



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Malibu Middle and High School Campus Specific Plan Project

**District Board Meeting
January 13, 2022**



Introduction

SMMUSD

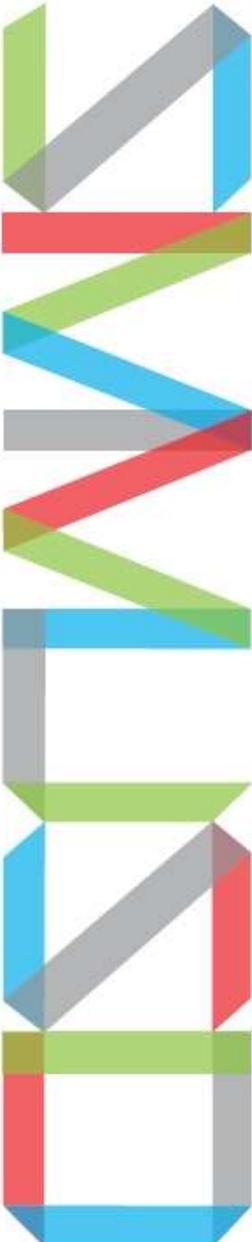
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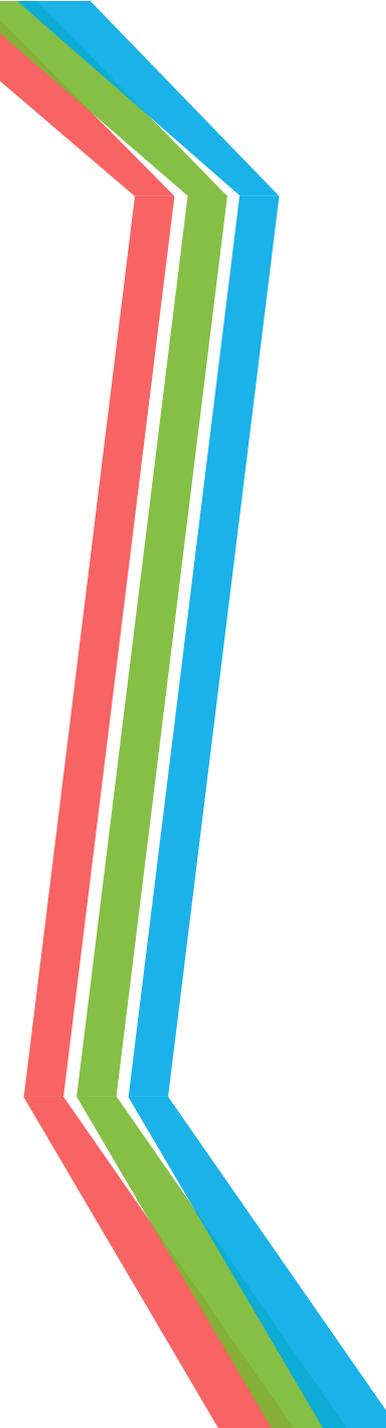
Agenda

1. Project Overview
2. California Environmental Quality Act (CEQA) Process
3. Summary of Draft EIR Findings
4. Public Comments



Purpose Of Today's Draft EIR Public Meeting

- Provide information about the Proposed Project
- Describe the CEQA Process
- Content of the Draft Environmental Impact Report (EIR)
- Overview of the Final EIR Process



Project Overview



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT



Project Objectives

Redevelop Malibu Middle and High School with the following Objectives:

1. Create unique and separate identities for the Malibu Middle School and Malibu High School campuses.
2. Advance educational facilities to support 21st century learning and properly support the projected enrollment.
3. Improve learning by replacing undersized and inflexible facilities with larger, functional flexible spaces that accommodate modern, diverse learning styles and allow for variable uses.
4. Provide enhanced, modern, and functional support spaces, such as libraries, cafeteria, labs, maker spaces, and other student services, that promote whole child development.
5. Improve the arts and athletic facilities in support of both the school and the community's educational, cultural, and recreational enhancement.



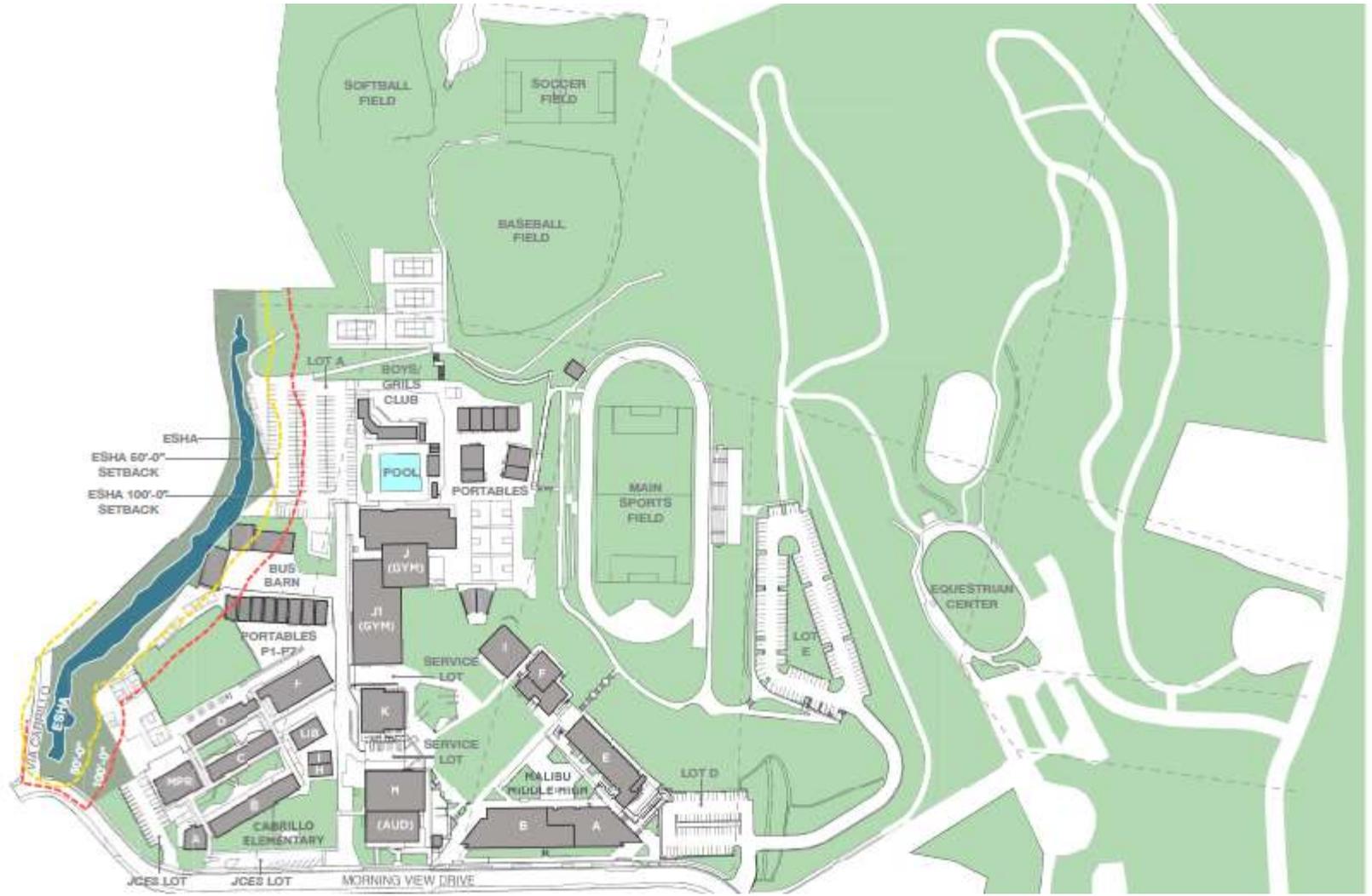
Project Objectives

6. Reorganize open space and foster intercampus circulation.
7. Improve access, circulation, and drop-off and pick-up, and increase on-campus parking in a manner that improves pedestrian and vehicle safety.
8. Respect the natural environment by developing a campus that is of high design, and complementary to the natural landscape and that contributes to the high scenic quality of the area.
9. Adopt development standards for the MMHS allowing for the educational design requirements of many of the buildings.
10. Increase District resiliency, protect and maximize the learning environment, and maximize energy and operational savings through a photovoltaic solar array and battery backup system.
11. Remove hazardous buildings and structures.

Project Site



Entitled MMHS Campus



Proposed Site Plan



HIGH SCHOOL

Building C - Classrooms, Student Support Services, Administration and Campus Support

Building J - Gymnasium, PE



MIDDLE SCHOOL

Building A/B (existing) - Administration, Library

Building E (existing) - Classrooms

Building D - Gymnasium/Fitness/PE and Student Activities and Food Service



SHARED USES

Building H - Visual and Performing Arts (VAPA)

Building I - Special Education and Campus Wellness Center

Building L - Aquatics Center/Field House

Building M - Upper Field House



OTHER



POTENTIAL OUTDOOR LEARNING OPPORTUNITIES



EXISTING FEATURES/ BUILDINGS TO REMAIN



APPROXIMATE LOCATION OF MARQUEE SIGNS

Project Stalls By Lot:

A. 150 (existing)

B. 62 (existing)

C. 25

D. 129

E. 32

F. 14





Project Features

- Demolition of Existing Buildings:
 - 16 structures on the former JCES campus
 - 6 buildings and amenities on the MMHS campus
- Buildings A/B and E to remain
- No changes to the existing football/track, baseball, or softball fields
- Development of new field houses
- New pool

Summary of New Development

Building	Status	Classroom	Lab	Square Footage	Maximum Height
Middle School Core					
Building D: Gymnasium/ Fitness/ PE and Student Activities and Food Services	New	2	0	22,376	36 ft
Middle School Core Subtotal		2		22,376	
High School Core					
Building C: Classrooms, Student Support Services, Administrative and Campus Support	New	23	8	68,019	36 ft
Building J: Gymnasium/ PE	New	2	0	36,708	45 ft
High School Core Subtotal		25	8	104,727	
Shared Amenities					
Building I: Special Education and Campus Wellness Center	New	1	0	5,094	28 ft
Building H: Visual and Performing Arts (VAPA)	New	4	0	30,094	45 ft
Building L: Aquatics Center/Field House	New	0	0	9,249	28 ft
Building M: Upper Field House	New	0	0	2,055	28 ft
Shared Amenities Subtotal		5		46,492	
Total – New Development		32	8	173,595	
Total – with Building A/B and Building E		51	12	222,425	

Source: LPA 2021.

Other Project Features

- Infrastructure Improvements
- Landscaping
- Lighting Program
- Solar Panel System
- Relocation of Bus Barn



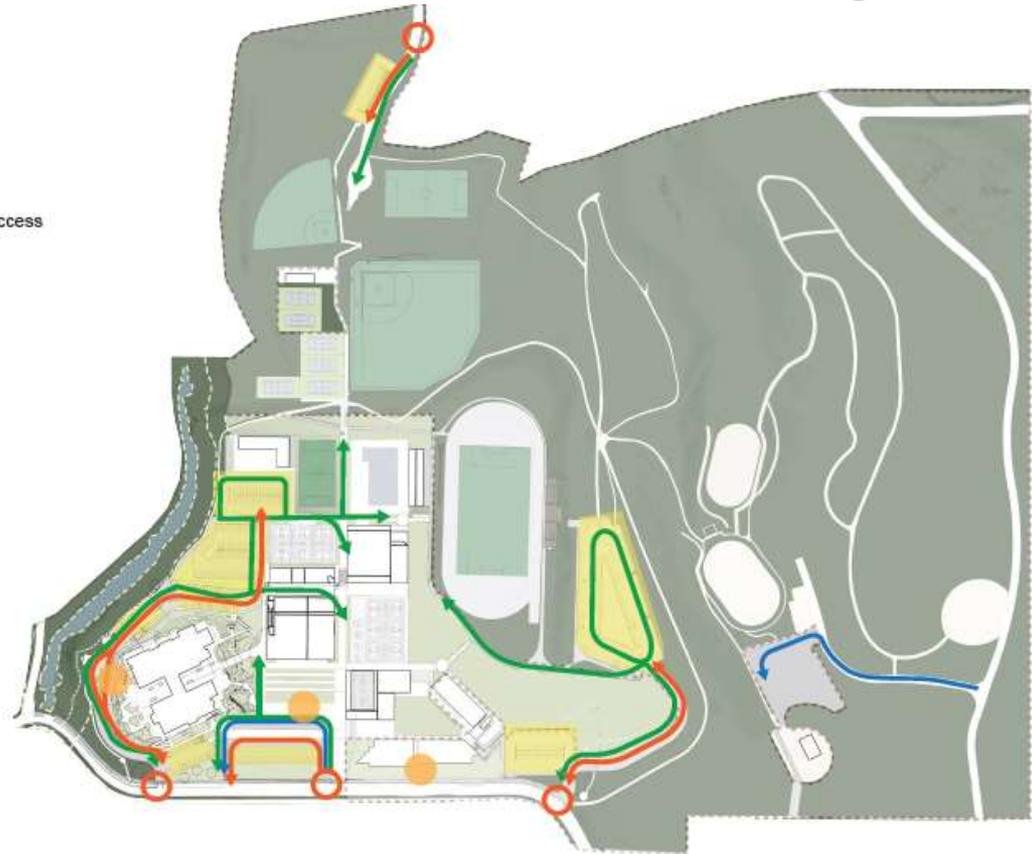
Site Parking

Existing Parking	Existing Spaces	Parking Changes	Project Spaces
150-Space Parking Lot (E)	150	Renamed to Parking Lot A	150
Lower Parking Lot (D)	62	Renamed to Parking Lot B	62
Student Parking Lot A	119	Removed	
JCES Parking Lots	37	Removed	
Service Lot	7	Removed	
		Parking Lot C (New)	25
		Parking Lot D (New)	129
Note: Bus Barn's 11 bus spaces also eliminated with Proposed Project.		Parking Lot E (New)	32
		Parking Lot F (New)	14
Totals:	375		412
Source: SMMUSD 2021			

Project will increase Campus auto parking by 37 spaces.

Circulation & Parking

- Service & Emergency Access
- Vehicular Access
- Bus Access
- Parking Lot
- Drop-Off Area
- Vehicle Campus Entry



Middle School drop-off/pick-up in 150-Space Parking Lot E

High School Students drop-off/pick-up in JCES Lot
Bus Barn Relocation

Construction Phasing

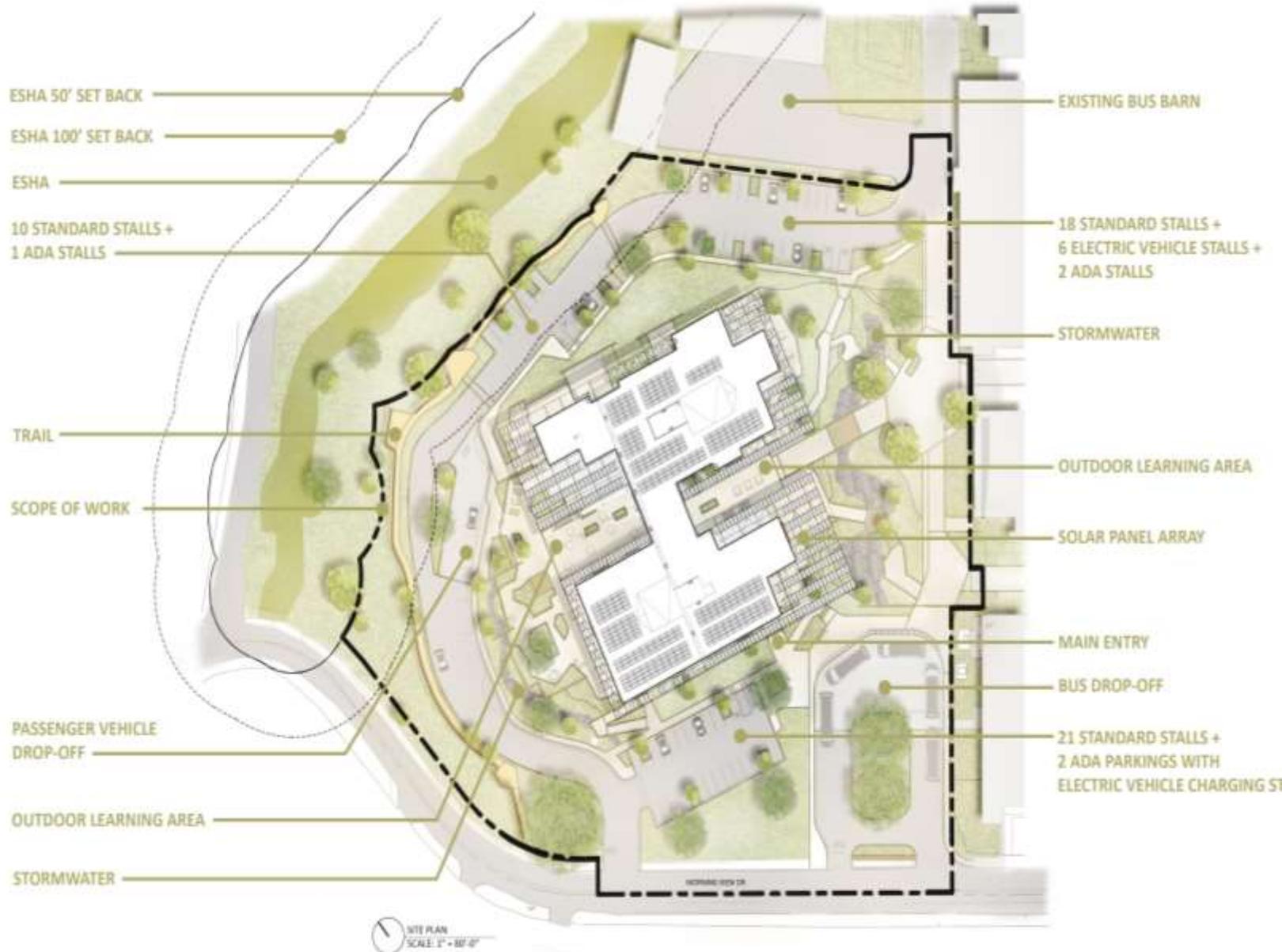
1. High School academic building
Partial Parking lot D
Pedestrian trail
2. Middle School
3. MS + HS athletics
Parking lot F
4. Performing Arts Center
Parking lot E
Partial Parking lot D
Athletic fields
Boys & Girls Club
Bus Barn
Arrival Plaza
Parking lot C





PHASE 1: NEW HIGH SCHOOL PROJECT

Phase 1 High School Building



ASB



First Floor Commons



Makerspace



Curated Resources



Informal Learning



Second Floor Atrium



College Career Center



Second Floor Commons



Classroom



ESHA Restoration Project



ESHA Restoration Plan

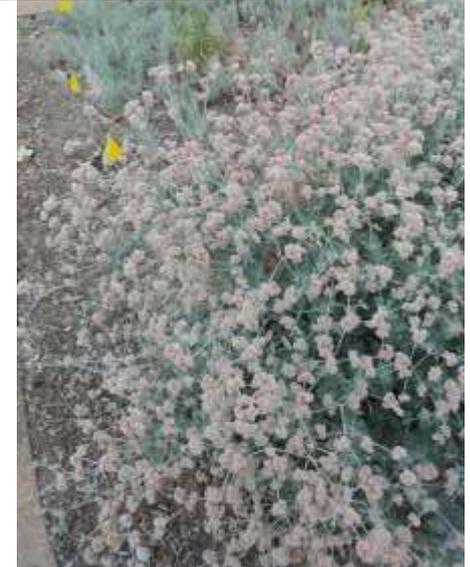
- Removal of structures within 100-foot buffer
- Pedestrian path and outdoor learning areas
- Phased Restoration Plan
 - Weed Abatement
 - Invasive Plant Controls
 - Seeding/Planting
 - Erosion Prevention/Stability Improvements
- Permeable pavement within 100-foot buffer



ESHA Restoration Plan



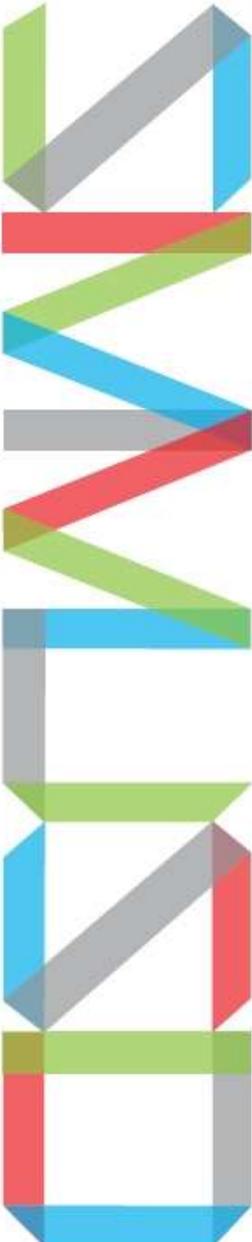
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Why a Specific Plan?

- Originally conceived by the District as a decade-long phased Campus Master Plan
- City of Malibu recommended a Specific Plan instead of modifying the design standards of the Institutional Zone
- Specific Plan provides all development requirements for the MMHS campus
 - No need to go to LIP or Malibu Municipal Code
- Only CDPs and CUPs needed



Adoption of Specific Plan & Local Coastal Plan Amendment

- Project requires an Amendment to the Local Coastal Plan.
- Adopting the Specific Plan is a discretionary, legislative, decision that can only be made by the Malibu City Council.
- Project needs to meet District and State Standards.

Adoption of Specific Plan And Local Coastal Plan Amendment

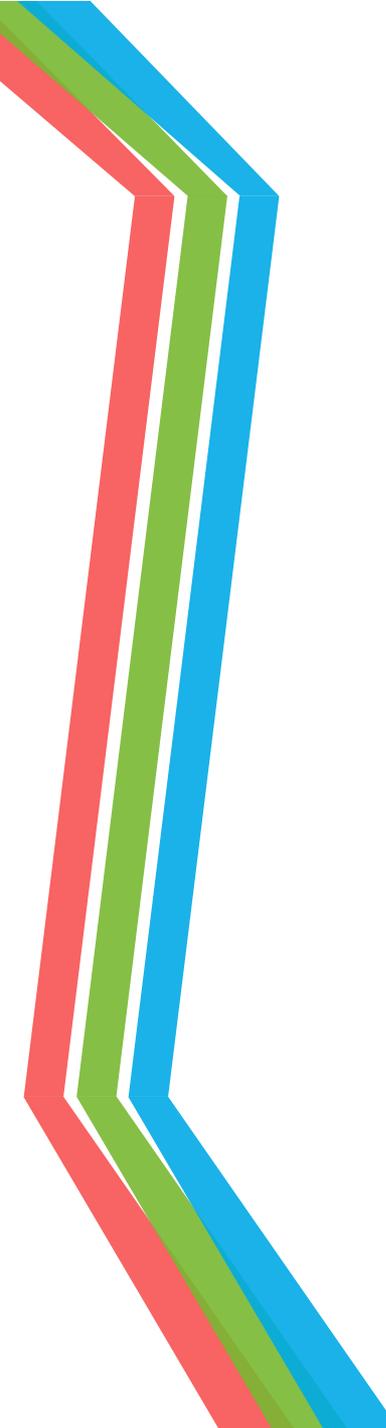
LIP Section Number	Requirement	Proposed
3.9.A1a	Structures shall not exceed a maximum height of 28 feet ...	Building J: Gym/PE - 45 ft
		Building H: VAPA – 45 ft
		Building D: Gym/MPR - 36 ft
		Building C: HS Building – 36 ft
3.9A.1b	Roof-mounted mechanical equipment...may project no more than two feet higher than the structure roof height.	Building C: Science Labs Fume Hoods 41 feet total – 10 ft above roof surface
		Building C: Parapets/Guardrails - up to 3.5 ft in height above roof surface

Source: SMMUSD 2021.

Adoption of Specific Plan And Local Coastal Plan Amendment

LIP Section Number	Requirement	Proposed
3.9.A1d	Sports field lighting limited to the main sports field at Malibu High School.	Nighttime pool lighting for Class II Facility (IESNA)
3.15.3.J	Automatic changing signs or electronic message center signs.	Separate electronic marquees
8.3.B	Maximum quantity of grading limited to 1,000 cubic yards.	Proposed Project will exceed grading limitations.
8.3.C	Maximum Height of Cuts and Fills with Retaining Walls. 6 feet in height for one, or 12 feet for any combination of walls.	Building C would serve as retaining wall.

Source: SMMUSD 2021.



California Environmental Quality Act (CEQA) Process



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California Environmental Quality Act (CEQA)

- All projects within the State of California are required to undergo environmental review to determine the environmental impacts associated with implementation of the project.
- CEQA informs the public and decision makers about the project and about the potential environmental impacts.
- CEQA identifies feasible ways to avoid or reduce potential impacts.
- CEQA discloses any Significant and Unavoidable Impacts.
- CEQA provides an opportunity for the public and local/state agencies to comment on the environmental issues.
- SMMUSD is the lead agency under CEQA and is carrying out the Proposed Project. The City of Malibu serves as a responsible agency.



Overview of CEQA Process

Publish Notice of Preparation/Initial Study

- 30-day public review period (*08/20/20 – 09/21/20*)
- CEQA Scoping Public Meeting (*09/09/2020*)

Prepare and Publish Draft EIR

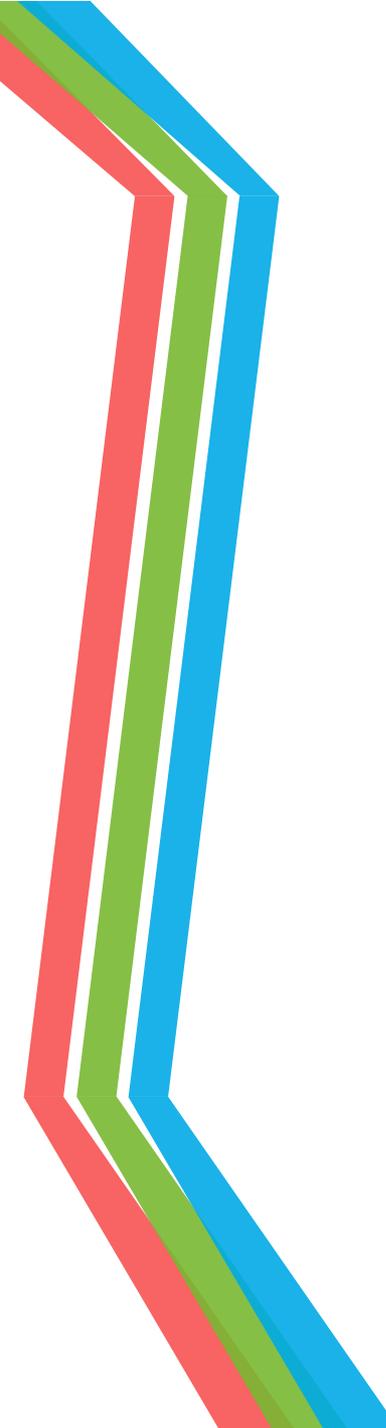
- 45-day public review period (*10/15/21 – 11/29/21*)
- Public Meeting (*11/02/21*)

Prepare and Publish Response to Comments/Final EIR

- 10-Day Agency Review of Comments (*Began 12/28/2021*)
- School Board Hearing to adopt Findings, MMRP, and Statement of Overriding Considerations (*01/13/2022*)

School Board adopts Project (*01/13/2022*)

City approves Specific Plan, LCP Amendment, and CDPs (separate from CEQA) (*TBD*)



Summary of Draft EIR Findings



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Issues Analyzed in the Draft EIR

- Aesthetics (Incl. Lighting)
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire



Types of Impacts Identified in EIR

Less than Significant

- Would cause no substantial adverse change in the environment
- No mitigation required

Less than Significant with Mitigation

- Could cause significant adverse effects in the environment
- Mitigation measures implemented to reduce impacts

Significant and Unavoidable

- Would cause substantial adverse changes in the environment
- All feasible mitigation considered would not reduce impacts

Less Than Significant Impacts

- Aesthetics
 - Scenic Vistas/Resources
 - Visual Quality
- Air Quality
 - Consistency with Plans
 - Operation
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Public Services
- Recreation
- Utilities and Service Systems





Less than Significant with Mitigation

- Air Quality
 - Construction Impacts
- Biological Resources
 - Sensitive Species
 - Habitat
 - Jurisdictional Waters
- Cultural Resources
 - Archaeology
- Geology and Soils
 - Geologic Hazards
 - Paleontology
- Noise
 - Operation
- Transportation
 - Construction
- Wildfire



Significant and Unavoidable Impacts

- Aesthetics

- Lighting from pool to meet Illuminating Engineering Society of North America (IESNA) Standards
- Mitigation measures requires lighting program to meet Malibu Dark Sky Ordinance
- Impacts would remain significant from pool lighting related to Malibu Dark Sky Ordinance
- Outdoor lighting/glare less than significant for:
 - Outdoor building/security lighting
 - Parking lot lights
 - Marquee signage
 - Bus barn
 - Solar panels



Significant and Unavoidable Impacts

■ Noise

- Construction Impacts – Offsite sensitive receptors
- Mitigation Measures:
 - Construction equipment controls
 - Noise barriers within 100 feet of receptors
 - Location of stationary equipment, staging areas
 - Notification signage



Alternatives

- **No Project Alternative**
 - Avoids All Impacts
 - Does Not Meet Any Objectives
- **Alternative 1: Phases 1 and 2 Only**
 - Eliminates Significant Unavoidable Lighting Impacts
 - Reduces Construction Noise Impacts
 - Does not meet key objectives of the project
- **Alternative 2: Elimination of Parking Lot F**
 - Significant Unavoidable Impacts would Remain
 - Meets all project objectives



Summary of Final EIR



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Final EIR Process

- 45-day comment period
- Public meeting November 2, 2021
- 8 comment letters/emails received
 - LA County Sheriff / Fire
 - LA County Public Works
 - California Dept. Fish & Wildlife (CDFW)
 - City of Malibu
 - 2 Community Members



Final EIR Process

- Fire, Sheriff, Public Works no issues raised
- CDFW comments regarding mitigation and certain species
 - Restoration/aquatic resources
 - Monarch, bats, burrowing owl
- City of Malibu
 - Aesthetics: building heights and lighting
 - Geology/Hydrology
 - Transportation
- Community Concerns
 - Parking Lot F
 - Maintaining cohesive campus during phased improvements
 - General biological, aesthetic, transportation concerns

Final EIR Process

- Prepared comprehensive responses to all
- Some revisions to Draft EIR made
 - Clarifying revisions
 - Minor corrections/modifications
 - Clarifying biological mitigation per CDFW request
- No new or exacerbated significant environmental effects
- No new signification information
- No recirculation required per § 15088.5



Statement of Overriding Considerations

After balancing economic, legal, social, technological, and other benefits of the Proposed Project, unavoidable adverse environmental impacts may be considered “acceptable” because the Project will:

- Reorganize open space and foster intercampus circulation; improve access, circulation, and drop-off and pick-up, and increase on-campus parking in a manner that improves pedestrian and vehicle safety; and remove hazardous buildings and structures.
- Create unique and separate identities for the Malibu Middle School and Malibu High School campuses
- Improve the arts and athletic facilities in support of both the school and the community’s educational, cultural, and recreational enhancement, and provide pool facilities that support high-level competitive water polo.

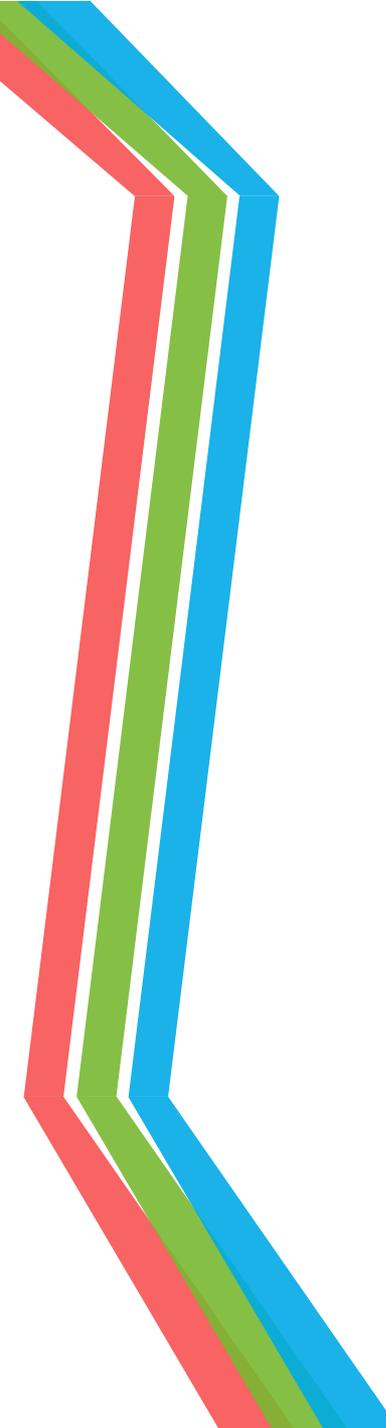
Next Steps

- Specific Plan and CDP Approval w/ City of Malibu (in process)
- Coastal Commission to approve City's adoption (next)
- Construction Phase 1 anticipated November 2022
- Subsequent phases funding dependent



Recommendations:

- Certify the EIR
- Adopt Findings and Statement of Overriding Considerations
- Adopt the Mitigation Monitoring and Reporting Program
- Approve the Project



Comments?



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