Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

DATE: April 21, 2008

TO: Agencies and Other Interested Parties

FROM: Mr. Kim K. Szalay
DEPARTMENT OF REGIONAL PLANNING
Special Projects Section

SUBJECT: **NOTICE OF PREPARATION AND SCOPING MEETING**
Pepperdine University Campus Life Project:
Project No. R2007-03064-(3)
Conditional Use Permit No. RCUP 200700203
Environmental Review No. RENV 200700169

The attached Notice of Preparation (NOP) has been distributed for the above project located in the unincorporated community near the City of Malibu on Pacific Coast Highway (PCH) and Malibu Canyon Road. A scoping meeting date is included with the NOP.

The NOP is being sent to you at this early stage of the CEQA process to determine what, if any, technical reports and/or comments should be included in the environmental document for subsequent review. In addition, if there are special aspects of the project that require a detailed review by your department, your comments should indicate such requirements at this time.

The pubic review period for the Notice of Preparation will be from April 24 to May 25, 2008. Due to the time limits mandated by State law, your response must be received by our office at the earliest date possible, but no later than June 3, 2008. If you have any questions, please contact Mr. Kim K. Szalay at (213) 974-4876 Monday through Thursday between 7:30 a.m. and 5:30 p.m., or, by e-mail at kszalay@planning.lacounty.gov . Our offices are closed on Fridays.

KKS

Enclosure

NOTICE OF PREPARATION
AND
NOTICE OF SCOPING MEETING

NOP CIRCULATION DATES:	April 24, 2008 to May 25, 2008
PROJECT TITLE:	Pepperdine University Campus Life Project Project No. R2007-03064 Conditional Use Permit No. RCUP 200700203 Parking Permit No. RPKP 200700014 Environmental Review No. RENV 200700169
PROJECT ADDRESS:	24255 Pacific Coast Highway Malibu, CA 90263
PROJECT APPLICANT:	Pepperdine University
CEQA LEAD AGENCY:	County of Los Angeles Department of Regional Planning Special Projects Section 320 W. Temple Street Los Angeles, California 90012

REQUEST FOR COMMENTS

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified below. In compliance with Section 15082 of the CEQA *Guidelines*, the County of Los Angeles is sending this Notice of Preparation to each responsible agency, interested parties and federal agencies involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this Notice of Preparation is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The review period for the Notice of Preparation will be from **April 24, 2008 to May 25, 2008**.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not later than **June 3, 2008**. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

Kim K. Szalay, MPL, AICP
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County of Los Angeles
Department of Regional Planning
Special Projects Section
320 W. Temple Street, Room 1362
Los Angeles, CA 90012

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Fax: (213) 626-0434
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PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Pepperdine University Malibu campus is located at 24255 Pacific Coast Highway (PCH) within an unincorporated area of Los Angeles County. The campus overlooks the Pacific Ocean above the City of Malibu, which fans out to the southeast and southwest of the site. Pacific Coast Highway and the Malibu Bluffs State Park are located directly south of the Pepperdine property. Approximately 115 acres of undisturbed open space, or 15% of the property, is located at the most northerly portion of the site within Significant Ecological Area (SEA) No. 5. The closest project development proposed is one half mile south of the SEA southerly boundary. All development proposed is located within the existing core-campus boundaries including the existing stockpile and debris basin located at the northerly portion of the core-campus boundary. The subject core-campus area is naturally hilly and sloping within the coastal fringe of the Santa Monica Mountains; the campus includes flat to slightly sloping terraced pads for existing and proposed development. Approximately 467 acres of undisturbed open space surrounds the core-campus to the north, northeast and northwest. The Malibu Country Estates residential community is located adjacent and southwest of the campus. Malibu Canyon Road is located adjacent to the southeast. Church, elementary school, other commercial uses, and vacant properties are located to the southeast of the site. Deer and other native animals inhabit the surrounding property and pass through or occupy portions of the unfenced site. Oak trees are located near the proposed new stockpile. Native and non-native species of plants are located on the site. Existing access from PCH and Malibu Canyon Road is provided to the site, and existing internal circulation is proposed to serve all existing and proposed uses.

PROJECT SUMMARY

The Campus Life Project is comprised of six components including 522,498 gross square feet of construction less 50,051 gross square feet of demolition for a total of 472,447 net new square feet of construction and 1,177 net new parking spaces as follows: 1) new and rehabilitated student housing (190,540 net new square feet, 105 net new parking spaces); 2) Seaver Town Square and subterranean parking (4,500 new square feet, 195 net new parking spaces); 3) Multi-Purpose recreation and parking (39,721 new square feet, 1,235 net new parking spaces); 4) soccer field (15,826 new square feet, 125 net less of parking spaces); 5) athletics events center and surface parking (209,360 net new square feet, 233 net less of parking spaces; 6) and recreation and health center conversion (12,500 net new square feet, 0 net new parking spaces). Existing access and circulation are to remain. Grading is comprised of approximately 334,001 cubic yards of cut grading and 361,658 cubic yards of fill for a net deficit of 27,657 cubic yards of dirt. The majority of grading is balanced onsite by utilizing the soccer field and Facilities, Management, and Planning (FMP) parking lot as balancing sites. Soils may be moved from the approved Graduate Campus Project site pad to offset any deficit resulting from unsuitable fill. Surplus cut is anticipated to be retained on the property; however, an indeterminate amount of bedrock cut grading may be exported according to applicable regulations. The project is proposed to be completed in four phases, two to three years per phase over an undetermined overall time frame as funding becomes available for the various phases.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS

The proposed project is an application for: 1) a Conditional Use Permit to authorize construction of the proposed campus expansion and related development, and 2) a Parking Permit to modify parking regulations according to unique project requirements. A recommendation pertaining to the EIR and said permits is required from the Los Angeles County Regional Planning Commission prior to required final action on the EIR and Permits by the California Coastal Commission.

A Notice of Impending Development and/or an amendment to the Long Range Development Program (LRDP) approved by the California Coastal Commission may be required for review and final action by the Coastal Commission.

AREAS OF POTENTIAL ENVIRONMENTAL IMPACTS TO BE ANALYZED IN THE EIR

The Department of Regional Planning has determined by way of an Initial Study (see attached Initial Study) that an Environmental Impact Report (EIR) is necessary for the proposed project. The areas of potential environmental impact to be addressed in the EIR will include at least the following (see attached Initial Study):

Potential Hazards

- Geotechnical Hazards (Grading, liquefaction, landslides)
- Flood Hazards (flood potential)
- Fire Hazards (Fire Zone 4)
- Noise Hazards (Noise from construction and operation)

Potential Impacts to Resources

- Water Quality (Project runoff)
- Air Quality (Construction)
- Biota (Oak trees, native plants)
- Cultural Resources (Known sites in area)
- Visual Qualities (Adjacent to scenic highway, public trails, and scenic points)

Potential Impacts on Services

- Traffic/Access (Intersection, circulation, and emergency response)
- Sewage Disposal (Service Capacity)
- Fire/Sheriff Services (Concern of the public)
- Utilities (Solid waste capacity and water supply)
- Land Use (LRDP amendment)

In addition to evaluating the potential effects of the proposed project, the EIR will analyze a full range of project alternatives, including, but not necessarily restricted to: a "no project" alternative and an alternative site plan.

REVIEW MATERIALS

The County of Los Angeles Department of Regional Planning is soliciting input based on your views and opinions concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached:

- Expanded Project Description
- Los Angeles County Initial Study and Impact Analysis
- 500-foot Radius Land Use Map

Additional copies of the NOP are available for public review through **May 25, 2008** on the Department of Regional Planning website http://planning.co.la.ca.us/case.htm as well as at the following libraries:

Malibu County Library	Las Virgenes/Agoura Hills County Library
23519 W. Civic Center Way	29901 Ladyface Court
Malibu, CA 90265-4804	Agoura Hills, CA 91301
Environmental Documents	Environmental Documents
Phone: (310) 456-6438	Phone: (818) 889-2278

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public. This meeting will be held at the **Malibu Jewish Center & Synagogue located at 24855 Pacific Coast Highway on May 14, 2008 from 7:00 p.m. to 9:00 p.m.**

3.0 PROJECT DESCRIPTION

The Campus Life Project ("CLP") includes upgrades and facilities for the Pepperdine University Malibu campus. 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, wellness, operational, and residential facilities. The CLP meets existing needs for the current campus population and does not propose to increase enrollment.

3.1 PROJECT LOCATION 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 are located immediately to the south of the campus (**Figure 3.3**).

The Malibu campus property totals approximately 830 acres with development concentrated within an approximate 363-acre 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.

Project Background

Pepperdine University began as a small liberal arts college located within South-Central Los Angeles. In 1969, the University received a gift from the Seaver Family in order to build the Malibu campus.[1] In 1972, construction of the Seaver College of Letters, Arts, and Sciences (which forms much of the core campus) was initiated. A limited campus enrollment of 2,500 full time equivalent ("FTE") students was initially permitted and subsequently increased to 3,500 FTE pursuant to the most recent County CUP (CUP 97-191). Onsite development continued throughout the 1970s with infilling occurring as funds became available or when facilities were considered inadequate. After 1977, all undergraduate programs, with the exception of the Bachelor of Science in Management program, were housed in the Malibu campus. In 1978, the School of Law was relocated to the Malibu campus. During the 1980s, the Pepperdine University Malibu campus underwent long-term planning efforts. These planning efforts included the County of Los Angeles' approval of a Development Program Zone and Specific Plan in 1987 as well as the California Coastal Commission's approval of the Pepperdine Long Range Development Plan ("LRDP") in 1990.[2] Today all five of the Pepperdine University schools (i.e., Seaver College, Graduate School of Public Policy, Graduate School of Education and Psychology, George L. Graziadio School of Business and Management, and School of Law) hold classes on the Malibu campus.

Pepperdine University is an educational and residential campus community located on private property in an unincorporated area of Los Angeles County. The core function of the campus is to educate the whole student and all facilities on campus are related to that ultimate purpose. As a result, all facilities are provided for the use of faculty, students, alumni, staff, and visitors. The campus includes a residential population of approximately 2,275 students, faculty, and staff. The University must operate 24 hours a day, 7 days a week.

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[1] The University also has graduate campuses in Encino, Irvine, Pasadena, West LA and Westlake Village. Internationally, the University operates facilities in Heidelberg, Germany; London, England; Florence, Italy; Buenos Aires, Argentina; and Lausanne, Switzerland.

[2] The LRDP provides for a maximum student enrollment of 5,000 FTE.

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

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Project Location

MILES 0 4 8

FIGURE 3.1

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

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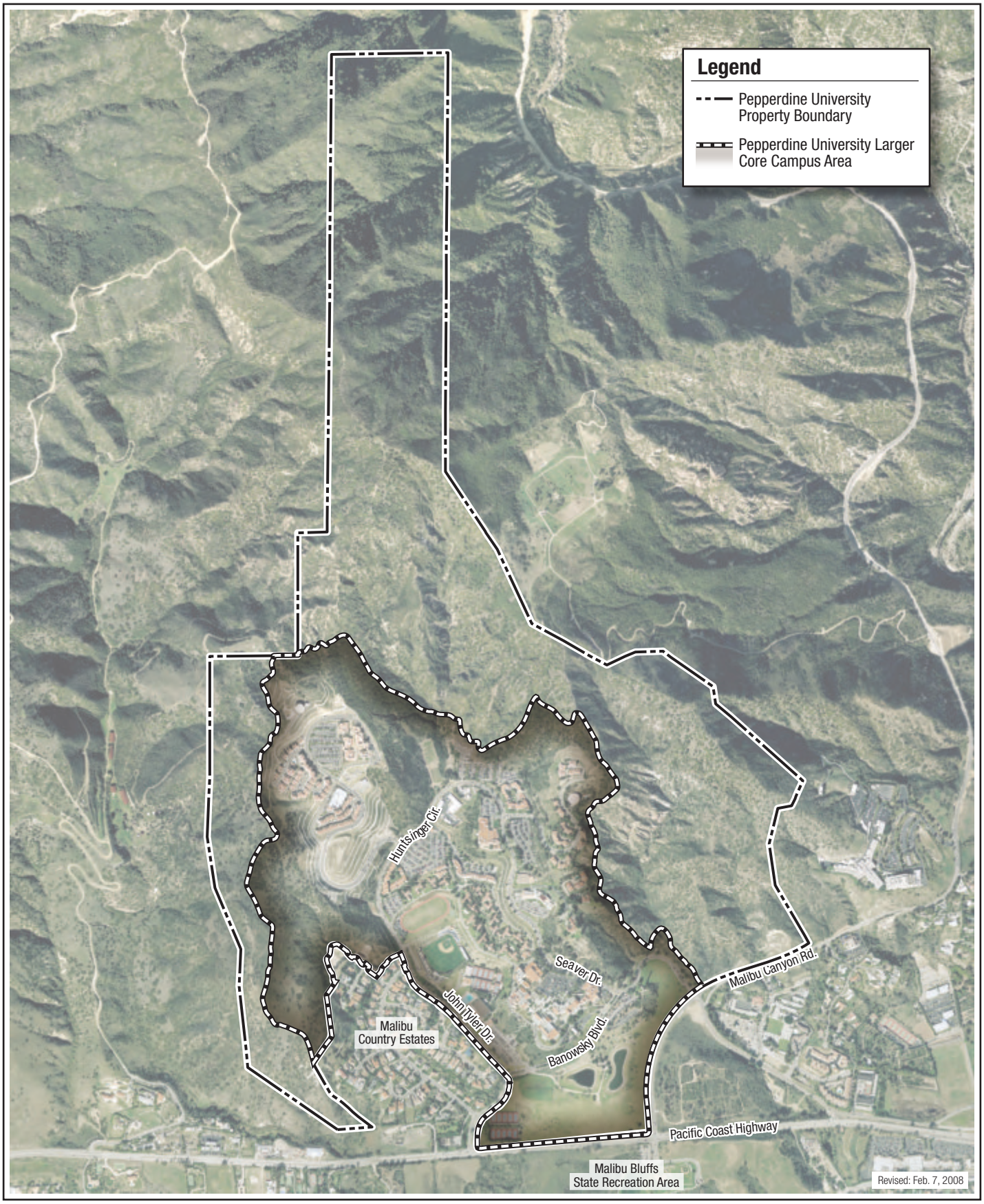
Local Setting

MILES 0 1 2 3

FIGURE 3.2



Aerial Photograph: I.K. Curtis Services, Inc., February 2006

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Aerial View of Pepperdine University

FEET 0 700 1,400

FIGURE 3.3

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

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Existing Campus Facilities

FEET 0 300 600

FIGURE 3.4

Project Need

The CLP is needed to enhance academic campus life, support educational activities on campus, provide enhanced public benefits, update aging buildings on a thirty-five year old campus, increase ability to remain competitive in prospective student recruiting efforts, and provide necessary support facilities.

Pepperdine University believes that a comprehensive college education does not focus solely on academics. Therefore, one goal of the University is that Seaver College graduates leave school with foundational knowledge in their areas of study; a well-defined value set; a commitment to personal wellbeing; and a sense of purpose, service and leadership. Of major importance to achieving this academic, personal and social growth is the quality of life on campus. The CLP aims to improve upon the safe, intellectually stimulating, culturally appealing, and socially supportive learning and living environment that Pepperdine University provides for its students.

3.2 PROJECT OBJECTIVES AND GOALS

The following list provides a synopsis of the objectives and goals of the proposed CLP.

- Enhance the quality of 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 improving additional classroom, residential, athletic, and recreational opportunities, as well as adequate parking, support, and operations facilities.
- Enhance education, athletic and student life facilities within the existing core campus within parameters of the University approved long-term planning documents.
- To attract financial support, endowments, capital, and operating funds necessary to allow the University to serve young people independent of governmental support and funding.
- 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.
- Fulfill the University's strategic student housing plan that aims to provide housing on the Malibu Campus for seventy five percent of the Seaver College student body; thereby helping decrease the daily commute for most undergraduate students.
- Rehabilitate the aged Seaver Residence Hall buildings.
- Create a housing model that will encourage non-freshman students to reside on campus.
- Provide the University a quality athletics/events center with adequate seating to accommodate student, faculty, staff, parent, and community attendees, along with associated support facilities and amenities.
- 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 this 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, appropriate for competitive play by all schools in Division I of the WCC, and provides opportunities for practice schedules consistent with academic needs.
- Alleviate the overcrowded conditions at the existing athletic facilities.
- Better meet the recreational needs of the broader campus community.
- Provide a recreation and health center on campus where students can recreate and receive health and counseling services.
- Provide a permanent location, equipped with state of the art amenities, for the on-campus health and counseling center to meet the increasing demand for such services.

- Construct a more appropriate location for the University's Facilities, Management & Planning/Business Services ("FMP/BS") operations.
- Better consolidate Athletics' offices, venues, and support facilities.
- Provide enhanced public safety facilities proximate to on-campus residences.
- Create a central 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 parking spaces in close proximity to core campus functions screened or obscured from view.

3.3 PROJECT COMPONENTS

Campus Life Project Components

The CLP is made up of six components within the existing core campus including new infill and replacement facilities as well as the renovation of existing facilities. The CLP consists of proposed improvements involving athletic and residential facilities, parking structures, and other facilities situated within the already-developed campus core. The CLP has been planned within the densities and heights 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. Specifically, the six CLP components include:

1) Student Housing Rehabilitation
2) Seaver Town Square and Subterranean Parking
3) Multi-Purpose Recreation and Parking
4) Soccer Field
5) Athletics/Events Center
6) Recreation and Health Center Conversion

The locations of each of these components are illustrated in **Figure 3.5**. A summary of each component is provided in **Table 3-1**. Additional project elements would include facilities such as locker rooms, meeting rooms, academic support facilities, offices, plaza, café, pedestrian friendly walkways, and sitting areas. A detailed description of each of the proposed facilities is provided below.

