

Cumulative Impacts: This section addresses the potentially significant cumulative impacts that may result from the proposed project when taking into account the environmental impacts of other related, and reasonably foreseeable past, present, and future projects.

Mitigation Measures: This section identifies potentially feasible mitigations that would avoid or substantially reduce significant adverse project-related impacts.

Unavoidable Adverse Impacts: This section discusses the environmental effects of the proposed project after the implementation of the identified mitigation measures and indicates whether or not the resulting impact has been reduced to a less than significant level.

Section 6.0 describes alternatives to the proposed project and the extent to which each alternative would reduce or avoid the environmental impacts associated with the proposed project; and Section 7.0 identifies significant irreversible environmental changes associated with the proposed project. Section 8.0 describes the potential for the proposed project to foster economic or growth in the surrounding environment.

1.2 PROJECT DESCRIPTION

1.2.1 PROJECT LOCATION

The Pepperdine University Malibu Campus is located at 24255 Pacific Coast Highway, within an unincorporated area of Los Angeles County. Regionally, the University is located approximately twenty-five miles west of downtown Los Angeles. Locally, Pepperdine University is located adjacent to the City of Malibu and is bordered by the Santa Monica Mountains on the north, east, and west. The Malibu Country Estates residential subdivision and Malibu Canyon Road are located to the southwest and southeast of the campus, respectively. PCH and the Malibu Bluffs State Recreation Area are located immediately to the south of the campus.

The Malibu Campus property totals approximately 830 acres with development concentrated within the core campus area located in the southern portion of the property near PCH. The CLP proposes to infill the core campus area.

1.2.2 PROJECT SUMMARY

The CLP is made up of six components including new infill and replacement facilities as well as the renovation of existing facilities. The proposed improvements involve athletic and residential facilities, parking structures, and other facilities situated within the already-developed campus core. The CLP has been planned within the densities of existing long-term plans for the campus. The CLP components are designed to enhance the existing campus environment and improve the campus life experience for students. The CLP meets existing needs for the current campus population and does not propose to increase enrollment. Specifically, the six CLP components include:

- 1) Student Housing Rehabilitation
- 2) Athletics/Events Center
- 3) Upgraded NCAA Soccer Field
- 4) Town Square
- 5) Enhanced Recreation Area
- 6) School of Law Parking Structure

Various project elements of these components would include facilities such as locker rooms, meeting rooms, academic support facilities, offices, an outdoor plaza, a café, pedestrian friendly walkways, and outdoor congregation/sitting areas. A summary of each of the proposed components is provided below.

Component 1: Student Housing Rehabilitation

The Student Housing Rehabilitation aims to restore, enhance, improve and/or replace the University's aging residence halls thereby providing additional, improved opportunities for prospective student residents. Most of these halls are thirty-eight years old with all of the associated aesthetic, electrical, plumbing, and technological deficiencies expected in aged buildings. The Student Housing Rehabilitation also proposes to meet the University's strategic goal to house seventy-five percent of the Seaver College student body on the Malibu Campus. Increased on-campus housing provides mentorship opportunities and enhanced peer interactions while also allowing the University to better control student housing costs and reduce daily trips to the campus. Providing additional beds would also help meet the significant unmet demand for on-campus housing, as there are more students who want to live on campus than residences available for them. The Student Housing Rehabilitation is comprised of two separate housing areas (i.e., Standard Precinct and Outer Precinct), and features styles aimed at different student demographics (i.e., freshman and non-freshman undergraduates). The Standard Precinct provides a net increase of 300 beds; the Outer Precinct provides a net increase of 168 beds. The Standard Precinct provides an additional 109,585 sf; the Outer Precinct provides a net increase of 41,107 sf of development. In addition to living areas, Component 1 provides additional support amenities such as café dining, open green space, common gathering spaces, multi-purpose classroom space, recreation lounges, game rooms, outdoor barbecue grills, a student convenience store, open seating space, and a quad area.

Component Area 2: Athletics/Events Center

The CLP proposes a multi-purpose Athletics/Events Center that would satisfy the campus' need for a NCAA Division I regulation volleyball and basketball competition venue with ancillary event amenities and additional practice facilities for both sports. The facility would also provide a unified location for the Athletics department offices that are currently spread across campus. It would be located at the site of the existing Rho Parking lot.

