMWD's supplies. While there are future cumulative increases in water demand, of which the project is a part, the water suppliers project to have adequate</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
supplies to meet those future cumulative demands, making CLP cumulative impacts to water supplies less than significant.			
<p><u>Sewage Disposal</u> <i>Impacts on the Pepperdine Wastewater System</i></p> <p>During seasonal storm events, ground water infiltrates into the sewage collection system and increases the amount of wastewater exerted on the Wastewater Flow Equalization Station (WFES). The WFES diverts wastewater flows to both MMWRP and TWRF, and can currently divert a maximum of 115 gpm to the MMWRP and 180 gpm to the TWRF. Under peak wet weather conditions, the pump/s must deliver 187 gpm over a 24-hour period. As a result, in the event that one WFES pump is out of service during such a peak wet weather event, the WFES would not have the ability to maintain its level to point equal to the level when the peak event started, which would potentially be a significant impact.</p>	Potentially Significant Before Mitigation	MM5.10.2-1 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.	Less Than Significant
<p><i>Impacts on Off-Campus MMWRP and TWRF Facilities</i></p> <p>The net increase of the proposed project's wastewater generation would not exceed any existing entitlements or agreements between Pepperdine University and the LVMWD (which operates the TWRF) or the MMWRP. As such, the proposed project impacts to off-campus wastewater facilities are expected to be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><u>Cumulative Impacts to Wastewater Facilities</u></p> <p>Because it would not be feasible for related projects, other than those located on the Pepperdine campus, to be served by the MMWRP, related projects would be expected to contribute to the reduction in TWRF's available excess capacity. Urbanization within the TWRF service area could potentially have a significant cumulative impact on wastewater services, however, the</p>	Less Than Significant	MM5.10.2-2 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.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>CLP and on-campus related projects would use approximately 0.60 percent of the current excess capacity of TWRP, which would not be cumulatively considerable and therefore the project's contribution after mitigation is less than significant.</p>			
<p><u>Solid Waste Impacts</u> <i>Construction Period Impacts</i></p> <p>The CLP is expected to comply with the County's mandatory Construction and Demolition Debris Recycling and Reuse Program. It is expected that at least 80-70 percent of the demolition debris, based on recent campus demolition/construction projects, would be diverted from landfills through recycling efforts, leaving and estimated 240 <u>360</u> tons to be disposed at a landfill. Given the excess in permitted daily capacity at the Sunshine Canyon, Calabasas, and Chiquita landfills, non-recycled construction waste from the CLP is not expected to exceed the capacity of the landfills. Therefore, the CLP is not expected to result in significant construction related solid waste impacts.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Operational Impacts</i></p> <p>On a yearly basis, the CLP would generate 833.3 tons of solid waste per year for an average daily generation of approximately 2.3 tons per day (approximately 4,564.7 lbs.) during operation. Peak days (Athletics/Events Center, as well as Standard and Outer Precincts, operating at full capacity), would generate approximately 10,575.8 pounds. The daily average of 2.3 tons of solid waste generated from the project per day represents 0.11 percent of the remaining average daily capacity of the Sunshine City/County Landfill, or 0.10 percent and 0.23 percent of the remaining average daily capacity at the Chiquita Canyon Landfill and Calabasas Landfill, respectively. By incorporating the</p>	Potentially Significant Before Mitigation	MM5.10.3-1 The applicant shall implement a recycling program for the operational <u>and construction phases</u> 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. At a minimum the <u>The recycling program shall maintain construction and operational existing levels of</u> waste diversion <u>rates of at least 70%</u> with improvements in waste diversion	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>CLP into the University's existing waste reduction program, the solid waste generated by the project could be reduced from 833.3 tons per year to 183.3 tons per year <u>based on existing diversion rates. Mitigation Measure 5.10.3-1 requires diversion rates of 70%, and using this rate the CLP would generate a diversion of 583.3 tons per year generating 250.0 tons per year.</u> However, waste generation is irreversible, and at the project-level the CLP would contribute to reduction in the existing landfill capacity. The proposed CLP solid waste impact is therefore considered adverse, but reduced to less than significant with incorporation of mitigation.</p>		<p>overtime that exceed existing <u>minimum</u> levels and are in keeping with overall Countywide criteria. Some the measured recycling criteria that shall be met or exceeded include:</p> <ul style="list-style-type: none"> • 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. • Food waste shall be separated from other refuse and recyclable materials and sent to a composting site and reused on campus for landscape maintenance in-lieu of fertilizer, <u>where appropriate.</u> • Dining on campus shall provide non-disposable plates and cutlery and cups. Styrofoam shall remain prohibited. • Offices shall set printers to double sided printing whenever one sided is not necessary. Faculty, <u>staff</u> and students shall be encouraged to utilize double-sided printing whenever possible. • Batteries, toner cartridges and other office tech equipment such as computer monitors, printers, 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>and cell phones shall be recycled.</p> <ul style="list-style-type: none"> • Offices shall promote <u>encourage</u> recycled paper usage that contains at least 30 percent recycled content and is Green Seal Certified. • 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. • The Pepperdine bookstore(s) shall amply stock recycled products so as to minimize reliance on non-recycled products to the extent feasible. 	
<p><u>Cumulative Solid Waste Impacts</u></p> <p>Construction and operation of the proposed CLP and the related projects listed in Section 4.0 would result in the generation of additional solid waste to be disposed of at County landfills. The annual cumulative waste generation, including the CLP and the Related Projects, would be 776.9 tons, of which the CLP represents 23.6 percent. The County plans to divert 70 percent of solid wastes by the year 2020, and there would likely be permitted landfill capacity expansions in the future that would provide adequate capacity to accept the cumulative waste generation. Although wastes from the proposed project and the related projects would not exceed available landfill capacity now, they would contribute to a cumulatively considerable impact, in combination with regional growth, on landfill capacity.</p>			Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Although the <u>Project</u> would contribute to a significant cumulative impact on landfill capacity, incorporation of mitigation requiring the Project be incorporated into the existing University recycling program would reduce this contribution to less than cumulatively considerable. This impact is considered to be potentially significant but mitigable to less than significant levels.</p>			
<p>Land Use (see Section 5.11)</p>			
<p><u>Land Use Compatibility</u> <i>Onsite</i></p> <p>The proposed CLP consists of improvements involving athletic and residential facilities, parking structures, and other facilities situated within the already-developed campus core. The types, mix, density, intensity, massing, and organization of uses that have historically been established as part of the developed campus would not be substantially altered in a way that would introduce on-site compatibility impacts. As a consequence, the <u>Project</u> would result in a less than significant impact to on-site land uses.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Offsite</i></p> <p>All off-site residential, commercial, public uses, parklands and open spaces are separated from the CLP components by a substantial distance with the exception of the single-family residences comprising the MCE. The proposed CLP components are infill projects located within the interior of the developed campus among existing campus structures and facilities and will not introduce any new uses to the University. Additionally, the proposed Athletics/Events Center would relocate events to a more interior campus location, which is farther away from MCE, as compared to the existing Firestone Fieldhouse venue. The CLP would result in a reduction in daily traffic, and</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>associated noise and air quality impacts. <u>Other impacts of the CLP, with the exception of traffic impacts associated with selected events held on campus, are anticipated to be less than significant as discussed in each relevant section. Consequently, the proposed project would not result in a significant land use compatibility impact with respect to adjacent land uses. However, with respect to potential impacts associated with the traffic impacts of selected events held on campus, a Statement of Overriding Considerations is proposed.</u> Other impacts related to events are anticipated to be less than significant as discussed in each relevant section. Consequently, the proposed project would not result in a significant land use compatibility impact with respect to adjacent land uses.</p>			
<p><u>Consistency With Governing Plans, Policies, and Ordinances</u></p> <p><i>County of Los Angeles General Plan</i></p> <p>The County's General Plan land use designation for the proposed CLP site is (P) Public/Semi-Public, which allows for "major existing and proposed public and semi-public uses, including airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, religious institutions, hospitals, detention facilities and fairgrounds." Therefore, the CLP's proposed uses (i.e., parking, athletic, recreational, housing, and other facilities for a private education institution) are permitted by the County's General Plan (P) Public/Semi-Public land use designation. Table 5.11-1 identifies applicable Los Angeles County General Plan policies and assesses the Project's consistency with each, and as discussed in detail in Table 5.11-1, the CLP would be generally consistent</p>	Less Than Significant		Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
with all applicable General Plan policies. As such, project impacts are considered to be less than significant.			
<p><i>Malibu Local Coastal Program Land Use Plan</i></p> <p>The CLP's proposed uses, (i.e., parking, athletic, recreational, housing, and other related academic facilities), are permitted by the Malibu Local Coastal Program Land Use Plan's Institution and Public Facilities land use designation (category 11). Table 5.11-2 identifies applicable Los Angeles County Malibu Local Coastal Program Land Use Plan policies and assesses the project's consistency with each one to identify if the Project would conflict with policy, thereby resulting in an environmental impact or prevent the avoidance or mitigation of environmental effects intended by the policy. As discussed in Table 5.11-2, the CLP would be generally consistent with all applicable General Plan policies. As such, project impacts are considered to be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><i>Los Angeles County Zoning Code (Title 22)</i></p> <p>The CLP's proposed uses (i.e., parking, athletic, recreational, housing, and other facilities) are permitted by the County Zoning Code designation of A-1-1-DP. Under the DPZ designation, the proposed CLP will be submitted to the County for a CUP in consideration of environmental analyses regarding traffic, sewage, views, public infrastructure costs, alternatives and other subjects that are contained in this EIR.</p> <p>As detailed in Table 5.11-2, the CLP components include uses and densities that fit within the University's long-term development plans as previously conceptually approved by the County. The proposed CLP, with 37.9 acres and 394,137 net new square feet of facilities,</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
covers fewer acres and includes fewer facilities than approved under the DPZ, which currently allows approximately 640,000 <u>745,000</u> square feet of structures that have never fully been realized. Consequently, the proposed project would be consistent with the County's Zoning Code			
<p><u>California Coastal Commission Long Range Development Plan (LRDP) Policy Consistency</u></p> <p>As discussed in Table 5.11-4, the CLP would be substantially consistent with all applicable LRDP policies, and therefore no significant policy consistency impacts would result. However, the University is requesting an amendment to the LRDP to address only the specific adjustments that will be required to implement the CLP, which are:</p> <ul style="list-style-type: none"> • Certain buildings have been consolidated and relocated to minimize impacts and provide an efficient design. • In a few instances, heights have been adjusted to accommodate the as-designed building heights and architectural elements of the CLP components. • The specific configuration and uses of a few facilities have been altered slightly to provide for more efficient uses. • Parking has been consolidated where possible • Where components require incremental additional square footage above that which is approved for development, surplus unused density available under other CLP components will be reallocated to account for the deficit. 	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Cumulative Land Use Impacts</u></p> <p>Implementing the CLP, in accordance with the LRDP, would provide the campus core with infill development</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
of educational, recreational, housing, parking, and supporting facilities. The development of the CLP in concert with the related development within the surrounding sub-region (listed in Section 4.5) would result in the modest intensification of prevailing land uses, which would not result in significant land use compatibility impacts when considered in combination with the related projects anticipated in the area. No significant cumulative impacts are anticipated.			
<p>Global Climate Change (see Section 5.12)</p> <p><i>Greenhouse Gases</i></p> <p>To address global climate change impacts, California has set goals of returning to 1990 greenhouse gas emission levels which, for California, and for a project such as the CLP, means 29 percent below “business as usual” in 2020. Project design features incorporated in the project would reduce its contribution to greenhouse gas emissions by 43% percent below “business as usual” emissions. As such, the Project would implement its fair share of the State’s program designed to mitigate cumulative global climate change impacts. Therefore, in accordance with CEQA Guidelines Section 15130 (a)(3), the Project’s contribution to global climate change impacts is considered to be less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

1.4 ALTERNATIVES

The DEIR evaluates the potential impacts of four alternatives. These alternatives are compared to the impacts associated with the proposed project and among these an environmentally superior alternative is identified. The selection of alternatives was based on CEQA Guidelines and the Project's significant impacts as identified in Section 4 of this EIR. The following alternatives were selected for analysis in this EIR:

- Alternative 1: No Project – The proposed CLP would not be implemented and the proposed component sites would remain unchanged.
- Alternative 2: Offsite Relocation of the Athletics/Events Center
- Alternative 3: Offsite Relocation of Student Housing
- Alternative 4: No Amendment to Long Range Development Plan

ALTERNATIVE 1 – NO PROJECT

As required by CEQA, this section analyzes a “No Project” alternative. Under the No Project Alternative, the proposed CLP, consisting of 394,137 square feet and 796 net parking spaces, would not be constructed. Specifically, the Student Housing Rehabilitation, Athletics/Events Center, Upgraded NCAA Soccer Field, Town Square, Enhanced Recreation Area, and School of Law Student Parking Structure would not be developed at the Pepperdine University Malibu campus under this alternative.

The analysis of No Project Alternative assumes the continuation of existing conditions, therefore, the existing uses of the proposed CLP sites would remain the same. No additional on-campus student residents or staff would be added to the campus under this alternative. The campus would continue to have a residential population of approximately 2,275 students, faculty, and staff, while the employee count would generally remain at 1,561 (1,222 FTE). 50,051 square feet of existing structures and 1,120 existing parking spaces would not be removed. However, other off-site development in the project area would continue (i.e. other Pepperdine University Campus projects, and other projects in the Malibu area).

ALTERNATIVE 2 – OFF-SITE RELOCATION OF THE ATHLETICS/EVENTS CENTER

The CEQA Guidelines state that an EIR must “describe a range of reasonable alternatives to the project, *or to the location of the project*, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives.” (CEQA Guidelines, Section 15126.6(a), *italics added*.) As the italicized language suggests, project alternatives typically fall into one of two categories: on-site alternatives, which generally consist of different uses of the land under consideration; and off-site alternatives, which usually involve similar uses at different locations.

Under Alternative 2 the Athletic/Events Center would not be constructed on campus. All other components of the CLP would remain unchanged. Under this alternative, the Athletics/Events Center would be developed on a portion of a 9.4-acre vacant parcel adjacent to municipal buildings on relatively level terrain in the Malibu Civic Center that would be accessed from Civic Center Way. The alternative site is situated at the base of foothill and mountainous slopes adjacent to residential development to the north. Due to the presence of steep slopes on the northern portion of the parcel, development would largely be limited to a 4.8-acre portion of it that gently slopes to nearly level terrain. The parcel is located within the Malibu Civic Center ~~Specific Plan~~ Area north of the library and court building. Like the proposed project, Alternative 2 would construct a 5,000-seat venue to host athletic competitions. During special events, approximately 470 additional folding chairs may be temporarily placed on the event floor

raising the seating capacity to 5,470. However, unlike the proposed project, which only requires construction of a parking structure featuring 831 spaces due to available parking located elsewhere on campus, Alternative 2 would require the construction of a parking structure with 1,824 parking spaces. This figure is based on an assumed parking ratio of 1 space required for every 3 seats.³

ALTERNATIVE 3 – OFF-SITE RELOCATION OF STUDENT HOUSING

This alternative proposes the relocation of the Student Housing Component from its proposed location on-site within the campus core to an offsite location within the Malibu Civic Center Specific Plan Area. As with Alternative 2, the site is a portion of a 9.4-acre vacant parcel adjacent to municipal buildings on relatively level terrain in the Malibu Civic Center that would be accessed from Civic Center Way. The site is situated at the base of foothill and mountainous slopes adjacent to residential development located to the north. Due to the presence of steep slopes on the northern portion of the parcel, development would largely be limited to a 4.8-acre portion that is relatively flat. Like the proposed project, Alternative 3 would include a residential facility providing 468 beds, and related amenities. However, unlike the proposed project, which can rely upon parking available at multiple locations on campus, Alternative 3 would require the construction of a 468-space parking structure. This assumes a parking requirement of 1 space per bed. All other components of the CLP would remain unchanged, and no improvements to the existing student housing units at Standard or Outer Precinct would occur.

ALTERNATIVE 4 – NO AMENDMENT TO LONG RANGE DEVELOPMENT PLAN

As stated in Section 5.11, the proposed project would be consistent with the types, mix, density, intensity, massing, and organization of uses that have historically been established and planned in the LRDP as part of the developed University. However, slight modifications to the LRDP will be necessary to facilitate the consolidation and relocation of certain buildings as proposed by the Project, and to provide for efficient use of campus space. Accordingly, the University is requesting an amendment to the LRDP to address the specific adjustments that will be required to implement the CLP.

Under Alternative 4, rather than seek an amendment to the LRDP to allow the adjustments required to implement the CLP, the University would construct the facilities proposed to be used as part of the CLP exactly as approved in the University's long-range planning documents. Alternative 4 would include the build-out of the facilities discussed below. All facilities would be constructed in the previously approved locations. As with the proposed CLP, any LRDP facility, including unused square footage of a utilized facility that is not included in Alternative 4 would remain unchanged in the LRDP.

Student Housing Rehabilitation Component Under Alternative 4

As proposed, the Student Housing Rehabilitation Component utilizes three facilities approved in the LRDP and consolidates them to provide an efficient upgrade of existing student housing as well as new residential facilities. To achieve these goals, the Component requires an amendment to the LRDP to adjust the locations, heights, square footage, and uses of the facilities as approved. Similar to the CLP, this alternative would construct 468 new beds on campus at two locations. By contrast, Alternative 4 would not involve any amendment to the LRDP. Therefore, each of the facilities would be constructed exactly as approved in the LRDP, without any alteration or adjustment to the previously envisioned locations and densities. A description of the LRDP facilities that would be constructed under this component as part of Alternative 4 is below.

³ Malibu Municipal Code 17.48.030

- **Facility #159: Student Housing.** The DPZ and LRDP envisioned that this facility would consist of two buildings, three levels each, containing approximately 75,000 square feet of additional housing. Each building would be approximately 40 feet tall. As approved, these buildings would be constructed along Seaver Drive, across from the Law School. As stated, the CLP would relocate the housing approved under this facility to an existing interior campus location in order to achieve a consolidated, more efficient use of the Standard and Outer precinct areas. In contrast, Alternative 4 would result in two new multi-level buildings constructed in the as-approved location.
- **Facility #161: Student Housing.** As approved, this facility consists of an additional 36,000 square feet of housing. Facility 161 would consist of one three-level building over parking (height approx. 40 ft.), containing 24 units, with approximately 800-1,500 sq. ft. each. This alternative would result in the construction of the additional multi-level building in the area between the existing Upsilon Parking Lot and John Tyler Drive..
- **Facility #254: Housing Reception Center.** As approved, Facility # 254 would consist of a two level building (height approx. 36 ft.) adjacent to the existing Howard A. White Student Housing Office, containing additional conference offices and lounge facilities totaling approximately 4,000 square feet.

Athletics/Events Center Component Under Alternative 4

As proposed, the Athletics/Events Center Component utilizes three facilities approved in the LRDP, and requires an amendment to the LRDP to adjust locations, heights, square footage, and uses of the facilities as approved. A description of the LRDP facilities that would be constructed under this component as part of Alternative 4 is below.

- **Facility #252: Auditorium.** As approved, the DPZ and LRDP envisions Facility 252 to consist of a 70,000 square foot auditorium with 3,500 seats totaling 75 feet in height. The auditorium is approved to be constructed in the area that fronts John Tyler Drive immediately adjacent to the Firestone Fieldhouse and, directly across from Malibu Country Estates (see Figure 6-2). As part of the Project, the CLP proposes to forgo the Auditorium and reallocate the approved square footage to a single consolidated interior campus location in order to minimize impacts to adjacent neighbors and move the Athletics/Events Center away from the existing 3,100-seat Firestone Fieldhouse venue.
- **Facility #258: Student Union.** As approved, Facility 258 is located along Huntsinger Circle. It consists of a 75,000 square foot multi-level, multi-function building over a parking area, containing offices, lobbies, lounges, game rooms, a bowling alley, a movie theater, meeting rooms, a convenience store, reading rooms, an art gallery, and other recreational and support facilities. Alternative 4 would result in the construction of this facility in the as-approved location, in addition to all of the other facilities described herein. By contrast, the CLP proposes to consolidate the square footage approved for the Student Union and combine it with the Auditorium to provide a single consolidated interior campus location in order to minimize impacts to adjacent neighbors and move the Athletics/Events Center away from the Fieldhouse venue.
- **Facility #355: Gymnasium Facilities.** The DPZ and LRDP provide for a 32,000 sq. ft. Gymnasium to be constructed on the existing Rho parking lot. It would include two levels containing courts for basketball, racquetball, handball, volleyball, classrooms, weight rooms, showers, lockers, and office space. This alternative would thus result in the construction of this

gymnasium facility along with the Auditorium and Student Union described above, as compared to the single Athletics/Events Center as proposed in the CLP.

- **Lot Q: Parking Structure.** The DPZ and LRDP envisioned 900 space parking structure to be located on the site of the existing Rho Lot adjacent to Facilities 258 and 355. Construction of Facilities 258 and 355 on the site of the Rho Lot would remove 566 spaces. Therefore, the Lot Q parking structure results in a net increase of 334 spaces.

Upgraded NCAA Soccer Field Component Under Alternative 4

As proposed, the Upgraded NCAA Soccer Field Component utilizes one facility approved in the LRDP, and requires an amendment to the LRDP to adjust the uses and location of the facility as approved. A description of the LRDP facility as it would be constructed under this Component as part of Alternative 4 is below.

- **Facility #452: Maintenance Facility.** The DPZ and LRDP envision a multi-level complex of approximately 200,000 square feet that would reach a height of approximately 40 feet, located on Huntsinger Circle to the north of the existing Rho parking lot. Facility #452 would consist of maintenance shops, and a warehouse containing up to 150 storage units containing approx. 800-1,000 sq. ft. each. In contrast to the CLP, which would utilize a small portion of the square footage approved for this facility and relocate it to the existing Tari Frahm Rokus Field and Stotsenberg Track, as well as reallocate the remaining square footage to the other CLP components to achieve a more efficient use, Alternative 4 would result in the construction of the Maintenance Facility in its approved location.

Town Square Component Under Alternative 4

As proposed, the Town Square Component utilizes one facility approved in the LRDP, and requires an amendment to the LRDP to adjust the uses of the facility as approved. In addition, the Component would consolidate two parking lots approved in the LRDP into a single semi-subterranean structure. A description of the LRDP facility as it would be constructed under this Component as part of Alternative 4 is below.

- **Facility #267: University Reception Center.** The County's DPZ and Coastal Commission LRDP provide for a 25,000 square foot University Reception Center that would be constructed on the left-hand side of Seaver Drive as one enters the campus. Of the 25,000 square feet originally approved for the Reception Center, 17,800 square footage of development remain un-built. Facility #267 would consist of three levels containing an info desk, lobby, offices, classrooms, and reception functions of security, admissions, alumni, etc. As proposed in the CLP, the component relocates the facility slightly to a location further north on Seaver Drive, near the existing Main Parking Lot. Alternative 4 would result in a new Reception Center in the as-approved location.
- **Lots G and H: Seaver Main Lot.** The County's DPZ and Coastal Commission LRDP include 325 parking spaces at the proposed site of the Town Square component. Lot G is described as a 150 space parking structure. Lot H provides 175 spaces. Alternative 4 would remove 166 existing spaces from the existing surface parking lots, resulting in a net increase of 159 net new parking spaces.

Enhanced Recreation Area Component Under Alternative 4

The Enhanced Recreation Area has not been conceptually planned by the DPZ or LRDP, but the area has long served as a recreation area and stockpile/retention basin site. The area was contemplated to consist of an equestrian center with associated office uses under Facility 357. In 1998, the University updated the LRDP map to allow for the construction of an approx. 37,000 square foot stockpile site and drainage improvements. The component proposes an expanded grass recreation area, recreational lighting sufficient for nighttime use, and a 1,600 square foot structure containing storage space and restrooms. An underground, chilled water storage tank is proposed to be located within the earth fill required to create the area. A new debris basin will be located north of the area and would replace the current debris basin structure. A portion of an existing stockpile would be retained in its existing location, but the remaining area would be reduced in size. Under Alternative 4, this component would not be constructed and none of the new facilities associated with this component would be realized.

School of Law Parking Structure Component Under Alternative 4

The School of Law lot is conceptually approved in the DPZ and the LRDP as a decked lot containing 493 spaces (Lot U). The CLP would further the University's goal of providing convenient parking by enhancing existing uses and replacing the existing surface School of Law parking lot with a three-level parking structure. Specifically, the School of Law Parking Structure would remove 291 existing parking spaces to provide 724 new spaces on three levels (a net difference of 433 spaces). Alternative 4 would result in the build-out of the lot as previously approved, a decked lot that would provide 493 spaces (a net difference of 202 spaces).

ADDITIONAL PARKING

As indicated above, this alternative includes construction of parking structures at the Seaver Main Parking Lot, the School of Law Student Lot, and the Rho Parking Lot; however, without an amendment to the LRDP these lots would provide less parking than the proposed project. Specifically, these facilities would provide 101 fewer parking spaces than the proposed project. However, based upon the increased capacity of the auditorium (1,600 more seats than the proposed CLP), it would be necessary under Alternative 4 that an additional 384 parking spaces above that which is proposed under the CLP to maintain the same level of excess parking supply. To satisfy the need for additional parking, Alternative 4 would involve construction of a parking structure approved in the LRDP as Lot J, the Firestone Fieldhouse Lot. In order to build out the remaining capacity approved in the LRDP for Lot J, this alternative would replace the existing Firestone Fieldhouse Lot with a multi-level parking structure. Alternative 4 would result in the build-out of the lot as previously approved, a three-level structure providing 420 net new spaces.

Under this alternative, the proposed project would consist of 534,800 square feet of net new development, provide 468 new student beds, and 1,115 new parking spaces.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of a proposed project and the alternatives, CEQA Guidelines requires that an "environmentally superior" alternative be selected and the reasons for such a selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least amount of adverse impacts.

A summary of the environmental impacts anticipated for the proposed project and each alternative is provided in **Table 1-2**. In this case, the Alternative 1 (No Project) would result in the fewest significant adverse impacts and thus is considered the environmentally superior alternative. However, Section 15126.6(2) of the CEQA Guidelines requires that an environmentally superior alternative be selected above and beyond the No Project Alternative. Based on the alternative analysis provided above, it has been determined that of the remaining alternatives, Alternative 4 (No Amendment to Long Range Development Plan) would result in the fewest number of significant adverse impacts. However, when compared to the proposed project, Alternative 4 would result in greater impacts than the proposed project; thus the proposed CLP has been chosen as the environmentally superior alternative.

Table 1-2
Comparison of Alternatives - Summary of Environmental Impacts

	Proposed CLP	Alternative 1: No Project	Alternative 2: Offsite Relocation of the Athletics/Events Center	Alternative 3: Offsite Relocation of Student Housing	Alternative 4: No Amendment to Long Range Development Plan
Geology and Soils					
Geotechnical Hazards	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (same)
Water Quality and Hydrology					
Drainage -Construction	LSAM	NI	LSAM (same)	LSAM (same)	LSAM (same)
Drainage -Operation	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (greater)
Water Quality - Construction	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (same)
Water Quality -Operation	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (greater)
Biological Resources					
Biological Resources	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (reduced)
Air Quality					
Air Quality - Construction	LSAM	NI	LSAM (reduced)	LSAM (reduced)	SI (greater)
Air Quality - Operation	BI	NI	BI (greater)	LSAM (greater)	BI (greater)
Noise					
Noise - Construction	LSAM	NI	LSAM (greater)	LSAM (reduced)	SI (greater)
Noise - Operation	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (same)
Cultural Resources					
Paleontological Resources	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (same)
Archaeological Resources	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (same)
Visual Resources and Aesthetic Qualities					
Visual Resources	LTS	NI	SI (greater)	LTS (same)	LTS (same)
Visual Character	LSAM	NI	SI (greater)	LSAM (same)	LSAM (same)
Lighting	LSAM	NI	LTS (same)	LTS (same)	LSAM (reduced)

	Proposed CLP	Alternative 1: No Project	Alternative 2: Offsite Relocation of the Athletics/Events Center	Alternative 3: Offsite Relocation of Student Housing	Alternative 4: No Amendment to Long Range Development Plan
Traffic and Access					
Traffic and Access - Average	BI	NI	LTS (greater)	LTS (greater)	BI (greater)
Traffic and Access - Large Event	SI	NI	SI (greater)	SI (greater)	SI (greater)
Public Services					
Fire Protection	LSAM	NI	LSAM (same)	LSAM (same)	LTS (greater)
Police Protection	LSAM	NI	LSAM (same)	LSAM (same)	LSAM (greater)
Utilities					
Water Supply	LTS	NI	LTS (same)	LTS (same)	LTS (reduced)
Wastewater	LSAM	NI	LSAM (greater)	LSAM (greater)	LSAM (reduced)
Solid Waste	LSAM	NI	LSAM (same)	LSAM (same)	LSAM (greater)
Land Use					
Land Use Consistency	LTS	NI	SI (greater)	SI (greater)	LTS
Land Use Compatibility	LSAM	NI	LSAM (same)	LSAM (same)	LSAM (greater)
Climate Change					
Greenhouse Gas Emissions	LTS	NI	LTS (greater)	LTS (greater)	LTS (reduced)
NI – No Impact BI – Beneficial Impact LTS – Less Than Significant LSAM – Less Than Significant After Mitigation SI – Significant Impact					

1.5 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

A number of issues regarding the proposed project were raised by public agencies in response to the NOP and through the Screencheck Draft EIR review process. These issues include geotechnical hazards, water quality, land use, traffic/access, water supply, sewage disposal, cultural resources, biological resources, noise, air quality, and public services. These issues have therefore been addressed in this EIR in Section 5. Several issues have been identified as areas of controversy through the public review period on the Initial Study/Notice of Preparation disclosure by the Lead Agency. These include issues related to overall capacity of the Athletics/Events Center, 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 beds on campus, public safety, construction, and noise.

DEIR SECTION 3.0 PROJECT DESCRIPTION

Page 3-1 of the Project Description has been modified as follows:

3.1 PROJECT LOCATIONS AND BACKGROUND

Project Location

The Pepperdine University Malibu Campus is located at 24255 Pacific Coast Highway (PCH), within an unincorporated area of Los Angeles County. Regionally, the University is located approximately twenty-five miles west of downtown Los Angeles (**Figure 3-1**). Locally, Pepperdine University is located adjacent to the City of Malibu and is bordered by the Santa Monica Mountains on the north, east, and west (**Figure 3-2**). The Malibu Country Estates residential subdivision and Malibu Canyon Road are located to the southwest and southeast of the campus, respectively. PCH and the ~~Malibu Bluffs State Recreation Area~~ Conservancy-owned Malibu Bluffs are located immediately to the south of the campus (**Figure 3-3**).

The Malibu Campus property totals approximately 830 acres with development concentrated within the core campus area located in the southern portion of the property near PCH (**Figure 3-4**). The CLP proposes to infill the core campus area.

Page 3-10, Table 3-1 of the Project Description has been modified as follows:

Table 3-1
Summary of Proposed CLP Components

Components	Existing Structure to be Removed	New Structure	Net Difference
Student Housing Rehabilitation			
<i>Standard Precinct</i>	0 gsf	109,585 gsf	109,585 gsf
<i>Outer Precinct</i>	59,348 gsf	100,455 gsf	41,107 gsf
Athletics/Events Center	3,455 gsf	239,300 gsf	235,845 gsf
Athletics/Events Center Parking Structure	0 gsf	0 gsf	0 gsf
Upgraded NCAA Soccer Field (Storage)	0 gsf	1,500 gsf	1,500 gsf
Town Square (Welcome Center)	0 gsf	4,500 gsf	4,500 gsf
Enhanced Recreation Area (Storage)	0 gsf	1,600 gsf	1,600 gsf
School of Law Parking Structure	0 gsf	0 gsf	0 gsf
Totals	62,803 gsf	455,340 456,940 gsf	394,137 gsf

Components and Associated Parking	Existing Spaces to be Removed	New Spaces	Net Difference
Student Housing Rehabilitation			
<i>Standard Precinct</i>	5	15	10
<i>Outer Precinct</i>	103	0	-103
Athletics/Events Center	566	831	265
Upgraded NCAA Soccer Field and Track	33	43	10
Town Square	166	369	203
Enhanced Recreation Area	53	31	-22
School of Law Parking Structure	291	724	433
Totals	1,217	2,013	796

Notes: gsf = gross square ft. areas on all floors of a building (not including parking) included within the outside faces of its exterior walls, including all vertical penetration areas for circulation and shaft areas that would connect one floor to another.

Page 3-12 of the Project Description has been modified as follows:

Seaver Residence Halls, Standard Precinct

Construction

Construction of the Standard Precinct is estimated to occur over a 2.5-year period. Earthwork for these facilities would include cut and fill grading with an estimated 4,830 cubic yards (cy) of cut and 1,265 cy of fill. For a summary of cut and fill calculations for all components, see Table 3-3. The Standard Precinct will be designed to meet LEED certification.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking.

Page 3-13 of the Project Description has been modified as follows:

Seaver Residence Halls, Outer Precinct

Construction

Construction of the Seaver Residence Halls, Outer Precinct is estimated to occur over a 1.5-year period. Earthwork for these facilities would include cut and fill grading with an estimated 2,500 cy of cut and 10,800 cy of fill. For a summary of cut and fill calculations for all components, see Table 3-3. The Outer Precinct will be designed to meet LEED certification.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking.

Page 3-16 of the Project Description is modified as follows:

Component 2 – Athletics/Events Center

Access and Parking

The Athletics/Events Center would provide an aboveground parking structure with a total of ~~594~~ 831 parking spaces. This structure will serve as the primary parking location for spectators. Street parking and shuttle service from other parking areas, such as the existing Page Terrace Parking Lot or proposed School of Law Parking Structure, will also be utilized.

Construction

The duration of construction for the center is expected to be 2.5-years assuming construction is continuous throughout the year and there are no weather delays. Earthwork for this site would include cut and fill grading with an estimated 115,100cy of cut and 14,900 cy of fill. For a summary of cut and fill calculations for all components, see Table 3-3.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking. The AEC will be designed to meet LEED Silver Certification.

Pages 3-16 to 3-17 of the Project Description are modified as follows:

Component 3 – Upgraded NCAA Soccer Field

PROPOSED: The Upgraded NCAA Soccer Field would meet the present and future institutional needs of the University’s soccer program. This includes providing a NCAA compliant competition field to meet the needs of the existing women’s soccer team and a possible future men’s team. The Upgraded NCAA Soccer Field would provide a dedicated student athletics facility on par with all other schools in the WCC.

The encircling NCAA-compliant running track would be enlarged to provide sufficient interior space to accommodate an appropriately sized soccer field. The playing field would measure 240 ft. by 360 ft., which is sufficient to meet NCAA competition ~~standards~~ recommendations for preferred size, and provide an additional 20-foot “runoff area” surrounding the field. To accommodate the widening of the field and improve the connection between the bleacher seating and the adjacent student housing area, Component 3 includes construction of a retaining wall halfway up the existing slope between the level of the proposed track and soccer field and the existing baseball field to the south. The elevation of the upgraded soccer field would be approximately ten feet higher than the level of the existing track and soccer field. The field would have a natural grass playing surface and be equipped ~~with~~ to provide a maintained illuminance of 100 fc level lighting for nighttime competitive use during televised games. The lighting level would be reduced to provide 50 fc of maintained illuminance for non-televised games and practice use. The proposed lighting will consist of 192 fixtures distributed over 8 poles a maximum of 110 feet above the playing surface (additional information can be found in Section 5.7.2). The component also provides 1,000 permanent spectator seats on the northern side of the field replacing 1,000 existing temporary seats and 1,500 square feet (sq) of storage space, which includes restrooms for athletic use. The adjacent Athletics/Events Center (AEC) will provide locker room space for home teams, officials,

and visiting teams, while the adjacent café/convenience store associated with the proposed Outer Precinct would provide concessions.

Construction

Construction of the Upgraded NCAA Soccer Field is expected to occur over a one-year period. Earthwork for this site would include cut and fill grading with an estimated 8,000 cy of cut and 78,400 cy of fill. For a summary of cut and fill calculations for all components, see Table 3-3.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking.

Page 3-19 of the Project Description is modified as follows:

Component 4 – Town Square

Construction

Construction of the Town Square is expected to occur over a two-year period (including six months of underground utility relocations). Grading activities would involve primarily cut earthwork operations, with an estimated net of 70,000 cy of soils. For a summary of cut and fill calculations for all components, see Table 3-3. Due to the soil at this site consisting primarily of bedrock, excess soil may be exported to an undesignated off-campus location.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking.

Component 5 – Enhanced Recreation Area

PROPOSED: The CLP proposes an improved and expanded grass recreation area on the site of the existing intramural field. The proposed field would help meet the University's goal to provide for on-campus recreation options to encourage the health and well being of its students. The field would provide sufficient space to accommodate a playing field consistent with the size requirements for student recreation needs and intramural sports, (**Figure 3-9**). In order to accommodate intramural use, the Project proposes to replace existing inefficient lighting fixtures with modern, more efficient fixtures. The proposed lighting will consist of 24 fixtures distributed over 6 poles a maximum of 80 feet above the playing surface (additional information can be found in Section 5.7.2). The component also provides a 1,600 square foot structure containing storage space and restrooms.

Page 3-22 of the Project Description is modified as follows:

Component 6 – School of Law Parking Structure

Construction

Construction of the proposed parking structure is estimated to occur over a 1.5-year period. The proposed School of Law Parking Structure would be built nearly level with the gently sloping site of the existing

parking lot. Earthwork for this facility would include cut and fill grading with an estimated 6,500 cubic yards (cy) of cut and 2,500 cy of fill. For a summary of cut and fill calculations for all components, see Table 3-3.

During construction, equipment and personnel staging would be accommodated at the Page Terrace Parking Lot, and/or the component site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would be accommodated by the Page Terrace Parking Lot and on street parking.

DEIR SECTION 4.0 ENVIRONMENTAL SETTING

Page 4-1 of Environmental Setting is modified to read as follows:

The City of Malibu is adjacent to the University to the south, west and east. See Section 3.1 for a local setting map (Figure 3.2). The City of Malibu Civic Center is located approximately one mile to the east. There are concentrations of institutional, commercial, residential, and public uses within the City of Malibu in the vicinity of the University, which are surrounded and separated by open space of coastal foothills and valleys of the Santa Monica Mountains. The Malibu Country Estates residential subdivision, which contains 107 lots and has a density of 2-4 units per acre, is located adjacent to the University to the southwest. Additional residential developments in the vicinity of the University include ~~the Malibu Knolls to the east~~ along Malibu Canyon Road and Malibu Road to the south. ~~and the Malibu Colony to the south along Malibu Colony Drive.~~

~~Malibu Bluffs Park~~ Conservancy-owned Malibu Bluffs, as well as 83 acres of open space owned by the Santa Monica Mountains Conservancy, are located to the south of the University. Malibu Creek State Park is located adjacent to the northernmost boundary of the University's property, a distance of approximately 1.3 miles from the nearest proposed CLP component.

Page 4-2 of Environmental Setting is modified to read as follows:

4.3 LOCAL SETTING

The Los Angeles County Department of Parks and Recreation's *Riding and Hiking Trails Master Plan*, the Malibu LCP, and ~~the City of Malibu's General Plan~~ City of Malibu Draft General Plan have consistently made reference to public trail routes that cross portions of the Pepperdine University property or that may pass by it in relative close proximity. The primary adopted east-west system to the north of the Pepperdine University property is the Backbone Trail System. Other routes are the Mesa Peak Trail and the Coastal Slope Trail, both of which form portions of an interconnecting trail network envisioned for the local vicinity in the Santa Monica Mountains.

DEIR SECTION 5.1 GEOLOGY AND SOILS

Page 5.1-3 of Geology and Soils is modified to read as follows:

5.1.1 Existing Conditions

Regional Conditions

Topography and Landforms

The Pepperdine University Campus in Malibu is located along the southern flanks of the central Santa Monica Mountains, within an unincorporated area of Los Angeles County that lies adjacent to the boundary with the City of Malibu (**Figure 5.1-1**). The campus is bounded to the south by a coastal marine terrace platform that encompasses PCH and the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs to the edge of Santa Monica Bay. Open mountainous terrain of the Santa Monica Mountains abuts the campus to the north, east, and west; Malibu Canyon lies to the north and east of the campus.

5.1.5 MITIGATION MEASURES

Page 5.1-27 of Geology and Soils is modified to read as follows:

MM5.1-1 All grading and earthwork (~~e.g., landslide removals, fill compaction, debris dam and basin design/construction, earth material stockpiles~~) 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. ~~when 40-scale plans are available. 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.~~

Page 5.1-28 of Geology and Soils is modified to read as follows:

MM 5.1-3 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.

Page 5.1-29 of Geology and Soils is modified to read as follows:

MM5.1-12 ~~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:

Arterial street	4 inches AC over 11 inches PMB
Secondary driveway	4 inches AC over 8 inches PMB
Parking driveway	3 inches AC over 8 inches PMB
Parking <u>area/lot</u>	3 inches AC over 8 inches PMB

- MM5.1-14** Proposed slop irrigation shall avoid excessive watering in areas of marginally acceptable stability, e.g. those areas of Component 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 ~~hydrological~~ hydrogeologic monitoring program and subject to review and approval by the County of Los Angeles.