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

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Proposed Campus Facilities

FEET 0 300 600

FIGURE 3.5

Table 3-1
Summary of Proposed CLP Components

Components	Existing Structures to be Removed	New Structures	Net Difference
Student Housing Rehabilitation	20,111 sf	210,651 sf	190,540 sf
Seaver Town Square and Subterranean Parking (including Visitor's Center)	0 sf	4,500 sf	4,500 sf
Multi-Purpose Recreation and Parking (includes FMP/BS Offices and Shops)	0 sf	39,721 sf	39,721 sf
Soccer Field[3] [4]	0 sf	15,826 sf	15,826 sf
Athletics/Events Center	29,940 sf	239,300 sf	209,360 sf
Recreation and Health Center Conversion	0 sf	12,500 sf	12,500 sf
Totals	50,051 sf	522,498 sf	472,447 sf
Components and Associated Parking	**Existing Spaces to be Removed**	**New Spaces**	**Net Difference**
Student Housing Rehabilitation	105	210	105
Seaver Town Square and Subterranean Parking (Seaver Main Lot B)	174	369	195
Multi-Purpose Recreation and Parking (Track Parking Lot M)	33	1,268*	1,235
Soccer Field (Terrace Parking Lot I)	169	44	- 125
Athletics/Events Center	639	406**	- 233
Recreation and Health Center Conversion, Firestone Fieldhouse	0	0	0
Totals	1,120	2,297	1,177

Source: Pepperdine University, 2008.
* Included in the 1,268 parking spaces will be 98 dedicated for FMP/BS use.
** Included in the 406 parking spaces will be 23 dedicated for use by Department of Public Safety

Component 1 - Student Housing Rehabilitation

The Student Housing Rehabilitation aims to restore, enhance, and improve the University's aging residence halls thereby providing additional, improved opportunities for prospective student residents. Some of these halls are thirty-five 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, as there are more students who want to live on campus than residences available for them. Moreover, studies have shown that living on-campus improves academic performance by increasing a

[3] The Soccer Field square footage does not include the bleachers located on the top of the support facility.
[4] While the stockpile would not add to the area occupied by structures on-campus, it is expected to extend over a surface area covering approximately 0.71-acres.

student's chances of aspiring to, and acquiring, a graduate or professional degree.[5] The proposed facilities will also improve the University's efforts to remain energy efficient and provide additional amenities to students.

The Student Housing Rehabilitation is comprised of two separate housing areas (i.e., Standard Precinct and Outer Precinct), as detailed below.

Seaver Residence Halls, Standard Precinct

EXISTING: The existing Seaver Residence Halls, Standard Precinct, consists of sixteen residence hall buildings located between Upper and Lower Dorm Roads along the slopes in the middle of the campus core.

PROPOSED: The CLP proposes to renovate and expand the sixteen residential halls, add support facilities, and provide four new community buildings (**Figure 3.6**). The renovations proposed for the Standard Precinct are intended to further a cohesive sense of community within a residential village setting that encourages students to remain on campus after their freshman year. This project improves the safety, quality, and resident capacity of the existing buildings. Adding fire sprinkler systems enhances safety. The addition of 300 student beds, along with the net increase of beds at Outer Precinct, assists in meeting the University's strategic housing goal.

The project offers two distinct housing styles aimed at different student demographics. The design for the "freshman" residence halls (i.e., buildings 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, and 15) retains the existing sense of community while creating distinct residential groups or "colleges." The freshman residence hall remodel would allow for an enlargement of the first and second floors and the addition of a new third floor; resulting in an additional eighteen students per building. The design proposed for the "non-freshman" residence halls (i.e., buildings 7, 8, 16, and 17) encourages older students to remain on campus by providing smaller groups of students per living area and a lower student-to-restroom ratio, including an additional twenty-one students per building. The resulting increase in student capacity totals 300 undergraduate student beds.

The Standard Precinct Remodel would also include four multi-purpose community buildings with resident director accommodations. This places resident director offices and residences directly amidst the students thereby allowing for "in-the-moment" mentorship opportunities and on-site supervision. The multi-purpose community rooms would provide opportunities for relaxation, social interaction, study, prayer, and student activities, as well as increased laundry facilities and a kitchenette.

Construction of the Standard Precinct would temporarily displace students living in the existing residence halls. The Outer Precinct project, if completed prior to the commencement of the Standard Precinct project, would accommodate these students during the transition. Temporary off-campus housing would accommodate any students unable to receive on-campus housing. Temporary housing would likely be within twenty-five miles of the University and serviced by regularly scheduled shuttles.

Physical Attributes

Upon rehabilitation, the Standard Precinct buildings would increase in area from 145,952 sf to 255,537 sf (an increase of 109,585 sf) and reach a height of approximately 42 feet ("ft.") and 10 inches ("in.") above grade, as compared to the existing height of 29 ft. 8 in.

The architectural style for the Standard Precinct Residence Halls refines the original style of the existing residence hall buildings, consistent with design elements found in other locations on campus. Primary materials for use in both building types match campus standards and include stucco, as well as terra-cotta roofing materials for pitched roofs.

[5] Astin, Alexander W. "Student Involvement: A Developmental Theory for Higher Education." From the *Journal of College Student Involvement* and available at http://www.housing.sc.edu/resed/pdf/AstinInvolvement.pdf.

Source: Pepperdine University, 2007

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

ENVICOM CORPORATION

Proposed Student Housing Rehabilitation, Standard Precinct (Component 1)

FEET 0 60 120

FIGURE 3.6

Access and Parking

The Seaver Residence Halls, Standard Precinct residents would utilize the Multi-Purpose Recreation and Parking facility, (included as Component 3), as well as campus street parking. Pedestrian paths would provide access to, and among, the residence halls.

Construction

Construction of the Standard Precinct is estimated to occur over a 2.5–3-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.

Seaver Residence Halls, Outer Precinct

EXISTING: The proposed Seaver Residence Halls, Outer Precinct site is located on the current Upsilon Parking Lot and "Greek Row" Residence Halls, lying east of Huntsinger Circle between the Stotsenberg Track and Rho Parking Lot.

PROPOSED: The proposed Seaver Residence Halls, Outer Precinct would replace two of the existing six buildings (i.e., Morgan Hall and Dewey Hall) and the Upsilon Parking Lot. This aspect of the CLP intends to encourage upperclassmen to remain on campus after their freshman year. This project would remove 100 of the 290 total existing beds in the Greek Row and all 100 spaces at the Upsilon Parking Lot; replacing them with 458 new beds and 195 partial subterranean parking spaces. The resulting net increase of 358 beds, along with the net increase at the Standard Precinct of 300 beds, would help the University meet its strategic housing goal to increase student housing opportunities on-site. As shown in **Figure 3.7**, the project would provide five residential buildings, two common pavilions, and a café/convenience store in parallel buildings. The common buildings would house two resident directors assigned to the Outer Precinct. This new set of buildings would improve efficiency by increasing capacity within a smaller boundary.

The Outer Precinct provides support amenities such as café dining, open green space, common gathering spaces, multi-purpose classroom space, recreation lounges, game rooms, outdoor barbeque grills, a student convenience store, open seating space, and a quad.

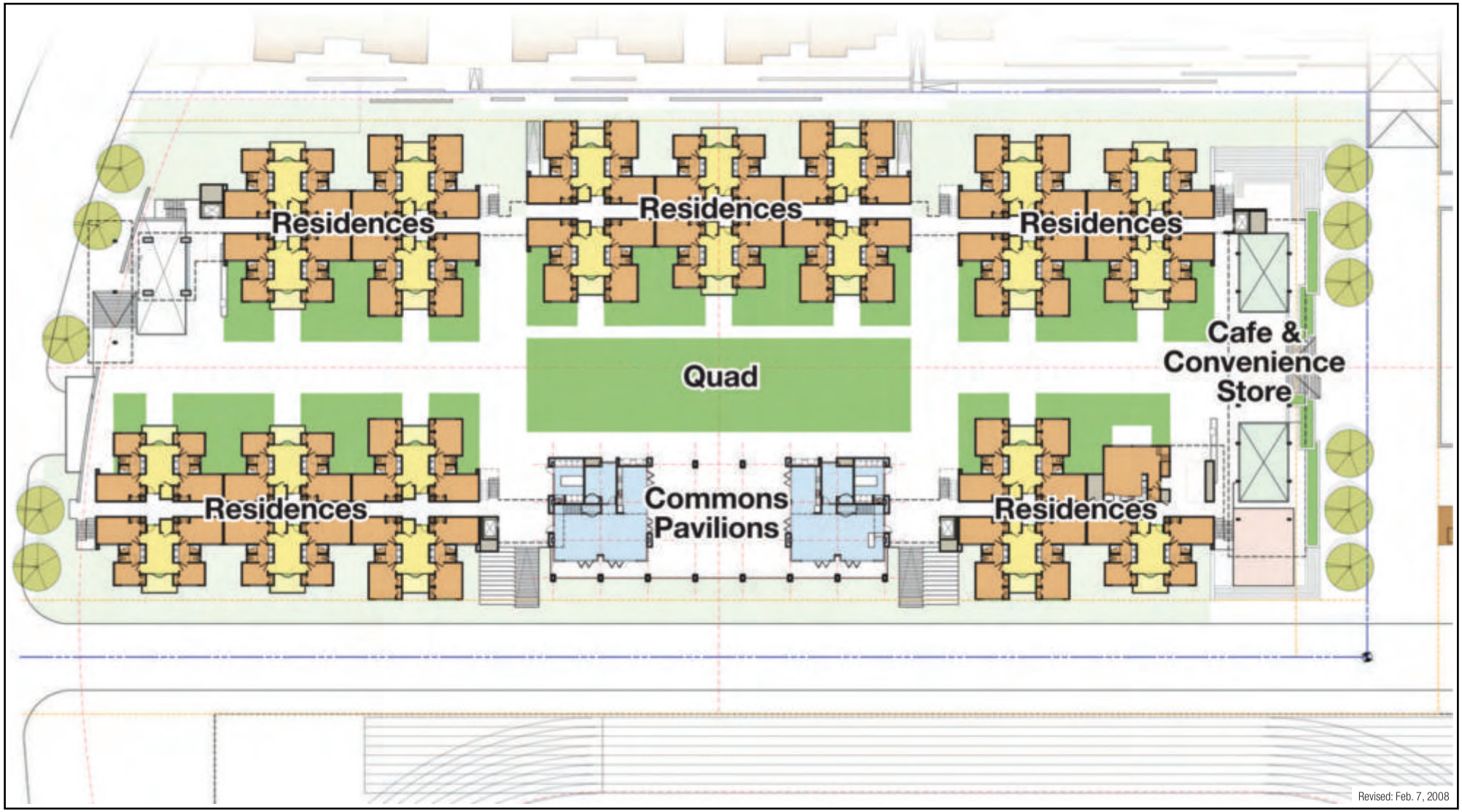
Construction of the Outer Precinct would temporarily displace students living in the Outer Precinct and would permanently replace Morgan Hall and Dewey Hall. The Standard Precinct project, if completed prior to the commencement of the Outer Precinct, would accommodate these students. Temporary off-campus housing would accommodate any students unable to receive on-campus housing. Temporary housing would likely be within twenty-five miles of the University and serviced by regularly scheduled shuttles.

Physical Attributes

Upon rehabilitation, this aspect of the CLP would result in a net addition of 80,955 sf to the Outer Precinct buildings, resulting in a total of 100,455 sf (development of this project component would remove 19,500 sf of the existing 53,736 sf). While the existing Outer Precinct buildings are 29 ft. 8 in. in height, the rehabilitated buildings will be 40 ft. in height. An illustration and cross-section is provided in **Figure 3.8**.

Access and Parking

The Seaver Residence Halls, Outer Precinct residents would utilize a new, partially subterranean parking structure located under the buildings, the parking structure at the proposed Multipurpose Recreation and Parking facility, and on-campus street parking. The structure would replace the 100 existing surface spaces at Upsilon Lot with 195 new spaces; for a net addition of 95 spaces. Pedestrian paths would provide access to, and among, the residence halls.



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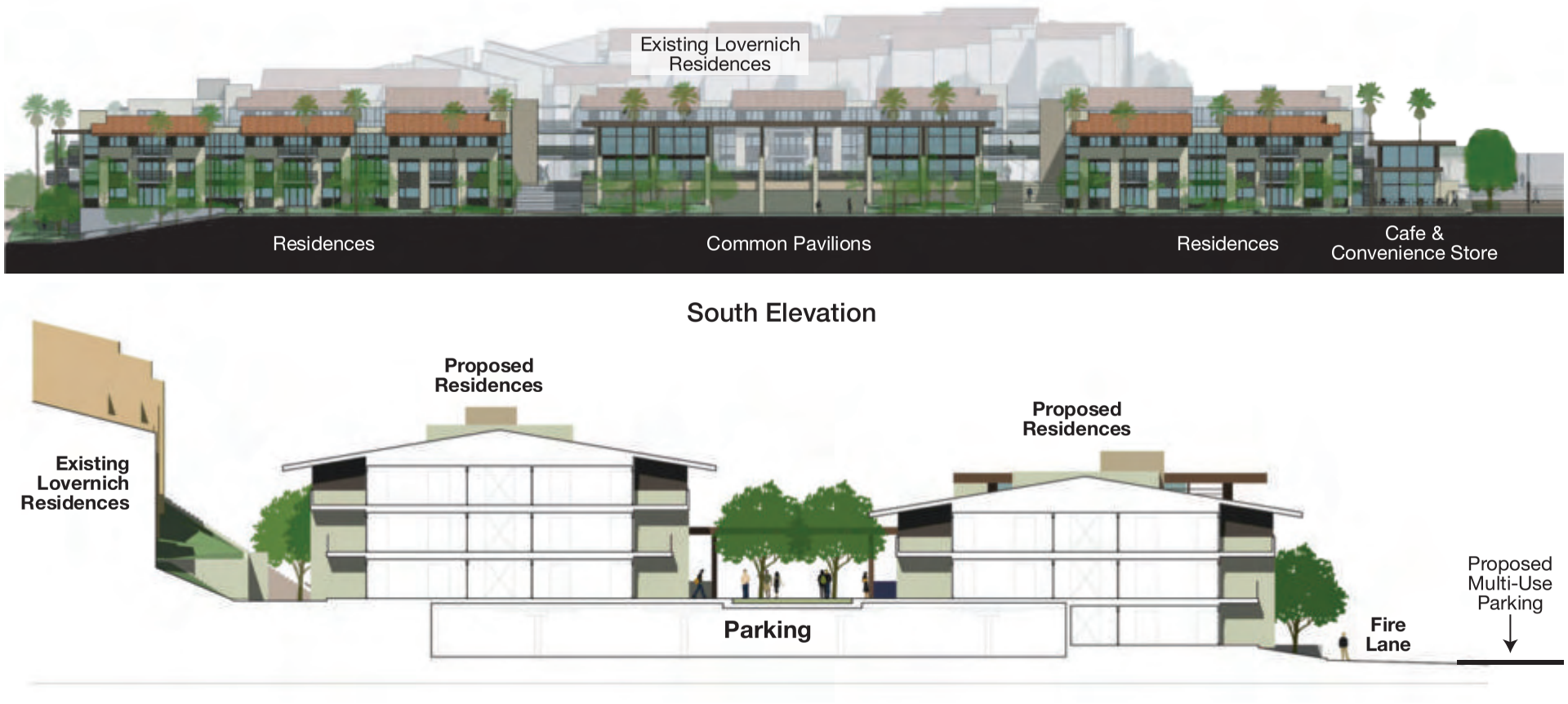
Proposed Student Housing Rehabilitation, Outer Precinct (Component 1)

FEET 0 30 60

FIGURE 3.7



Revised: Feb. 7, 2008

ENVICOM CORPORATION

Cross-Section & Rendering of Proposed Seaver Residence Halls, Outer Precinct (Component 1)

FIGURE 3.8

Construction

Construction of the Seaver Residence Halls, Outer Precinct is estimated to occur over a two-year period. Earthwork for the construction would include cut and fill grading of approximately 12,190 cy of cut and 25,300 cy of fill.

Component 2 - Seaver Town Square and Subterranean Parking

EXISTING: The proposed Seaver Town Square and Subterranean Parking 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 174 spaces.

PROPOSED: The Seaver 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 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 (**Figure 3.9**). 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 an elevator, storage space, and restrooms.

Physical Attributes

The new street-level Welcome Center would reach a height of approximately 26-30 ft. above the prevailing grade (i.e., above the quad area) and have a total area of 4,500 sf. The remaining ground level would consist of an open, landscaped quad. The two levels of parking would accommodate 369 parking spaces.

Access and Parking

Seaver Drive would provide access to Seaver Town Square and Subterranean Parking. Ingress and egress to this area would be provided at the slope adjacent to Thornton Administrative Center south of the current guard station site. Construction of the 369-space subterranean parking structure and quad would replace the existing 174 space Seaver Main Parking Lot, resulting in a net addition of 195 spaces. The University will provide temporary parking during construction at various locations including the proposed Multi-Purpose Recreation and Parking facility.

Construction

Construction of the Seaver Town Square and Subterranean Parking Facility is expected to occur over a 2.5-year period (including six months of underground utility relocations). Grading activities would involve cut and fill earthwork operations, with an estimated cut of 104,800 cy and fill of 14,200 cy for a net of 90,600 cy. Due to the soil at this site consisting primarily of bedrock, excess soil is intended for export to an undesignated off-campus location.

Component 3 - Multi-Purpose Recreation and Parking

EXISTING: The proposed Multi-Purpose Recreation and Parking 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 Eddie D. Field Baseball Stadium (to the south). Due to the overuse the field is overcrowded and unable to meet demand.

Currently, the University's Business Services and Facilities Management & Planning ("BS/FMP") operations are located in several temporary facilities at the northernmost extent of Huntsinger Circle. These facilities have never

Source: EPT Design, s007.

ENVICOM CORPORATION

Proposed Seaver Town Square and Subterranean Parking (Component 2)

FEET 0 45 90

FIGURE 3.9

had a permanent home and have long been considered in need of improvement, preferably screened from view. Parking is available amongst the facilities, along Huntsinger Circle, and in both the Rho and Terrace Parking Lots.

PROPOSED: The CLP proposes a new Multi-Purpose Recreation and Parking facility on the site of the existing track and soccer field (**Figure 3.10**). Two tiers of parking erected over the existing expanse of the soccer field and track would provide 1,268 total parking spaces, including ninety-eight spaces allocated to FMP/BS in a partial basement level with a maximum headroom clearance of 17 ft. to accommodate larger service vehicles. The facility's lower basement level would also provide a permanent location for the University's FMP/BS operations, including administrative offices, maintenance, carpentry, electrical, mechanical, heating, ventilation, air conditioning (HVAC), plumbing, energy management, lock-shop, auto shop, and painting. This project component responds to the University's need for additional, centralized parking by locating spaces in close proximity to the proposed Athletics/Events Center while preserving the location and function of the track and field.

A new synthetic field and an NCAA-compliant running track are proposed for the top of the parking structure. The elevation of the proposed track and field is approximately 20.5 ft. higher than the prevailing track and soccer field. The track would provide sufficient interior space to accommodate a field consistent with size requirements for recreational and intramural sports. Facilities on the track level will provide restrooms, storage, and other support needs for Athletics (i.e., track), Campus Recreation (i.e., intramurals and club sports), and informal student recreation. In order to accommodate intramural use, the project proposes recreational lighting sufficient for nighttime use of the track and field.

Physical Attributes

Upon completion, the Multi-Purpose Recreation and Parking facility would total 39,721 sf of subterranean FMP/BS facilities and screened parking, with an approximate height of 50 ft. to the top of the storage and elevator shafts at field level, along the front edge where the partial level is exposed. The proposed new structure would include three main levels and a partial basement. The levels, shown in **Figure 3.11**, would include the following:

- Lower Level: BS/FMP operations and parking housed in a partial basement level.
- Two levels of general parking (ground level and second level).
- Roof level: Track and field with recreational level lighting and landscaped slope for informal seating.

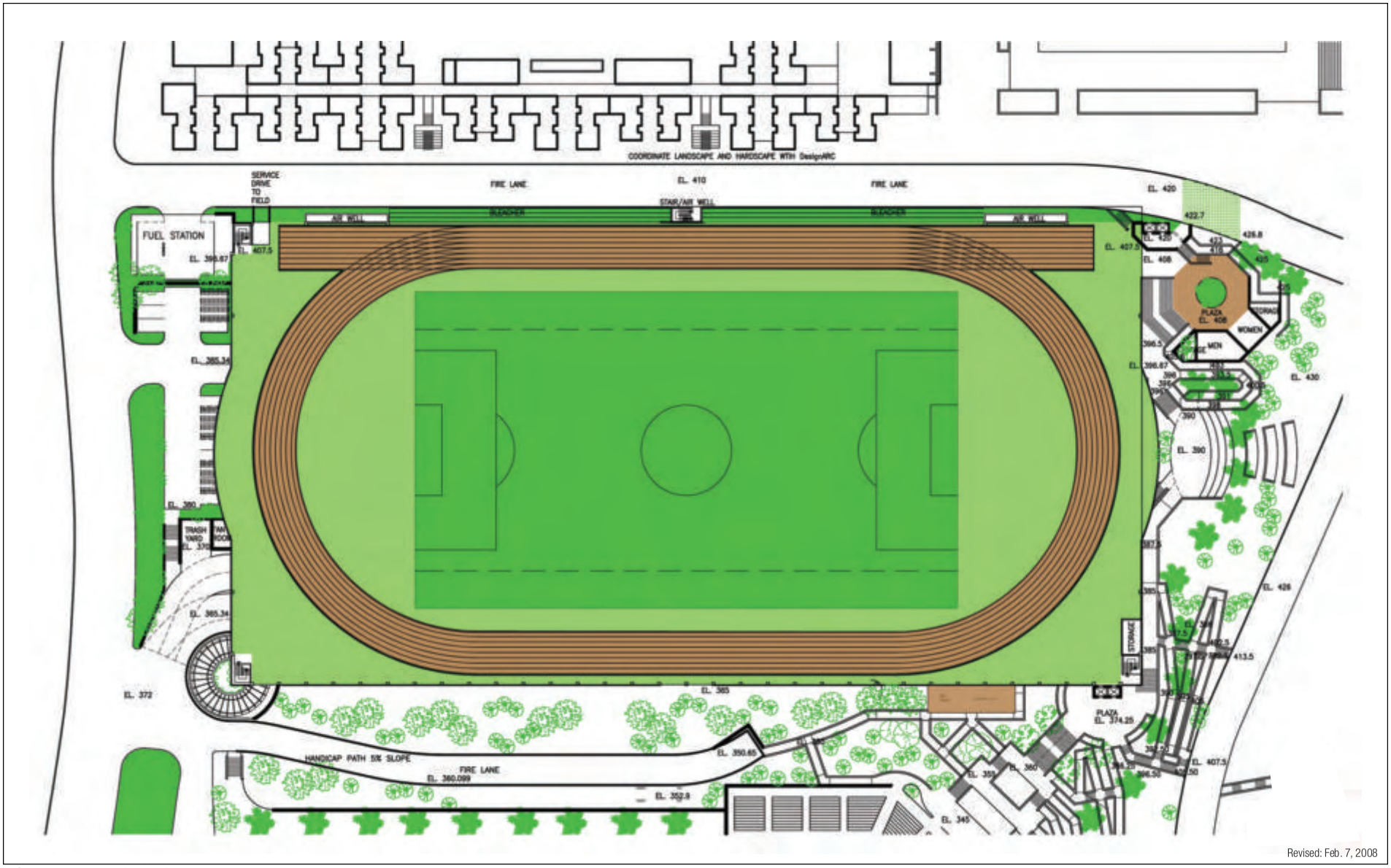
The finishes and materials proposed for the facility are intended to blend in with the existing campus including terracotta colored roofs, off-white stucco walls, horizontal voids, and openings. The design provides open views to the ocean from the parking structure and the track/field level while maintaining views from proximate buildings. Landscape elements incorporated into the parking structure will soften the edges of the building; this along with the natural landscaping proposed and existing will help minimize the apparent size of the building and shield the parking activity from the neighbors.

Access and Parking

The ground level entrance for parking is proposed from John Tyler Drive. The parking structure would provide approximately 1,268 total parking spaces. FMP/BS will use 98 spaces in the lower basement level resulting in 1,170 spaces allocated to general campus use.

Construction

Construction of the Multi-Purpose Recreation and Parking Structure is anticipated to occur over a two-year period. Grading activities would involve cut and fill earthwork operations, with an estimated cut of 66,600 cy and fill of 17,000 cy for a net of 49,600 cy.



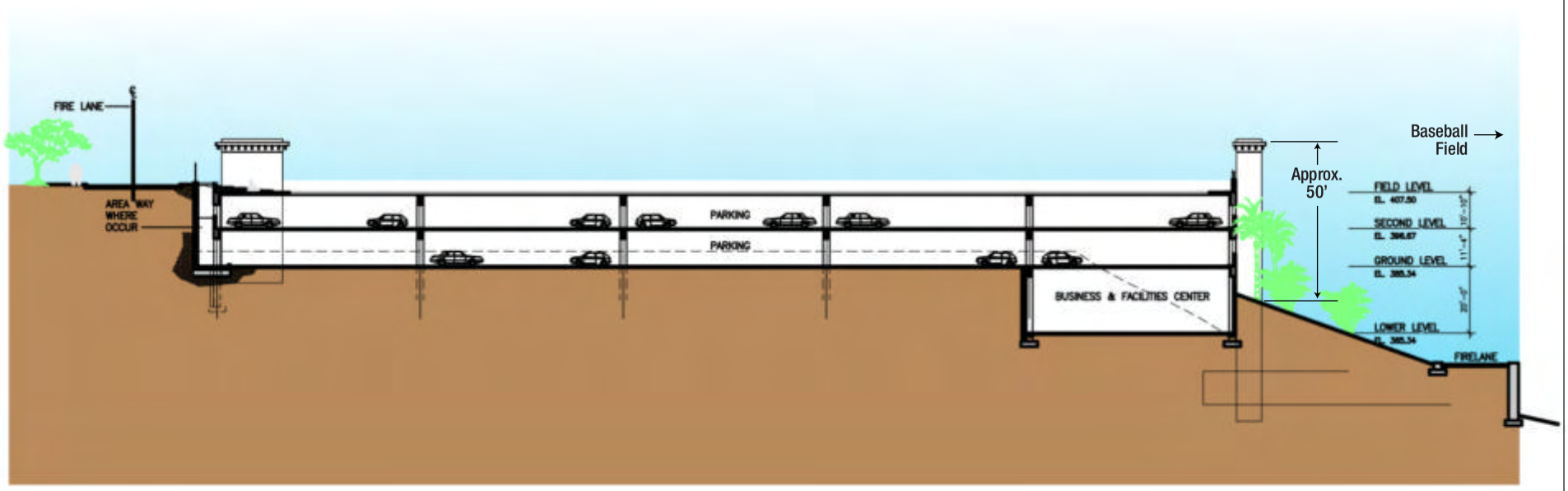
Source: International Parking Design, Inc.

ENVICOM CORPORATION

Proposed Multi-Use Recreation and Parking (Component 3)

FEET 0 50 100

FIGURE 3.10



Revised: Feb. 7, 2008

ENVICOM CORPORATION

Cross-Section of Multi-Purpose Recreation and Parking (Component 3)

FEET 0 25 50
Approximate Scale

FIGURE 3.11

Component 4 - Soccer Field

EXISTING: The proposed Soccer Field 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 **(Figure 3.12).**

The Soccer Field component of the CLP would meet unmet University needs. Pepperdine University supports a very successful women's soccer program. The women's soccer program utilizes Tari Frahm Rokus Field for practices and games which is overcrowded and inadequate for NCAA tournament play. Additionally, the only lighting provided at the Tari Frahm Rokus Field is intended to light the track for recreational night-time use and does not provide sufficient light for competitive nighttime play.

PROPOSED: The Soccer Field would meet the present and future institutional needs of the University's soccer program. This includes providing a NCAA compliant competition venue to meet the needs of the existing women's soccer team and a possible future men's team.

The playing field would measure a maximum of 240 ft. by 360 ft., which is sufficient to meet NCAA competition standards, and provide an additional 20-foot "runoff area" surrounding the field. The field would have a natural grass playing surface and lighting for nighttime use. The venue would also provide ancillary facilities that do not exist today, including permanent spectator seating (stadium bleachers), concessions, storage space, restrooms, and locker rooms for home teams, officials, and visiting teams.

Physical Attributes

The Soccer Field facility is proposed on the south side of the field adjacent to Huntsinger Circle. The bottom level of the structure would house locker rooms, restrooms, storage space, and concessions, while the bleachers and press box would comprise the upper level. The bleachers would provide approximately 1,020 seats.

Proposed Events

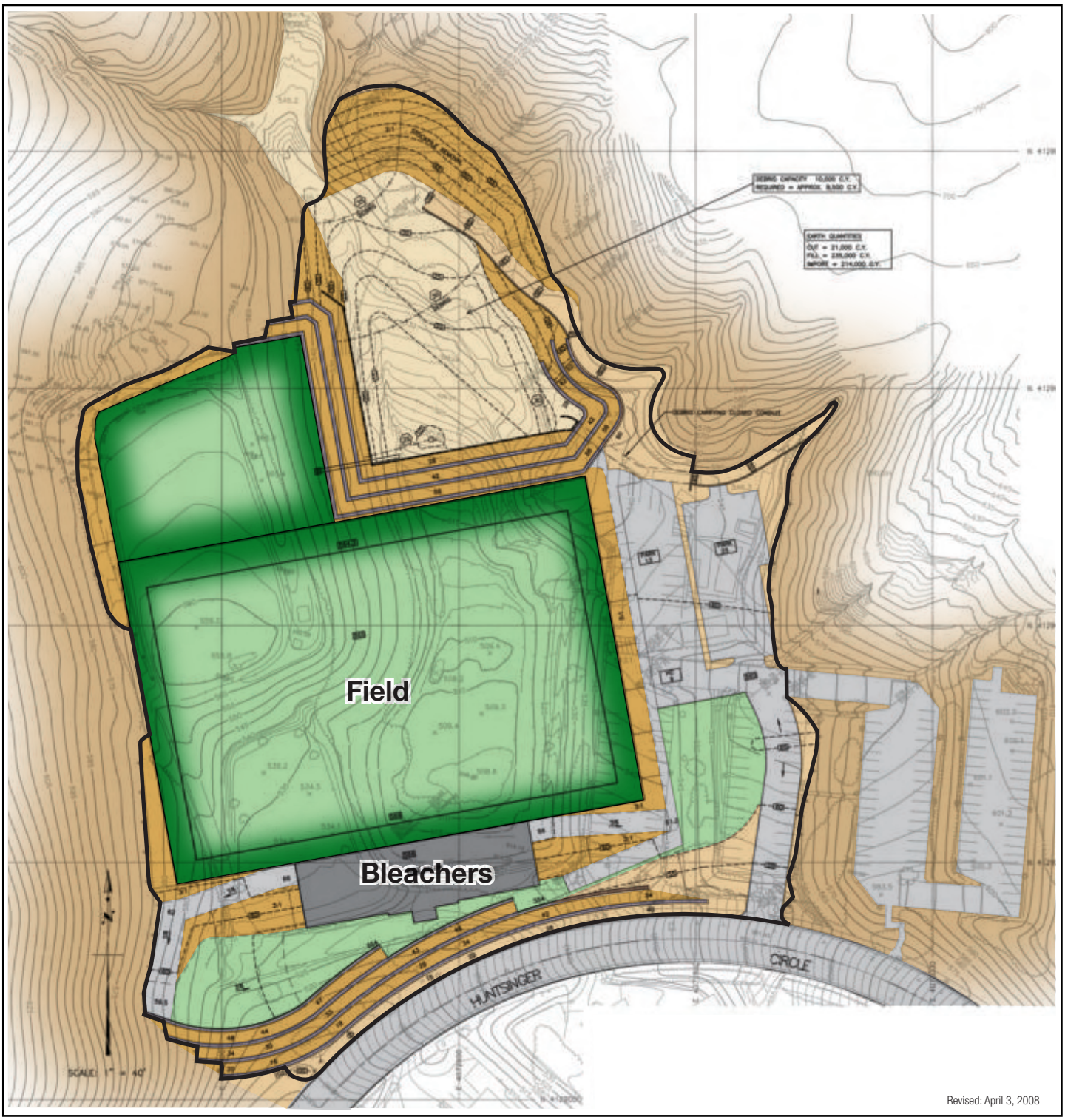
Events, games, and practices would occur at the Soccer Field over the course of the academic school year. As is the case currently at Tari Frahm Rokus Field, the women's soccer team would host 12-14 games per year from August through December in addition to holding practices. Athletic camps (e.g., soccer, volleyball, basketball, baseball), serving the local community are typically scheduled 5-6 weeks per year in June, July, and August. These camps currently occur at the Tari Frahm Rokus Field and Stotsenberg Track facility as well as at other locations on campus. Relocation of some of these athletic camps to the proposed Soccer Field is anticipated and would relieve overcrowding. Occasionally, other events and gatherings would occur at the field on an "as-needed" basis. Utilization of the field would occur predominantly in the daylight hours; however, nighttime games, practices, and special events may extend into the evening hours.

Access and Parking

Ingress/egress to the facility would include walking from the new surface parking lot proposed adjacent to the playing field, as well as from the existing Terrace Parking Lot, east of the proposed field. Currently, four terraced lots provide parking in the vicinity. Removal of the lowest two of the four terraced parking levels is necessary for the implementation of the proposed Soccer Field. Temporary parking during construction is proposed at the FMP Parking Lot, Multi-Purpose Recreation and Parking, or the remaining top two levels of the Terrace Parking Lot.

Debris Basin

A debris basin located north of the proposed Soccer Field would replace the current debris basin structure, located just east of the existing intramural field. The proposed debris basin is required by the County to have a capacity of 8,500 cy but as designed would provide capacity for approximately 10,000 cy.



Source: S.E.C. Civil Engineers, Inc., October, 2007.

Proposed Soccer Field (Component 4)

FEET 0 75 150

FIGURE 3.12

Stockpile

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. This existing stockpile is used both as a site to place the fill generated in the grading of on-going campus projects and to acquire fill as needed. The existing stockpile is permitted to accommodate 23,000 cy of fill. The existing Stockpile would be removed and relocated west of Huntsinger Circle, approximately 200 ft. southwest of the Lovernich Residential Complex. The new Stockpile would front a landscaped buffer for approximately 210 ft. along the western side of the street to gain a maximum height of 37 ft. (**Figure 3.13**). At capacity, the stockpile could accommodate the storage of about 13,000 cy of dirt extending over approximately 0.71-acres.

Construction

Construction of the Soccer Field is expected to occur over several years; site preparation would take place early in the process followed by soil import. Final construction of the facility will commence once the soils are imported to achieve desired pad size and is anticipated to span one year.

Earthwork for the Soccer Field would require the placement of approximately 235,000 cy of fill to support the field. Construction would also require the removal of two of the four levels of existing surface parking, a revegetation site, the stockpile, and debris basins north of Huntsinger Circle.

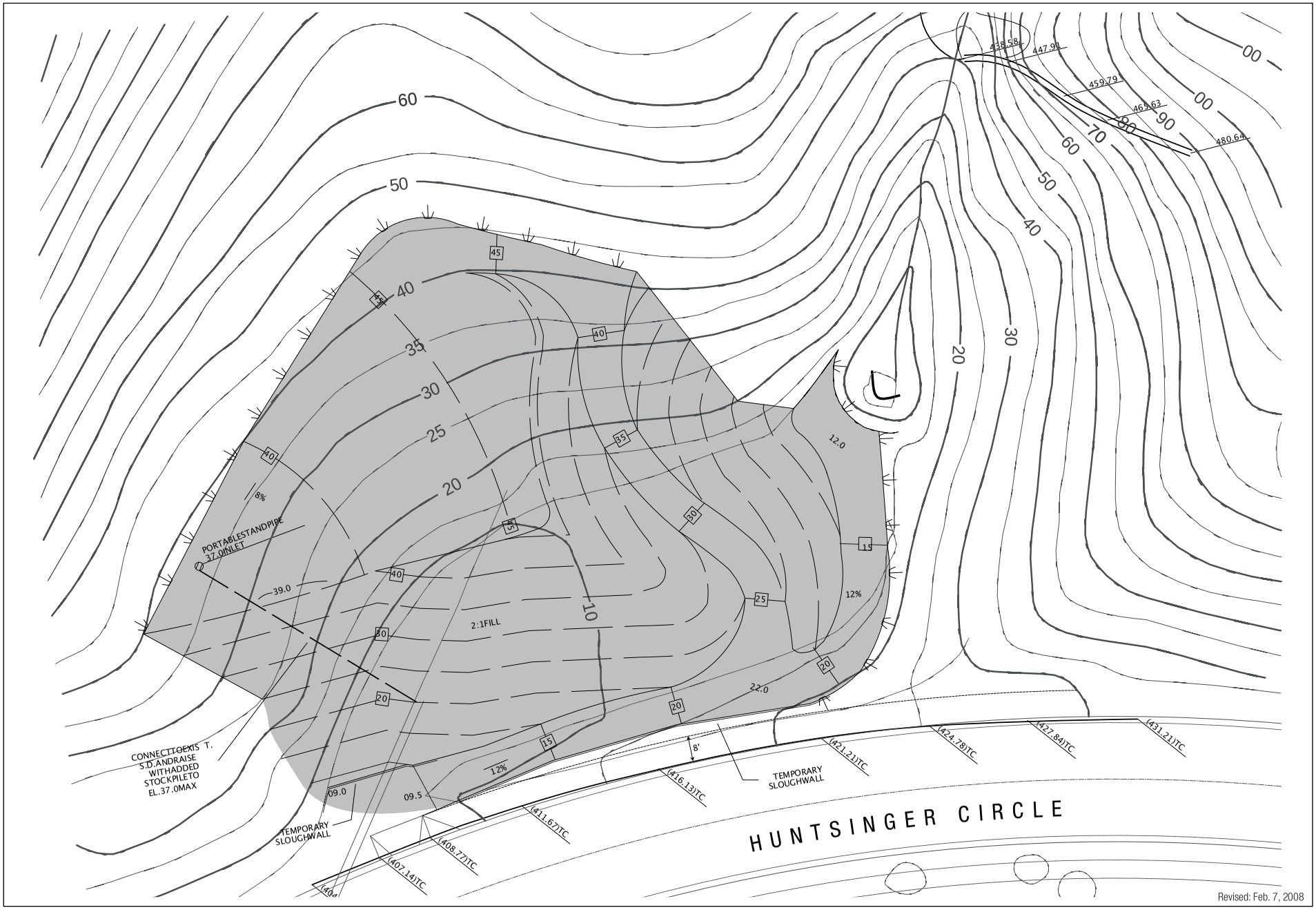
Component 5 - Athletics/Events Center

EXISTING: The proposed Athletics/Events Center site is located on the existing Rho Parking Lot, which is an interior campus location along Huntsinger Circle adjacent to the Temporary Student Health and Counseling Centers and Lovernich Residential Complex, as well as the current FMP/BS pad. The Rho Parking Lot component of the site is characterized by a relatively flat asphalt parking lot with limited vegetation and no permanent structures. The parking lot provides 579 spaces and has been included in the University long-term plans as a location for a student union/events facility. The FMP/BS pad is characterized by offices, maintenance shops, and provides 60 parking spaces for FMP/BS use.

The University currently fields 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. Upon completion of the Firestone Fieldhouse in 1973, the facility was the "jewel" of the WCC; however, in 2007 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 the locker rooms. The Fieldhouse has an athletic performance capacity of 3,104 seats.

PROPOSED: The CLP proposes a multi-purpose Athletics/Events Center that would satisfy the campus' need for a NCAA regulation volleyball and basketball competition venue with ancillary event amenities and additional practice facilities for both sports (**Figure 3.14**). The facility would provide a unified location for the Athletics department offices that are currently spread across campus. This would enhance communication, efficiency, and collegiality in the department as well as allow for better interactions of Athletics' with players, recruits, and their families. The Athletics/Events Center would result in athletic facilities comparable to those of other schools in the WCC. This component of the CLP will also allow the Firestone Fieldhouse to transition to a full-time student recreation center thereby greatly enhancing recreational opportunities on campus.

The proposed Athletics/Events Center would also provide necessary infrastructure to support a Division I Athletics Program. For example, the improved academic support lab provided to student-athletes would allow for increased performance, both in athletics and academics, by providing several different areas for individual and group studying as well as tutoring. The new facility would also include locker rooms for both visiting and home teams, meeting



Source: Spindler Engineering

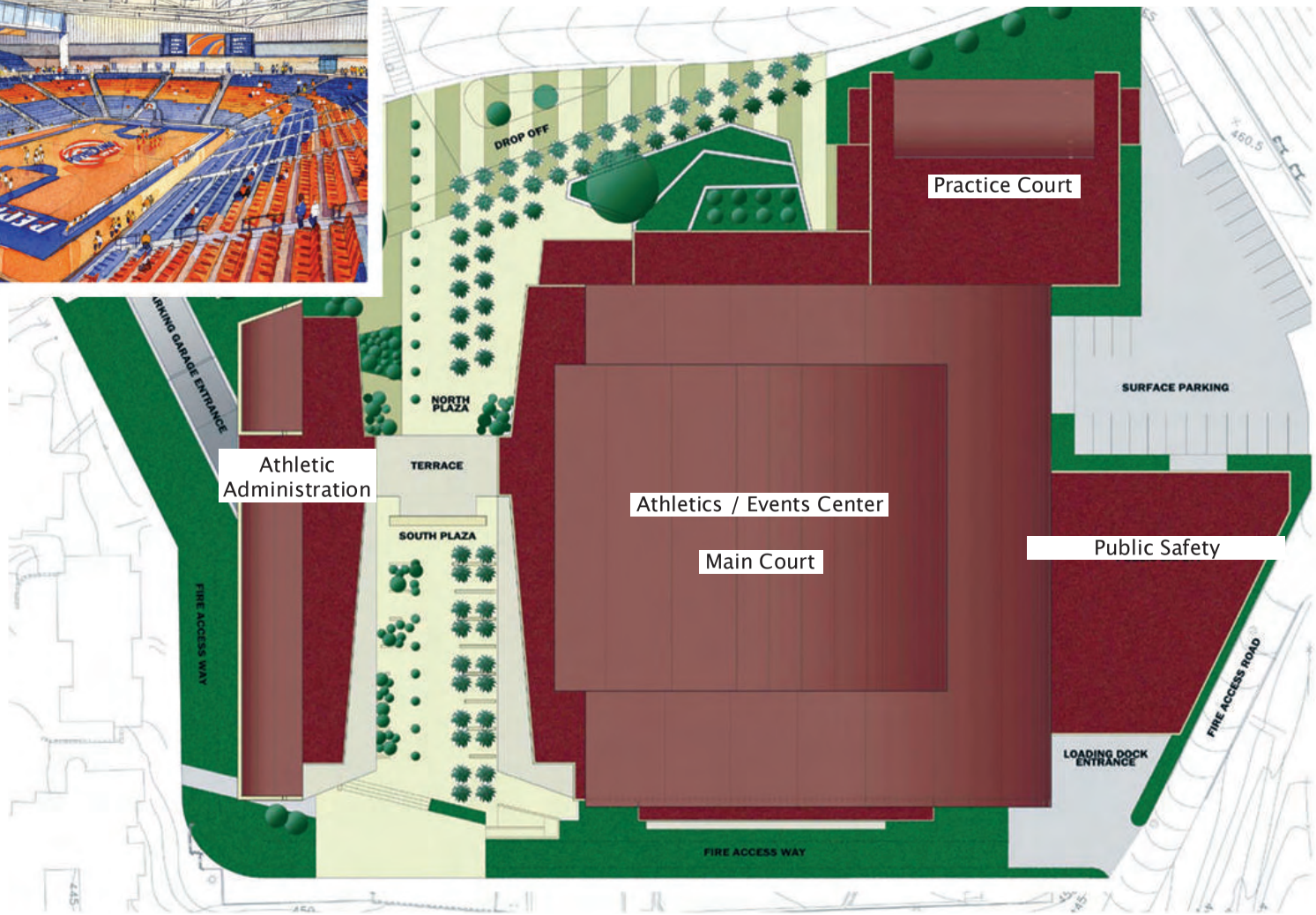
PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

ENVICOM CORPORATION

Proposed Stockpile (Component 4)

FEET 0 20 40

FIGURE 3.13



Revised: Feb. 7, 2008

Source: Pepperdine University, 2007

ENVICOM CORPORATION

Proposed Athletics / Events Center (Component 5)

FIGURE 3.14

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. In addition to athletic competitions and practices, the Center may also host occasional special events. While Alumni Park would likely remain the forum for graduation ceremonies, the Athletics/Events Center would serve as an alternate venue in the event of inclement weather.

The proposed facilities would also provide space to house the University's Department of Public Safety, which provides security services, crime prevention and investigation, fire safety, and aid in conjunction with local law enforcement. The relocation of Public Safety would free the space it currently occupies for academic uses.

Physical Attributes

The building footprint of the Athletics/Events Center would encompass an area of approximately 107,400 sf. and reach a maximum height of approximately 75 ft. As shown in **Table 3-2**, the facility would total 239,300 sf (excluding parking area) and provide 406 parking spaces. The exterior of the structures would consist of stucco walls with stone accents at the base of the buildings.

Table 3-2
Area of Proposed Athletics/Events Center

Facility	Area (Square ft.)
Athletics Offices/Events	226,700
Public Safety	12,600
Total	239,300
Source: Pepperdine University, 2007.	

Proposed Events

In addition to ordinary athletic practices, the Athletics/Events Center would provide a forum for athletic games as well as campus and community events. Regularly scheduled games would be held for the men's and women's basketball and volleyball programs. Campus and community events include weekly convocation and an annual Bible Lectureship Series.

Access and Parking

The Athletics/Events Center would provide a total of 406 parking spaces. These include 182 general use spaces located in a subterranean level below the Athletics/Events Center with an additional 201 general use spaces located on the modified FMP/BS pad, (see **Figure 3.15**). The remaining 23 parking spaces would be reserved for use by the Department of Public Safety. Ingress and egress to the facility will include the following:

- Shuttle, street parking, and pedestrian access.
- Primary parking for spectators in Multi-Purpose Recreation and Parking component and on FMP/BS pad.
- Team and media entrance through loading dock area.
- The Department of Public Safety entrance above the Athletics/Events Center, south east of the facility.

Source: Source: S.E.C. Civil Engineers, Inc., March, 2008.

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

ENVICOM CORPORATION

Proposed Athletics / Events Center - FMP/BS Parking (Component 5)

FEET 0 40 80

FIGURE 3.15

Construction

The construction period for the center is expected to occur over a 2.5-year period assuming construction is continuous throughout the year and there are no weather delays. Activities would include excavation estimated at 124,200 cy of cut and 6,900 cy of fill, for a net of 117,300 cy.

During construction, equipment and personnel staging would occur at the existing FMP/BS site, Terrace Parking Lot, and/or the project site. Haul routes for dirt, materials, concrete, and other large deliveries would utilize John Tyler Drive and Huntsinger Circle. Temporary parking during construction would utilize the FMP/BS Parking Lot as well as Multi-Purpose Recreation and Parking (if constructed).

Component 6 - Recreation and Health Center Conversion

The proposed Recreation and Health Center Conversion meets the University's need for a unified complex dedicated to health and wellbeing in accord with Pepperdine's commitment to providing students a well-rounded education.

Firestone Fieldhouse Conversion to Student Recreation Center

EXISTING: The existing Firestone Fieldhouse ("FFH") consists of a multi-purpose athletic facility with stadium seating capacity of 3,104 seats. This complex, currently consisting of a gross building square footage of 47,451 sf, is located between Helen Field Heritage Hall and Raleigh Runnels Memorial Pool, lying east of John Tyler Drive. Currently, Firestone Fieldhouse is utilized for undergraduate physical education classes, men's and women's varsity volleyball and basketball practices and games, concerts, lectures, graduations, summer sports camps, convocation, new student orientation, intramural sports activities, pep rallies, club sports activities, homecoming, and many other events. The existing facility does not meet existing demand and is overcrowded. The overuse of this facility is apparent in a typical school day, where in any single day 2000 people may attend a men's basketball game, 75 other individuals may participate in practice for men's and women's volleyball as well as women's basketball, 1,500 people may attend convocation, 300 people may use the weight room facilities, 33 people may participate in intramural sports, 15 people may participate in club sports, and 100 people may participate in group exercise classes.

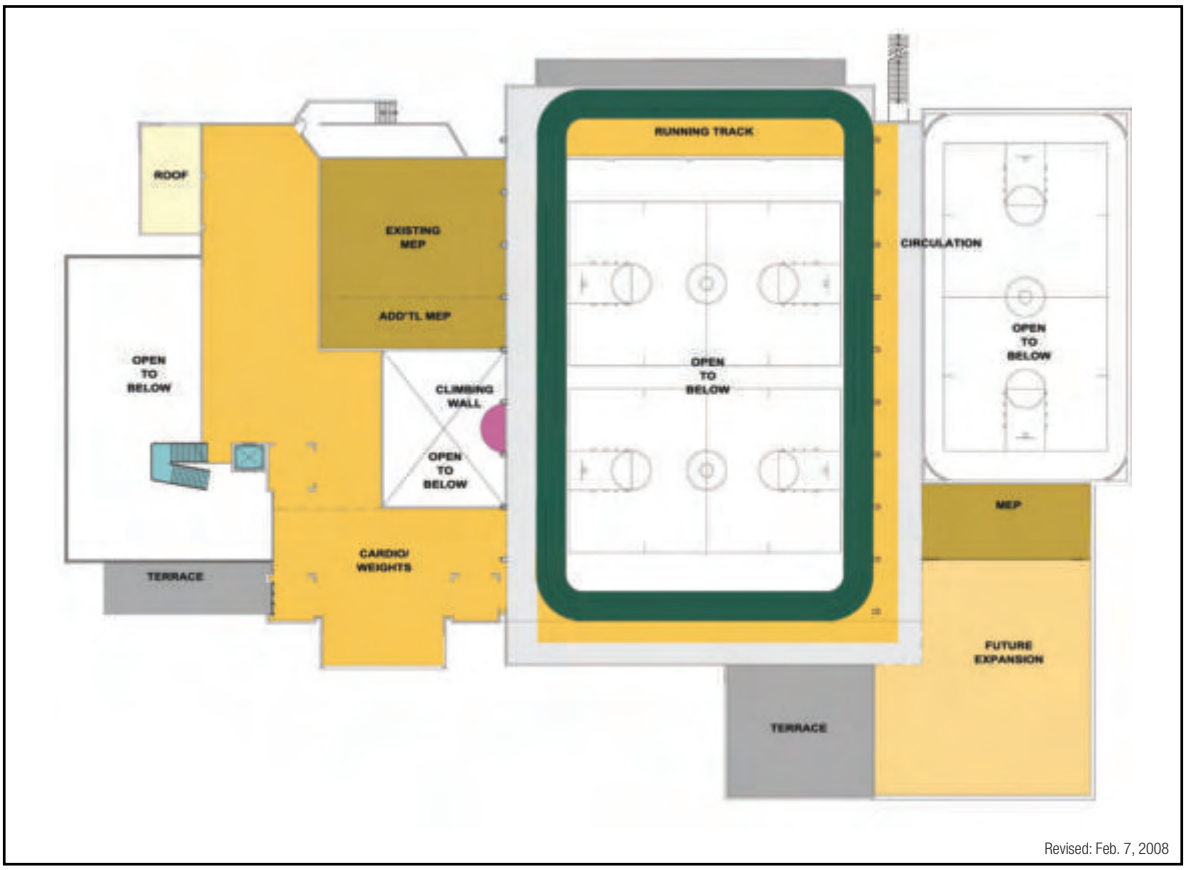
The University is currently preparing to improve the existing FFH by expanding the recreational facility to provide enhanced multi-sport athletics, recreation, and related supplementary facilities.[6] The Fieldhouse improvements would consist of 25,992 square ft. of new fitness space, including a multi-purpose activity court, group exercise rooms, a cardiovascular exercise room, weight rooms, storage space, and a terrace. Upon completion in 2009, the FFH will total 73,443 sf on a footprint of 58,600 sf. These improvements are previously approved and are not considered part of the CLP.