This component of the CLP would in effect replace many of the current functions supplied by the existing Firestone Fieldhouse. The University currently has both men's and women's NCAA Division I basketball and volleyball teams. Home games, practices, intramurals, and student "pick-up" games are all presently held on one performance court at the Firestone Fieldhouse. The Fieldhouse is outdated, undersized, and one of the least preferred basketball venues in the conference. There is one men's and one women's locker room facility at Firestone Fieldhouse. During athletic events, home and visiting teams have to share the locker room space while the Pepperdine community (students, faculty, and staff) does not have access to locker rooms for recreational use of the facilities. During athletic performances the Fieldhouse has a seating capacity of 3,104, a number that may be temporarily augmented by the placement of approximately 470 folding chairs on the floor.

The proposed Athletics/Events Center would also provide necessary infrastructure to support a Division I Athletics Program. The new facility would include locker rooms for both visiting and home teams, meeting rooms for teams to prepare and strategize for upcoming games as well as improved strength and conditioning space for all student-athletes. Space is also allocated to equipment storage, media coverage, concession services, and fundraising events.

The Athletics/Events Center would include 5,000 permanent seats. During special events, approximately 470 additional folding chairs may be temporarily placed on the event floor raising the temporary seating capacity to 5,470. This component also proposes a parking structure providing 831 spaces, a net increase of 265 spaces over the existing Rho Parking lot.

The University proposes to construct a chilled water central plant facility to satisfy the space cooling needs of the proposed CLP buildings. The central plant will utilize indoor electric chillers and pumps, as well as outdoor cooling towers, located inside and adjacent to the proposed parking structure at the Athletics/Events Center. A separate underground, chilled water storage tank is proposed to be located beneath the proposed Enhanced Recreation Area (Component 5), as described below.

Component Area 3: Upgraded NCAA Soccer Field

The proposed Upgraded NCAA Soccer Field site is located on the existing Tari Frahm Rokus Field and Stotsenberg Track. The existing track and field is situated on a leveled tier between the Seaver Residence Halls, Outer Precinct and Upsilon Parking Lot (to the north) and the Eddy D. Field Baseball Stadium (to the south). Currently, temporary mobile seating is relied upon to provide seating for up to 1,000 spectators. The Upgraded NCAA Soccer Field component of the CLP in conjunction with the enhanced Recreation Area, (Component 5), would meet unmet University needs for recreation space. Pepperdine University supports a very successful women's soccer program that is limited by overcrowding from other activities that have a high demand for use of the field. The field is inadequate for NCAA tournament play because of insufficient lighting and size. The Upgraded NCAA Soccer Field would meet the present and future institutional needs of the University's soccer program. This includes providing a NCAA compliant competition field to meet the needs of the existing women's soccer team and a possible future men's team. The elevation of the upgraded soccer field would be approximately ten feet higher than the level of the existing track and soccer field. The field would have a natural grass playing surface and be equipped with lighting for nighttime use. The component also provides 1,000 permanent spectator seats on the northern side of the field and 1,500 sf facility with storage space and restrooms. The adjacent Athletics/Events Center will provide locker room space for home teams, officials, and visiting teams, while the adjacent café/convenience store associated with the proposed Outer Precinct aspect of the Student Housing Rehabilitation would provide concessions.

Component Area 4: Town Square

The proposed Town Square site is located on what is now the Seaver Main Parking Lot, a large surface parking lot which projects westerly from Seaver Drive to occupy a core area between the Thornton Administrative Center and Huntsinger Academic Center (on the east) and the Center for the Arts (on the west). The current parking lot on this site contains 166 spaces.

The Town Square proposes to provide the University a quad area centrally located in the center of campus, including additional parking spaces. This aspect of the CLP would consist of two levels of underground parking, providing 203 net new spaces, with a landscaped quad on the third, or top, level. The quad would satisfy the campus' need for a central community interaction area incorporating natural landscaping and green grass. This aesthetic enhancement is critical as this location acts as the "gateway" to the Seaver College campus. The central quad area would also allow the campus community to hold classes outside and provide an area for informal student recreation and dispersed seating arrangements for student congregation. A street-level Welcome Center, located adjacent to Seaver Drive, would further enhance the notion of the Seaver College gateway by welcoming guests and providing information on the

University. The facility would also contain necessary support systems including storage space and restrooms.

Component Area 5: Enhanced Recreation Area

The proposed Enhanced Recreation Area site is located north of Huntsinger Circle in an area currently consisting of an intramural field, the Terrace Parking Lot, naturally vegetated areas, an earthen debris stockpile, and a debris basin maintenance structure. As discussed under Component 3, there is a lack of adequate fields to accommodate the demand of athletic, intramural, and recreational use. The existing recreation field is of insufficient size for current recreational needs, (e.g., intramural rugby and lacrosse), or to allow for more than one game at a time. Nevertheless, intramural and club sports are well represented on campus. Currently there are 1,200 students participating in seven intramural sports including flag football, tennis, volleyball, dodge ball, basketball, soccer and ultimate Frisbee. Club sports consist of extramural activities that are played against other colleges, and include lacrosse, rugby, soccer and ultimate Frisbee.

The CLP proposes an improved and expanded grass recreation area on the site of the existing intramural field. The field would provide sufficient space to accommodate a playing field consistent with the size requirements for student recreation needs and intramural sports. In order to accommodate intramural use, the project proposes to replace existing inefficient lighting fixtures with modern, more efficient fixtures. The component also provides a 1,600 square foot structure containing storage space and restrooms.

A new debris basin located north of the proposed Enhanced Recreation Area would replace the current debris basin structure, located just east of the existing intramural field. A stockpile composed of uncompacted fill material is currently located north of Huntsinger circle to the east of the existing Marie Canyon debris basin structures. The stockpile area would be reduced in size and have a space capacity of approximately 8,000 cy of fill.

An underground, chilled water storage tank is proposed to be buried within the earth fill required to create the Enhanced Recreation Area. The tank capacity would be approximately 2 million gallons, providing sufficient storage to allow chillers and cooling towers located inside or adjacent to the proposed parking structure at the Athletics/Events Center to operate during off-peak hours, substantially reducing energy consumption during the highest demand period of the day.

Component Area 6: School of Law Parking

The proposed site location for the School of Law Parking Structure is currently occupied by the School of Law Student Lot. This existing surface parking lot provides campus parking for students, faculty, and staff. The School of Law Student Lot is located at the southeast corner of Baxter Drive and Seaver Drive and provides 291 parking spaces. The CLP proposes to replace the existing surface School of Law Student Parking Lot with a three-level parking structure, which would provide 724 parking spaces. Completion of the structure would result in a net increase of 433 parking spaces.

Project Phasing

Buildout of the CLP would occur in two phases over approximately twelve years (depending on funding availability and emerging University needs). Phase I would commence upon the issuance of building permits by Los Angeles County Department of Building and Safety and is scheduled to last six years. This phase would include the School of Law Parking Structure, the Outer Precinct portion of the Student Housing Rehabilitation, the debris portion of the Enhanced Recreation Area, and the Athletics/Events

Center. Phase II would include the Upgraded NCAA Soccer Field, the Standard Precinct portion of the Student Housing Rehabilitation, the Town Center, and the Enhanced Recreation Area.

1.2.3 PROJECT OBJECTIVES

According to the mission statement on Pepperdine University's website, Pepperdine is committed to the highest standards of academic excellence, where students are strengthened for lives of purpose, service, and leadership. To this end, the CLP aims to improve Pepperdine's facilities to accommodate the evolving needs of the University's academic, administrative, and student-support programs, to enhance the educational experience for students, and to improve programs for students, faculty, and staff, all within the existing enrollment limits. Specifically, the following list provides a synopsis of the objectives and goals of the proposed CLP.

- Enhance campus life by improving upon the safe, intellectually stimulating, culturally appealing, and socially supportive learning environment without increasing enrollment.
- Provide for the most effective use, operation, and maintenance of the University's Malibu Campus by creating improved academic, residential, athletic, and recreational opportunities, and supplying adequate parking, support, and operations facilities.
- Improve educational, athletic and student life facilities in the existing developed core campus consistent with the policies of the University's approved long-term planning documents.
- Enable the University to financially assist young students independent of government support and funding by improving campus life and campus facilities, thereby attracting increased financial support, endowments, capital, and operating funds.
- Provide a high quality academic, recreational, and environmental experience in the California Coastal Zone for young people from the United States and around the world.
- Foster a communal educational environment on campus and fulfill the University's strategic student housing plan by providing increased housing on the Malibu Campus, allowing the University to house seventy-five percent of the Seaver College student body on the Malibu Campus.
- Move more undergraduate students into campus housing to eliminate the commute for most students and reduce daily trips to and from the campus.
- Upgrade and enhance the aging Seaver Residence Hall buildings to improve the residential and educational environment on campus, aid in student recruitment, and encourage on-campus living.
- Create a housing model that will raise the standard of campus housing to encourage non-freshman students to reside on campus.
- Provide an updated athletic/events center with adequate seating to create a collegial and unified location that meets demand for institutional athletics, intramural and intercollegiate athletics.
- Create athletic venues that are NCAA compliant and on par with other Division I, West Coast Conference (WCC) schools for soccer, volleyball, and basketball in a manner consistent with NCAA Division I caliber of competition.
- Encourage a larger segment of the campus population (including students, faculty, and staff) and the local community to attend the University's cultural and athletic events.
- Construct a lighted soccer field that is NCAA compliant, meets NCAA Division I regional broadcast standards, is appropriate for competitive play by all schools in the WCC and Division I, and provides opportunities for practice schedules consistent with academic needs.
- Alleviate the overcrowded conditions at the existing athletic facilities and consolidate Athletics' offices, venues, and support facilities.

- Provide enhanced recreational facilities including lighted field to alleviate the overcrowded conditions at the existing recreational fields to adequately accommodate the student body, and better meet the recreational and intramural needs of the broader campus community.
- Provide additional on-campus recreation options to encourage health and well being of students and general campus population.
- Provide needed outdoor recreational fields within areas of the existing developed campus.
- Create a central quad area that provides for community interaction in close proximity to existing learning facilities and incorporates natural landscaping for use by students, faculty, and staff for recreation, relaxation, meetings, and classes.
- Provide sufficient parking spaces in convenient locations to better accommodate students, faculty, and staff needs and facilitate an enhanced campus experience for the entire University population.
- Foster support of sustainability concepts through student educational programs and continued efforts to improve resource conservation to minimize the University's impact on the land through improvements in the design of campus facilities and the use of the campus' developed space.
- Minimize potential off-site impacts by balancing appropriate soils on-site within existing developed areas to the extent feasible.

1.3 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 1-1 summarizes the proposed project's environmental impacts and the measures identified to mitigate these impacts. The table also notes the significance of impacts before and after mitigation is implemented. Impacts are classified as follows:

- Class I – Significant impact that cannot be reduced to a less than significant level with implementation of mitigation measures.
- Class II – Significant impacts that can be reduced to a less than significant level with implementation of mitigation measures.
- Class III – Less than significant impacts. Mitigation measures are not required but may be recommended.
- Class IV – Beneficial impacts.

As identified in **Section 5.0, Environmental Impact Analysis**, after implementation of the required mitigation measures, the CLP would result in the following significant and unavoidable impacts:

TRAFFIC AND ACCESS

The CLP would decrease traffic on the surrounding roadway network following completion of both Phase I and II (see Table 5.8-7). The conversion of commuter students to resident students facilitated by the housing program plus the enhanced campus life experience provided by upgraded athletic, recreation, wellness, support programs, etc., would reduce the number of trips to and from the campus. Thus, on average the CLP would generate beneficial impacts to the local roadway system.

However, the EIR conservatively evaluates potential worst-case impacts that could occur resulting from well-attended events at the Athletics/Events Center that are scheduled to start or end during peak hour periods. During these limited instances the CLP would result in significant and unmitigable impacts at the following intersections: