



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
PEPPERDINE CAMPUS LIFE PROJECT
STATE CLEARINGHOUSE NO. 2008041123
COUNTY PROJECT NO. R2007-03064-(3)
CONDITIONAL USE PERMIT NO. 200700203
PARKING PERMIT NO. 200700014
ENVIRONMENTAL REVIEW NO. 200700169**

**Richard J. Bruckner
Director**

The County of Los Angeles, acting in the capacity of Lead Agency under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Environmental Impact Report (DEIR) for the **Pepperdine Campus Life Project**. This DEIR has been prepared in accordance with, and pursuant to CEQA, Public Resources Code, Section 21000-21177; the "Guidelines for California Environmental Quality Act" (State CEQA Guidelines), and California Code of Regulation, Title 14, Chapter 3, Section 15000-15387.

PROPOSED PROJECT AND SITE LOCATION

The proposed Pepperdine Campus Life Project ("Project") site is located adjacent to the City of Malibu, in unincorporated Los Angeles County, approximately 30 miles west of downtown Los Angeles. The Project site can be accessed from Pacific Coast Highway (PCH) from the west and east respectively and from Malibu Canyon Road/Las Virgenes Road from the north. The Project site consists of approximately 830 acres, occupies an area north of PCH, and is approximately bounded on the north by State Park Lands, on the south by PCH and Malibu Bluffs State Park, on the east by the City of Malibu, and on the west by the City of Malibu and the Malibu Country Estates residential area.

The Project consists of a proposal to develop and re-develop property within an existing approximately 365-acre campus development area within the 830-acre property in a 12-year, two-phase development program. Six components of proposed development include approximately 456,940 sq. ft. of new development less approximately 62,803 sq. ft. of demolition for a total of approximately 394,137 sq. ft. of net new development comprised of the following: 1) Student Housing Rehabilitation (150,692 net new sq. ft.); 2) Athletics and Events Center (maximum 5,470-seat, 235,845 net new sq. ft.); 3) Upgraded NCAA Soccer Field and Maintenance Facilities (1,500 net new sq. ft.); 4) Town Square and Welcome Center over Subterranean Parking (4,500 net new sq. ft.); 5) Enhanced Recreation Center Area (1,600 net new sq. ft.); 6) School of Law Parking Structure (three levels). A total of 2,013 new parking spaces are proposed with the loss of 1,217 spaces for a net increase of 796 spaces of onsite proposed parking and a total of 5,380 maximum spaces at project build-out. A parking permit is requested to continue authorization of parking based on one parking space per full time equivalent (FTE) student minimum to a maximum of 3,500 FTE students (County) / 5,000 FTE students (Coastal Commission). Grading proposed is comprised of approximately 127,935 net cubic yards of cut and 235,700 net cubic yards of fill for a net deficit of 107,765 cubic yards of fill. Additional soils may be obtained from the approved Graduate Campus project site pad to offset any deficit in fill. Onsite grading is anticipated to be balanced on the property with the exception of a maximum of 70,000 cubic yards of residual cut grading comprised of bedrock, which may be required to be exported. New development area landscaping is proposed.

REVIEWING LOCATIONS

The formal public review period for the DEIR will be from **November 10, 2010 to January 10, 2011 (60days)**. A public hearing only for taking public testimony on the DEIR and the proposed Project has been scheduled before the Los Angeles County Hearing Examiner at 5:00 p.m. on **Thursday, December 2, 2010** on the Pepperdine University Campus at 24255 Pacific Coast Highway, Malibu, CA 90263. The meeting will be held at the School of Law Auditorium and the location will also be posted at the entrance stations at John Tyler Drive off of Pacific Coast Highway and Seaver Drive off of Malibu Canyon Road. Interested persons will be given an opportunity to testify. A public hearing on the Project before the Regional Planning Commission will take place at a future date.

All comments received by the closing of the public review period for the DEIR will be considered in the Final EIR. To ensure public access to the DEIR, copies of the document are available for review online at <http://planning.lacounty.gov/case/all> (listed under County Project No. R2007-03064) and at the libraries listed below:

Malibu Public Library
23519 W. Civic Center Way
Malibu, CA 90265-4804

Las Virgenes/Agoura Hills County Library
29901 Ladyface Court
Agoura Hills, CA 91301

Copies of the DEIR and documents referenced in the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

Los Angeles County
Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, CA 90012
(213) 974-4876

Please submit written comments on the DEIR to **Mr. Kim Szalay** of the Department of Regional Planning at the address above, or via email at kszalay@planning.lacounty.gov

VICINITY MAP BELOW

Pepperdine Campus Life Project Site