PROPOSED: The CLP proposes to renovate the Firestone Fieldhouse with an increase of 11,300 sf to convert the complex into a full-time Student Recreation Center of 84,743 sf. The additional square footage results from the enclosure of the outdoor second floor area under the roof and the addition of a small area for stair and circulation reconfigurations (see **Figure 3.16**). As of the 2009 expansion, the additions proposed by the CLP fall primarily within the existing envelope of the building. The FFH renovation also removes the 3,104 stadium seats and locker rooms to free the space for recreational use. This renovation would provide much needed upgrades to the University's fitness facilities. The project also responds to the University's need for a "student union" forum for students to congregate, recreate, and participate in extracurricular activities.

In addition to students, potential users or occupants of the converted Firestone Fieldhouse (i.e., Student Recreation Center) would include faculty, staff, and Crest Associates. The proposed uses of the converted structure would include cardio exercise, free weights, a climbing wall, dances, group exercise classes, informal student recreation,

[6] These improvements were previously approved by Los Angeles County in February 1987, (CUP 2432-(4)), and October 1997, (CUP 96-050-(3)). The California Coastal Commission approved these improvements pursuant to Long Range Development Plan Amendment ("LRDP") 1-90 and Notice of Impending Development 1-90 in 1990 and LRDP Amendment 3-97.

Level 1



Level 2

Proposed Firestone Fieldhouse Conversion (Component 6)

FIGURE 3.16

club sports, tournaments, special events, recreational basketball games, recreational volleyball games, and student meetings.

Physical Attributes

Upon completion, the converted Firestone Fieldhouse (i.e., Student Recreation Center) would consist of a total of 84,743 sf (an increase of 11,300 sf); however, the building footprint would remain at 58,600 sf. Its height would also remain at 42 ft.

The converted structure's architectural style and colors will be consistent with existing University buildings. Structural efficiencies dictate the use of a metal roof in the proposed design.

Proposed Events

The Firestone Fieldhouse will house intramural sports, club sports, fitness classes, and the weight room. Additionally, because student recreation is the primary use for this facility, any number of student-related events, both formal and informal, may occur in the converted Firestone Fieldhouse (i.e., Student Recreation Center). For example, the facility provides ample room for "movie nights" or school dances. These proposed uses of the Fieldhouse would result in potentially significant reductions from the current use of the Firestone Fieldhouse as men's and women's basketball, men's and women's volleyball, convocation, homecoming, pep rallies, graduation, new student orientation, many Bible Lectureship series, and many other current events on campus may relocate to the Athletics/Events Center.

Access and Parking

Users of the converted Firestone Fieldhouse (i.e., Student Recreation Center) would park in the existing and adjacent Firestone Fieldhouse Parking Lot, which provides 316 spaces, as well as in spaces along John Tyler Drive. This parking lot is accessible from both John Tyler Drive and Banowsky Boulevard. Vehicular access to the Student Recreation Center would occur via John Tyler Drive, Banowsky Boulevard, and the Firestone Fieldhouse Parking Lot. Walkways surrounding the facility would provide pedestrian access.

Construction

Construction of the Firestone Fieldhouse conversion is estimated to occur over an eighteen-month period. Grading is not anticipated as all site work is planned for completion during the FFH expansion. Therefore, this project would not require the import of additional soil from other construction projects on-site or from designated on-campus stockpiles.

Heritage Hall Conversion to Health and Counseling Center

EXISTING: The existing Helen Field Heritage Hall includes some of the offices and conference rooms for the University's Athletics Department as well as the University's Athletic Hall of Fame. This structure, consisting of a gross building square footage of 10,794 sf, is located between Firestone Fieldhouse and the Firestone Fieldhouse Parking Lot that lies east of John Tyler Drive.

The University's existing Student Health Center ("SHC") and Student Counseling Center ("SCC") are housed in temporary trailers located near the Rho Parking Lot. The SHC and SCC provide health and counseling services to students including limited immunization and travel medicine services to students, faculty, and staff. Due to a lack of space, offices are shared among doctors and other staff in the existing trailers. This leads to a multitude of problems including the creation of practitioner schedules based upon office availability rather than the community's needs.

PROPOSED: The CLP proposes to renovate and expand Heritage Hall by 1,200 sf for the purpose of converting the complex into a health and counseling center of 11,994 sf. The project would provide state of the art facilities for patients, students, faculty, and staff, as well as establish a venue for health and wellness education. The structure

would provide a permanent, professional setting for tending to physical and mental health needs in response to an ever-increasing demand for such services. This proposed CLP component would address counseling needs through the establishment of a center consisting of rooms for individual counseling, group services, observation, and testing. A nurse's station, offices for doctors and dietitians, and x-ray services are also included in the converted Heritage Hall (i.e., Health and Counseling Center). The facility would therefore meet on-site health care and counseling needs for students, immunization requirements for University admission, travel-related physical needs of the International Program, University health insurance requirements (required for all Seaver students and available for all registered students), as well as provide preventative health care and triage during campus emergencies.

Physical Attributes

The Health and Counseling Center conversion would result in the addition of 1,200 sf to the existing 10,794 sf facility for a total of 11,994 sf. Similarly, the building footprint would increase by 1,138 sf from 3,311 sf to 4,449 sf. The converted building would remain at three levels and would not surpass the current maximum height of 50 ft. 8 inches, as shown in **Figure 3.17**. The basement level would house the counseling center, the student health center with auxiliary offices would occupy the second level, and the third level would consist of a group meeting/counseling area, and possible offices. The conversion would include the addition of an elevator providing access to Heritage Hall and Firestone Fieldhouse as well as enclosure of the second floor balcony.

The conversion of Heritage Hall would improve this facility's function in two ways. First, the new replacement elevator would provide public access from the adjacent parking lot to both Firestone Fieldhouse and all floors of Heritage Hall. The current elevator does not allow access to Heritage Hall or Firestone Fieldhouse from the parking lot. The elevator would accommodate physically challenged patrons and the use of emergency assistance equipment (e.g., gurneys) for patients of the proposed Student Health Center. Second, the enclosure of the existing balcony on the second level would provide office space for medical practitioners.

Access and Parking

Heritage Hall would utilize the Firestone Fieldhouse Parking Lot, which provides 316 spaces. John Tyler Drive and Banowsky Boulevard would provide access to the parking lot and the proposed Health and Counseling Center.

Construction

The construction period of the Heritage Hall conversion is estimated at six to eight months. Because grading is not anticipated, this project would not require the import of additional soil from other construction projects on-site or from designated on-campus stockpiles.

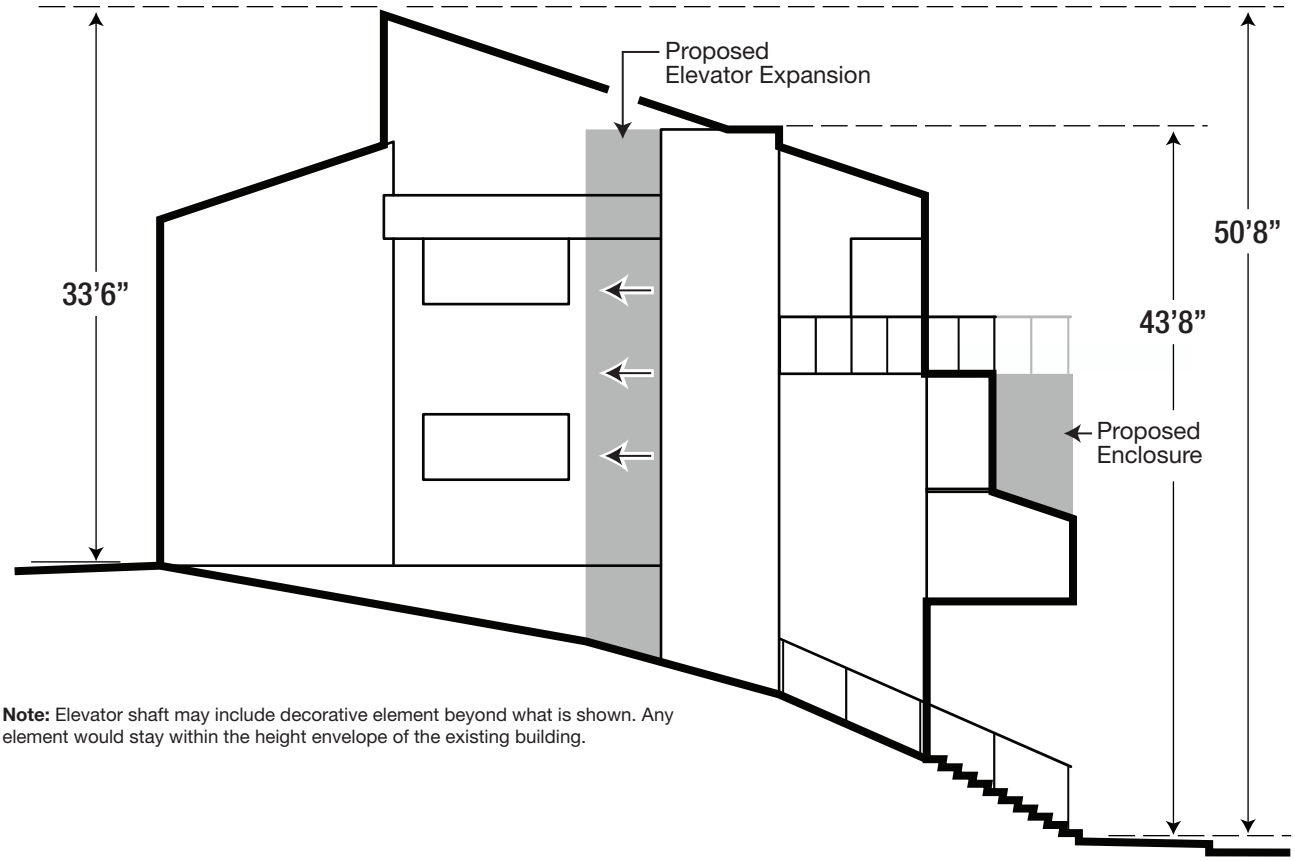
Campus Life Project Characteristics

Landscaping

Proposed CLP landscape designs, which are deer resistant and water efficient, would enhance the overall physical appearance of the campus; particularly at specific building sites. The plant palettes would take fire zone constraints and California Native Plant Society ("CNPS") recommendations into consideration, including consideration of the use of the CNPS list of "Non-Native Invasive Plants in the Santa Monica Mountains." As stated by the CNPS, "for landscaping far from natural areas, a greater variety of non-local native plants, or native hybrids, can be used, since there is less chance this vegetation would displace or intermix with native populations." The plant palette list will incorporate these provisions and conform to governing standards.

Building Design

Building designs for all aspects of the CLP are not yet final. However, the proposed buildings will incorporate similar architectural style, building materials, color, scale, massing, and design as the existing buildings on the Pepperdine University Malibu campus. All CLP structures will incorporate sustainable design principles where



Note: Elevator shaft may include decorative element beyond what is shown. Any element would stay within the height envelope of the existing building.

Revised: April 7, 2008

Proposed Heritage Hall Expansion (Component 6)

FIGURE 3.17

feasible and will comply with the County of Los Angeles' development standards. Detailed design and lighting plans for the proposed CLP will also conform to governing standards.

Campus Population

Student Enrollment

The current enrollment at the Malibu campus is 2,651 FTE students. Buildout of the proposed CLP would not result in an increase in enrollment. Both Los Angeles County and the California Coastal Commission ("CCC") provide caps for the maximum student enrollment permitted at the University that are well above current and anticipated enrollment. These limits are 3,500 FTE (County approved) and 5,000 FTE (CCC approved) students. The proposed CLP does not seek to change these approvals.

Staffing

Buildout of the proposed CLP would result in an increase in staffing. As shown in **Table 3-3,** buildout of the CLP would result in a net of 51 new FTE, 2 new PTE, and 20 new contract employees. The list of departments in Table 4 is not exhaustive but instead includes all departments for which staffing is impacted by the CLP. However, the row for "overall campus totals" refers to all departments on the Malibu campus.

Table 3-3
Existing and Proposed Staffing

Department	Existing Staff (Prior to CLP)			Future Staff (Proposed After CLP)		
	FT	PT	Contract Employees	FT	PT	Contract Employees
Athletics	50	11	15 (event staff)	70	11	25 (event staff)
Campus Recreation (includes changes to staffing with previously approved expansion anticipated to occur in 2009)	6	10	0	7	13	0
Counseling	7	3	1	7	3	1
Facilities Management & Planning/Business Services	175	22	122	200	22	132
Health	6	5	10	7	4	10
Housing	17	1	0	20	1	0
Public Safety	35	2	0	43	2	0
Totals by Listed Department	296	54	148	354	56	168
Overall Malibu Campus Totals	1222	339	149	1280	341	169
Overall Net Increase	n/a	n/a	n/a	58	2	20

Construction of the Campus Life Project

Construction Phasing

Buildout of the entire proposed CLP is likely to occur in phases over approximately eight to twelve years, though it could take more or less than that depending on funding availability and University needs. While subject to change,

Table 3-4 provides a summary of anticipated project phasing and estimated construction duration. Phase I of construction would commence upon the issuance of building permits by Los Angeles County Building and Safety. 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 determine current University priorities and needs.

Table 3-4
CLP Facility Estimated Construction Phasing and Duration

Facility	Phase	Estimated Duration
Multi-Purpose Recreation and Parking	Phase I[7]	2 years
Student Housing Rehabilitation, Outer Precinct	Phase I	2 years
Soccer Field Site Preparation	Phase I	6 months
Soccer Field Soil Import	Phase I – III	Varies
Student Housing Rehabilitation, Standard Precinct	Phase II	2.5 – 3 years
Seaver Town Square and Subterranean Parking	Phase II	2.5 years
Soccer Field Construction[8]	Phase III	1 year
Athletics/Events Center	Phase III	2.5 years
Recreation and Health Center Conversion, Firestone Fieldhouse	Phase IV	1.5 years
Recreation and Health Center Conversion, Heritage Hall	Phase IV	8 months
Source: Estimated by Pepperdine University, 2007.		

Construction Equipment for all Campus Life Project Components

Typical construction equipment for development of the proposed CLP would include:

- Caterpillar D8R or D9R, excavators, scrapers, dozers and loaders;
- Dump trucks, and 10-wheeler bottom dumps, truck/transfers;
- Drilling and tieback equipment;
- Compaction equipment, including sheep's foot roller, tampers, vibrator plates, whackers;
- Back hoe, trenching equipment, breaker hoe;
- Paving equipment;
- Skip loader;
- Cranes, concrete trucks and pumps hand tools, construction material delivery trucks;
- Pettibone articulated arm lift;
- Scissor lift;
- Fork lift;
- Stucco and shotcrete spray equipment;
- Pneumatic and Electric percussion hammer/drills;
- Wood, metal, concrete, and tile saws;

[7] Phase I will commence upon the issuance of building permits for Campus Life Project components by Los Angeles County Building & Safety.

[8] Construction of the Soccer Field in Phase III includes the relocation of the stockpile and debris basin. The construction phase for the stockpile is ongoing as the facility is used as-needed based upon campus operations.

- Gunite applicator equipment;
- Shot pin drivers;
- Concrete / plaster mixers; and
- Hot pots, torches, and other roofing/waterproofing equipment.

Project Grading

Table 3-5
Cut and Fill Quantities Generated by the Campus Life Project – Draft Only/Subject to Revision

CLP Component	Total Cubic Yards of Dirt (Cut)	Total Cubic Yards of Dirt (Fill)	Total Cubic Yards of Dirt (Surplus)/*Deficit*
Athletics /Events Center	124,200	6,900	(117,300)
Athletics /Events Center Parking Lot	381	61,993	*61,612*
Soccer Field	21,000	235,000	*214,000*
Multi-Purpose Recreation and Parking	66,600	17,000	(49,600)
Seaver Town Square and Subterranean Parking	104,800[1]	14,200	(90,600)
Firestone Fieldhouse & Heritage Hall Conversions	0	0	0
Seaver Residence Hall, Standard Precinct	4,830	1,265	(3,565)
Seaver Residence Hall, Outer Precinct	12,190	25,300	*13,110*
Dirt Produced by Campus Life Project	334,001	361,658	*27,657*

Source: Pepperdine University, 2008.

Notes: Parentheses indicate a surplus of soil and italics identify a deficit of soil in cubic yards (cy) of dirt. No soils are expected to be imported for the proposed project; however, soils may be moved from the Graduate Campus Balance Pad for any needed fill. The Graduate Campus Balance Pad is estimated to have a minimum of approximately 75,000 cy of dirt available for use in the Campus Life Project. Currently designed there is a deficit/shortage of 27,655 cy of fill dirt, which is readily met by the Graduate Campus Balance Pad. If there is a surplus of soil, the proposed stockpile will accommodate 13,000 cy of fill, as needed.

[1]Due to the soil at the Seaver Main Lot consisting primarily of bedrock, excess soil is intended for export to an undesignated off-campus location.

STAFF USE ONLY

PROJECT NUMBERS: *R2007-03064-(3)*
CASES: *RCUP 200700203*
RPKP 200700014
RENV 200700169

*** * * * INITIAL STUDY * * * ***
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *March 4, 2008* **Staff Member:** *Kim K. Szalay*

Thomas Guide: *Page 628, Portions of G5, G6, and G7 and H5, H6, and H7* **USGS Quad:** *Malibu Beach, CA*

Location: *Portions of the Pepperdine University, Malibu Campus. 24255 Pacific Coast Highway, CA, 90263*

Description of Project: *The Campus Life Project ("Project") for Pepperdine University is comprised of six components including 522,498 square feet of total new construction less removal of 50,051 square feet of structures for a total of 472,447 net new square feet of construction. An additional 1,177 total new parking spaces will be provided. The six components are: 1) new and rehabilitated student housing (658 beds,190,540 net new square feet, 105 net new parking spaces); 2) Seaver Town Square (student plaza) and subterranean parking (4,500 new square feet, 195 net new parking spaces); 3) multi-purpose recreation and parking (39,721 new square feet, 1,235 net new parking spaces); 4) soccer field (15,826 new square feet, 125 net less parking spaces); 5) athletics events center and surface parking (209,360 net new square feet, 233 net less parking spaces; and 6) recreation and health center conversion (12,500 net new square feet, 0 net new parking spaces). Existing access and circulation are to remain. Grading is comprised of approximately 334,001 cubic yards of cut and 361,658 cubic yards of fill for a net deficit of 27,657 cubic yards of dirt. The majority of grading is balanced onsite by utilizing the soccer field and Facilities, Management, and Planning (FMP) parking lot as balancing sites. Soils may be moved from the approved Graduate Campus Project site pad to offset any deficit resulting from unsuitable fill. Surplus cut grading is anticipated to be retained on the property; however, an undetermined amount of residual cut grading comprised of bedrock, may be exported.*

Gross Acres: *40.4 acres (combined Project areas) within an approximately 363-acre existing core campus (including fuel modification zone) on an 830-acre property.*

Environmental Setting: *Approximately 115 acres of undisturbed open space, or 15% of the property, is located at the most northerly portion of the site within SEA No. 5. The closest development proposed is one half mile south of the SEA southerly boundary. All development proposed is located within the existing core-campus boundaries including the existing stockpile and debris basin located at the northerly portion of the core-campus boundary. The subject core-campus area is naturally hilly and sloping within the coastal fringe of the Santa Monica Mountains, includes flat to sloping terraced pads for existing and proposed development, and overlooks the Pacific Ocean above the City of Malibu which fans out to the east and west. Approximately 467 acres of undisturbed open space surrounds the core-campus to the north, northeast and northwest. The Malibu Country Estates residential community is located adjacent and southwest of the campus. Malibu Canyon Road is located adjacent to the southeast. Church, elementary school, other commercial uses, and vacant properties are located to the southeast of the site. Pacific Coast Highway (PCH) and the Malibu Bluffs State Park are located directly south of the Pepperdine property. Deer and other native animals inhabit the surrounding property and pass through or occupy portions of the unfenced site. Oak trees are located near the proposed new stockpile. Native and non-native species of plants are located on the site. Access from PCH and Malibu Canyon Road is existing with existing internal circulation provided.*

Zoning: *A-1-1-DP (Light Agricultural, 1-acre minimum lot size-Development Program)*

General Plan: *(P) Public/Semi-Public*

Community/Areawide Plan: *Malibu Local Coastal Plan: Institutional/ Public Facilities*

Major Projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
City of Malibu	*Adjacent residential subdivision located above and southwest of the Pepperdine site which surrounds the subdivision. Other improved and vacant potentially developable sites to the southeast.*
RPPT200701670	*East of Pepperdine - SFR*
PP 49665	*West of Pepperdine - SFR*
PP 49673	*West of Pepperdine - SFR*
RPP 200700339	*East of Pepperdine – Manufactured SFR*

REVIEWING AGENCIES

Responsible Agencies	Special Reviewing Agencies	Regional Significance
☐ None	☐ None	☒ None
☒ Regional Water Quality Control Board	☒ Santa Monica Mountains Conservancy	☐ SCAG Criteria
☒ Los Angeles Region	☐ National Parks	☐ Air Quality
☐ Lahontan Region	☐ National Forest	☐ Water Resources
☒ Coastal Commission	☐ Edwards Air Force Base	☐ Santa Monica Mtns. Area
☒ Army Corps of Engineers	☒ Topanga-Las Virgenes Conservation District	
☒ Las Virgenes Municipal Water District ☒ Caltrans	☒ City of Malibu ☒ SCAQMD ☒ Native American Heritage Commission	
Trustee Agencies	**County Reviewing Agencies** ☐ Subdivision Committee	
☒State Fish and Game ☒ State Parks	☒ Public Works *Traffic and Lighting* *Geotechnical and Materials Engineering* *Environmental Programs* *Land Development – Drainage and Grading, Sewer and Water* *Watershed Management*	
	☒ Fire Department *Environmental Review* *Planning Division* *Subdivision Division*	
	☒ Sheriff's Department	
	☒ Library ☒ Health Services *Environmental Hygiene (Noise)*	

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact[1]	
CATEGORY	**FACTOR**	Pg.				Potential Concern
HAZARDS	1. Geotechnical	5	☐	☐	☒	Slope stability, sensitive land uses, substantial grading
	2. Flood	7	☐	☐	☒	USGS stream runs through a Project component site
	3. Fire	8	☐	☐	☒	Potential wildfire impacts
	4. Noise	10	☐	☐	☒	Noise generated during grading/construction; vehicle noise
RESOURCES	1. Water Quality	11	☐	☐	☒	Potential water quality impacts from increased runoff
	2. Air Quality	12	☐	☐	☒	Grading/construction emissions; vehicle emissions
	3. Biota	14	☐	☐	☒	Loss of habitat, impacts to wildlife and natural areas
	4. Cultural Resources	16	☐	☒	☐	Potential for paleo/archaeological resources at one of the Project component sites
	5. Mineral Resources	17	☒	☐	☐	Project site not used for mineral extraction, is not designated for such use, and mineral resources have not been identified on-site
	6. Agriculture Resources	18	☒	☐	☐	Project site not used for agricultural uses, is not designated for such use, and agricultural resources have not been identified on-site
	7. Visual Qualities	19	☐	☐	☒	Property is adjacent to scenic highway and public trails
SERVICES	1. Traffic/Access	21	☐	☐	☒	Potential impacts on intersections in Project area
	2. Sewage Disposal	23	☐	☐	☒	Increase in demand for sewage treatment
	3. Education	24	☒	☐	☐	
	4. Fire/Sheriff	25	☐	☐	☒	Increased demands for fire and sheriff protection services
	5. Utilities	26	☐	☐	☒	Solid waste landfill capacity; water supply
OTHER	1. General	28	☒	☐	☐	
	2. Environmental Safety	29	☐	☐	☒	Existing onsite uses to be relocated under the Project involve the storage and handling of flammable fuels
	3. Land Use	31	☐	☐	☒	May require amendment to the University's LRDP
	4. Pop/Hous./Emp./Rec.	32	☒	☐	☐	
	5. Mandatory Findings	33	☐	☐	☒	Final findings to be based on EIR analyses.

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Public/Semi-Public

2. ☒ Yes ☐ No Is the Project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the Project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the Project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout:_____

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this Project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed Project will not have a significant effect on the environment. An Initial Study was prepared on this Project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this Project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the Project will reduce impacts to insignificant levels (see attached discussion and/or conditions). An Initial Study was prepared on this Project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed Project may exceed established threshold criteria. The applicant has agreed to modification of the Project so that it can now be determined that the Project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the Project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by:	*Kim K. Szalay*	Date:	*3/20/08*
	Revised		4/21/08
Approved by:		Date:	

☐ This proposed Project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed Project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the Project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the Project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? The closest Alquist-Priolo Earthquake Fault Zone to the Project site is that associated with the portion of the Malibu Coast Fault Zone at Winter Mesa. The closest approach of these fault splays (at Rancho Malibu Mesa and Winter Mesa) to the Project component sites is approximately 4,000 feet to the southeast. Two splays of the Malibu Fault extend northward through the Pepperdine Campus; however, these fault traces are considered inactive according to State criteria. Regardless, due to the seismically active nature of Southern California, substantial groundshaking could occur onsite. Additional analysis of these issues is required, including the identification of required mitigation measures (State and County Seismic maps).
b.	☐	☐	☒	Is the Project site located in an area containing a major landslide(s)? The Soccer Field component of the Project would be located in proximity to undeveloped hillside slopes north of Huntsinger Circle in an area where there may be a potential for landslides. Additional analysis of this issue is required, including the identification of required mitigation measures. (County Landslide Inventory Map)
c.	☐	☐	☒	Is the Project site located in an area having high slope instability? The Project components primarily consist of redevelopment of existing structures and infill or intensifications of uses on previously graded and prepared sites; however, it is expected that grading would be necessary at the toes of slopes, which may result in slope instability. As such, slope investigations shall be conducted as part of the geotechnical analysis to determine the proposed Project's effects on slope stability and to identify any required mitigation measures.
d.	☐	☐	☒	Is the Project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? A geotechnical investigation shall be conducted and will address these issues and identify any necessary mitigation measures. (County Groundwater and Liquefaction Maps indeterminate)
e.	☒	☐	☐	Is the proposed Project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? The Project components include educational facilities, which may be subject to hazards associated with seismic activity, and possibly slope instability. Analysis of these issues is required to identify required mitigation measures.
f.	☐	☐	☒	Will the Project entail substantial grading and/or alteration of topography including slopes of over 25%? It is expected that 334,001 cy of cut and 361,658 cy of fill would be required as part of Project development. It should be noted that these estimations are based on the conceptual architectural plan and grading design, and are approximate only. The Project components

				primarily consist of redevelopment of existing structures and infill or intensifications of uses on previously graded and prepared sites. In the case of the soccer field, filling would be relied upon to create enough level space to allow for the expansion of an existing intramural athletic field. In the case of the stockpile, it is expected that fill dirt would be placed at the toe of the slope but would not involve grading of the slope other than that to remove vegetation. Additional analysis of this issue is required, including the identification of any required mitigation measures.
g.	☐	☐	☒	Would the Project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? A geotechnical investigation shall be conducted and will address these issues and identify any necessary mitigation measures.
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☒ Approval of Geotechnical Report by DPW

To be addressed in the Geotechnical Hazards analysis of the EIR.

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the Project site? Marie Canyon Creek, an ephemeral blue line drainage terminates into an existing debris basin adjacent to and north of Huntsinger Road. The proposed Soccer Field component of the Project is located generally within the existing debris basin, parking lots, and athletic fields.
b.	☒	☐	☐	Is the Project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? Though not in a FEMA designated Q3 flood hazard zone, the Soccer Field component of the Project contains a debris basin that would be relocated and re-designed. A hydrology/drainage study shall be conducted and will address the adequacy of the new debris basin, as well as any necessary mitigation measures.
c.	☒	☐	☐	Is the Project site located in or subject to high mudflow conditions? The Soccer Field component of the Project is situated adjacent to steep natural terrain that could, following periods of heavy precipitation and/or following fire events, result in the generation of mudflows. Additional analysis of this issue is required, including the identification of required mitigation measures.
d.	☐	☐	☒	Could the Project contribute or be subject to high erosion and debris deposition from run-off? The proposed debris basin at the soccer field component of the Project would be subject to sedimentation during periods of high runoff. Additional studies must be done to evaluate potential changes in debris flows and to identify mitigations that may be necessary.
e.	☐	☐	☒	Would the Project substantially alter the existing drainage pattern of the site or area? While the majority of the proposed Project components would tie into the campus' existing drainage system, development of the soccer field and stockpile may necessitate additional drainage infrastructure and/or alteration of the existing drainage patterns. Additional studies are necessary to document potential increases in runoff and required drainage infrastructure as well as to identify any appropriate mitigations. Drainage and runoff, SUSMP/SWPPP, NPDES and Best Management Practices (BMPs) to be addressed in the Hydrology and Water Quality analysis of the EIR.
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept
☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**
☐ Lot Size ☒ Project Design
☒ Approval of Drainage Concept by DPW

CONCLUSION
Considering the above information, could the Project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the Project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? The Project site is located in Fire Zone 4. The naturally vegetated slopes surrounding the developed campus north of Huntsinger Drive have been subjected to approximately seven fires between 1925 and 2007. Analysis of the potential fire hazards faced by the Project components must be undertaken to identify any necessary mitigation measures.
b.	☐	☐	☒	Is the Project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? The proposed Project sites would be adequately accessible in terms of street widths, lengths, surface materials, turnarounds and grades. However, additional analysis must be undertaken to identify site access during times of wildfire to appropriately identify required codes, standards and other mitigation measures which may be required.
c.	☐	☒	☐	Does the Project site have more than 75 dwelling units on a single access in a high fire hazard area? The Student Housing Rehabilitation component of the Project would provide 658 additional undergraduate student beds at Seaver College; however, these beds are currently and would continue to be served by multiple campus access routes, including Seaver Drive, Huntsinger Drive, John Tyler Drive, Towers Road, and Dorm Road.
d.	☐	☐	☒	Is the Project site located in an area having inadequate water and pressure to meet fire flow standards? An adequate amount of water supply and pressure is currently available to meet fire flow standards for the proposed Project. However, additional analysis for each of the Project components, which would document the source of water, water distribution facilities, and the Project component's relationship to applicable fire codes, standards, and other possible mitigation measures, is required.
e.	☐	☐	☒	Is the Project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? The Project components are not located in close proximity to any heavy industrial uses, refineries, or uses known to use flammables or manufacture explosives. However, flammable substances, such as gas or diesel fuel, are stored on campus. For a discussion of potential impacts associated with these uses, please refer to the Environmental Safety section of this Initial Study.

f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard? The proposed Project components will constitute a part of the Pepperdine University educational facility located in Malibu. The University as a land use does not constitute a fire hazard. For a discussion of potential impacts associated with the storage of flammable materials on campus, please refer to the Environmental Safety section of this Initial Study.
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒Water Ordinance No. 7834 ☒Fire Ordinance No. 2947 ☒Fire Regulation No. 8

☒Fuel Modification/Landscape Plan

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☒ Project Design ☐ Compatible Use

To be addressed in the Fire Hazards analysis of the EIR

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the Project site located near a high noise source (airports, railroads, freeways, industry)? The Project site is not located near airports, railroads, freeways, or heavy industrial areas. The primary source of noise would result from vehicular traffic along roadways within and adjacent to the campus.
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? The proposed Project includes educational and housing facilities and is therefore considered a sensitive noise receptor. Other noise-sensitive land uses in the area include Webster Elementary School on Civic Center Drive and the single-family residential development of Malibu Country Estates. There are no hospitals or senior citizens centers in the Project's vicinity. Additional analysis of the Project's noise impact upon sensitive uses is required, including the identification of required mitigation measures.
c.	☐	☐	☒	Could the Project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the Project? Operation of public address systems at the sports venues may potentially result in increased ambient noise levels. Additional analysis is required that would document noise sensitive receptors, existing ambient noise levels, and Project-related impacts of noise levels stemming from use of amplified sound systems upon sensitive uses, applicable noise standards and regulations, and any required mitigation.
d.	☐	☐	☒	Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels without the Project? Implementation of the Project may result in an increase in ambient noise levels during both the construction phases and operational phases. During construction, heavy equipment and machinery would be in operation. These activities may increase ambient noise levels in adjacent uses (e.g., the existing campus buildings and Malibu Country Estates). Long-term operation of the Project components may also result in increased ambient noise levels. Such increases may be due to increased resident population and associated vehicle trips and campus events. Additional analysis is required that would document noise sensitive receptors, existing ambient noise levels, and Project-related impacts of noise levels stemming from construction (short term) and operations (long term) upon sensitive uses, applicable noise standards and regulations, and any required mitigation. Noise Study to be conducted and reviewed by DHS. Issues to be addressed in the Noise analysis of the EIR.
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Control-Chapter 12.8 ☐ Building Ordinance No. 2225--Chapter 35

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the Project site located in an area having known water quality problems and proposing the use of individual water wells? The Project components would receive their water supplies from the LA County Waterworks District #29 domestic water supply, and not from local wells. Additional analysis of this issue is not warranted.
b.	☐	☒	☐	Will the proposed Project require the use of a private sewage disposal system? Wastewater generated by the proposed Project would be treated at either the Malibu Mesa Wastewater Reclamation Plant, which is operated by the County of Los Angeles, or the Tapia Wastewater Reclamation Plant, which is operated by the Las Virgenes Municipal Water District.
	☐	☐	☐	If the answer is yes, is the Project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the Project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the Project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? Without proper mitigation, the Project could contribute to the degradation of existing surface water quality conditions, primarily due to: 1) potential erosion and sedimentation during Project grading phases; 2) automobile/street-generated pollutants (i.e., oil and grease, tire wear, etc.); 3) fertilizers and pesticides used in landscaping; and 4) particulate matter from dirt and dust generated on-site. Additional analysis is required in order to document the Project's potential to degrade water quality during grading/construction and operational phases of the Project. The additional analysis shall also document existing water quality regulations and standards (National Pollutant Discharge Elimination System-NPDES requirements), BMPs, and any required mitigation measures.
d.	☐	☐	☒	Could the Project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? The Project components may impact runoff through the alteration of surface conditions at the component sites and the changed uses of them. Additional analysis is required to document the Project's potential to degrade water quality during the operational phases of the Project. The additional analysis shall also document regulations and standards (NPDES requirements) for runoff emanating from the Project, BMPs, and any required mitigation measures.
e.	☐	☒	☐	Other factors? To be addressed in the Hydrology and Water Quality analysis of the EIR.