DEIR SECTION 5.2 WATER QUALITY

Page 5.2-1 of Water Quality is modified as follows:

Regional Hydrogeological Setting

The Pepperdine University campus occupies a location along the southern boundary of the Santa Monica Mountains, which consist of complexly folded and faulted rock formations that contribute to the range in elevation and the diversity of landforms found on the campus. The terrain of the Pepperdine University campus property transitions from steep interior mountainous features in the north to gently sloping coastal terraces in the south. Elevations on Pepperdine University property range from approximately 1,797 feet (above msl) at the head of Marie Canyon to a low of approximately 163 feet (above msl) along the Pacific Coast Highway (PCH) frontage near the intersection with John Tyler Drive. The length of the southern boundary of the campus fronts PCH and South Winter Mesa. South Winter Mesa is a broad flat surface bounded on the west by Marie Canyon and on the east by Winter Canyon. The Mesa extends from PCH south to the Pacific Ocean and is predominantly undeveloped except for a park operated by the City of Malibu, (~~Malibu Bluffs Park~~ the Conservancy-owned Malibu Bluffs) The ocean has eroded the coastal face of South Winter Mesa into prominent palisade bluffs and a narrow beach along its south edge. The drainage courses that flow from Marie Canyon and Winter Canyon on campus pass southerly through culverts under PCH to respectively define the western and eastern edges of South Winter Mesa. A smaller canyon, Middle Canyon, drains southerly from a southeastern portion of the campus and crosses an eastern portion of the mesa. There is no hydrogeological connection between the CLP and the existing developed campus and the Malibu Creek Drainage Basin, including the lower Malibu Creek drainage area that contains the Malibu Civic Center area and the Legacy Park Stormwater Treatment Project.

5.2.5 MITIGATION MEASURES

Page 5.2-27 of Water Quality is modified to read as follows:

- MM5.2-2** ~~To the maximum degree feasible, 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.

Page 5.2-28 of Water Quality is modified to read as follows:

MM5.2-6 Any increase in runoff due to increased impervious area within individual component areas shall be mitigated to existing flow rates. 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.

- Divert storm flows to grass swales to increase the Time of Concentration.
- Design landscape planters to attenuate storm flow runoff prior to entering the storm drain system.
- 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.

MM5.2-8 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 ~~quarterly, semi-annually, or annually depending on the procedures and devices~~ annually describing the actions taken to comply with the storm water regulations and submitted to the LARWQCB. ~~This may include~~ 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.

MM5.2-9 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.

Page 5.2-29 of Water Quality is modified to read as follows:

MM5.2-12 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 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.

DEIR SECTION 5.3 BIOLOGICAL RESOURCES

DEIR Figure 5.3-2 is modified as provided on following page

Pages 5.3-31 to 5.3-32 of Biological Resources is modified to read as follows:

Components 1, 2, 3, and 4

Indirect Impacts

Fuel Modification

The Component 1 fuel clearance footprint would include 0.35 acres of natural vegetation, including 0.32 acres of chaparral and 0.03 acres of coast live oak woodland, outside of current ornamental landscapes and existing fuel modification boundaries, based on standard minimum fuel clearance requirements. The University's Long Range Development Plan (LRDP) requires mitigation for the removal of upland vegetation, ~~but not for cutting of vegetation for fuel modification purposes.~~ The 0.35-acre area is not known to contain sensitive species or jurisdictional areas, nor is it in an important area for wildlife movement. Potentially occurring sensitive wildlife species would be capable of escaping harm during fuel modification activities. The potential exists for nesting birds to be present in native plant communities within the Component 1 fuel modification footprint during fuel clearance or thinning. Component 1 fuel modification impacts to nesting birds would be potentially significant, but mitigable (**Class II**). Component 1 fuel modification impacts to upland chaparral would be potentially significant, but mitigable (**Class II**). Based on the method for assessing impacts to oak woodlands outlined in the Oak Woodland Impact Decision Matrix (UC Integrated Hardwood Range Management Program 2008), fuel modification activities involving the cutting or removal of live oak trees within the coast live oak woodland would be considered a significant effect. Cutting or removal of the oak trees within the Component 1 fuel modification zone could result in a loss of up to 14% of the oak canopy cover within the woodland. Therefore, fuel modification impacts to the coast live oak woodland would be potentially significant, but mitigable (**Class II**).

The Component 2 fuel clearance footprint would include 0.19 acres of native coastal sage scrub vegetation outside of existing ornamental landscapes and fuel modification boundaries, based on standard minimum fuel clearance requirements. The University's LRDP requires mitigation for the removal of upland vegetation, ~~but not for cutting of vegetation for fuel modification purposes.~~ The 0.19-acre area is not known to contain sensitive biological resources, nor is it in important an area for wildlife movement. Potentially occurring sensitive wildlife species would be capable of escaping harm during fuel modification activities. The potential exists for nesting birds to be present in native plant communities within the Component 2 fuel modification footprint during fuel clearance or thinning. Component 2 fuel modification impacts to nesting birds would be potentially significant, but mitigable (**Class II**). Component 2 fuel modification impacts to upland coastal sage scrub would be potentially significant, but mitigable (**Class II**).



Aerial Source: IK Curtis Services Inc., 2008.

Legend

- Limits of Component 5 - Enhanced Recreation Area
- Existing Fuel Modification Boundary
- Waters of the U.S. Ephemeral Drainage

Chaparral

- Cb** Mountain Mahogany - *Cercocarpus betuloides*
- Cs** Greenback Ceanothus - *Ceanothus spinosus*
- MI** Laurel Sumac - *Malosma laurina*

Coastal Sage Scrub

- Bp** Coyote Brush - *Baccharis pilularis*
- Ec** California Sunflower - *Encelia californica*
- Lc** Giant Wild Rye - *Leymus condensatus*
- Sm** Black Sage - *Salvia mellifera*

Riparian

- Bs** Mulefat - *Baccharis salicifolia*

Weed Infestation

- Ag** Non-native Annual Grasses and Forbs (Ruderal)*
- Et** Terracina Spurge - *Euphorbia terracina*
- W** Blue-leaf Wattle - *Acacia saligna*

Landscaped Areas

- A** Acacia - *Acacia redolens*
- E** Eucalyptus - *Eucalyptus* spp.
- L** Leadwort - *Limonium* spp.
- T** Turf

Other

- D** Disturbed
- P** Paved / Parking / Concrete
- R** Rip Rap

NOTE: Mapped vegetated areas are labeled with species that occupy the highest cover within each polygon.

* Areas in existing fuel modification zones classified as Non-native Grasses and Forbs (Ag) may contain low cover of resprouting chaparral shrubs.

Fuel modification for CLP Components 3 and 4 would not extend beyond existing ornamental landscapes or existing fuel modification boundaries, based on standard minimum fuel clearance requirements. The proposed project would not result in new impacts to areas that are currently landscaped or subject to fuel modification in the existing condition. Therefore, fuel modification for Components 3 and 4 would result in no impacts to biological resources (**Class IV**).

Page 5.3-36 to 5.3-37 of Biological Resources is modified to read as follows:

Impacts of External Night Lighting on Sensitive Wildlife Species

The environmental impact lighting analysis prepared for the CLP project measured the existing condition of illuminance (light trespass) and contrast (glare) at seven receptors placed at selected locations in naturally vegetated areas surrounding the Component 5 site. Illuminance and contrast were also measured at two receptors placed in vegetated areas to the west of John Tyler Drive, relatively close to the sites of proposed Components 1 and 3, and at two receptors placed in natural habitats at the Conservancy-owned Malibu Bluffs Community Park south of the Pacific Coast Highway. Illumination and contrast for the proposed condition were modeled and compared to the existing condition, as well as to Illuminating Society of North America (IESNA) recommended thresholds of significance for illumination. The recommended IESNA threshold of significance for an area to be considered “intrinsically dark, such as a National Park” is 0.1 footcandles (fc).

The IESNA threshold of 0.1 fc was used to assess the significance of any light trespass at the Conservancy-owned Malibu Bluffs ~~Community Park~~, in the vicinity of the Component 5 footprint, and in natural areas to the west of the Campus that could potentially be affected by proposed component lighting, including the proposed lighting standards for the Component 3 NCAA Soccer Field. ~~In every case,~~ The modeled illumination, or light trespass, for the proposed condition at each of the receptors was less than the existing condition, except at two receptors, namely M and N, which were located in naturally vegetated areas to the west of John Tyler Drive. ~~However, Also~~ in each case light trespass was below the 0.1 fc threshold. In all cases except for one of the receptors placed at the Conservancy-owned Malibu Bluffs Community Park, glare was reduced compared to the existing condition. While contrast, or glare, would increase somewhat at the receptor location within the Conservancy-owned Malibu Bluffs Community Park, the distance between the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs and any of the CLP component sites reduces the likelihood that wildlife would be significantly affected. For detailed information on the lighting study, see the 5.7.2 Light and Glare section in this EIR and lighting study technical reports provided in Appendix G.

Page 5.3-38 of Biological Resources is modified to read as follows:

Fuel Modification

MM5.3-1 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 or limited to selective thinning and deadwood removal within areas containing native plant communities within the fuel clearance footprints of Components 1 and 2, in order to avoid or reduce 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 implementation of MM5.3-10. ~~If avoidance is not possible and selective thinning is required, selective thinning shall not involve grubbing (removal) of native species.~~ The cutting of oak trees shall be limited to deadwood removal only.

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.

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.

In broad terms, the plan shall at a minimum include:

- Description of the project/impact and mitigation sites
- Specific objectives
- Success criteria
- Implementation plan
- Required maintenance activities
- Monitoring plan
- Contingency measures

In the case that the mitigation involves restoration/enhancement, the following success criteria shall be incorporated:

- 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,
- 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.

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.

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.

Pages 5.3-40 to 5.3-41 of Biological Resources are modified to read as follows:

MM5.3-3 An Exotic Plant Management Plan shall be approved by the Director of Planning prior to issuance of the grading permit for ~~Component 5~~ the Project. The Plan will emphasize control of exotic, weedy non-native plants ~~within and adjacent to~~ at all CLP component sites and within ~~Component 5~~ the fuel modification zones of all CLP components, (including fuel modification zones) and prevent the spread of exotic invasive species into surrounding natural areas. If invasive species from the ~~Component 5 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 the Los Angeles County Fire Department. In broad terms, this Plan shall at a minimum include:

- Specific objectives;
- Target species and problem areas;
- Prioritization of threats;
- Success criteria;
- Management strategies that would result in eradication and/or control of problem species;
- Implementation plan;
- Monitoring plan; and,
- Contingency measures.

The following success criteria shall be incorporated:

- 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.

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.

Implementation of the Plan shall begin with initial grading ~~for the Project at Component 5~~ and continue until development of ~~the Project Component 5~~ 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 in the above-mentioned areas 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.

Page 5.3-41 of Biological Resources is modified to read as follows:

MM5.3-4 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 (*Bacillus thuringiensis kursaki*) 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-chemical rodenticides~~ 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.

Page 5.3-43 of Biological Resources is modified to read as follows:

MM5.3-7 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 (*Foeniculum vulgare*), and umbrella sedge (*Cyperus involucratus*).

Pages 5.3-43 to 5.3-44 of Biological Resources is modified to read as follows:

MM5.3-8 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 ~~severe~~ Spanish broom (*Spartium junceum*) infestation

on ~~95~~ 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 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 ~~95~~ 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. ~~be concurrent with development of Component 5 of the CLP project.~~ In broad terms, the plan shall at a minimum include:

- Description of the project/impact and mitigation sites
- Specific objectives
- Success criteria
- Implementation plan
- Required maintenance activities
- Monitoring plan
- Contingency measures

The following success criteria shall be incorporated:

- Eradication or the substantial reduction in cover and the control of invasive plant species, particularly Spanish broom (*Spartium junceum*). 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,
- Successful restoration of the 0.84 ~~95~~-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.

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.

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.

Page 5.3-46 of Biological Resources is modified to read as follows:

Indirect Impacts

Introduction of Invasive, Non-native Plants in Landscaping

MM5.3-11 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.

Riparian Environmentally Sensitive Habitat Area (ESHA) in lower Marie Canyon, Malibu Coastline Significant Ecological Area (SEA) #1 and Marine ESHAs

MM5.3-12 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.

DEIR SECTION 5.4 AIR QUALITY

5.4.5 MITIGATION MEASURES

Page 5.4-30 of Air Quality is modified to read as follows:

MM5.4-1 The applicant shall prepare a Construction Management Plan to control fugitive dust. At a minimum, the Plan shall include the following dust control measures:

- The simultaneous disturbance site should be minimized as much as possible.
- 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.

- Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.

Such measures may include, but are not limited to, the following:

- Application of soil stabilizers to inactive areas according to manufacturers specifications (previously graded areas inactive for ten days or more);
- Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds gusts exceed 25 mph;
- Stabilization of previously disturbed areas if subsequent construction is delayed; and
- Covering all stockpiles with tarps.
- All trucks hauling dirt, sand, soil or other loose materials are to be covered.
- ~~Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.~~
- 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.
- 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
- 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.
- 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.
- Grading operations shall be suspended during any first stage ozone episodes.

MM5.4-2 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:

- Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling.
- Any construction equipment using ~~direct~~ diesel internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard.

DEIR SECTION 5.5 NOISE

Page 5.5-11 of Noise is modified to read as follows:

Haul Truck Noise

Project-related noise impacts may derive from on-road truck traffic associated with the hauling of excavated soils and delivery of concrete and other construction materials. The relationship between traffic and noise is logarithmic. It takes a large change in volumes to produce only a small change in decibels. The incremental noise impact from the Project's haul traffic would be partially masked by the baseline condition, and for the most part, there is an adequate source-receiver separation to dissipate such noise.

The Los Angeles County Noise Ordinance specifically exempts a number of activities from noise ordinance standards, including motor vehicles on private right-of-way and private property. As set forth in Section 12.08.570 I, "Except as provided in Section 12.08.550 all legal vehicles of transportation operating in a legal manner in accordance with local, state, and federal vehicle noise regulations within the public right-of-way or air space, or on private property [are exempted from the provisions of this chapter]." In addition, trucking activity would be limited to daytime hours and would result in the potential for nighttime nuisance issues. Therefore the threshold used in this analysis is the General Plan standard (65 dB CNEL).

As described in Section 3.0 (Project Description) the proposed project may result in the need to export 70,000 cubic yards of soils. Hauling of this material would be restricted to using the Seaver entrance/exit to Malibu Canyon Road. Conservatively assuming this occurs over a four-month period, the daily truck trip traffic would be 120 ~~160~~ trips (60 ~~80~~ loads) per day assuming the use of single trailer trucks with a 14 ~~40~~ cubic yard capacity. Assuming hauling from 7:00 a.m. to 3:00 p.m., one full truck would leave and one empty truck would enter the component area every 8 minutes. The noise level associated with 120 ~~160~~ daily haul trips is 57 ~~56~~ dB CNEL at 50 feet from the roadway centerline for a 35 mph travel speed. This level is below the 65 dB CNEL noise standard. Therefore, soil hauling would create a less than significant traffic noise impact.

For more routine deliveries, Seaver Drive via the Malibu Road campus entry gate will be utilized. However, the configuration of John Tyler Drive provides a more direct route and one with less elevation gains, losses and stops and starts en-route to Components 1, 2 and 3. For selected deliveries of construction materials, the latter route may prove to be an essential one. Some truck hauling of building materials (concrete, wood, steel, etc.) would occur sporadically on John Tyler Drive during CLP construction. Because of easier access from PCH, delivery trucks are likely to prefer using John Tyler Drive. The reference noise level at 50 feet from a single passing truck is 50 dB Leq. Thirty trucks per hour produce an hourly level of 65 dB Leq, it would require 720 truck trips (360 trucks in, 360 trucks out) between 7 a.m. and 7 p.m. to create a 24-hour weighted noise level of 65 dB CNEL at homes closest to John Tyler Drive. There are no planned CLP construction activities that could accommodate 360 truck loads of material on a single day. As such, haul truck noise impacts to off-campus noise-sensitive use would be less than significant (**Class III**).

5.5.5 MITIGATION MEASURES

Page 5.5-25 of Noise is modified to read as follows:

Construction Noise

- MM5.5-1** 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:
- Using smaller, quieter equipment, or
 - Installing sound absorbing curtains or erecting a temporary berm to interrupt the line-of-sight between source and receiver.
- MM5.5-2** 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 where reasonably necessary, subject to all County requirements. Example includes completion of grading prior to rainy season.
- MM5.5-4** 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.
- MM5.5-5** 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.
- MM5.5-6** 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 shall park on the job site and no closer than 185 feet from any off-site campus residence.

Page 5.5-26 of Noise is modified to read as follows:

- MM5.5-8** During construction any semi-stationary piece of equipment that operates under full power for more than sixty minutes per day shall have a temporary $\frac{3}{4}$ inch plywood screen if there is a direct line of site to any ~~residential bedroom window~~ 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.
- MM5.5-9** ~~Construction activities shall be restricted to between the hours of 8:00 a.m. and 5:00 p.m. in order to minimize construction and haul route activities that would increase noise disturbance on surrounding off site residential and commercial land.~~
- MM5.5-9** Truck hauling activities shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, except no truck queing or hauling may take place on John Tyler Drive between PCH and south of the northern edge of the soccer field before 8:00 A.M. or after 5:00 P.M. Monday through Friday. Such activities on John Tyler Drive 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 shall be permitted only in extremely time-sensitive and/or emergency circumstances such as completion of concrete pouring. The Construction Management Plan shall give strong preference to the use of the Seaver Gate instead of John Tyler Drive as the designated 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.

Updated NCAA Soccer Field – Operational Noise

- MM5.5-13** Lighted use of the updated NCAA Soccer Field shall cease at 10 p.m with flexibility provided for games extending into overtime.

Related Project - Baseball Field Lighting – Operational Noise

- MM5.5-14** Lighted use of the baseball field shall cease at 10 p.m with flexibility provided for games extending into overtime.

DEIR SECTION 5.6 CULTURAL RESOURCES

Page 5.6-7 of Cultural Resources is modified to read as follows:

- MM5.6-1** A protective fence shall be installed and maintained surrounding Site site 19-002472 prior to all earth moving activities that occur within 100-feet of the Site site (Component 5).
- MM5.6-2** A professional archaeological monitor shall be onsite during all earth moving activities occurring within 100-feet of Site site 19-002472 (Component 5).

DEIR SECTION 5.7 VISUAL RESOURCES AND AESTHETIC QUALITIES

Page 5.7-4 of Visual Resources and Aesthetic Qualities is modified to read as follows:

Scenic Highways

Scenic Highways identified in the LCP are those that provide: views of Highly Scenic Areas, scenic vistas of the ocean or interior mountains, or access to major recreational areas. PCH and Malibu Canyon Road are both identified as Scenic Highways in the LCP. In the vicinity of Pepperdine University, PCH provides views of the Pacific Ocean, Santa Monica Mountains, the University, and Malibu Lagoon State Beach, while also providing access to the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs and public beaches along the coastline. Malibu Canyon Road (MCR) provides views of Malibu Canyon, Pepperdine University, the Pacific Ocean, and it also provides access to trails on the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs and public beaches.

The Pacific coastline and the Santa Monica Mountains, which are visible from portions of these scenic highways, are regarded as being among the most valued scenic resources in Los Angeles County. The Pepperdine University campus borders the north side of PCH, and therefore does not interfere with southerly scenic coastal views from the highway.

Page 5.7-8 of Visual Resources and Aesthetic Qualities is modified to read as follows:

Existing Views from the Malibu Bluffs Community Park

The ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs is located at the terminus of MCR, immediately south of PCH. The 8.7-acre park area is managed by the City of Malibu and contains baseball fields, a turf-grass soccer field, a picnic area, coastal bluff viewing trails, walkways, and the Michael Landon Center. From locations near the Michael Landon Center and areas surrounding the adjacent parking lot, views of the campus are blocked by the Michael Landon Center building and by trees planted at the north perimeter of the parking lot and along PCH to the west. Views of the campus area in general are unobstructed by trees or structures from locations in the open playing field areas closer to the bluff edge and from perimeter walkways and the picnic tables at the west end of the park. The photograph in **Figure 5.7.1-6A** illustrates the existing visual conditions of the viewshed containing the Pepperdine University campus as seen from a viewpoint in the picnic area. The view of the campus from the picnic area is considered the “worst case” view from the park. The latter viewpoint’s elevation is 185 feet and the distances to CLP components range from approximately 2,300 feet to over a mile (5,400 feet) from the picnic area. In the left-of-center portion of the photograph, the rooflines and upper stories of the Lovernich Residential Complex and several of the Seaver Residence Halls of the Outer Precinct can be seen in views from the picnic area. Therefore, the new structures associated with the Student Housing Rehabilitation in the Outer Precinct would be visible in front of the Lovernich Residential Complex. The rooflines of the Athletics/Events Center would also be visible in this view to the right of the Lovernich Residential Complex. However, the Student Housing Rehabilitation in the Standard Precinct, the Seaver Town Square, the Upgraded NCAA Soccer Field, the surfaces of the Rho Parking Lot (Athletics/Events Center location), and the Enhanced Recreation Area would not be visible as intervening structures, ornamental landscaping, and terrain block views of them.

Page 5.7-11 of Visual Resources and Aesthetic Qualities is modified to read as follows:

Existing Views from Public Hiking and Equestrian Trails

The Los Angeles County Department of Parks and Recreation's *Riding and Hiking Trails Master Plan*, the Malibu LCP, and the City of Malibu's General Plan ~~City of Malibu Draft General Plan~~ have consistently made reference to public trail routes that cross portions of the Pepperdine University property and/or that may pass by it in relative close proximity. The primary adopted east-west trail system to the north of the Pepperdine University property is the Backbone Trail System. Other routes referred to by name are the Mesa Peak Trail and the Coastal Slope Trail, both of which form portions of an interconnecting trail network envisioned for the local vicinity in the Santa Monica Mountains. The *Santa Monica Mountains National Recreation Area Interagency Trail Management Plan Map* (September 2005) contains an existing conditions map that depicts the proposed routes of the Backbone Trail, the Mesa Peak Trail, and the Coastal Slope Trail.⁴ The legend categories on the *Interagency Trail Management Plan Map* summarize the existing "Right-of-way Status" and "Designated Trail Usage." As depicted on this map, segments of the two trails would cross the campus along routes that follow closely along the crests of the two ridges and that converge to meet at a 1,800-foot summit point at the head of Marie Canyon (**Figure 5.7.1-7**). According to the *Interagency Trail Management Plan Map*, the "Right-of-way Status" of both the Coastal Slope Trail and Mesa Peak Trail is "Unauthorized" and the type of trail usage for both is "Undesignated." As such, the status of these trails can be described as planned but not yet as developed.

Page 5.7-17 of Visual Resources and Aesthetic Qualities is modified to read as follows:

Visual Character and Quality of the Project Site

The frontages of Pepperdine University along PCH and MCR are distinguished by lawns that rise from 50 feet to 100 feet in elevation to the base of the Phillips Theme Tower, a tall stylized cross that prominently conveys a focal identity of the University. Three of the most visually prominent structures on campus, the Charles B. Thornton Administrative Center, Huntsinger Academic Center, and the Tyler Campus Center, are prominently visible above the grassy slopes as seen from PCH, the ~~Malibu Bluffs State Park Conservancy-owned Malibu Bluffs~~, and less so from MCR. The latter buildings occupy pad elevations of between 370 feet to 390 feet, which are 170-190 feet higher than the elevation of 200 feet at the intersection of PCH and MCR. Upslope of these structures, ridges rise steeply beside Winter Canyon and continue northerly to form the drainage divide between Marie Canyon and Malibu Canyon. The latter ridgeline forms the Malibu LCP-designated viewshed backdrop for the campus.

The developed core area of the campus that will contain the CLP and the encompassing viewshed ridgelines on-site have a range in elevation of approximately 1,600 feet. The proposed CLP Component sites have base elevations that range between approximately 380 feet and 620 feet and all of them would be situated in locations that are not visible in almost all public and private views of the campus.

⁴ Pepperdine University formerly had a dedicated east-west easement for an alignment of a potential future Coastal Slope Trail segment that traversed the headwall slopes of Marie Canyon that was routinely shown in long-range campus planning concept documents. Field inspections of the former route found that it traversed treacherously steep slopes and was considered unsafe and infeasible. The relocation of an alternative dedicated easement by Pepperdine University was made at the request of the Santa Monica Mountains Conservancy.

Page 5.7-25 of Visual Resources and Aesthetic Qualities is modified to read as follows:

Views from the southern end of ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs, such as the one illustrated in Figure 5.7.1-5, that allow some visibility of the Lovernich Residential Complex also permit glimpses of portions of the upper floors of structures within the Outer Precinct. The increased heights of the new buildings proposed for the Outer Precinct will make them slightly more visible. However, the new buildings will not appear appreciably taller, and the structures comprising the Lovernich Residential Complex will still comprise the immediate visual backdrop to the Outer Precinct.

Page 5.7-26 of Visual Resources and Aesthetic Qualities is modified to read as follows:

The Upgraded NCAA Soccer Field and its associated field level features would not be visible in views from MCR, PCH, or from ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs and would therefore not result in significant visual impacts to views from these locations. The wall constructed on the existing slope would form a prominent visual feature in local on-campus views and in views from private residences in MCE that abut John Tyler Drive. Public views of the wall from streets within MCE would be limited to the far northern end of Malibu Country Drive.

Of the Upgraded NCAA Soccer Field Component features, the retaining wall and proposed addition of tall lighting standards (up to 100 feet in height) to illuminate the field for nighttime use would introduce visual changes into the local viewshed that could result in potentially significant impacts. Of the components, the retaining wall would appear the more prominent during daytime hours from locations immediately south of it. As mentioned above the wall could not be seen from designated scenic roads or from within the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs. Further, as the wall would be south-facing, it would not loom as a conspicuous linear feature in views directed southerly (and downhill) toward the shoreline from planned public trails that would be located at higher elevations and considerably farther inland of its location. The proposed wall, while likely being a visually prominent feature on campus in northerly views, would not be visible from designated public view protected locations commonly visited or traveled by large numbers of people. Impacts to such protected public views are therefore not considered significant. The wall will become visible in private views available from within residential properties situated adjacent to John Tyler Drive nearer the northern end of MCE. It would also be visible in limited public views from near the northern end of Malibu Country Road.

Page 5.7-28 of Visual Resources and Aesthetic Qualities is modified to read as follows:

The Enhanced Recreation Area would not be visible from PCH, MCR, or the picnic area and developed recreation and sports fields in ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs. The site is also located approximately 2,200 feet north of the northern end of Malibu Country Drive; the only public street location in MCE that abuts the developed core of the Pepperdine University campus from which the fill slopes adjacent to Huntsinger Circle could possibly be seen. Due to the distance of the view and the presence of intervening development and landscaping in the Outer Precinct and the Lovernich Residential Complex none of the visual components consisting of the existing intramural field, parking lot, debris stockpile, and debris basin north of Huntsinger Circle can be seen in public or private views from offsite. The completion of the Enhanced Recreation Area would not introduce new visual elements that could be seen in views from designated view-sensitive scenic roads or from the existing organized daytime recreation use areas of ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs and area beaches.

Plans for use of the Enhanced Recreation Area call for the installation of lighting standards that would allow for evening use of the turf grass fields recreation fields.

~~Three overnight camping locations have been proposed for location in the Malibu Bluffs State Park in the undeveloped portions to the west of the active use and developed picnic areas of the park. Views of the tops of three light poles (approximately the top 20 feet of the poles) may be seen from the central of the three proposed camping sites. The tops of the poles would be seen from distances of 4,750 feet (0.9 mile) and over. There would be no visibility of the light poles from the proposed tent camping locations along the western boundary of the park due to the intervening elevations of the ridgeline landform underlying MCE. No architectural features or structures would be added on the site that could intrude into view that would result in potentially significant impacts to the scenic northerly viewsheds of the Santa Monica Mountains. Completion of the Enhanced Recreation Area, as proposed, would not result in the creation of significant impacts to visual resources.~~

The Santa Monica Mountains Conservancy has proposed the development of 35 camping spaces divided in four to five separate clusters dispersed over three generally level terrain surfaces concentrated in the western and central portions of the Conservancy-owned Malibu Bluffs Property. The campground development would also add approximately 0.7 miles of trail to the 2.3 miles of existing trails. Views of up to the top twenty feet of three poles located along the southern edge of the Enhanced Recreation Area may variously be seen from among the campground spaces located within the middle portion of the Conservancy-owned Malibu Bluffs. The views of the poles would be from distances of 4,750 feet (0.9 mile) and greater. Views toward the light poles from campsites proposed near the western side the Recreation Area would be blocked by elevated terrain underlying the residential development in Malibu Country Estates. Neither any architectural features nor the light poles added in the Enhanced Recreation Area would intrude into view that would result in potentially significant impacts to the northerly scenic viewshed of the Santa Monica Mountains. Existing visible development is present on campus that brackets the site at higher elevations. Completion of the Enhanced Recreation Area, as proposed, would not result in the creation of significant impacts to visual resources.

Page 5.7-29 of Visual Resources and Aesthetic Qualities is modified to read as follows:

While the lot overlooks Seaver Drive in a relatively higher-elevated area of the developed campus across Seaver Drive from the School of Law, the configuration of terrain on the campus relative to the site's location is such that it is not visible in westerly or northwesterly views from MCR, in northerly or northeasterly views from PCH, or in northerly views from ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs. The site is visible in northeasterly directed views from John Tyler Drive locations on the campus and from selected residential properties in MCE that have view orientations toward the campus and the Santa Monica Mountains, as illustrated by the photographs contained in Figures 5.7.1-7 & 5.7.1-8.

Page 5.7-30 of Visual Resources and Aesthetic Qualities is modified to read as follows:

As shown in Figures 5.7.1-1 and 5.7.1-2, scenic mountain viewshed boundaries form the northern and western mountain backdrops for the Pepperdine University campus vicinity. The viewshed boundaries follow ridgelines that rise from Malibu Canyon to the north of the developed campus and from PCH to the west of the campus. The ridgelines reach an elevation of approximately 1,800 feet north of the developed portions of the campus. West of the campus, the viewshed ridgelines peak at approximately 1,190 feet. The highest-elevated proposed CLP Component, namely the School of Law Parking Structure

with a upper parking tier elevation of approximately 658 feet, would not intrude into the skyline in any public or private view directed northerly across the campus from PCH, MCR, or the ~~Malibu Bluffs State Park Conservancy-owned Malibu Bluffs~~, or in public or private views from MCE. Only the tops of the proposed light standards at Component 3 (Upgraded NCAA Soccer Field) would be visible from a relatively short segment of PCH (approximately 1,300 feet in length). The limited visibility of the tops of several light poles at the Upgraded NCAA Soccer Field would not intrude into the skyline and would not block views of scenic rock formations or natural vegetation. Therefore, the proposed project would be considered a less than significant impact (**Class III**) on scenic views of the mountains from PCH.

Page 5.7-33 of Visual Resources and Aesthetic Qualities is modified to read as follows:

At its highest, the slope north of Huntsinger Circle would rise 50 feet in height at a slope gradient that would closely match those of nearby prevailing natural slopes. In the short run the manufactured slope would appear locally conspicuous because of the creation of lighter surface tones until a landscaping vegetation cover is established. The manufactured slope would not be visible from MCR, PCH, or ~~Malibu Bluffs State Park Conservancy-owned Malibu Bluffs~~, nor would it be visible from off-site private residences due to the presence of elevated intervening terrain, landscaping along John Tyler Drive and the existing buildings of the Lovernich Residential Complex, and, upon completion, the proposed Athletics/Events Center.

The addition of a Parking Structure (Component 6, consisting of the School of Law Parking Structure) would occur on a site occupied by an existing surface parking lot that is located well toward the interior of the campus in a location that is not prominently visible from off-campus. The proposed parking structure would not be visible from MCR, PCH, or ~~Malibu Bluffs State Park Conservancy-owned Malibu Bluffs~~ as existing elevated terrain on campus intervenes to block such potential views. The use of the existing surface lot for a parking structure would preserve the land use function of the site and would not introduce visual elements that would be significantly out of character with established surrounding uses.

Page 5.7-34 of Visual Resources and Aesthetic Qualities is modified to read as follows:

5.7.1.3 Cumulative Impacts

A residential subdivision (related project 66, consisting of five residential properties) would be located south of PCH and immediately east of the ~~Malibu Bluffs State Park Conservancy-owned Malibu Bluffs~~. The CLP and the residential project could not be seen within the same viewshed in scenic views from PCH, MCR, or vicinity parks and beaches.

Project 73 would consist of the expansion and conversion of Firestone Fieldhouse into a student health and recreation center. The Firestone Fieldhouse is not visible in any scenic views from PCH and MCR. It would be only partially visible from selected locations within ~~Malibu Bluffs State Park~~ the Conservancy-owned Malibu Bluffs (as illustrated in Figure 5.7.1-6). In public views from the Park, visibility of the CLP is limited, as is the view of the Firestone Fieldhouse, and as such, the cumulative visual impact would not be significant.

Project 74 consists of a permitted four-level academic classroom and office structure (LRDP facility # 256) that would be situated near the northeast corner of the intersection of Seaver Drive and Presidents Drive. The location is not visible from MCR, PCH, or from ~~Malibu Bluffs State Park~~ the Conservancy-owned Malibu Bluffs. The related project would not contribute to a significant cumulative visual impact.

Page 5.7-35 of Visual Resources and Aesthetic Qualities is modified to read as follows:

Project 75 consists of two permitted facilities (LRDP facility #s 254 & 265) that would be situated on a lowest-elevated and, as yet, undeveloped pad of the Graduate Campus. The facilities would be restricted to two levels in height and would contain a campus learning center and church school facilities. The building pad location is not visible from MCR or PCH, but it would be visible from the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs, albeit at a lower elevation than the existing residential housing areas and the higher-elevated academic buildings of the Drescher Graduate Campus. As views of the CLP would be limited the cumulative visual impact is not considered significant.

Page 5.7-36 of Visual Resources and Aesthetic Qualities is modified to read as follows:

- Project landscaping shall consist of native fire retardant species included on the Los Angeles County Fire Department Fuel Modification Plan and/or as ~~specified in the Draft Pepperdine University Wildland Fire and Landscape Management Plan~~ 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.

5.7.2 LIGHT AND GLARE

Page 5.7-38 of Light and Glare is modified to read as follows:

Component 1 - Student Housing Rehabilitation

Standard Precinct

The incidental window lighting associated with the sixteen existing two-story residential structures of the Standard Precinct and that emanating from exterior security, walkway and parking stall lighting is largely confined to the interior of the Precinct by mature landscaping and the arrangement of the structures within its site plan. In terms of context, the Standard Precinct is fronted in the night landscape by existing lighting at the various athletic facility venues at both equivalent and at lower elevations. The Precinct occupies lower- to middle-elevated ranges of building pad heights in the center of the campus that are framed on the uphill and downhill sides with night lighting of existing campus development and by illuminated streets such as Seaver Drive and John Tyler Drive. Successively higher-elevated pads that serve as a visual backdrop to the Standard Precinct contain the Rockwell Towers Residence Hall, the School of Law, the Seaver Academic Center, various campus support buildings, and the residential areas located along Presidents Drive and Baxter Drive. The residential areas located along Baxter Drive reach elevations of 875 feet, approximately 410 feet higher than the highest elevated residence hall pad in the Standard Precinct. The Standard Precinct is not visible from PCH or MCR, nor is it visible from the developed, active use areas of ~~Malibu Bluffs State Park~~ the Conservancy-owned Malibu Bluffs. Three overnight camping areas have been proposed for the natural areas of the Park where only hiking trails currently exist. The trails are not open to public use at night. The central of the proposed camping areas, which is situated near Receptor Point T, has visibility of several of the highest elevated student residence hall pads at the northern end of the Standard Precinct, at distances of over 3,300 feet (0.63 mile).

Page 5.7-39 of Light and Glare is modified to read as follows:

Component 3 – Upgraded NCAA Soccer Field

The proposed site of Component 3, the existing Tari Frahm Rokus Field and Stotsenberg Track, has limited lighting. Approximately eight track perimeter light poles supporting hooded and directed lighting fixtures allow the nighttime recreation use of the existing Stotsenberg Track. Because the hooded lighting is primarily focused upon the track surface, which is red colored and not highly reflective, the Tari Frahm Rokus Field is too dark under the existing conditions to allow for organized evening sporting activity. As described in **Section 5.7**, public views of the track and field area are not available from MCR, PCH, and ~~Malibu Bluffs State Park~~ the Conservancy-owned Malibu Bluffs and ~~consequently do not result in significant impacts to views from those locations.~~ Visible contrast of light sources and ambient light conditions are restricted to on-campus viewing locations and selected locations near the northern end of Malibu Country Drive in MCE.

Page 5.7-40 of Light and Glare is modified to read as follows:

Component 6 – School of Law Parking Structure

The existing lot, the site of the proposed School of Law Parking Structure, is situated toward the interior of the campus in a location that is generally not visible from off-campus. The proposed Parking Structure site is not visible from MCR, PCH, or the existing developed areas of ~~Malibu Bluffs State Park~~ the Conservancy-owned Malibu Bluffs. The site would be visible from the proposed tent-camping area at the far western end of the Park from a distance of over 3,900 feet. The existing lighting employed in the School of Law Student Parking Lot consists of pole-mounted unshielded globe lights that cast light in all directions, contributing to local, on-campus glare effects and elevated local ambient night lighting levels. The southern and southwesterly sides of the parking lot overlook areas of the lower core campus (to the south) along Seaver Drive and lower-elevated campus development to the southwest that is situated east of John Tyler Drive. The southwesterly-facing edge of the parking lot location can also be seen at distances of over 2,200 feet from MCE and John Tyler Drive.

Page 5.7-42 of Light and Glare is modified to read as follows:

Receptor Site T is located on a trail that crosses a level terrace surface in a natural area of the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs approximately 500 feet south of PCH and 450 feet westerly of the centrally located picnic area in the developed area of the Park. Receptor Site T, which has views of Component Site 3, represents the worst-case location that could potentially experience adverse light and glare impacts within the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs. It is located approximately 3,200 feet (0.6 mile) from the athletic field lighting proposed at Component 3 (Upgraded NCAA Soccer Field). The site is located near the center of one of several proposed overnight camping locations in the park.

Page 5.7-43 of Light and Glare is modified to read as follows:

High contrast situations (maximum to average ratios of 30:1 or higher) were measured at all receptor site locations, with the exception of Receptor Site T (within ~~Malibu Bluffs Park~~ the Conservancy-owned Malibu Bluffs) that had a contrast ratio of 26.2:1, in a middle contrast range. The high contrast scenarios were primarily the result of existing unshielded nighttime light sources used throughout the campus,

which increase the average luminance of the areas where they are found. Measurements taken at the Receptor Sites also indicate that reflected light from illuminated building surfaces do not constitute glare. Illuminated surfaces as measured at the Receptor Sites all had contrast ratios of less than 10:1.

Illuminance

Illuminance levels measured at the Receptor Sites were generally found to be very low (as reported in Table 5.7.2-1). The highest existing horizontal illuminance level was recorded at Receptor Site F (a hillside trail location west of the existing Recreation Area and proposed Component 5), with 0.100 foot-candles, while the lowest was recorded at Receptor Site T (location in ~~Malibu Bluffs State Park~~ the Conservancy-owned Malibu Bluffs) with 0.003 foot-candles. The results for vertical illuminance are similar, with the highest value recorded at Receptor Site F (trail location west of Component 5) with 0.887 foot-candles, and the lowest vertical illuminance recorded at Receptor Site T (south of PCH in ~~Malibu Bluffs State Park~~ the Conservancy-owned Malibu Bluffs) with 0.006 foot-candles. Values recorded at each of the other receptor sites ranged between these values.

Page 5.7-45 of Light and Glare is modified to read as follows:

A CLP Component will also create a significant impact if it creates light trespass into natural vegetated and/or habitat areas surrounding the Component site. In such areas, a threshold of 0.1 footcandles is used to determine significance. This threshold is consistent with the IESNA guidelines.⁵ Receptor Sites surrounding Component Site 5 were evaluated using this criterion, as well as sites in ~~Malibu Bluffs Park~~ the Conservancy-owned Malibu Bluffs and other vegetated areas in and around the campus.

Page 5.7-48 of Light and Glare is modified to read as follows:

**Table 5.7.2-4
Component Lighting Features Modeled**

Component	Lighting Features
1	Building exterior balcony lighting and exterior egress lighting. All exterior and site lighting will be full cutoff in order to prevent sky glow impacts.
2	Building exterior façade lighting and exterior egress lighting. All exterior and site lighting will be full cutoff in order to prevent sky glow impacts.
3	Lighting equipment to meet NCAA requirements for national television broadcasting at the Upgraded NCAA Soccer Field site. NCAA regulations require a minimum of 100 vertical footcandles and 100 horizontal footcandles on the field of play, with maximum:minimum illuminance ratios of no more than 1.7:1. Lighting elements would be distributed across eight poles. A total of 192 fixtures, 2000 watts each, are used in the model to achieve the necessary light levels. Fixtures are mounted at a maximum of 110 feet above the surface of the field, with the height being specifically selected in order to achieve optimal downward aiming angles that provide the opportunity for view shielding needed to assure both sufficient illumination on the field while

⁵ For more detail, see *Environmental Impact Lighting Analysis, Pepperdine University Campus Life Project*, (February 22, 2010) and *Environmental Impact Lighting Analysis, Pepperdine University Campus Life Project, Addendum*, (March 2, 2010).

Component	Lighting Features
	simultaneously protecting views from residential properties. Shielding and aiming will also prevent up-lighting from the athletic lighting fixtures.
4	This component of the CLP is not included in the computer model because the lighting improvements would be surrounded by existing buildings, and would therefore not be visible from the established Receptor Sites, and would not have lighting impacts beyond the immediate area of the Component Site.
5	Lighting equipment to meet IESNA recommendations for recreational use. The IESNA recommends an average illuminance of 20 footcandles, with maximum:minimum ratios of no more than 4:1, for recreational soccer use. A total of 24 fixtures, 1500 watts each, distributed over six (6) poles are used in the model to achieve the necessary light levels. Shielding and aiming will prevent up-lighting from the athletic lighting fixtures.
6	Building interior and exterior egress lighting.

Page 5.7-49 of Light and Glare is modified to read as follows:

The NCAA also allows a light level of 50 footcandles of maintained illuminance for intercollegiate soccer play. As part of the CLP, the NCAA-required levels of lighting proposed for Component Site 3 (upon which the future conditions lighting analysis was conducted) would only be employed when sports games played at the component site would be broadcast on national or regional television. The existing soccer program hosts approximately 10 games per year. Considering the infrequency that collegiate soccer games are televised, it would be a rare occurrence for the site to require the full luminance power (designed to provide a maintained illuminance of 100 horizontal and vertical footcandles) of the athletic field lighting. During the majority of the time, when the field is devoted to ordinary intercollegiate play and practices, the site would not require the full luminance power of the athletic field lighting and light impacts would be below the threshold of significance for Receptor Sites B and M. During these times of normal operations, the contrast ratio for Receptor Site B falls below the threshold level (of 30:1) to a level of 28.1:1 and the ratio at Receptor Site M is 26.1:1, below the threshold of 30:1. Thus, the reduced light level of 50 fc of maintained illuminance is proposed for the athletic field at Component Site 3 at all times when televised broadcast light levels are not required.

Page 5.7-49 of Light and Glare is modified to read as follows:

The proposed CLP would result in reduced contrast ratios at nearly all Receptor Sites; however, at Receptor Sites B and M, contrast ratios would still exceed the threshold of 30:1 when powered to a lighting level ~~of providing a maintained illuminance of 100 horizontal and vertical footcandles~~ of maintained illuminance level. As indicated above, this level is only required for games that are to be nationally or regionally broadcast. Because this is likely to be an infrequent occurrence (likely less than 10 nights, the great majority of the time the lights are in use they will be operating at the lower 50 fc of maintained illuminance level. Because the contrast ratios at these locations are below existing conditions, impacts are considered to be less than significant (**Class III**); however, because they would exceed a 30:1 contrast ratio, mitigation is provided. Implementation of mitigation measures will reduce contrast at Receptor Sites B and M to below the established threshold.

Page 5.7-54 of Light and Glare is modified to read as follows:

The four on-campus related projects consist of the following: 1) the expansion and conversion of Firestone Fieldhouse into a student health and recreation center, including the replacement of existing unshielded globe fixtures with fully shielded, full cutoff fixtures in the vicinity of FFH; 2) construction of a four-level academic classroom and office structure at the northern intersection of Seaver Drive and Presidents Drive; 3) two-level campus learning center and church school facility to be located on the lowest elevated undeveloped pad of the Graduate Campus; and 4) installation of lighting at the Eddy D. Field Baseball Stadium. Of these four, the Firestone Fieldhouse expansion and Eddy D. Field Baseball Stadium lighting have the potential to substantially contribute to off-site light and glare impacts due to proximity to MCE. The other two related projects do not have the potential to create light and glare impacts due to both the distance to off-site residences and the intervening terrain that serves to limit direct views. To evaluate the potential cumulative impacts, two additional Receptor Site locations were established west of John Tyler Drive across from the Firestone Fieldhouse (Receptor Sites K and L).

MITIGATION MEASURES

Page 5.7-60 of Light and Glare is modified to read as follows:

COMPONENT 3 ONLY AND RELATED PROJECT BASEBALL FIELD

MM5.7.2-2 For ordinary ~~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 use shall not exceed a *Horizontal* provide a *Maintained Illuminance* at field level of 50 footcandles (fc). Lighting employed at the Eddie D. Field Baseball Stadium during non-televised intercollegiate games shall be restricted to the ~~minimum~~ 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 games extending into 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.

Page 5.7-60 of Light and Glare is modified to read as follows:

MM5.7.2-4 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 ~~project~~ lighting design shall incorporate the following:

Exterior Lighting

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.

Sports lighting fixtures shall be aimed at an angle of 62° or less, normal to the horizon.

Bollard luminaires shall be specified to prevent direct view of the light source. Where louvered bollards are specified, they shall utilize coated lamps.

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.

Site Lighting (pedestrian area and walkway lighting)

All pole and post mounted luminaires over fifteen (15) feet in height shall meet all IESNA requirements for “~~full-cutoff~~” and current LEED requirements for fixture cutoff within the Lighting Zone specified by CEC for the Project, and shall be aimed downward.

All pole- and post-mount luminaires less than fifteen (15) and greater than six (6) feet in height shall meet all IESNA requirements for “~~full-cutoff~~” and current LEED requirements for fixture cutoff within the Lighting Zone specified by CEC for the Project.

Page 5.7-61 of Light and Glare is modified to read as follows:

MM5.7.2-5 Project structures shall utilize non-reflective materials to avoid glare intruding onto adjacent ~~residential~~ properties and open spaces.

DEIR SECTION 5.8 TRAFFIC AND ACCESS

Page 5.8-37 of Traffic and Access is modified to read as follows:

MM 5.8-1 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 displaced student residents the University shall provide regularly scheduled shuttles to transport relocated students between the off-campus housing sites and the campus.

MM 5.8-2 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 ~~traffic and parking management plan~~ for 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:

- 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.
- 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.

- Post "No Event Parking" signs as permitted through the City of Malibu at the entrance to the Malibu Country Estates subdivision to prohibit parking in the neighborhood during large events.
- Post "No Event Parking" signs as permitted at the entrance to the Conservancy-owned Malibu Bluffs Property to prohibit parking in its lots during large events.
- 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.
- 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.
- Implement signing 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.
- 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.
- 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.
- 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 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.
- 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.
- Include event monitoring that reviews the adequacy of the ~~traffic and parking management plan~~ Event Management Plan and parking availability after the events are held and allows for adjustments to the Plan. In general, the Plan ~~plan~~ elements would be fine-tuned and adjusted based on the results of the monitoring efforts.

Page 5.8-37 of Traffic and Access is modified to read as follows:

~~**MM 5.8-3** A comprehensive Transportation Demand Management Program (TDM) shall be developed and implemented for large scale events attended by over 3,750 persons that start or end during the A.M. or P.M. peak periods and draw the majority of attendees from off-campus sources. The TDM Program shall include measures, such as those listed in the Traffic Impact Study (Appendix H of this 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 Plan shall be developed in conjunction with the County of Los Angeles prior to issuance of a building permit for the AEC. The Final TDM Plan shall be approved prior to issuance of any Certificate of Occupancy for the AEC.~~

MM 5.8-3 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 majority of such events shall be athletic or student-related programs.

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.

Page 5.8-38 of Traffic and Access is modified to read as follows:

MM5.8-4 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.

DEIR SECTION 5.9 PUBLIC SERVICES

Page 5.9-1 of Public Services is modified to read as follows:

5.9.1 FIRE PROTECTION

Existing Conditions

This section describes existing wildfire hazards and fire protection/emergency services in the CLP area.

Wildfire Hazard

Recent wildfire events that have encroached upon the perimeter of Pepperdine University property occurred in 1993, 1996, and 2007. Additional fires that have threatened the greater Malibu vicinity of Pepperdine University include a 2,200-acre fire in Trancas Canyon in January 2003, a smaller fire in January 2007 that started along PCH immediately south of the University's Campus and burned across the brush covered slopes of the ~~Malibu Bluffs State Park~~ Conservancy-owned Malibu Bluffs to the beach, destroying a number of single-family residences along Malibu Road, and the 4,900-acre Corral Canyon fire in November 2007 that destroyed 53 homes. On October 21, 2007, a number of spot fires were ignited in naturally vegetated areas fringing the eastern side of the developed campus adjacent to the slopes of Winter Canyon. The fires were started when strong Santa Ana winds fanned the western flank of the "Canyon Fire" toward the campus from the wildland fire that originated in Malibu Canyon during the early morning hours.

Page 5.9-21 of Public Services is modified to read as follows:

MM 5.9.1-3 The proposed CLP Components shall comply with all applicable ~~Uniform Fire~~ County Code (UFC) and LACFD 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.

DEIR SECTION 5.10 PUBLIC UTILITIES

Page 5.10-55 of Public Utilities is modified to read as follows:

The Sunshine Canyon City/County Landfill's disposal rate is on average, 2,100 tons per day less than its permitted daily capacity of 12,100 tons per day. This assumes that Sunshine Canyon City/County Landfill currently operates at an average disposal rate of 10,000 tons per day as indicated above. The daily average of 2.3 tons of solid waste generated from the project per day represents 0.11 percent of the remaining average daily capacity of the Sunshine City/County Landfill. This quantity of waste would represent 0.10 percent and 0.23 percent of the remaining average daily capacity at the Chiquita Canyon Landfill and Calabasas Landfill, respectively. The CLP is expected to be integrated into the University's existing programs on composting, waste reduction, and recycling, which currently diverts up to 78 percent of all University-generated solid waste from County landfills. By incorporating the CLP into the

University's existing waste reduction program, the solid waste generated by the project could be reduced from 833.3 tons per year to 183.3 tons per year. This represents a diversion of 649.9 tons per year based on existing diversion rates. Mitigation Measure 5.10.3-1 requires diversion rates of 70%, and using this rate the CLP would generate a diversion of 583.3 tons per year. However, waste generation is irreversible, and at the project-level would contribute to reduction in the existing landfill capacity. It will be important for the University to continue its strong emphasis on recycling and continue to make improvements to reduce and minimize waste generation for the life of the CLP proposed uses. The proposed CLP solid waste impact is considered adverse, but reduced to less than significant with incorporation of mitigation (**Class II**).

Page 5.10-56 of Public Utilities is modified to read as follows:

Construction and operation of the proposed CLP and the related projects listed in section 4.0 would result in the generation of additional solid waste to be disposed of at county landfills. The project itself with mitigation incorporated would contribute approximately ~~483.3~~ 250.0 tons of waste per year into the foreseeable future, and in combination with related projects and regional growth, would consume permitted capacity of landfills over the life of the project. Countywide, if waste generation remained steady annually at the 2008 disposal rate of 7.9 million tons sent to county class iii landfills, there would be approximately 20 years remaining of permitted landfill capacity (154.39 million tons). As provided in Table 5.10.3-5, the annual cumulative waste generation, including the CLP and the related projects, would be ~~776.9~~ 843.6 tons, of which the CLP represents ~~23.6~~ 29.6 percent. As discussed above, the county plans to divert 70 percent by the year 2020, and there would likely be permitted landfill capacity expansions in the future that would provide adequate capacity to accept the cumulative waste generation. Although the proposed project and the related projects would not produce an amount of solid waste that exceeds available landfill capacity now, they would contribute to a cumulatively considerable impact on solid waste disposal capacity caused in combination with regional growth. The project would contribute to a significant cumulative impact on landfill capacity; however, with incorporation of mitigation requiring the project be incorporated into the existing university recycling program, the project contribution would not be cumulatively considerable. This impact is considered to be potentially significant but mitigable to less than significant levels. (Class II).

**Table 5.10.3-5
Solid Waste Generation –Related Projects**

Land Use	Quantity ¹	Generation Factor ²	Annual Waste Generation (lbs)	Waste Disposed of in Landfill (tons)
Multi-Family Residential	2	4 lbs/du/day	2,920	1.5
Single-Family Residential	33	2.25 lbs/du/day	48,453	24.2
Office/Government Administration	132,000 sf	6 lbs/1000 sf/day	289,080	144.5
Park	653,400 sf	.007 lbs/sf/day	1,669,437	834.7
Commercial/Retail (Super Market/Shopping Center)	80,396 sf	5 lbs/1000 sf/day	146,723	73.4
Restaurant	19,300	.005 lb/sf/day	35,223	17.6
Hotel	125 rooms	4 lbs/room/day	182,500	91.25
Subtotal			2,374,336	1,187.2
Diverted From Disposal At Landfill ³			1,187,168	593.6
CLP With Mitigation				183.3 250.0
Totals:	-	-	-	776.9 843.6

¹ Tabulated from Table 4-1 approved and pending cumulative projects list, section 4.0 Environmental Setting, of this EIR.

² Cal recycle, California natural resources agency, solid waste characterization database, updated December 30, 2009, <http://www.calrecycle.ca.gov/wastechar/resdisp.htm>

³ Includes a 50 percent diversion rate for related projects.

Page 5.10-57 of Public Utilities is modified to read as follows:

MM5.10.3-1 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. At a minimum the recycling program shall maintain ~~existing~~ levels of waste diversion rates of 70% with improvements in waste diversion overtime that exceed existing levels and are in keeping with overall Countywide criteria. Some the measured recycling criteria that shall be met or exceeded include:

- 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.
- Food waste shall be ~~separated from other refuse and recyclable materials and~~ sent to a composting site and reused on campus for landscape maintenance in-lieu of fertilizer, where appropriate.
- ~~Dining on campus shall provide non-disposable plates and cutlery and cups. Styrofoam shall remain prohibited.~~
- ~~Offices shall set printers to double sided printing whenever one-sided is not~~

~~necessary.~~ Faculty, staff and students shall be encouraged to utilize double-sided printing whenever possible.

- Batteries, toner cartridges and other office tech equipment such as computer monitors, printers, and cell phones shall be recycled.
- Offices shall ~~promote~~ encourage recycled paper usage that contains at least 30 percent recycled content and is Green Seal Certified.
- 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.
- ~~The Pepperdine bookstore(s) shall amply stock recycled products so as to minimize reliance on non-recycled products to the extent feasible.~~

DEIR SECTION 5.11 LAND USE

DEIR Figures 5.11-4, 5.11-5, and 5.11-6 are modified as provided on following pages

Page 5.11-1 of Land Use is modified to read as follows:

Adjacent Properties

At somewhat greater distances are clusters of residential and commercial uses that are largely surrounded by open space and vacant land. Predominantly single-family housing units are located along the Pacific Coast Highway (PCH) west of John Tyler Drive. Immediately south of PCH are open bluffs (~~Malibu Bluff State Recreation Area~~ Conservancy-owned Malibu Bluffs) and the Malibu Bluffs Community Park containing picnic, athletic fields, and other recreation facilities. Single-family housing units are the predominant use on the upper bluffs east of Malibu Canyon Road, north of Civic Center Way (Malibu Knolls). The Hughes' Research Laboratories, a 231,000 square-foot research and development facility, is located along the west side of Malibu Canyon Road. The research facility is separated from the residential areas along the eastern edge of the developed campus by 2,600 feet of open space consisting of the very rugged slopes surrounding Winter Canyon.

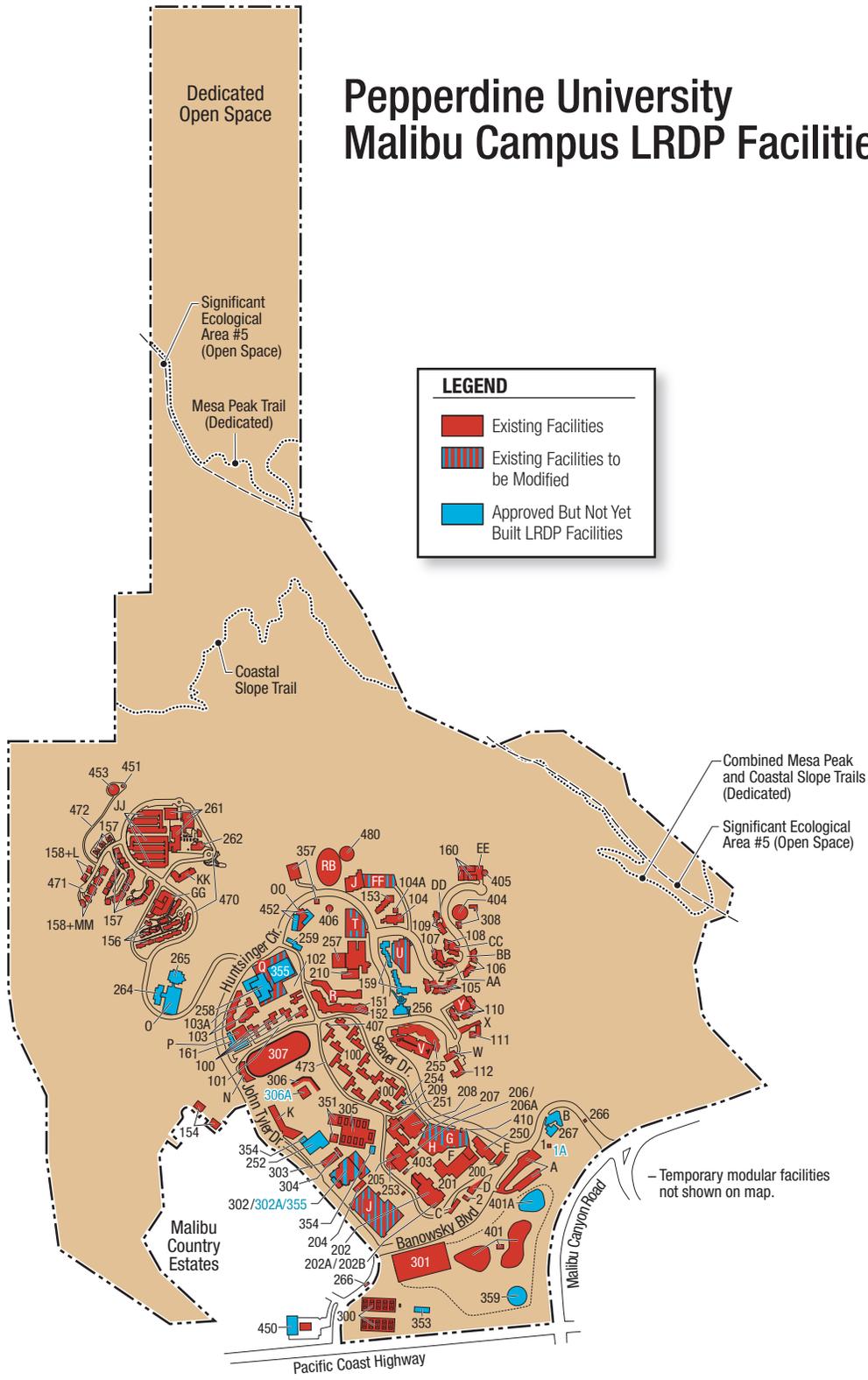
Page 5.11-5 of Land Use is modified to read as follows:

California Coastal Commission

Long Range Development Plan

The LRDP was adopted by the Coastal Commission in 1990. Pursuant to California Coastal Act Section 30605, the LRDP sets forth the conceptual development of the University (**Figure 5.11-4**). At present, numerous conceptually approved facilities that comprise approximately ~~670,000~~ 745,000 sq. ft. of development, in the LRDP have never been realized. For development of LRDP facilities, Pepperdine University must first secure a CUP from the County and then submit to the Coastal Commission for a determination of the Project's consistency with the LRDP or consideration of an amendment.

Pepperdine University Malibu Campus LRDP Facilities



Revised: Feb. 5, 2010

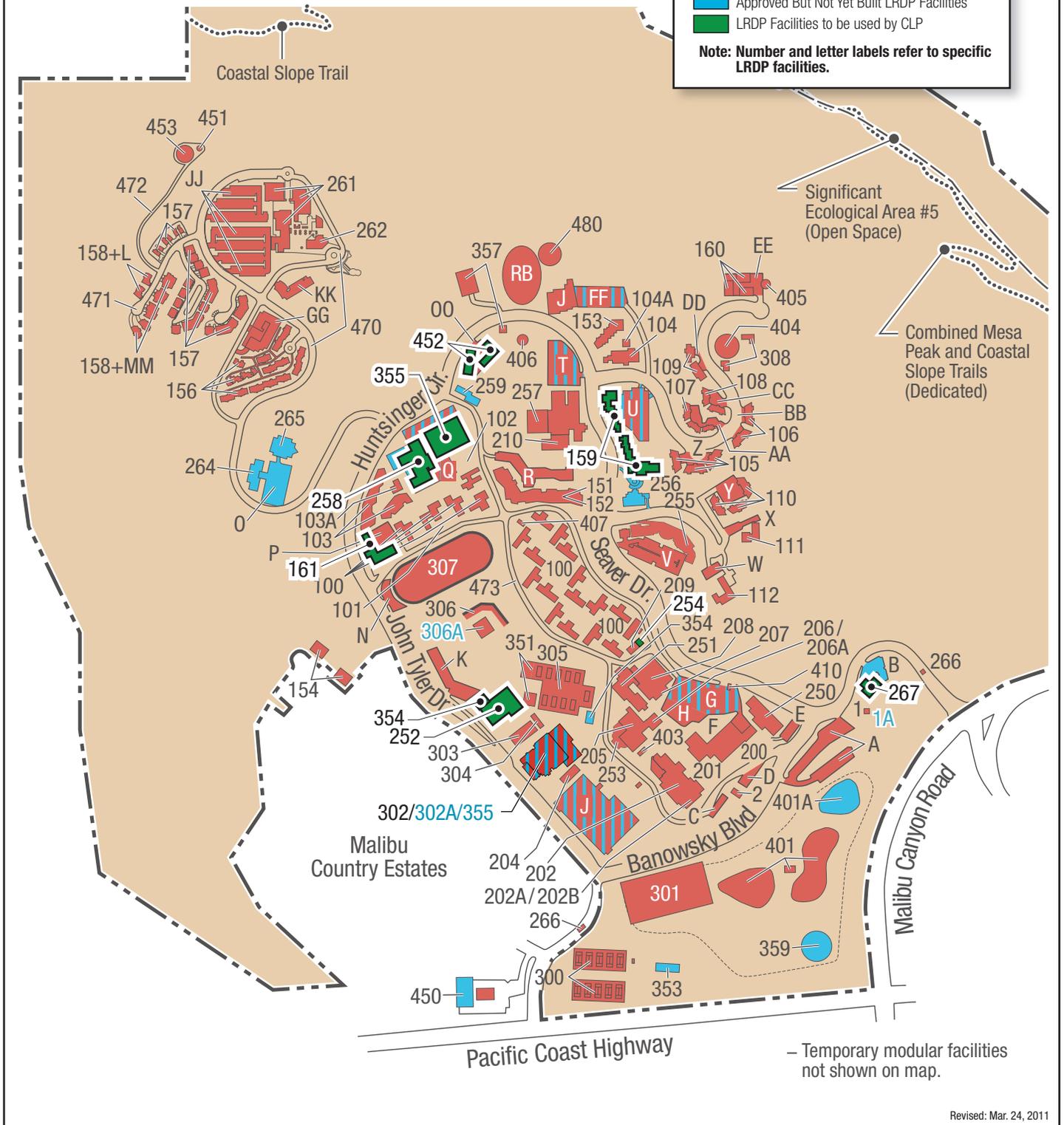
Note: The shapes on the map are not reflective of the actual entitlements. The map is only to show the general location of each facility in the context of the campus

NOTE: Unused square footage from DPZ/LRDP housing facility numbers 101, 104, 104A, 105, 106, 107, 108, 109, 110, 153, 156, and 158 will be utilized at Component 1, Student Housing Rehabilitation.

LEGEND

- Existing Facilities
- Existing Facilities to be Modified
- Approved But Not Yet Built LRDP Facilities
- LRDP Facilities to be used by CLP

Note: Number and letter labels refer to specific LRDP facilities.



Note: The shapes on the map are not reflective of the actual entitlements. The map is only to show the general location of each facility in the context of the campus

Revised: Mar. 24, 2011

LRDP Facilities to be Utilized for the CLP



Page 5.11-10 of Land Use is modified to read as follows:

Consistency with Governing Plans, Policies, and Ordinances

County of Los Angeles

General Plan

The County’s General Plan land use designation for the proposed CLP site is (P) Public/Semi-Public. This designation allows for “major existing and proposed public and semi-public uses, including airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, religious institutions, hospitals, detention facilities and fairgrounds.” The CLP’s proposed uses (i.e., parking, athletic, recreational, housing, and other facilities for a private education institution) are permitted by the County’s General Plan (P) Public/Semi-Public land use designation.

Table 5.11-1 identifies applicable Los Angeles County General Plan policies and assesses the Project’s consistency with each. This discussion identifies whether or not the Project would conflict with policy and thereby result in an environmental impact or prevent the avoidance or mitigation of environmental

effects intended by the policy. As discussed in detail in Table 5.11-1, the CLP would be generally consistent with all applicable General Plan policies. As such, Project impacts are considered to be less than significant (**Class III**).

Page 5.11-25 of Land Use is modified to read as follows:

<p>P25: Protect adjacent neighborhood areas, to the extent feasible, from noise, visual and traffic impacts from new recreation areas.</p>	<p>As discussed in Section 5.5 Noise, construction and operation of the CLP would not result insignificant noise impacts to adjacent neighborhood areas. The Upgraded NCAA Soccer Field is the closest CLP component to an adjacent neighborhood. Construction of this component will require mitigation to reduce the noise levels associated with heavy equipment to less than significant levels. As discussed in Section 5.7 Visual Resources, the CLP components would not intrude into the mountain skyline and no coastal views would be interfered with. As such, visual impacts are considered to be less than significant. The proposed CLP would decrease traffic and generate beneficial impacts on the area roadway network under typical conditions by an average of 744 daily trips (see Section 5.8 Traffic and Access). Lastly, the University would develop a traffic and parking management plan <u>an Event Management Plan</u> for events that exceed 3,500 attendees in order to minimize congestion and provide a higher level of safety for motorists and pedestrians before and after large events.</p>
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Page 5.11-32 of Land Use is modified to read as follows:

Los Angeles County Zoning Code (Title 22)

The CLP's proposed uses (i.e., parking, athletic, recreational, housing, and other facilities) are permitted by the County Zoning Code designation of A-1-1-DP. Under the DPZ designation, the proposed CLP will be submitted to the County for a CUP in consideration of environmental analyses regarding traffic, sewage, views, public infrastructure costs, alternatives and other subjects that are contained in this EIR. The County will also consider consistency with the conceptual long-term development plans of the University as set forth in the Pepperdine University Specific Plan for Development (1982-1997) and as approved through the DPZ. As detailed in Table 5.11-3, the CLP components include uses and densities that fit within the University's long-term development plans as previously conceptually approved by the County. The proposed CLP, with 37.9 acres and 394,137 net new square feet of facilities, covers fewer acres and includes fewer facilities than approved under the DPZ, which currently allows approximately ~~640,000~~ 770,000 square feet of structures that have never fully been realized. Consequently, the proposed project would be consistent with the County's Zoning Code (**Class III**).

Page 5.11-33 of Land Use is modified to read as follows:

California Coastal Commission

Long Range Development Plan

Consistency with LRDP Land Use Allocations

The 1990 approved LRDP includes approval of numerous facilities and approximately 1.2 million square feet of new University development and support facilities for up to 5,000 FTE students. Only a portion of the approved facilities have been constructed, leaving approximately ~~670,000~~ 770,000 square feet of approved LRDP development that has not been realized within the campus.

The six proposed CLP components include a total of 394,137 square feet of infill development, which fits within the uses and square footages approved within the Coastal Commission's LRDP. Table 5.11-3 summarizes the proposed Coastal Commission LRDP allocation for the buildings associated with the first five components of the CLP (Student Housing Rehabilitation, Athletics/Events Center, Upgraded NCAA Soccer Field, Enhanced Recreation Area, and Town Square). Table 5.11-3 summarizes the proposed County DPZ and Coastal Commission LRDP allocation for the School of Law Parking Structure (Component #6), as well as the parking facilities associated with the Athletics/Events Center and Town Square. The proposed CLP includes infill academic, athletic, parking and support facilities that are contemplated within the LRDP and include a total infill development of 394,137 net new square feet, which is significantly below the approximately ~~670,000~~ 770,000 square feet of remaining development approved in the LRDP. Any modifications to the LRDP to update facilities to reflect exact CLP locations and size will be processed by the Coastal Commission, but the types of uses and level of development were contemplated by the LRDP.

Page 5.11-34 of Land Use is modified to read as follows:

**Table 5.11-3
Proposed County DPZ and Coastal Commission LRDP Allocation for the CLP**

CLP Component	Square Feet Proposed (Net)	Corresponding LRDP / DPZ Facility	Square Feet Utilized from Approved Facilities
Student Housing Rehabilitation	150,692	#159: Student Housing	75,000
		#161: Student Housing	36,000
		#254: Housing Reception Center	4,000
		<u>Unused Residential Square Footage in DPZ/LRDP Facilities¹</u>	<u>38,352</u>
Athletics/Events Center	235,845	#252: Auditorium	70,000
		#258: Student Union	75,000 per the DPZ (100,000 per the LRDP)
		#354: Racquetball Courts	<u>3,500</u>
		#355: Gymnasium Facilities	32,000
		#452: Maintenance Facility	<u>55,345 per the DPZ</u> (30,345 per the LRDP)
Upgraded NCAA Soccer Field	1,500	#452: Maintenance Facility	<u>178,000</u> <u>1,500</u>
Enhanced Recreation Area	1,600	<u>#452: Maintenance Facility²</u>	<u>1,600</u>
Town Square	4,500	#267: University Reception Center ³	<u>178,000</u> <u>4,500</u>
Total LRDP / DPZ Square Footage Used for CLP	<u>397,417 square feet</u> 487,800 square feet (512,800 sf per the LRDP)		
Total Proposed CLP Square Footage	394,137 square feet		
DPZ/LRDP Facilities Remaining after CLP ⁴	<u>347,326 square feet</u> (372,326 sf per the LRDP) <u>93,663 square feet</u> (118,663 sf per the LRDP)		
<p>1. <u>Includes unused square footage from DPZ/LRDP housing facility numbers 101, 104, 104A, 105, 106, 107, 108, 109, 110, 153, 156, and 158.</u></p> <p>2. <u>Remaining square footage from LRDP Facility #452 (141,065 per the DPZ and 166,065 per the LRDP) would be retained at its existing planned location for possible future campus projects.</u></p> <p>3. <u>Remaining square footage from LRDP Facility #267 (13,300 square feet) would be retained at its existing planned location for possible future campus projects.</u></p> <p>4. <u>Facility 258 states 75,000 sf in the DPZ and 100,000 sf in the LRDP, which results in two separate running totals for the DPZ and LRDP.</u></p> <p>1. <u>Square footage from the LRDP Facility #452 (Maintenance Facility) will also be allocated to the Student Housing Rehabilitation (35,692 square feet) and Athletics/Events Center (58,845 square feet) components. Remaining square footage from LRDP Facility #452 (81,963) would be retained at its existing planned location for possible future campus projects.</u></p> <p>2. <u>The Enhanced Recreation Area has not been conceptually planned by DPZ or LRDP. However, this component is proposed for an area of the campus that has long served as a recreation area and stockpile/retention basin site.</u></p> <p>3. <u>Remaining square footage from LRDP Facility #267 (13,300 square feet) would be retained at its existing planned location for</u></p>			

CLP Component	Square Feet Proposed (Net)	Corresponding LRDP / DPZ Facility	Square Feet Utilized from Approved Facilities
<p>possible future campus projects.</p> <p>4. The amount in the table denotes the amount available to the CLP from the corresponding LRDP facilities for the County DPZ. Under the LRDP, 100,000 square feet is available for Facility #258, which would result in a total of 497,500 square feet that is available for the proposed CLP from the corresponding LRDP facilities. Currently, the County DPZ and the LRDP permit a total of approximately 655,792 square feet and 684,292 square feet, respectively, of new residential, academic, recreational, and support facilities.</p> <p>5. As stated, the County DPZ and the LRDP include approximately 640,000 square feet and 670,000 square feet, respectively, of future residential, academic, recreational, and support facilities that are not yet realized. Following completion of the CLP, there will be a total of approximately 245,000 square feet (approximately 275,000 square feet per the LRDP) of facilities that are previously approved but not yet realized, for use in future residential, academic, recreational, and support facilities on the Malibu campus.</p>			

Page 5.11-37 of Land Use is modified to read as follows:

In order to achieve this additional, more efficient use of the Standard and Outer precinct areas, CLP will require that existing, but never constructed DPZ and LRDP housing facilities be shifted and consolidated to the Standard and Outer Precinct areas and that maximum heights be increased to 43’ for Standard Precinct and 48’ for Outer Precinct. Specifically, the DPZ and LRDP envisioned two buildings containing 75,000 square feet of additional housing located along Seaver Drive in the area across from the Law School (Facility 159). An additional 36,000 square feet of housing was planned for the area between the existing Upsilon Parking Lot and John Tyler Drive (Facility 161), and a 4,000 square-foot housing reception center was planned to be located at the southernmost tip of the Standard Precinct area (Facility 254). Together, the facilities result in a total of 115,000 square feet of development approved for student housing in the long term planning documents, as well as numerous additional beds (discussed below). The remaining 35,692 square feet required for the Student Housing Rehabilitation is provided through additional DPZ/LRDP facilities with unused residential square footage totaling 38,972 square feet.⁶ The Student Housing Rehabilitation would relocate the additional housing approved for construction along Seaver Drive and the unused residential square footage to an existing interior campus housing location in order to reduce impacts and consolidate the student housing.

¹ Includes unused square footage from DPZ/LRDP housing facility numbers 101, 104, 104A, 105, 106, 107, 108, 109, 110, 153, 156, and 158.

Pages 5.11-38 to 5.11-39 of Land Use is modified to read as follows:

- **Height:** The Standard Precinct buildings will reach a height of approximately 43 feet above grade; buildings at the Outer Precinct will be approx. 48 feet in height. These heights exceed the height limits associated with the approved facilities (e.g., 36 ft. – Facility 254, and 40 ft. – Facility 159 and 161).
- **Square feet:** This component will require a total of 150,692 net new square feet. The consolidated square footage of Facilities 159, 161, and 254 is 115,000 square feet. The remaining 35,692 square feet required for the Student Housing Rehabilitation is provided through additional DPZ/LRDP facilities with unused residential square footage totaling 38,972 square feet.¹² ~~As this component will require incremental additional square feet above that which is approved for~~

~~development, surplus square footage available under other CLP components will be reallocated to this component.~~

- **Use of Reception Center facility:** As approved, Facility 254 was planned as the expansion of a student housing office building that would house additional office and lounge facilities. As part of the CLP, this facility will feature mainly residential uses

Athletics/Events Center

This component proposes to consolidate and relocate several previously approved DPZ and LRDP facilities to a central event and student union location. The DPZ and LRDP currently allow for a 70,000 square foot auditorium with 3,500 seats totaling 75 feet in height (Facility 252) and racquetball courts with a 3,500 square foot clubhouse (Facility 354) in a location that fronts John Tyler Drive directly across from the Malibu Country Estates residences, in close proximity to the existing 3,100-seat Firestone Fieldhouse. The CLP would relocate ~~the facility~~ these facilities and intensification of uses away from the Malibu Country Estates and existing Firestone Fieldhouse to the northern campus interior, rather than having all 6,600 seats in close proximity to Malibu Country Estates homes, as approved in the DPZ and LRDP. The DPZ and LRDP also currently contain two new facilities at the site of the proposed Athletics/Events Center: (1) a 50,000 square-foot Gymnasium (Facility 355)¹⁴ and (2) a 100,000 square-foot (75,000 square feet in the DPZ) Student Union (Facility 258). Facility 452 is located immediately adjacent to the site of the proposed Athletics/Events Center along Huntsinger Circle and consists of a multi-level complex of 178,000 square feet.¹⁵ A portion of Facility 452 will be allocated to the Athletics/Events Center. The CLP will seek to consolidate these ~~three~~ four approved facilities (Auditorium Facility 252, Racquetball Court Facility 354, Gymnasium Facility 355, and Student Union Facility 258) along with a portion of Facility 452 into one consolidated location.

This component will therefore require an amendment to the LRDP for the following:

- **Locations:** As approved, Facility 252 and Facility 354 are ~~is~~ located in the area that fronts John Tyler Drive directly across from the Malibu Country Estate residences, in close proximity to the existing Firestone Fieldhouse. Facility 258 and 355 are proposed along Huntsinger Circle 452 is located on Huntsinger Circle along with facilities 258 and 355, which are located in the Rho Parking Lot at the site of the proposed Athletics/Events Center. In order to minimize impacts to adjacent neighbors and move the Athletics/Events Center away from the Fieldhouse venue, this component will relocate the facilities to a single consolidated interior campus location.
- **Height:** The Athletics/Events center will be approximately 75 feet tall, but with architectural elements extending to 90 feet. This would exceed the height limit approved for Facilities 258 (approx. 60 feet), 355 (40 feet), and 252 (75 feet).
- **Square feet** As proposed, the component will require 235,845 net new square feet. The consolidated square footage of Facilities 252, 258, 354, and 355 is 205,500 ~~477,000~~ square feet (~~202,500~~ 180,500 per the DPZ).¹⁶ As this component will require additional square feet, ~~above that which is approved for development, surplus square footage available under other CLP components will be reallocated to this component.~~ approximately 30,345 square feet (55,345 from the DPZ) available from LRDP Facility 452 would be reallocated to this component, with any remaining square footage at Facility 452 following the Campus Life Project retained in its existing location for future use.

Upgraded NCAA Soccer Field

The Upgraded NCAA Soccer Field would meet the institutional needs of the University's soccer program. This includes providing a NCAA-compliant competition field to meet the needs of the existing women's

soccer team and a possible future men's team. The existing field is inadequate for NCAA tournament play because of insufficient lighting and size, as well as overcrowding from other activities that have a high demand for use of the field. The proposed field would be large enough to provide sufficient interior space to accommodate an appropriately sized soccer field. The playing field would measure 240 feet by 360 feet, and provide an additional 20-foot "runoff area" along the sides of the field. The elevation of the field would be approximately ten feet higher than the level of the existing track and field. The component also provides 1,000 permanent spectator seats on the northern side of the field (currently, portable bleacher seating is relied upon to provide seating for up to 1,000 spectators), and a 1,500 square foot restroom and storage space

The Upgraded NCAA Soccer Field is proposed for an area of the campus that has long served as the site of a running track and soccer field (Facility 307). The CLP would update Facility 307 to meet ~~currently~~ current athletic needs of the University. 1,500 proposed square feet available from LRDP Facility 452 would be reallocated across Huntsinger Circle to this component with any remaining square footage at Facility 452 following the Campus Life Project retained in its existing location for future use. ~~As approved in the DPZ and LRDP, Facility 452 consists of a multi-level complex of approximately 200,000 square feet that would reach a height of approximately 40 feet. At present, approximately 22,000 square feet allocated under this Facility are being used as temporary trailer space to house the University's Business Services and Facilities Management & Planning operations, leaving 178,000 square feet originally approved for Facility 452. As the Upgraded Soccer Field component would result in a surplus of 176,500 square feet of approved development, the remaining square footage would be reallocated to the other CLP components as needed, with the remaining amount retained for future non-CLP campus enhancement projects.~~

¹² Includes unused square footage from DPZ/LRDP housing facility numbers 101, 104, 104A, 105, 106, 107, 108, 109, 110, 153, 156, and 158.

¹³ The proposed Athletics/Events Center seating would replace the existing available at Firestone Fieldhouse, which currently provides 3,104 permanent seats and up to 470 temporary seats, thus resulting in a net increase of 1,896 ~~1900~~ permanent seats.

¹⁴ 18,000 sq. ft. of facility 355 has been previously reallocated to the Firestone Field expansion project. The remaining 32,000 sq. ft. is allocated to the Athletics/Events Center.

¹⁵ Approximately 22,000 square feet allocated under this Facility are being used as temporary trailer space to house the University's Business Services and Facilities Management & Planning operations, leaving 178,000 square feet approved for use in Facility 452.

¹⁶ Facility 258 is listed as 75,000 in the DPZ and 100,000 in the LRDP resulting in two separate running totals for available square footage in the DPZ and LRDP.

Page 5.11-41 of Land Use is modified to read as follows:

In 1998, the University updated the LRDP map to allow for the construction of an approximately 37,000 square foot stockpile site (with a capacity of 23,000 cubic yards of fill) and drainage improvements. The Enhanced Recreation Area would utilize a portion of the oversized retention basin and enhance the existing play field and uses. Approximately 1,600 square feet available from LRDP Facility 452 would be reallocated to this component, with any remaining square footage at Facility 452 retained in its existing location for future use.

This component will therefore require an amendment to the LRDP for the following:

- ***Configuration and use:*** The Enhanced Recreation Area ~~has not been conceptually planned by the DPZ or LRDP, but the area has long served as a recreation area and stockpile/retention basin site. The area~~ was contemplated to consist of an equestrian center with associated office uses under

Facility 357. In 1998, the University updated the LRDP map to allow for the construction of an approx. 37,000 square foot stockpile site and drainage improvements. The component proposes an expanded grass recreation area, recreational lighting sufficient for nighttime use, and a 1,600 square foot structure containing storage space and restrooms. An underground, chilled water storage tank is proposed to be located within the earth fill required to create the area. A new debris basin will be located north of the area and would replace the current debris basin structure. A portion of an existing stockpile would be retained in its existing location, but the remaining area would be reduced in size.

Page 5.11-61 of Land Use is modified to read as follows:

<p>f. Periodic traffic studies will be completed to determine and mitigate transportation problems, e.g., addition of traffic control features, street widening, etc.</p>	<p>Consistent. The proposed project by transitioning 468 commuter students into residential students, eliminates an average of 744 daily trips from local roadways. Nevertheless, the University will continue to conduct periodic traffic studies to identify and mitigate transportation problems associated with campus traffic. For example, as discussed in further detail in Section 5.8, Traffic and Access, prior to any events at the new AEC, the University will develop <u>an traffic and parking management plan</u> <u>Event Management Plan</u> to ensure efficient management of events with certain attendance numbers.</p>
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DEIR SECTION 5.12 GLOBAL CLIMATE CHANGE

Pages 5.12-21 to 5.12-22 of Global Climate Change is modified to read as follows:

Motor Vehicles (Students, Staff, and Visitors): As discussed in Section 5.8 (Traffic and Access), the CLP would reduce existing University trip generation by approximately 727 average daily trips. As such, indirect transportation-related greenhouse gas emissions from students, staff, and visitors would be reduced with implementation of the CLP. This “smart growth” principle is considered a CLP project design feature. Principals of “smart growth” can be accomplished through a variety of means including, but not limited to mixed use, infill, infrastructure that promotes public transit, walking, and preservation of open space. The University currently incorporates many of these principals into their operations. “*Smart growth*” land-use principals incorporated in the proposed development include additional on-campus student residential units, in close proximity to on-campus educational, recreational, shopping, and dining facilities. The USEPA recognizes smart growth as an effective method of improving air quality. The proposed project would result in 727 less trips than what is currently generated by the University. According to the URBEMIS 2007 Model (see Appendix E for URBEMIS modeling results), the CLP would result in a reduction of 638.91 metric tons of CO₂e per year.

Besides the “smart growth” land use principle (i.e. motor vehicle trip reduction), which has already been conservatively included in the business as usual scenario, a wide range of other project design features that would reduce greenhouse gas emissions is incorporated in the project ranging from water use efficiency, building energy efficiency, and solid waste diversion. **Table 5.12-4** compares the CLP’s As Proposed greenhouse gas emissions (with project design features) against the CLP’s Business as Usual

greenhouse gas emissions if meeting the minimum 70% diversion rate required by Mitigation Measure 5.10.3-1. As shown in Table 5.12-4, the proposed CLP, “As Proposed” would emit ~~1,414.13~~ 1,719.62 metric tons of CO₂e, an approximate ~~43~~ 31 percent reduction in “Business as Usual” greenhouse gas emissions. It is important to note greenhouse gas emission reduction calculations only include those reduction measures that are readily quantifiable. It is anticipated that the CLP would further reduce greenhouse gas emissions through the implementation of project design features that are not quantified in this analysis, which are described below.

**Table 5.12-4
Comparison of CLP Greenhouse Gas Emissions**

Emissions Source	Annual Carbon Dioxide Equivalent Emissions (metric tons CO ₂ e)			Percent Reduction
	Business as Usual	"As Proposed"	Net Change	
<i>Construction Emissions</i>				
Annualized Construction	219.3	219.3	0.00	0%
<i>Direct GHG Emission Sources</i>				
Motor Vehicles (University Owned)	34.53	34.53	0.00	0%
Natural Gas	587.06	587.06	0.00	0%
<i>Indirect GHG Emission Sources</i>				
Electricity	1,988.8 3	1,341.75	-647.08	-33%
Water/Wastewater	76.87	36.42	-40.45	-53%
Solid Waste	232.16	402.15 <u>139.30</u>	-130.01 <u>-92.87</u>	-56% <u>-40%</u>
Motor Vehicles (Students, Staff, Visitors)	-638.74	-638.74	0.00	0%
Total	2,500.02	1,682.48 <u>1,719.62</u>	-817.55 <u>-780.40</u>	-33 <u>31</u>%

Page 5.12-23 of Global Climate Change is modified to read as follows:

Solid Waste: With existing University solid waste diversion practices in place, and based on the January 2009 solid waste sort, it is estimated that the University would reduce the CLP’s greenhouse gas emissions from “Business as Usual” conditions to approximately ~~402.15~~ 139.30 metric tons of CO₂e per year. Under the CLP, it is assumed that approximately ~~78~~ 70 percent of solid waste would be recycled or composted and diverted from area landfills consistent with existing University practices as per the requirements for Mitigation Measure 5.10.3-1.

DEIR SECTION 6.0 ALTERNATIVES

Page 6-18 of Alternatives is modified to read as follows:

6.3.2 ALTERNATIVE 2 – OFF-SITE RELOCATION OF THE ATHLETICS/EVENTS CENTER

Under Alternative 2 the Athletic/Events Center would not be constructed on campus. All other components of the CLP would remain unchanged. Under this alternative, the Athletics/Events Center would be developed on a portion of a 9.4-acre vacant parcel adjacent to municipal buildings on relatively level terrain in the Malibu Civic Center that would be accessed from Civic Center Way. The alternative site is situated at the base of foothill and mountainous slopes adjacent to residential development to the north. Due to the presence of steep slopes on the northern portion of the parcel, development would largely be limited to a 4.8-acre portion of it that gently slopes to nearly level terrain. As shown in **Figure 6-1**, the parcel is located within the Malibu Civic Center ~~Specific Plan~~ Area north of the library and court building. Like the proposed project, Alternative 2 would construct a 5,000-seat venue to host athletic

competitions. During special events, approximately 470 additional folding chairs may be temporarily placed on the event floor raising the seating capacity to 5,470. However, unlike the proposed project, which only requires construction of a parking structure featuring 831 spaces due to available parking located elsewhere on campus, Alternative 2 would require the construction of a parking structure with 1,824 parking spaces. This figure is based on an assumed parking ratio of 1 space required for every 3 seats.⁷

Page 6-25 of Alternatives is modified to read as follows:

Traffic and Access

Large events, (i.e., those exceeding 3,100 attendees), would result in greater traffic impacts than would result from the proposed project. Events exceeding the current capacity of on-campus events would result in greater traffic impacts than would result from the proposed project. While both development scenarios result in significant and unmitigable traffic impacts when large events begin or end during periods of peak hour traffic, Alternative 2 would add vehicle trips originating from on campus that otherwise would not impact the intersections of Malibu Canyon Road, Seaver Drive and Civic Center Way; and Stuart Ranch Road and Webb Way.

Page 6-27 of Alternatives is modified to read as follows:

Alternative 3 – Off-site Relocation of Student Housing

This alternative proposes the relocation of the student housing component from its proposed location on-site within the campus core to an offsite location within the Malibu Civic Center Specific Plan Area. As with Alternative 2, the site is a portion of a 9.4-acre vacant parcel adjacent to municipal buildings on relatively level terrain in the Malibu Civic Center that would be accessed from Civic Center Way. The site is situated at the base of foothill and mountainous slopes adjacent to residential development located to the north. Due to the presence of steep slopes on the northern portion of the parcel, development would largely be limited to a 4.8-acre portion that is relatively flat. Like the proposed project, Alternative 3 would include a residential facility providing 468 beds, and related amenities. However, unlike the proposed project, which can rely upon parking available at multiple locations on campus, Alternative 3 would require the construction of a 468-space parking structure. ~~This assumes a parking requirement of 1 space per bed.~~ All other components of the CLP would remain unchanged, and no improvements to the existing student housing units at Standard or Outer Precinct would occur.

Page 6-32 of Alternatives is modified to read as follows:

Traffic and Access

Events exceeding the current capacity of on-campus events would result in greater traffic impacts than would result from the proposed project. ~~Large events, (i.e., exceeding 3,100 attendees), would result in greater traffic impacts than would result from the proposed project.~~ While both development scenarios result in significant and unmitigable traffic impacts when large events begin or end during periods of peak hour traffic, Alternative 3 would add vehicle trips from students residing offsite attending the event traveling to the campus. These trips would not occur under the proposed project where event-attending students residing in

⁷ Malibu Municipal Code 17.48.030.

the Standard Housing Rehabilitation would already be on campus. Alternative 3 would result in greater impacts to the intersections of Malibu Canyon Road, Seaver Drive and Civic Center Way; and Stuart Ranch Road and Webb Way during large events.

DEIR SECTION 7.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Page 7-2 of Significant Irreversible Environmental Changes is modified to read as follows:

Furthermore, the proposed Athletics/Events Center would relocate games and events, as well as its' associated parking, to an interior campus location farther away from adjacent neighbors. As discussed in Section 5.8 (Traffic and Access), the University would continue to employ ~~an traffic and parking management plan~~ Event Management Plan for the Athletics/Events Center in order to minimize congestion and provide a level of safety for motorists and pedestrians before and after large events. The proposed CLP would be located in a site that is currently institutionally designated and the implementation of the Project would enhance the campus environment. Implementation of the proposed project would not result in any significant and unavoidable impacts.

4.0 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
GEOLOGY AND SOILS						
MM5.1-1 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		
MM5.1-2 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
MM5.1-3 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.	Preparation/ approval of grading plans Field Inspection and Verification	Applicant	Prior to Grading Permit Prior to Building Permit	LACDPW		
MM5.1-4 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.	Field Inspection and Verification	Applicant	Field Inspection and Verification Prior to Building Permit	LACDPW		
MM5.1-5 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 QIs-1, QIs-3, and QIs-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.	Preparation/ approval of grading plans Field Inspection and Verification As Needed Annual Report	Applicant	Prior to Grading Permit Prior to Building Permit	LACDPW		
MM5.1-6 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 (QIs-1, QIs-3, and QIs-4) and	Preparation/ approval of grading plans	Applicant	Prior to Grading Permit	LACDPW		

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			
MM5.1-7 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		
MM5.1-8 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		
MM5.1-9 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		
MM5.1-10 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>MM5.1-11 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>	<p>Applicant</p>	<p>Prior to Grading Permit</p> <p>Prior to Building Permit</p>	<p>LADPW</p>		
<p>MM5.1-12 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>	<p>Applicant</p>	<p>Prior to Grading Permit</p> <p>Prior to Building 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
MM5.1-13 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		
MM5.1-14 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		
MM5.1-15 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		
MM5.1-16 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		
MM5.1-17 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.					
MM5.1-18	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>						
MM5.2-1	<p>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.</p> <p>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</p>	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"> • Control of impervious area runoff, including filtering devices, energy dissipaters, pervious drainage systems, and porous pavement alternatives; • 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. <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"> • Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the CLP project site during construction; • Diversion of off-site runoff away from the construction site; • Prompt re-vegetation of proposed landscaped areas; • Perimeter sandbagging and silt fences and/or temporary basins to trap sediment; • Regular sprinkling of exposed soils to control dust during construction; • Installation of a minor retention basin(s) to alleviate discharge of increased flows; and • Post-construction BMPs (e.g., terraces, drains, vegetation) shall be in place as specified in the SWPPP prior to filing 						

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"> i. Implement regular sweeping of impervious surfaces such as streets and driveways (without the use of hoses/water). ii. Use of efficient irrigation practices. iii. Provision of infiltration trenches and basins. iv. Linings for urban runoff conveyance channels. v. Vegetated swales and strips. vi. Landscape design such as xeriscape or other designs minimizing use of fertilizers. vii. Provide covered trash enclosures. viii. Add drought-resistant planting with geosynthetic matting to stabilize the slopes, provided permissions are obtained from the adjoining lot owners as needed. 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. 						

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
MM5.2-2 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.	Preparation/ Approval of Plan Implementation/ maintenance of control measures	Applicant	Prior to Grading Permit On-going	LACDPW		
MM5.2-3 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.	Maintenance of landscaped slopes	Applicant	On-going	LACDPW LACDRP		
MM5.2-4 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.	Installation/ maintenance of inlets	Applicant	Prior to Building Permit	LACDPW		
MM5.2-5 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. <ul style="list-style-type: none"> Storage of hazardous materials shall be in conformance with the project SUSMP plans and state/local ordinances. 	Proper storage of hazardous materials	Applicant	On-going	LACDPW LACFD		
MM5.2-6 Any increase in runoff due to increased impervious area within individual component areas shall be mitigated to existing flow rates.	Preparation of Drainage / Construction	Applicant	Prior to grading 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>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"> • Divert storm flows to grass swales to increase the Time of Concentration. • Design landscape planters to attenuate storm flow runoff prior to entering the storm drain system. • 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. 	<p>plans</p> <p>Maintenance of drainage structures</p>		On-going			
MM5.2-7	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.	Proper handling of contaminants	Applicant	On-going	LACDPW	
MM5.2-8	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>Implement maintenance covenant</p> <p>Routine inspection</p>	Applicant	<p>Prior to Grading Permit</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
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.						
MM5.2-9 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		
MM5.2-10 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		
MM5.2-11 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		
<u>Groundwater Elevation and Gradient Impacts</u> COMPONENT 4 ONLY	Preparation of contingency plan	Applicant	<u>Component 4</u>	LACDPW		
MM5.2-12 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	Implementation of contingency plan		Prior to Plan Check On-going			

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.						
BIOLOGICAL RESOURCES						
<u>Fuel Modification</u> COMPONENTS 1 & 2 ONLY MM5.3-1 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 & 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"> • Description of the project/impact and mitigation sites • Specific objectives • Success criteria • Implementation plan 						

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"> • Required maintenance activities • Monitoring plan • Contingency measures <p>In the case that the mitigation involves restoration/enhancement, the following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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, • 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. <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> COMPONENT 5 ONLY MM5.3-2 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 Figure 5.3-5.</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"> • Description of the project/impact and mitigation sites • Specific objectives • Success criteria • Implementation plan • Required maintenance activities • Monitoring plan • Contingency measures <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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, • 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. <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>MM5.3-3 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"> • Specific objectives; • Target species and problem areas; • Prioritization of threats; • Success criteria; • Management strategies that would result in eradication and/or control of problem species; • Implementation plan; • Monitoring plan; and, • Contingency measures. <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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. <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>MM5.3-4 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>	Routine application control techniques	Applicant	<p><u>Component 5</u></p> <p>On-going</p>	LACDRP		
<p>COMPONENT 5 ONLY</p> <p>MM5.3-5 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</p> <p>Maintenance of landscaped areas</p>	Applicant	<p><u>Component 5</u></p> <p>Plan Check</p> <p>On-going</p>	<p>LACFD</p> <p>LACDRP</p>		
<p><u>Jurisdictional Areas</u></p> <p>COMPONENT 5 ONLY</p> <p>MM5.3-6 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>	Obtain ACOE, CDFG, LARWQCB approval/ permit	Applicant	<p><u>Component 5</u></p> <p>Prior to Grading</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
obtain all appropriate permits and agreements prior to grading, and shall adhere to all mitigation measures issued in the permits and agreements.						
COMPONENT 5 ONLY			<u>Component 5</u>			
<p>MM5.3-7 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</p>	<p>Preparation/ approval of mitigation plan</p> <p>Implementation of mitigation plan</p> <p>Preparation of monitoring report</p>	<p>County</p> <p>Applicant</p>	<p>Prior to Grading</p> <p>On-going</p>	<p>LACDRP</p> <p>ACOE</p> <p>LARWQCB</p> <p>CDFG</p>		

¹ 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/. 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>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 Draft and Final Compensatory Mitigation and Monitoring Plans.¹ In broad terms, this Plan shall at a minimum include:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites • Specific objectives • Implementation plan • Success criteria • Required maintenance activities • Monitoring plan • Contingency measures <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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, • 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 						

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
COMPONENT 5 ONLY						
<p>MM5.3-8 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"> • Description of the project/impact and mitigation sites • Specific objectives • Success criteria • Implementation plan • Required maintenance activities • Monitoring plan • Contingency measures <p>The following success criteria shall be incorporated:</p> <ul style="list-style-type: none"> • 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, • 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. <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>						

MITIGATION MONITORING AND REPORTING PROGRAM

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> COMPONENT 5 ONLY MM5.3-9 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>		

MITIGATION MONITORING AND REPORTING PROGRAM

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> MM5.3-10 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> MM5.3-11 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
MM5.3-12 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		
AIR QUALITY						
MM5.4-1 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"> • The simultaneous disturbance site should be minimized as much as possible. • 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. • Appoint a construction relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation. 	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"> • Application of soil stabilizers to inactive areas according to manufacturers specifications (previously graded areas inactive for ten days or more); • Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds gusts exceed 25 mph; • Stabilization of previously disturbed areas if subsequent construction is delayed; and • Covering all stockpiles with tarps. • All trucks hauling dirt, sand, soil or other loose materials are to be covered. • 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. • 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. 						

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"> • 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. • 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. • Grading operations shall be suspended during any first stage ozone episodes. 						
<p>MM5.4-2 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"> • Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling. • 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. • Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules, 	<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>		

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<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"> 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. Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law. On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters if feasible. All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations. Construction equipment operations shall be suspended during any second stage smog alert. Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. 						

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
NOISE						
COMPONENT 3						
<u>Construction Noise:</u>						
<p>MM5.5-1 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"> • Using smaller, quieter equipment, or • Installing sound absorbing curtains or erecting a temporary berm to interrupt the line-of-sight between source and receiver. 	<p>Preparation of construction noise mitigation plan</p> <p>Implementation of plan recommendations</p>	<p>Applicant</p>	<p align="center"><u>Component 3</u></p> <p>Prior to Grading Permit</p> <p>Construction</p> <p>On-going</p>	<p>LACDRP</p>		
<p>MM5.5-2 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</p> <p>On-going</p>	<p>LACDRP</p>		
<p>MM5.5-3 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			
MM5.5-4 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		
MM5.5-5 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		
MM5.5-6 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		
MM5.5-7 Limit allowable idling to 5 minutes for trucks and heavy equipment.	Enforcement of idling limits	Applicant/ Contractor	Construction 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>MM5.5-8 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>MM5.5-9 Truck hauling activities shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, except no truck queing or hauling may take place on John Tyler Drive between PCH and south of the northern edge of the soccer field before 8:00 a.m. or after 5:00 p.m. Monday through Friday. Such activities on John Tyler Drive 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 shall be permitted only in extremely time-sensitive and/or emergency circumstances such as completion of concrete pouring. The Construction Management Plan shall give strong preference to the use of the Seaver Gate instead of John Tyler Drive as the designated 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>		

MITIGATION MONITORING AND REPORTING PROGRAM						
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<u>Athletic/Events Center – Chiller Plant Noise</u> COMPONENT 2 ONLY MM5.5-10 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		
COMPONENT 2 ONLY MM5.5-11 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		
COMPONENT 2 ONLY MM5.5-12 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> COMPONENT 3 ONLY MM5.5-13 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> MM5.5-14 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		
CULTURAL RESOURCES						
COMPONENT 5 ONLY MM5.6-1 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		

MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
all earth moving activities that occur within 100-feet of the Site (Component 5).			On-going			
COMPONENT 5 ONLY						
MM5.6-2 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		
MM5.6-3 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		
MM5.6-4 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		
VISUAL RESOURCES AND AESTHETIC QUALITIES						
<u>Visual Character, Quality and Compatibility:</u>	Preparation/ approval of	Applicant	Prior to Building Permit	LACDRP		
MM5.7.1-1 Building materials that are compatible in color						

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
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					
MM5.7.1-2 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		
COMPONENTS 1 & 2 ONLY			<u>Components 1 & 2</u>			
MM5.7.1-3 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		
MM5.7.1-4 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		

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation	Action	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/Monitoring	Sign Off	Date
<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"> • 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). • 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. 						

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"> 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). 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. 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. 						
COMPONENTS 3 & 5 ONLY			<u>Components 3 & 5</u>			
MM5.7.1-5 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.	Preparation/ approval of building plans	Applicant	Prior to Building Permit	LACDRP		
<u>Lighting:</u> MM5.7.2-1 The applicant shall prepare lighting plans for	Preparation/ approval of	Applicant	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
<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>COMPONENT 3 ONLY AND RELATED PROJECT BASEBALL FIELD</p> <p>MM5.7.2-2 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		

MITIGATION MONITORING AND REPORTING PROGRAM

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>MM 5.7.2-3 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>MM5.7.2-4 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><u>Exterior Lighting</u></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><u>Site Lighting (pedestrian area and walkway lighting)</u></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><u>Parking Lot and Parking Structure Lighting</u></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><u>Building Mounted Lighting</u></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.						
MM5.7.2-5 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		
MM5.7.2-6 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		
MM5.7.2-7 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		
COMPONENTS 3 & 5 ONLY MM5.7.2-8 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 & 5</u> Prior to Building Permit	LACDRP		
TRAFFIC AND ACCESS						
COMPONENT 2 ONLY						
M5.8-1 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>COMPONENT 2 ONLY</p> <p>MM5.8-2 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"> 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. 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. Post "No Event Parking" signs as permitted through the City of Malibu at the entrance to the Malibu Country Estates 	<p>Preparation of event management plan</p> <p>Implementation of event management plan</p>	Applicant	<p><u>Component 2</u></p> <p>Prior to Building Permit</p> <p>On-going</p>	LACDRP		

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"> • 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. • 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. • 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. • 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. • 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. • 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 						

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"> • 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. • 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. 						
<p>COMPONENT 2 ONLY</p> <p>MM5.8-3 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>	<p>Preparation of Preliminary TDM Program</p> <p>Preparation of Final TDM Program</p> <p>Implementation of TDM Program</p>	<p>Applicant/ County</p> <p>Applicant/ County</p> <p>Applicant</p>	<p align="center"><u>Component 2</u></p> <p>Prior to Building Permit</p> <p>Prior to AEC Occupancy</p> <p>On-going</p>	<p>LACDPW LACDRP TAC</p> <p>LACDPW LACDRP</p> <p>LACDPW 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>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
COMPONENT 2 ONLY						
MM5.8-4 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		
PUBLIC SERVICES						
<u>Fire Protection:</u> MM5.9.1-1 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 ² 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		
MM5.9.1-2 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		
MM5.9.1-3 The proposed CLP Components shall comply with all applicable County Code and LACFD	Preparation of building plans	County	Prior to Building Permit	LACFD		

² 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.						
MM5.9.1-4 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		
MM5.9.1-5 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 ³ .	Enforcement as necessary	County/ Applicant	Prior to Building Permit Ongoing	LACFD		
MM5.9.1-6 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		
MM5.9.1-7 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		

³ 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			
MM5.9.1-8 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> MM5.9.2-1 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		
PUBLIC UTILITIES						
<u>Sewage Disposal:</u> MM5.10.2-1 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
<ul style="list-style-type: none"> • Faculty, staff and students shall be encouraged to utilize double-sided printing whenever possible. • Batteries, toner cartridges and other office tech equipment such as computer monitors, printers, and cell phones shall be recycled. • Offices shall encourage recycled paper usage that contains at least 30 percent recycled content and is Green Seal Certified. • 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. 						

Appendix N

Supplemental Traffic Information

- **Trip Generation Data, Crain & Associates**
- **Traffic Counts, February 12, 2011**

Trip Generation Data
Crain and Associates, 1995

PROJECT TRAFFIC

Trip generation rates for college/university land uses are available in the current (6th) edition of the Institute of Transportation Engineers' (ITE) Trip Generation publication. However, these rates reflect the average trip-making characteristics of colleges and universities from across the nation. Because Pepperdine University exhibits several significant characteristics (private university, semi-remote location, significant number of on-site faculty/staff housing) which would distinguish it from the national average rates, a targeted trip generation analysis was conducted at the Campus. In order to conduct this analysis, a week long traffic and parking generation study was conducted at the University in order to determine the actual trip generation characteristics of the existing uses. The results of the surveys could then be used to establish trip-making trends for the current Pepperdine University Malibu Campus, and to estimate the traffic generation of the proposed project. This analysis was conducted by Crain & Associates for the proposed Pepperdine University Lower Campus Development in the Fall of 1995 and is summarized below. This analysis was conducted for the highest impact period of the year – the Fall Term. Further, counts conducted during the Fall of 1997 confirm that this analysis conservatively estimates the peak hour traffic impacts during both the morning and evening peak hours for even this period.

Survey Methodology

Comprehensive traffic counts and parking surveys were conducted by Crain & Associates at the Pepperdine University Malibu campus for a one-week period in mid September, 1995. The traffic counts involved 24-hour mechanical counts at the two existing campus entrance/exit roadway locations; AM and PM peak hour manual turning movement counts at the intersections; and AM and PM peak hour manual counts at

specific parking lots on campus, to determine individual vehicle access directionality and vehicle type. The automated counts were supplemented by peak period manual counts conducted on three days during the survey period from 7:00 to 9:00 AM and 4:00 to 6:00 PM. The automated counts were used to determine the daily traffic volumes and patterns at each access location, while the more accurate manual count data were used to provide specific, detailed peak hour trip data, including vehicle types and turning movements into and out of each gate. The mechanical and manual vehicle counts taken at the Pepperdine University access points were combined to establish a profile of all trips entering and leaving the surveyed sites during each day of the week.

Parking lot occupancy counts were also conducted throughout several of the surveyed days. These parking "sweeps" documented the number and type of vehicles parked on the campus, at 9:00 AM, 10:00 AM, 11:00 AM, 12:00 Noon, 1:00 PM, 3:00 PM and 6:00 PM. These parking occupancy counts served a dual purpose. First, they allowed for the determination of parking utilization curves and peak parking demand by pinpointing the number of vehicles occupying the parking facilities throughout the day. This data allowed for the formulation of parking demand rates, which can be used to estimate the future parking needs of Pepperdine University. Second, by establishing the number of vehicles in each parking area at specific times of the day, the traffic counts at the campus entrances could be verified. Essentially, by knowing the number of vehicles entering and leaving each driveway during regular intervals, as determined from the traffic counts, a graph of vehicles accumulated on-site throughout the day can be constructed. This number can be compared to the actual inventoried parking sweep data at each of the parking count times. Thus, the data points from separate count methodologies can be used to validate each other.

The mechanical counts at Campus entrances were repeated during the Fall of 1997. These counts verified that the actual number of trips entering and exiting the Campus during peak hours was lower than that anticipated by applying the trip generation rates developed from the Fall of 1995 counts to the Fall of 1997 Campus population. Thus, the trip generation rates are considered to be conservative.

Vehicle Trip Generation

Primary access to the Pepperdine University Malibu campus is provided via John Tyler Drive from Pacific Coast Highway, and via Seaver Drive from Malibu Canyon Road opposite Civic Center Way. Both automated 24-hour traffic counts and two hour manual turning movement counts, as described in the previous section, were performed at these locations to obtain daily and peak hour traffic data for the University. The trip generation survey counted trips as they entered and exited campus to make certain that all trips which could potentially impact the public street system were identified. In addition to these primary traffic count sites, data were also collected for the parking lots. Parking lot data were used to disaggregate the overall campus trip generation into trips attributable to each of the campus population groups (i.e., commuter students, resident students, commuter faculty and staff, resident faculty and staff, and other individuals). The final, collated traffic count data, estimated by campus population group for daily, AM and PM peak hours is summarized in Table 4. As shown, the existing campus uses at the Malibu site generate an average of approximately 10,252 trips per day, including 985 AM and 1,005 PM peak hour trips.

Based on the existing traffic generation, project trip generation rates were estimated for each campus user group. These rates are shown in Table 5. These trip generation factors were then applied to the projected campus population prior to and following each

phase of the UCD in order to determine potential future trips to and from the Pepperdine University Malibu Campus as a whole. This traffic projection presumes the current generation rates are maintained for all user groups in the future (both tables account for population changes resulting from the on-campus related projects outlined in the Pepperdine University as a whole). The future trip generation results are summarized in Table 6 for the "Without Project" condition and Tables 7(a) through 7(d) for the "With Project" conditions. Finally, Tables 8(a) through 8(d) display the net traffic results following Phase 1a, Phase 1b, Phase 2a and Full Buildout of the UCD.³ As summarized in Tables 8(a) and 8(b), Phase 1a of the proposed project will generate an average of approximately 1,323 trips per day, including 150 AM and 135 PM peak hour trips while completion of the housing in Phase 1b of the UCD will reduce project generation of approximately 762 trips per day, including 59 AM and 81 PM peak hour trips.

Table 4
Existing Pepperdine Trip Generation
For Year 1995 Conditions

<u>Group</u>	<u>Pepperdine Population</u>	<u>Daily Traffic</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
			<u>I/B</u>	<u>O/B</u>	<u>I/B</u>	<u>O/B</u>
Commuter Student	2,044	5,354	638	20	142	386
Resident Students	1,646	1,234	28	5	43	89
Commuter Faculty/Staff	936	2,843	222	8	42	212
Resident Faculty	84	237	5	11	11	12
Other Individuals	221	584	29	19	29	39
		10,252	922	63	267	738

³ Phase 1a corresponds to the buildout of the UCD facilities except the student residences. Phase 1b adds the UCD student residences. Phase 2a assumes a partial (160 student) infill of the Lower Campus in addition to full occupancy of the UCD. Full Buildout assumes an additional 160 students infill into the Lower Campus beyond Phase 2a.

Traffic Counts

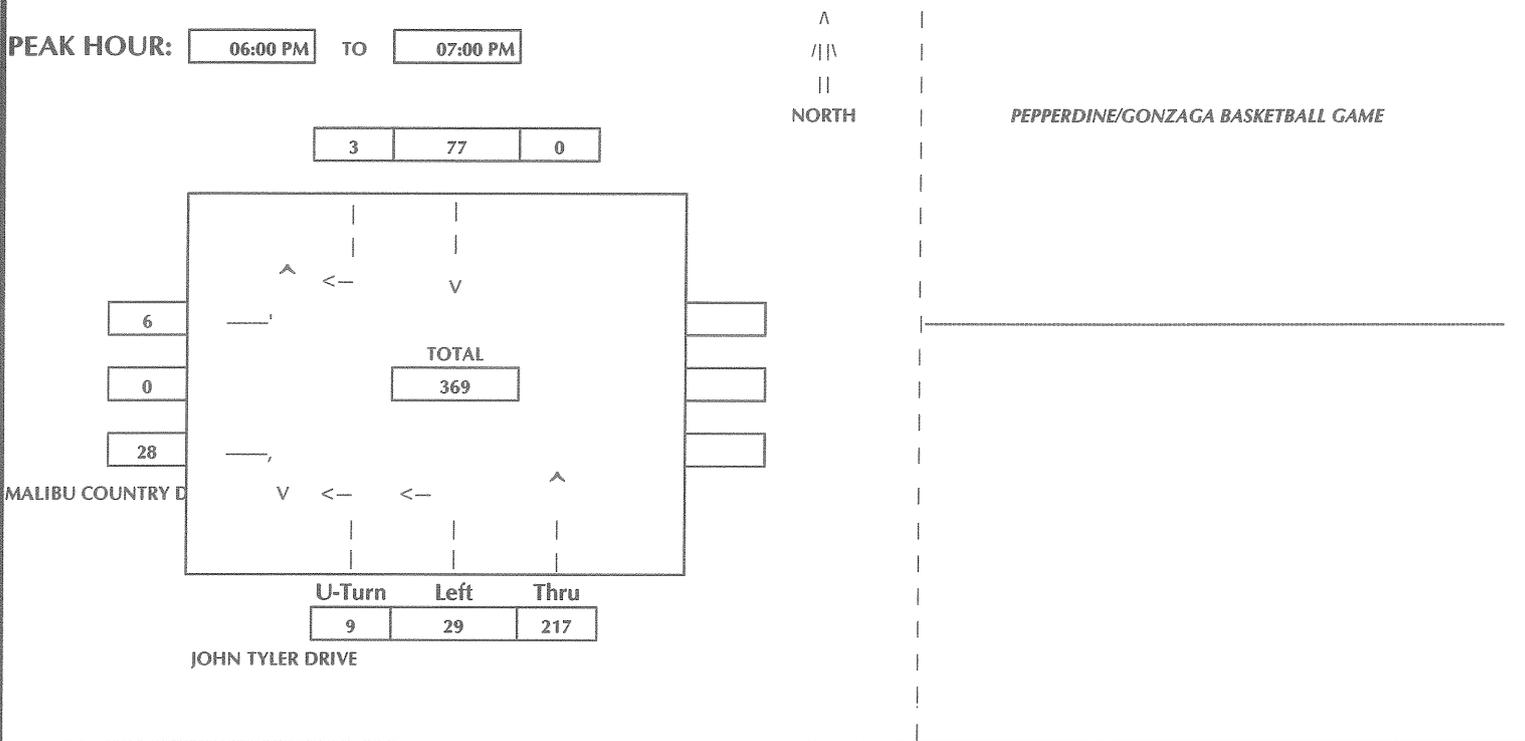
Associated Transportation Engineers, February 12, 2011

ASSOCIATED TRANSPORTATION ENGINEERS

INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: PEPPERDINE UNIVERSITY **PROJECT #:** 08085.01 **COUNT DATE:** 02-12-2011 **FILE NAME:** 01PM
N-S Approach: JOHN TYLER DRIVE **COUNT TIME:** 05:30 PM TO 7:00
E-W Approach: MALIBU COUNTRY DRIVE **CITY:** MALIBU **WEATHER:** SUNNY

PEAK HOUR: 06:00 PM TO 07:00 PM



TIME PERIOD	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL VOLUMES		
	From	To		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			
COUNT DATA															
05:30 PM	—	05:45 PM	1	10	32	0	27	0	3	0	6	0	0	0	79
05:45 PM	—	06:00 PM	4	17	65	0	47	2	6	0	14	0	0	0	155
06:00 PM	—	06:15 PM	5	25	104	0	72	4	8	0	22	0	0	0	240
06:15 PM	—	06:30 PM	10	34	157	0	88	4	10	0	30	0	0	0	333
06:30 PM	—	06:45 PM	10	39	230	0	103	4	11	0	37	0	0	0	434
06:45 PM	—	07:00 PM	13	46	282	0	124	5	12	0	42	0	0	0	524
07:00 PM	—	07:15 PM	14	54	303	0	145	6	15	0	45	0	0	0	582

TOTAL BY PERIOD															
TIME PERIOD	From	To	U-Turn	Left	Thru	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	TOTAL VOLUMES
05:30 PM	—	05:45 PM	1	10	32	0	27	0	3	0	6	0	0	0	79
05:45 PM	—	06:00 PM	3	7	33	0	20	2	3	0	8	0	0	0	76
06:00 PM	—	06:15 PM	1	8	39	0	25	2	2	0	8	0	0	0	85
06:15 PM	—	06:30 PM	5	9	53	0	16	0	2	0	8	0	0	0	93
06:30 PM	—	06:45 PM	0	5	73	0	15	0	1	0	7	0	0	0	101
06:45 PM	—	07:00 PM	3	7	52	0	21	1	1	0	5	0	0	0	90
07:00 PM	—	07:15 PM	1	8	21	0	21	1	3	0	3	0	0	0	58

HOURLY TOTALS															
TIME PERIOD	From	To	U-Turn	Left	Thru	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	TOTAL VOLUMES
05:30 PM	—	06:30 PM	10	34	157	0	88	4	10	0	30	0	0	0	333
05:45 PM	—	06:45 PM	9	29	198	0	76	4	8	0	31	0	0	0	355
06:00 PM	—	07:00 PM	9	29	217	0	77	3	6	0	28	0	0	0	369
06:15 PM	—	07:15 PM	9	29	199	0	73	2	7	0	23	0	0	0	342

ASSOCIATED TRANSPORTATION ENGINEERS
PEPPERDINE UNIVERSITY CLP

ADT		
Uses	ATE	Crain
Resident Students	0.75	0.749
Commuter Students	2.76	2.619
Faculty	2.49	5.860

Resident Students	2033
Commuter Students	2006
Faculty	1496

AM Peak Hour			
Uses	In/Out	ATE	Crain
Resident Students	In	0.018	0.017
	Out	0.010	0.003
	Total	0.028	0.020
Commuter Students	In	0.189	0.312
	Out	0.020	0.010
	Total	0.209	0.322
Faculty	In	0.211	0.298
	Out	0.031	0.142
	Total	0.242	0.440

PM Peak Hour			
Uses	In/Out	ATE	Crain
Resident Students	In	0.042	0.026
	Out	0.041	0.054
	Total	0.084	0.080
Commuter Students	In	0.079	0.070
	Out	0.156	0.189
	Total	0.235	0.259
Faculty	In	0.042	0.178
	Out	0.215	0.372
	Total	0.257	0.550

ASSOCIATED TRANSPORTATION ENGINEERS
PEPPERDINE UNIVERSITY CLP

PARKING PERMIT SURVEY

Counted By: LDH + MF
 Date: 10/23/2008
 Day: Thursday
 Location: Seaver Drive and John Tyler Drive Gate
 Movement: Inbound

PERMIT Time Period	Commuter	Resident	Faculty	Visitor	Service Vehicle (no permit)
7:00 A.M. - 7:15 A.M.	15	5	30	3	3
7:15 A.M. - 7:30 A.M.	41	3	41	13	4
7:30 A.M. - 7:45 A.M.	72	8	46	16	11
7:45 A.M. - 8:00 A.M.	129	10	85	9	7
8:00 A.M. - 8:15 A.M.	111	9	113	10	1
8:15 A.M. - 8:30 A.M.	57	3	65	9	7
8:30 A.M. - 8:45 A.M.	83	14	53	9	1
8:45 A.M. - 9:00 A.M.	107	14	38	13	4
11:00 A.M. - 11:15 A.M.	45	5	15	10	10
11:15 A.M. - 11:30 A.M.	41	4	12	12	5
11:30 A.M. - 11:45 A.M.	60	4	15	6	5
11:45 A.M. - 12:00 P.M.	55	12	10	10	8
12:00 P.M. - 12:15 P.M.	39	9	12	11	6
12:15 P.M. - 12:30 P.M.	30	10	14	9	5
12:30 P.M. - 12:45 P.M.	52	15	19	6	2
12:45 P.M. - 1:00 P.M.	37	6	15	6	5
4:00 P.M. - 4:15 P.M.	18	16	16	4	2
4:15 P.M. - 4:30 P.M.	6	15	12	8	1
4:30 P.M. - 4:45 P.M.	17	14	10	7	1
4:45 P.M. - 5:00 P.M.	19	12	7	3	0
5:00 P.M. - 5:15 P.M.	12	20	9	5	1
5:15 P.M. - 5:30 P.M.	30	20	20	3	1
5:30 P.M. - 5:45 P.M.	23	28	10	3	2
5:45 P.M. - 6:00 P.M.	55	18	24	2	1

Peak Hour:	Commuter	Resident	Faculty	Visitor	Service Vehicle (no permit)
7:45 A.M. - 8:45 A.M.	380	36	316	37	16
11:45 A.M. - 12:45 P.M.	176	46	55	36	21
5:00 P.M. - 6:00 P.M.	120	86	63	13	5

**ASSOCIATED TRANSPORTATION ENGINEERS
PEPPERDINE UNIVERSITY CLP**

PARKING PERMIT SURVEY

Counted By: MF + JK
 Date: 10/23/2008
 Day: Thursday
 Location: Seaver Drive and John Tyler Drive Gate
 Movement: Outbound

PERMIT Time Period	Commuter	Resident	Faculty	Visitor	Service Vehicle (no permit)
7:00 A.M. - 7:15 A.M.	6	2	13	1	0
7:15 A.M. - 7:30 A.M.	5	6	13	0	0
7:30 A.M. - 7:45 A.M.	4	3	14	0	4
7:45 A.M. - 8:00 A.M.	9	2	7	0	3
8:00 A.M. - 8:15 A.M.	7	11	16	1	2
8:15 A.M. - 8:30 A.M.	3	4	6	0	0
8:30 A.M. - 8:45 A.M.	8	3	19	1	5
8:45 A.M. - 9:00 A.M.	13	2	5	2	3
11:00 A.M. - 11:15 A.M.	23	4	9	2	5
11:15 A.M. - 11:30 A.M.	28	8	9	1	10
11:30 A.M. - 11:45 A.M.	35	12	22	4	4
11:45 A.M. - 12:00 P.M.	33	13	11	4	5
12:00 P.M. - 12:15 P.M.	80	17	33	6	9
12:15 P.M. - 12:30 P.M.	39	19	20	2	4
12:30 P.M. - 12:45 P.M.	57	12	11	2	6
12:45 P.M. - 1:00 P.M.	31	12	14	0	7
4:00 P.M. - 4:15 P.M.	101	23	40	6	4
4:15 P.M. - 4:30 P.M.	46	25	39	4	2
4:30 P.M. - 4:45 P.M.	40	17	43	5	2
4:45 P.M. - 5:00 P.M.	70	17	40	8	3
5:00 P.M. - 5:15 P.M.	79	16	138	9	12
5:15 P.M. - 5:30 P.M.	80	25	74	13	0
5:30 P.M. - 5:45 P.M.	83	21	69	2	1
5:45 P.M. - 6:00 P.M.	36	22	39	0	0

Peak Hour:	Commuter	Resident	Faculty	Visitor	Service Vehicle (no permit)
8:00 A.M. - 9:00 A.M.	31	20	46	4	10
11:45 A.M. - 12:45 P.M.	209	61	75	14	24
4:45 P.M. - 5:45 P.M.	312	79	321	32	16