



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

DATE: August 18, 2020

TO: Area Residents, Agencies, Organizations, and Interested Parties

FROM: Santa Monica-Malibu Unified School District (Lead Agency)

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Proposed Malibu Middle and High School Campus Specific Plan and Local Coastal Plan Amendment Project.

PROJECT TITLE: Malibu Middle and High School Campus Specific Plan and Local Coastal Plan Amendment Project

Notice is hereby given that the Santa Monica-Malibu Unified School District (SMMUSD) has prepared an Initial Study EIR Scoping Document for the proposed Malibu Middle and High School (MMHS) Campus Specific Plan and Local Coastal Amendment Project (Proposed Project). While the Proposed Project is located in the City of Malibu, the District will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA), Guidelines section 15051(c).

PROJECT LOCATION: The Project Site includes the entirety of the SMMUSD property that consists of the existing Malibu Equestrian Center in the eastern portion of the property, the existing MMHS campus in the center of the property, and the former Juan Cabrillo Elementary School (JCES) campus in the western portion of the property. Malibu Middle and High School is located at 30215 Morning View Drive (Assessor's Parcel Map Numbers 4469-017-900, 4469-018-900, 4469-018-901, 4469-018-902, 4469-018-903, 4459-018-904, 4469-019-900, 4469-019-901, 4469-019-902 (9 parcels)), in the City of Malibu, Los Angeles County, California. The Proposed Project would be developed within the existing MMHS campus and the former JCES campus. The MMHS campus is approximately 0.25 miles northeast of both the Pacific Coast Highway (PCH) and Zuma Beach, and bounded by Merritt Drive to the east, Via Cabrillo Street to the west, and Morning View Drive to the south.

PROJECT DESCRIPTION: The Proposed Project would redevelop and modernize the existing MMHS campus and former JCES campus to create three distinct areas: Middle School Core, High School Core, and shared facilities. Implementation of the Proposed Project would result in demolition of all 11 buildings on the former JCES campus and 7 buildings on the MMHS campus, totaling 147,556 square feet of demolition. The currently constructed Building E and the under-construction Buildings A/B would remain, with all other structures removed. No changes to the existing football/track, baseball, or softball fields would occur with the exception of the development of new field houses and additional parking adjacent to the softball field. As shown in **Table 1, Summary of New Development**, the Proposed Project would result in 32 classrooms and 8 labs and a total of 190,967 square feet of building space, providing the MMHS campus with a total of 47 classrooms and 12 labs and a total of 240,650 square feet of building space. Building D, the Middle School physical education center, would have a maximum height of 45 feet above grade to accommodate the gymnasium and would provide an accessible path to the hardcourt area on the upper level. The High School Building C would have a maximum height of 36 feet above grade, while the northern portion, adjacent the slope that separates the two pads, would have a maximum height of 45 feet.

The High School Building J, the gymnasium would have a maximum height of 45 feet in order to accommodate California Scholastic Federation height requirements for indoor volleyball. Under the Proposed Project, the new Theater building would have a maximum height of 45 feet above grade, while the other performing arts facilities would be 36 feet above grade.

Table 1 Summary of New Development

Building	Status	Classroom	Lab	Square Footage
Middle School Core				
Building D: Gymnasium/ Fitness/ PE and Student Activities and Food Services	New	2	0	22,376
Middle School Core Subtotal		2		22,376
High School Core				
Building C: Classrooms, Student Support Services, Administrative and Campus Support	New	23	8	85,391
Building J: Gymnasium/ PE	New	2	0	36,708
High School Core Subtotal		25	8	122,099
Shared Amenities				
Building I: Special Education and Campus Wellness Center	New	1	0	5,094
Building H: Visual and Performing Arts (VAPA)	New	4	0	30,094
Building L: Aquatics Center/Field House	New	0	0	9,249
Building M: Upper Field House	New	0	0	2,055
Shared Amenities Subtotal		5		46,492
Total – New Development		32	8	190,967
Total – with Buildings A/B and Building E	Existing	47	12	240,650

Source: LPA 2019.

Site access would remain along Morning View Drive, with a centrally located drop-off area for buses and parents/guardians between the Middle School and High School Core areas. A total of 451 parking spaces would be developed under the Proposed Project. **Table 2, Campus Specific Plan Buildout Parking Count**, shows the name and number of spaces for each parking lot.

Table 2 Campus Specific Plan Buildout Parking Count

Existing Parking Lot	Proposed Parking Lot	Count
150-Space Parking Lot	Parking Lot A	150
Lower Parking Lot	Parking Lot B	62
	Parking Lot C (New)	13
	Parking Lot D (New)	185
	Parking Lot E (New)	27
	Parking Lot F (New)	14
Total		451

Source: SMMUSD 2020.

Additionally, the Malibu Middle and High School Campus Specific Plan is proposed to regulate the project. Adopting the Specific Plan is a discretionary, legislative, decision that must be made by the City of Malibu’s City Council. In order to meet the District’s Education Specifications, the California Interscholastic Federation, the National Federation of State High School Association, the District is proposing that Buildings D, C, H and J exceed the LIP’s 28-foot height requirements. Additionally, the labs located in Building C would require fume hoods that would exceed the height restrictions for rooftop mounted equipment. Development standards established under the Specific Plan include the building specifications such as heights, setbacks, design standards for landscaping and signs.

PUBLIC REVIEW PERIOD: August 20, 2020 – September 21, 2020

RESPONSES AND COMMENTS:

Responsible public agencies, trustee agencies, Office of Planning and Research, Los Angeles County Clerk, organizations, and members of the public are invited to review and comment on the Initial Study. Due to the time limits mandated by State law, your complete and detailed response prepared pursuant to California Code of Regulations, Title 14, Section 15082(b) should be sent at the earliest possible date, but not later than 5:00 p.m. on Monday, September 21, 2020. Please include the name, phone number, and email address of a contact person in all responses submitted. There will be no responses prepared for untimely comments.

Please send your response in writing with the subject heading MMHS Campus Specific Plan and LCP Amendment Project to: Carey Upton Santa Monica-Malibu Unified School District 1651 16th Street Santa Monica, CA 90404 or via e-mail to cupton@smmusd.org.

SCOPING MEETING: A scoping meeting for responsible, trustee agencies, and other interested persons will be held to discuss the Proposed Project and the preparation of an EIR to assist the SMMUSD in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR. Based on the current orders and guidance to minimize the spread of COVID-19, a virtual scoping meeting will be held at the at the following time and date:

Time: 6:30 PM

Date: September 9, 2020

Subject: MMHS Campus Specific Plan & LCP Amendment Project - Scoping Meeting

Zoom Meeting Link:

<https://zoom.us/j/94060836939?pwd=RXJUTkdKdlZtZ1NWVjg4bmtlaGt3QT09>

Meeting ID: 940 6083 6939

Passcode: 704725

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+1 929 205 6099 US (New York)

Meeting ID: 940 6083 6939

Passcode: 704725

Find your local number: <https://zoom.us/j/94060836939>

The presentation will be recorded and available to view after September 9, 2020, at the **Malibu Middle High School Facility Improvements Project (FIP) website:**

<https://www.smmusd.org/Page/5601>

POTENTIAL ENVIRONMENTAL EFFECTS: An EIR will be prepared to evaluate the Proposed Project's potential impacts on the environment and analyze alternatives. The topics anticipated to be discussed in the EIR include aesthetics, 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, tribal cultural resources, utilities and services, and wildfire. The Proposed Project's potential environmental effects are further described in the Initial Study EIR Scoping Document, which is available for review as detailed below.

DOCUMENT AVAILABILITY: The Initial Study EIR Scoping Document and Notice of Preparation for the Proposed Project is available for public review at the following location:

Malibu Middle High School Facility Improvements Project (FIP) website:

<https://www.smmusd.org/Page/5601>

If you require additional information, please contact Carey Upton at 310-450-8338 x79383.

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Carey Upton, Chief Operations Officer
Santa Monica-Malibu Unified School District

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

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