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code – Ordinance No.7583, Chapter 5
☐ Plumbing Code – Ordinance No.2269 ☒ NPDES Permit Compliance (DPW)
☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**
☐ Lot Size ☒ Project Design ☐ Compatible Use

CONCLUSION
Considering the above information, could the Project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☒Potentially significant ☐Less than significant with Project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.		☐	☒	Will the proposed Project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? The proposed Project involves the rehabilitation, conversion, and expansion of several existing facilities located on the University's Malibu campus, some of which are residential facilities. The proposed Project would result in an increase of 658 beds on the campus. It should be noted that 500 dwelling units house an estimated 1,490 individuals (according to the 2000 Census for Los Angeles County that there are 2.98 people per household), however, because the proposed Project would accommodate 658 students on campus who currently commute to campus it would not result in increased enrollment. Implementation of the proposed Project is also expected to add 51 new full time employees, two new part time employees, and 20 new contract employees to the University's Malibu campus, which does not meet the 1,000 employee threshold identified above.
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? The proposed Project includes educational and recreational facilities and student housing that are considered to be sensitive air quality receptors: however, the Project is not located near a freeway or areas containing heavy industrial uses.
c.	☐	☐	☒	Will the Project increase local emissions to a significant extent due to increased traffic congestion or use of parking structure or exceed AQMD thresholds of potential significance? Additional analysis is required regarding the ambient air quality in the Project area, the air pollutant emissions that would be generated by the Project during the grading/construction phases and operational phases, applicable air quality regulations, and any required mitigation measures.
d.	☐	☐	☒	Will the Project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? The Project site is not located near land uses that emit obnoxious odors, dust, and/or hazardous emissions. However, the grading phases of the proposed Project would result in the generation of fugitive dust. Additional analysis of this issue is required, including the identification of applicable regulations and any required mitigation measures.
e.	☐	☐	☒	Would the Project conflict with or obstruct implementation of the applicable air quality plan? An Air Quality Study shall be conducted and will address this issue and identify any necessary mitigation measures.
f.	☐	☐	☒	Would the Project violate any air quality standard or contribute substantially to an existing or Projected air quality violation? An Air Quality Study shall be conducted and will address this issue and identify any necessary mitigation measures.

g.	☐	☐	☒	Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? The Project site is located in a non-attainment area. An Air Quality Study shall be conducted and will address this issue and identify any necessary mitigation measures.
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506 ☒ SCAQMD Rule 403 (Fugitive Dust)

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒Air Quality Report

Air Quality Study to be conducted. To be addressed in the Air Quality analysis of the EIR.

CONCLUSION
Considering the above information, could the Project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the Project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? Approximately 467 acres of undisturbed open space surrounds the 363-acre developed core-campus. A 115-acre northerly portion of the open space within the Pepperdine property is located in SEA No. 5. The various components of the Project are not situated within the SEA or SEA Buffer; the nearest development is approximately one half mile from the southerly boundary of the SEA. The Soccer Field and new Stockpile (Component 4) transitions to vegetation potentially considered native chaparral, including close proximity to an oak tree. Additional analysis of this issue is required, including an inventory of existing flora and fauna and a determination of the Project's potential impacts to the site's biological resources. Identification of existing standards and regulations relative to habitat protection, preservation and required mitigation measures will also be necessary.
b.	☐	☐	☒	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? The Project components would be situated within previously developed and/or disturbed locations and would not be accompanied by extensive vegetation clearance of native habitats. However, utilization of the proposed stockpile site may impact native vegetation and the development of the soccer field may result in impacts to native vegetation. Additional analysis of this issue is required to document areas where vegetation impacts may occur and to identify existing regulations and required mitigation measures.
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the Project site? The 7.5-minute USGS Malibu Quadrangle identifies a blue line stream (Marie Canyon) within areas currently developed and proposed for redevelopment under the Project. Additional analysis of the Project's impacts is required, including Army Corps of Engineers jurisdictional delineation pursuant to the Clean Water Act and identification of applicable California Department of Fish and Game stream alteration regulations and any required mitigation measures.
d.	☒	☐	☐	Does the Project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? The perimeter edges of the proposed soccer field and stockpile locations may contain chaparral and elements of coastal sage. Additional analysis of the Project's potential impacts to native vegetation is required, including the identification of applicable native habitat protection regulations and any required mitigation measures.

e.	☒	☐	☐	Does the Project site contain oak or other unique native trees (specify kinds of trees)? The proposed stockpile site has clusters of small oak trees (*Quercus agrifolia*) that may be impacted upon full utilization of the site. Additional analysis of the Project's potential impacts upon oak trees is required, including the preparation of an oak tree report and the identification of any required mitigation measures.
f.	☒	☐	☐	Is the Project site habitat for any known sensitive species (federal or state listed endangered, etc.)? The proposed stockpile site may have populations of the CNPS List 4 Plummer's baccharis (*Basccharis plummerae ssp. plummerae*) that may be impacted upon full utilization of the site. Additional analysis of the Project is required to determine the extent to which the proposed Project may impact such species, and whether mitigation measures are required. These species are not expected at the sites proposed for the other Project components due to lack of habitat.
g.	☐	☐	☒	Other factors (e.g., wildlife corridor, adjacent open space linkage)? Undeveloped slopes on the campus provide habitat for wildlife and cover, nesting, and foraging habitat for a variety of species. Wildlife can move freely from the undeveloped open areas of campus to surrounding upper ridges to the edges of the nearby residential development of Malibu Country Estates, and PCH. Species expected are typical of the Santa Monica Mountain region and include reptiles, amphibians, birds, and mammals. Based on a preliminary query of the California Department of Fish and Game's Natural Diversity Data Base (CDFG March 2007), using the Rarefind 3 application for sensitive "elements" on the coastal USGS quadrangles of Point Dume, Malibu Beach and Topanga there is the potential for the occurrence of sensitive wildlife species. As such, further wildlife studies will be required in accordance with all state and federal regulations and statutes.

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Oak Tree Permit ☐ ERB/SEATAC Review

Flora and Fauna surveys as well as a Jurisdictional Delineation Report to be provided and addressed in the Biological Resources analysis of the EIR. An Oak Tree Permit may or may not be required.

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the Project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? Archaeological sites are known to exist in the general vicinity of the proposed Soccer Field site, which may require further study. There is the potential that archaeological resources could be uncovered during site grading at the other component sites. A records search and a field survey shall be completed to determine if any of the Project component sites exhibit archaeological sensitivity. This analysis will determine the potential for uncovering archaeological resources and whether mitigation measures are required.
b.	☐	☐	☒	Does the Project site contain rock formations indicating potential paleontological resources? Two rock formations underlying the area, the Sespe and Topanga Formations, have a history of containing important fossils. Landslide features near the soccer field and stockpile sites may also contain fossils of Pleistocene Age. To determine if any of the Project component sites exhibit paleontological sensitivity, a records search and field survey will be completed. This analysis will determine the potential for unearthing paleontological resources during Project development and whether mitigation measures are required.
c.	☐	☐	☒	Does the Project site contain known historic structures or sites? None of the Project component sites are known to contain historic structures or sites. However, historic sites are known to exist in the Project vicinity, and as such a records check and field survey will be completed. This analysis will determine the potential for identifying historic resources during Project development and whether any mitigation measures are required.
d.	☐	☐	☒	Would the Project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? None of the Project component sites are known to contain historical or archaeological resources. However, because known archaeological sites exist near the location of the soccer field, records checks and field surveys will be conducted to identify significant resources, as well as what mitigations would be required to assure their proper handling and/or protection if significant resources were to be uncovered during Project development.
e.	☐	☐	☒	Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? The Project component sites do not contain unique geologic features, nor are any of the sites known to contain paleontological resources. A records check and field survey will be made to identify significant resources, as well as what mitigations would required to assure their proper handling and/or protection if significant resources were to be uncovered during Project development.
f.	☐	☒	☐	Other factors? A Cultural Resources Investigation shall be prepared and will address paleontological, archaeological, and historic resources. To be addressed in the Cultural Resources analysis of the EIR.

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the Project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☒ Less than significant with Project mitigation ☐ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No mineral resources have been identified on the Pepperdine University Malibu property and none of economic value are likely to occur. As such, the issue warrants no further study.
b.	☐	☒	☐	Would the Project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? No mineral resource designations appear on either Los Angeles County General Plan maps or Local Coastal Plan Maps as occurring either on or in the vicinity of the Pepperdine University Malibu property. As such, the issue warrants no further study.
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The issue warrants no further study in the EIR.

CONCLUSION

Considering the above information, could the Project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with Project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? The California State Department of Conservation maps showing *State Farmlands of Importance* indicate that there are no farmlands of importance on the Pepperdine University Malibu property. This issue does not warrant further study.
b.	☐	☒	☐	Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract? Although the campus is partially zoned for Light Agriculture (A-1-1-DP), the proposed Project would not conflict with the underlying zoning, nor would it impact any lands under a Williamson Act contract, because the A-1-1 zone permits the development of colleges and universities. As such, the issue warrants no further study.
c.	☐	☒	☐	Would the Project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? Agricultural uses are not practiced on the Pepperdine University Malibu property, nor is any commercial agriculture use practiced near enough to the campus to be adversely impacted by the proposed Project. This issue does not warrant further study.
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The issue warrants no further study in the EIR.

CONCLUSION

Considering the above information, could the Project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with Project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the Project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? The Pepperdine University campus is located adjacent to Pacific Coast Highway and Malibu Canyon Road, both of which are designated scenic highways, and the components of the Project are located within interior parts of the developed campus that may or may not be seen from the highways. A visual analysis shall be conducted of the proposed Project to identify sensitive public locations that may have views of the Project, the potential impact to sensitive visual resources, and to determine whether mitigation measures are required.
b.	☐	☐	☒	Is the Project substantially visible from or will it obstruct views from a regional riding or hiking trail? Existing and planned regional hiking and riding trails within the Santa Monica Mountains that are located in proximity to the Pepperdine University Malibu property. A visual analysis will be undertaken to determine whether existing trails and/or portions of proposed trails that may follow dedicated trail easements across undeveloped mountainous terrain on the campus may offer views of the developed campus. The visual analysis will determine the potential of the proposed Project to impact views from either existing or proposed trail route(s). The analysis will also determine whether mitigation measures would be required.
c.	☐	☒	☐	Is the Project site located in an undeveloped or undisturbed area that contains unique aesthetic features? The Project consists of redevelopment infill Projects on sites that have previously been developed or disturbed and that do not contain unique aesthetic features.
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? The proposed Project's structural components would consist of new sporting event venues and facilities improvements, new student housing Projects and improvements to existing ones, and several new parking structures. While some of these structures would add to the height and bulk of existing development on the campus, these buildings have been designed to be consistent with the University's existing structures.

e.	☐	☐	☒	Is the Project likely to create substantial sun shadow, light or glare problems? The proposed Project's structural features would be located within interior portions of the developed campus that are generally out-of-view from public highways where they otherwise could contribute to daytime glare. The Projects' structures are also located north of, and relatively far from, existing off-campus development and could therefore not result in significant shading impacts. The Project components, either singly, or in concert, may contribute to an increase in nighttime ambient lighting, however. A Project lighting analysis shall be conducted to determine existing ambient lighting conditions and the potential of the Project to contribute to significant increases in ambient lighting. The analysis would also determine whether any mitigation measures are required.
f.	☐	☐	☒	Other factors (e.g., grading or landform alteration)? The proposed soccer field and stockpile would result in landform alteration. An analysis shall be conducted to determine the extent of off-site visibility of any proposed grading activity associated with various Project components. The analysis would also determine whether any mitigations measures are required.

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

The Visual Report will include a lighting analysis. To be addressed in the Visual Qualities analysis of the EIR.

CONCLUSION

Considering the above information, could the Project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Does the Project contain 25 dwelling units or more and is it located in an area with known congestion problems (mid-block or intersections)? An objective of the Student Housing Rehabilitation component of the proposed Project is a reduction of the need for students to commute to campus (which would result in a decrease in traffic). The Project would also not increase enrollment. However, special events venues proposed as part of the CUP would result in periodic increases in vehicular and pedestrian traffic that may create a potential for traffic impacts. A traffic analysis of the proposed Project is required to document existing levels of traffic in the area, traffic operating levels of service, future traffic levels, traffic impacts from the proposed Project, and any required mitigation measures.
b.	☐	☐	☒	Will the Project result in any hazardous traffic conditions? The proposed Project would be accessed via the existing circulation system, which does not include known hazardous conditions. However, the traffic analysis will review the potential for the proposed Project to result in hazardous conditions relative to the on campus circulation system. These circumstances warrant additional analysis and mitigation, as necessary.
c.	☐	☐	☒	Will the Project result in parking problems with a subsequent impact on traffic conditions? Parking needs and requirements have been addressed in each of the proposed Project components, several of which consist of multi-level parking structures that are designed to help meet the parking demands of routine campus activities and special events. Additional analysis is required to determine if the number of parking spaces proposed by the Project will adequately serve it while also providing adequate spaces for special events. The analysis will also identify applicable mitigation measures, if necessary.
d.	☐	☐	☒	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? Implementation of the Project may increase traffic congestion on campus that may potentially impact emergency service access. Additional analysis of this issue is required to document any impediment to potential emergency service access and to identify mitigation measures that may be necessary.
e.	☐	☐	☒	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by Project traffic to a CMP highway system intersection or 150 peak hour trips added by Project traffic to a mainline freeway link be exceeded? A traffic analysis for the proposed Project that documents existing and Projected future traffic volumes on CMP links (including the Project's contribution to these volumes) and any necessary mitigation measures is required. All analyses required by the County Congestion Management Plan shall also be conducted.
f.	☐	☐	☒	Would the Project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?

A traffic analysis shall be conducted and will address these issues and identify any necessary mitigation measures. However, no reductions or impediments to the University's Rideshare Program are anticipated to result from the Project.

g. ☐ ☐ ☒ Other factors?

The Project has the potential to contribute to cumulative traffic impacts, which shall be addressed in the Traffic Study.

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

A Traffic Study shall be conducted. To be addressed in the Traffic and Access analysis of the EIR.

CONCLUSION

Considering the above information, could the Project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the Project create capacity problems at the treatment plant? Wastewater generated by the Project would be treated at either the Malibu Mesa Reclamation Plant, operated by the County of Los Angeles, or the Tapia Wastewater Reclamation Plant, operated by the Las Virgenes Municipal Water District. Implementation of the Project would generate additional sewage to be treated at either of the two treatment plants. Additional analysis is required to document existing and Projected treatment capacity at the two treatment plants, future sewage generation by the proposed Project, and any required mitigation measures.
b.	☐	☐	☒	Could the Project create capacity problems in the sewer lines serving the Project site? Existing conveyance systems are in place on- and off-campus to convey wastewater generated by the proposed Project to either of the two sewage treatment plants. However, additional analysis is required to document the capacities of each sewer line that would serve that Project on a daily basis, and any additional required mitigation measures.
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

To be addressed in the Utilities/Sewage Disposal analysis of the EIR.

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the Project create capacity problems at the district level? The proposed Project would not add faculty housing to the campus and the student housing Project components of it would consist of an increase of only one new resident director unit. The remaining proposed housing units are student "dormitory-style" dwellings that would not generate school-age children. Additional analysis of this issue is not warranted.
b.	☐	☒	☐	Could the Project create capacity problems at individual schools that will serve the Project site? Refer to Response A, above. Additional analysis of this issue is not warranted.
c.	☐	☒	☐	Could the Project create student transportation problems? There are no known student transportation problems in the vicinity of the Pepperdine University Malibu campus or near any of the public schools that serve the Malibu area. As the Project would not result in an increase of public school-aged children residing on the Pepperdine University campus, the Project would not contribute to student transportation problems. Additional analysis of this issue is not warranted.
d.	☐	☒	☐	Could the Project create substantial library impacts due to increased population and demand? Existing libraries in the vicinity of the Project site include the Payson Library and Harnish Law Library at Pepperdine University and the Malibu Branch of the Los Angeles County Library System at the Malibu Civic Center. The on-campus student population is anticipated to continue use of the on campus libraries instead of the off-campus public library, due to both location and library contents. Additional analysis of this issue is not warranted.
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with Project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the Project create staffing or response time problems at the fire station or sheriff's substation serving the Project site? Although Pepperdine University maintains its own Public Safety Department, implementation of the proposed Project could result in increased demands for various off-campus fire protection and suppression services, emergency medical services, and sheriff's services. Additional analysis is required to determine if this increase in demand will result in the need to supplement existing staffing levels, if it would affect current response times, and if any mitigation measures are required.
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the Project or the general area? There are no known special fire or law enforcement problems associated with the Project. However, the Project is located within a known high fire hazard zone (Fire Zone #4). Additional analysis of wildfire issues is required, including the identification of required mitigation measures.
c.	☐	☒	☐	Other factors?

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☒Fire Mitigation Fees

To be addressed in the Public Services/Fire and Police Protection Services analysis of the EIR. Potential impacts associated with fire to be addressed in the Fire Hazards analysis of the EIR.

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

a.	☐	☐	☒	Is the Project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? The Los Angeles County Waterworks District #29 supplies domestic water to Pepperdine University. Domestic water supply is adequate to meet the University's current demand. Development of the proposed Project would result in an increase in demand for domestic water. As a result, additional analysis of this issue is required, including the identification of applicable water conservation regulations and mitigation measures, if required.
b.	☐	☐	☒	Is the Project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? Water supply to meet fire flow requirements of the Project site is provided by the Los Angeles County Waterworks District # 29. Fire flow to Pepperdine University is currently adequate and meets the fire flow requirements listed in the Uniform Fire Code. Development of the proposed Project may require additional infrastructure to maintain adequate fire flow pressure. Therefore, additional analysis of this issue is required, including identification of mitigation measures, if necessary.
c.	☐	☒	☐	Could the Project create problems with providing utility services, such as electricity, gas, or propane? Southern California Edison and Southern California Gas provide electricity and natural gas to Pepperdine University. Existing and Projected future supplies of electricity and natural gas are adequate to serve Pepperdine University's demand, including that of the proposed Project. Therefore, the Project would not create problems with the provision of utility services electricity and natural gas. Additional analysis of this issue is not warranted.
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)? Implementation of the proposed Project would result in an increase in solid waste that would be generated on a daily basis. Due to the limited amount of landfill space in Los Angeles County, this issue requires additional analysis, including: the identification of landfills that accept solid waste from the Malibu area; the existing and planned future capacity of each landfill; the daily amount of solid waste that would be generated by the proposed Project; the landfill(s) that would accept waste from the Project; existing recycling regulations; and required mitigation measures.

e.	☐	☒	☐	Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? Each of the proposed Project components is located internally within the developed portion of the Pepperdine University Malibu campus, and each Project component location would be accessed and served by existing campus streets and street right-of-way associated infrastructure. Environmentally significant construction Projects to governmental facilities would not need to be undertaken to extend new public or quasi-public infrastructure services to the Project site. No further analysis of this issue is warranted.
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ **MITIGATION MEASURES /** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The applicant shall obtain proof of availability of adequate water supply.

Solid waste generated by demolition/construction as well as Project operation to be addressed in the EIR.

The applicant shall provide a recycling plan addressing waste generated during demolition/construction and Project operation.

To be addressed in the Utilities/Water Supply and Solid Waste analyses of the EIR.

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the Project result in an inefficient use of energy resources? Construction of the proposed Project would be subject to applicable Los Angeles County and State of California Building Codes that mandate adherence to Title 24 energy conservation requirements. Adherence to Title 24 regulations would assure that the proposed Project would not result in the inefficient use of energy. Additional analysis of this issue is not warranted.
b.	☐	☒	☐	Will the Project result in a major change in the patterns, scale, or character of the general area or community? The proposed Project's components are located within the interior of the developed campus, remote and out of view from the well-traveled, campus-adjacent roads and highways (i.e., PCH and Malibu Canyon Road). In terms of Project component design, the architectural style (including the use of building materials), size, and density would resemble the existing pattern, scale, and character of the area. Additional analysis of this issue is not warranted.
c.	☐	☒	☐	Will the Project result in a significant reduction in the amount of agricultural land? None of the Project site component locations are used for agriculture, nor is agriculture practiced anywhere in the Project's general vicinity. Additional analysis of this issue is not warranted.
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

These issues warrant no further study in the EIR.

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with Project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site? While the majority of the Project components would not produce, handle, or store hazardous materials, the existing Facilities Management and Planning (FMP) operations, which store gas and diesel fuels, would be relocated to the proposed Multi-Purpose Recreation and Parking Structure. Implementation of the Project would also involve the use of common hazardous materials (paint thinners, solvents, etc.) during on-site maintenance and cleaning. Federal, State, and local regulations and statutes regulate the use of all such hazardous and/or flammable materials, but further analysis of this issue would be conducted, including the identification of applicable regulations and mitigation measures, if required.
b.	☒	☐	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? Pressurized air tanks are used at the Facilities, Management and Planning (FMP) to fill tires and paint guns. Portable Freon tanks are used to refill HVAC systems and are based in the FMP.
c.	☒	☐	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? Components of the Project would be located within 500 feet of the adjacent Malibu Country Estates and on-campus residential uses and educational facilities. Such uses would be proximate to proposed grading, demolition, and/or construction activities, as well as near hazardous materials stored by the FMP operations, identified above in Response A. Although the use of hazardous and/or flammable materials, as well as building processes, are regulated by Federal, State, and local regulations and statutes, additional analysis of this issue is required, including the identification of applicable regulations and mitigation measures, if necessary.
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? There are no known cases of soil toxicity at the Project component sites or groundwater contamination in the Marie Canyon watershed.
e.	☐	☒	☐	Would the Project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? The existing FMP operations, which store gas and diesel fuels, would be relocated to the proposed Multi-Purpose Recreation and Parking Structure component of the proposed Project. Implementation of the Project would also involve the use of common hazardous materials (paint thinners, solvents, etc.) during on-site maintenance and cleaning. Once relocated, however, the storage of the common hazardous materials identified above is not anticipated to be substantially greater than in the existing condition, and the materials would continue to be stored, handled, and used in accordance with all applicable Federal, State, and local regulations and statutes.
f.	☒	☐	☐	Would the Project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Components of the Project would be located within one-quarter mile of educational facilities. Such uses would be proximate to potentially hazardous materials stored by the FMP operations, identified above in Responses A and C. Although the use of hazardous and/or flammable materials is regulated by Federal, State, and local regulations and statutes, additional analysis

				of this issue is required, including the identification of applicable regulations and mitigation measures, if necessary.
g.	☐	☒	☐	Would the Project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? The Project is not located on a site than is listed as containing hazardous materials (as per Government Code Section 65962.5), and as such does not pose a significant hazard to the public or to the environment. Further analysis of this issue is not warranted.
h.	☐	☒	☐	Would the Project result in a safety hazard for people in a Project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? While the Los Angeles County Fire Department maintains emergency helicopter landing pads on the University's Malibu campus for use during fire emergencies in the mountains within the Project's vicinity, the Project site is not located within an airport land use plan area, nor is it located within two miles of a public use airport or private landing strip. Further analysis of this issue is not warranted.
i.	☐	☒	☐	Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? The Project would not physically interfere with, nor impair the implementation of, an adopted emergency response or emergency evacuation plan. Moreover, the University serves a key role in the establishment and execution of emergency plans when necessary, which benefits the surrounding community. Additional analysis of the issue is not warranted.
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

A Phase I Environmental Site Assessment to be conducted. To be addressed in the Environmental Safety analysis of the EIR.

CONCLUSION

Considering the above information, could the Project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the Project be found to be inconsistent with the plan designation(s) of the subject property?
				The Malibu Local Coastal Plan designates the Project site as Institutional/Public Facilities. Therefore, the proposed Project is consistent with the site's land use designation. However, the proposed Project may require amendment of the University's approved Long Range Development Plan (LRDP). Additional analysis is required to document the Project's consistency with prior County approvals and with the LRDP. Mitigation measures shall be identified, if required. The northerly portion of the property is designated Mountain Lands and is not subject to proposed development.
b.	☐	☐	☒	Can the Project be found to be inconsistent with the zoning designation of the subject property?
				The site is zoned A-1-1-DP (Light agriculture, 1-acre minimum lot size-Development Program). The A-1-1 zone permits the development of colleges and universities, including appurtenant facilities, with a Conditional Use Permit. The Development Program Zone allows for the development of the University's Specific Plan For Development as conceptually approved by the County. Additional analysis is required to document the Project's consistency with the LDRP and DP Zone as well as with other applicable County regulations. Mitigation measures shall be identified, if required.
c.				Can the Project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☒	Other?
				Hillside management criteria do not apply to the proposed Project. Although portions of the University's property fall within SEA #5, none of the proposed Project components would be located within the SEA. The soccer field and stockpile may be located near naturally vegetated slopes containing elements of chaparral and coastal sage. Additional analysis is needed to determine the extent of such impacts and required mitigation measures, if necessary.
d.	☐	☒	☐	Would the Project physically divide an established community?
				The proposed Project would not physically divide an established community, because it would redevelop and supplement existing facilities within the campus. Additional analysis of this issue is not warranted.
e.	☐	☒	☐	Other factors?
				To be addressed in the Land Use analysis of the EIR.

☒ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the Project cumulatively exceed official regional or local population Projections? The proposed Project would result in a net increase of 658 beds on campus but does not propose to increase student enrollment. Therefore, the additional students living on campus would otherwise reside in other housing in the area. Although implementation of the proposed Project is expected to add 51 new full time employees, two new part time employees, and 20 new contract employees to the University's Malibu campus, most new staff members would likely be drawn from the southern California area. Therefore, the proposed Project would not increase regional population Projections, as students and new employees currently residing in the southern California region are expected to relocate within the region. Additional analysis of this issue is not warranted.
b.	☐	☒	☐	Could the Project induce substantial direct or indirect growth in an area (e.g., through Projects in an undeveloped area or extension of major infrastructure)? The various components of the proposed Project would be located among and/or adjacent to already-built components of the University's Malibu campus. Future growth of the Pepperdine University Malibu campus is controlled by the University's LRDP, and the proposed Project would not increase student enrollment and would result in a limited increase in staffing. Therefore, implementation of the proposed Project would not induce substantial direct growth in the area. However, indirect growth may occur as a result of Project implementation, as additional students residing on campus may induce the growth of student serving businesses in the area. This issue will be analyzed in the Growth Inducing section of the EIR.
c.	☐	☒	☐	Could the Project displace existing housing, especially affordable housing? Private, residential land uses on-site would not be replaced by the proposed Project. Additional analysis of this issue is not warranted.
d.	☐	☒	☐	Could the Project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? The proposed Project is expected to alleviate traffic conditions by eliminating a measure of the currently existing commuting travel by students. The proposed Project would not result in a substantial increase in jobs or a job/housing imbalance. A traffic analysis shall be conducted to determine VMT, as discussed in the Traffic/Access section of this Initial Study.
e.	☐	☒	☐	Could the Project require new or expanded recreational facilities for future residents? The future student residents of the University would have access to an adequate amount of private recreational facilities that already exist on campus as well as those that would be provided on campus as part of the proposed Project and the public recreation opportunities available in the Malibu area. Additional analysis of this issue is not warranted.
f.	☐	☒	☐	Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? The Project would provide on-campus housing and would not increase demand for off-campus housing that would displace substantial numbers of people. Further analysis of this topic is not warranted.
g.	☐	☒	☐	Other factors?
				Growth Inducement to be discussed in the EIR.

☐ **MITIGATION MEASURES /** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐Potentially significant ☐Less than significant with Project mitigation ☒Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

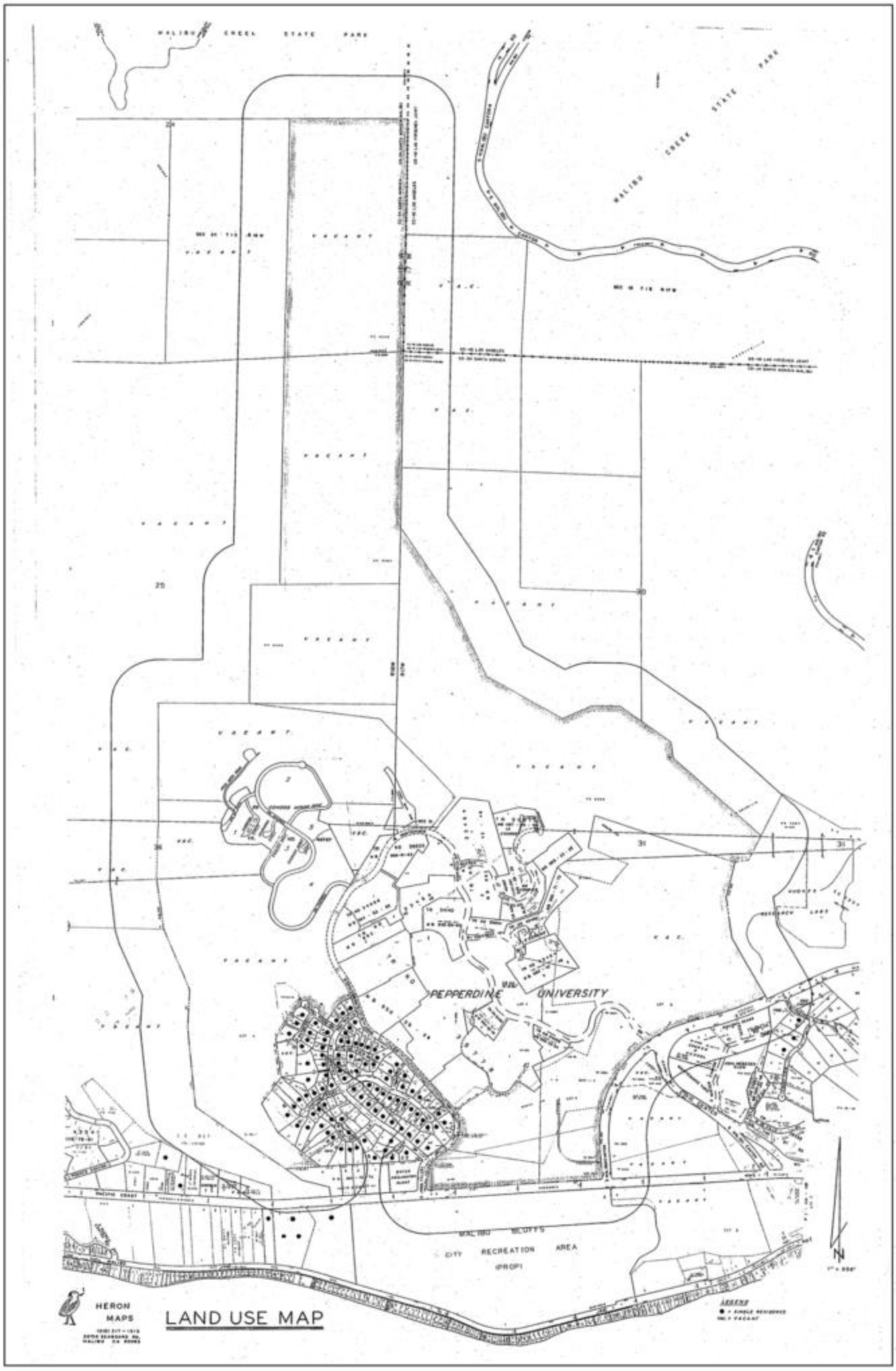
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☐	☒	Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? Final findings to be based on the EIR analyses.
b.	☐	☐	☒	Does the Project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects. Final findings to be based on the EIR analyses.
c.	☐	☐	☒	Will the environmental effects of the Project cause substantial adverse effects on human beings, either directly or indirectly? Final findings to be based on EIR analyses.

CONCLUSION

Considering the above information, could the Project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant ☐ Less than significant with Project mitigation ☐ Less than significant/No impact


MALIBU CREEK STATE PARK
MALIBU CREEK STATE PARK
PEPPERDINE UNIVERSITY
MALIBU BLUFFS
CITY RECREATION AREA
(PROP)
HERON MAPS
LAND USE MAP

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency
X = Document sent by SCH
R = Suggested distribution

Resources Agency
Boating & Waterways
S Coastal Commission
S Coastal Conservancy
_____ Colorado River Board
S Conservation
S Fish & Game
_____ Forestry
S Office of Historic Preservation
S Parks & Recreation
_____ Reclamation
_____ S.F. Bay Conservation & Development Commission
S Water Resources (DWR)

Business, Transportation & Housing
_____ Aeronautics
S California Highway Patrol
S CALTRANS District # 7
_____ Department of Transportation Planning (headquarters)
_____ Housing & Community Development
_____ Food & Agriculture

Health & Welfare
_____ Health Services

State & Consumer Services
_____ General Services
S OLA (Schools)

Environmental Affairs
_____ Air Resources Board
S AQMD
_____ California Waste Management Board
_____ SWRCB: Clean Water Grants
_____ SWRCB: Delta Unit
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
S Regional WQCB # (4)

Youth & Adult Corrections
_____ Corrections

Independent Commissions & Offices
_____ Energy Commission
S Native American Heritage Commission
_____ Public Utilities Commission
S Santa Monica Mountains Conservancy
S State Lands Commission
_____ Tahoe Regional Planning Agency

_____ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date: April 24, 2008 Ending Date: May 25, 2008

Signature [signature] Date 4/21/08

Lead Agency (complete if applicable):
Los Angeles County Department of Regional Planning

Applicant: *Pepperdine University, Attention: Rhiannon Pregitzer*
Address: *24255 Pacific Coast Highway*
City/State/Zip: *Malibu, CA 90263*
Phone: *(310) 506-4702*

Consultant: *Envicom: Attention Primo Tapia III*
Address: *28328Agoura Rd.*
City/State/Zip: *Agoura Hills, CA 91301*
Phone: *(818) 879-4700*

For SCH Use Only:

Date Received at SCH: _____
Date Review Starts: _____
Date to Agencies: _____
Date to SCH: _____
Clearance Date: _____
Notes: