Malibu Middle and High School Campus

Specific Plan

January 2022

Prepared For:
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PLACEWORKS

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1.0 Introduction

The Santa Monica-Malibu Unified School District (SMMUSD or District) is in the city of Santa Monica in Los Angeles County and serves both coastal communities of Santa Monica and Malibu. SMMUSD serves approximately 11,000 students with sixteen school sites including: nine elementary schools, three middle schools, two comprehensive high schools, a continuation high school, and a K-8 alternative school. In the City of Malibu, the District operates two elementary schools, one middle school and one comprehensive high school. The SMMUSD mission is: "Extraordinary achievement for all students while simultaneously closing the achievement gap."

This Specific Plan addresses needed improvements at the Malibu Middle and High School (MMHS) which incorporates the adjacent Juan Cabrillo Elementary School campus and other adjacent undeveloped District-owned property as identified in the 2019 Campus Plan.

Malibu Middle and High School is a public secondary school in Malibu, California, serving grades 6-12. The school is approximately 0.25 miles from the Pacific Ocean and Zuma Beach. The campus is on land originally part of Juan Cabrillo Elementary, which was partitioned in 1963 to create Malibu Park Junior High School. In 1992, the District converted the Malibu Park Junior High School campus into the present combined middle school/high school. The SMMUSD property consists of approximately 87 acres over nine parcels that includes the existing Malibu Equestrian Park in the eastern part of the property, the existing MMHS campus in the center, and the former Juan Cabrillo Elementary School (JCES) campus in the west. The east side of the campus is adjacent to Malibu Equestrian Park, which is on District owned land. The west edge borders an Environmentally Sensitive Habitat Area (ESHA). The campus slopes toward the Pacific Ocean and is surrounded by single-family residences.

A new gymnasium and 2-story classroom building were added in 2002. In the last 15 years, three bond measures have passed and utilized to modernize and build new buildings and athletic fields., including the newly completed Administration/Library (A/B) and the 2-story Classroom Building (E).

The school has many partnerships with the City of Malibu, Pepperdine University, and the Boys & Girls Club. The school was recognized as a California Distinguished School in 2003. The school's mission is "to be a collaborative community that respects individuals, sets high expectations, encourages critical thinking, and fosters a passion for learning and creative expression." The school has a strong swim program, and the pool is used all day, every day by students and the community. The school also has a strong marine and environmental sciences program as well as visual and performing arts programs. Given the unique campus organization, middle school students are given the opportunity to participate in some high school electives.

1.1 School Design Evolution

In 1994, California Department of Education (CDE) formalized regulations governing standards on the design and construction of new school facilities. Included are requirements for the submittal of educational specifications (Facility Standards/ Design Guidelines)—see California Code of Regulations, Title 5, Section 14034. The requirements are delineated in the Education Code Section 39101 (c) and California Code of Regulations, Title 5, Section 14030 (a). Specific school design standards are contained in California Code of Regulations, Title 5, Section 14001, 14010 and 14030.

In 2009, CDE added a Plan Summary form for those projects applying for new construction funds from the State Allocation Board for a new school or additions to an existing school. In July 2010, all Educational Specifications (Facility Standards/ Design Guidelines) were required to be approved by the district's governing Board and submitted to CDE as part of any application for funding.

There is a recognition at the State level that traditional school design requires re-visioning. There is also acknowledgment that the Title 5 Education Code may restrict the new form that school designs may take to support 21st Century learners. CDE's requirement for the Plan Summary Form, provided by the local education agency, allows for dialogue about what is needed to support educational programs for today and tomorrow's learners. Ultimately the development of a lasting and sustainable vision that supports the goals of the District's educational program, depends upon a well thought out Educational Vision.

1.2 Development of the Campus Plan

With a history of partnership and close ties with the community, the District conducted a far-reaching stakeholder engagement process that included teachers, administrative staff, students, parents, community surveys, community meetings, and focused interviews in order to develop the Malibu Middle and High School Campus Plan (Campus Plan). The overall objective of the Campus Plan was to align education program goal with proposed facility improvements.

- Facilities District Advisory Committee (FDAC): The FDAC provided the Board of Education and District staff with the community's perspective regarding the use of bond funds for school site construction. This is a Board appointed committee and subject to the Brown Act. For the campus planning efforts, meetings were held to give process updates, seek input on the development of campus plan options, and confirm the final proposed campus plan.
- District Steering Committee (DSC): The DSC steered and coordinated the process and ensured that input from a range of stakeholders would be optimized. In addition, through regular meetings, the team was responsible for reviewing outcomes from the various groups and providing input on development of the Campus Plan and estimated budget to guide the campus planning process.
- Campus Planning Committee (CPC): The CPC was comprised of a diverse group of District Leadership, school site representatives, students, parents, and local community stakeholders. Meetings were held to discuss broad visioning concepts, develop a program, review, and provide input on the development of campus plan options, and confirm the final proposed campus plan.
- Program Focus Groups: Sub-committee meetings were held on an as-needed basis to focus on programs, including overarching topics such as Athletics and Physical Education, Special Education, and Visual and Performing Arts. Additionally, focused interviews of key District staff for Maintenance and Operations, Food and Nutrition Services, Transportation Management, and Information Services, took place to determine facilities needs within their areas of expertise.
- Community Focus Groups: Sub-committee meetings were held on an as-needed basis to seek input, answer questions and update community groups on the campus planning process.
- Community Outreach: In early late April and early May 2019, two Town Hall Meetings were held to get additional input from stakeholders. Parents and community members were invited to learn about the process, ask questions, review campus plan options, and provide input to the planning team.

After analyzing information gathered during the site walk along with various surveys and interviews on the condition of the facilities and program needs from January 2019 through late-May 2019, multiple meetings were held to review draft Campus Plan options. Stakeholders were selected to serve on a Campus Planning Committee to provide input on the proposed modifications and enhancements. Based on the feedback provided, a final proposed Campus Plan was created, which formed the basis of this Specific Plan.

The purpose of the Campus Plan was to define the long-range facility goals that support District educational goals. It is strategic in nature and illustrates the vision for the campus over the next 10 to 15 years. The plan shows a general path of how to get to the goal without providing specific design solutions and was a tool in establishing estimated budgets. The budget included in the Campus Plan is intended to be used as a "tool kit" by the District for planning purposes, to run program phasing scenarios as funding becomes available. This budget ultimately aids in decision making so that school facility improvements move toward a common, coordinated vision.

1.3 Level of Detail

Since implementation of the Specific Plan will occur over multiple phases, it is important to design individual projects with the overall Specific Plan in mind so that future projects may still be realized. Each project should have the ability to stand on its own without negatively impacting future projects and current school operations. As projects develop over time, the Specific Plan will be revisited and may be updated to reflect the changing needs of the District with sensitivity to changing economics and demographics. This updating process is recommended by the California Department of Education every 3 to 5 years.

Site Design Observation

During preparation of the Specific Plan, the following two observations helped guide design.

- The City of Malibu's Local Coastal Program ESHA Overlay Map 2 and United States Geological Survey (USGS) Point Dume California 7.5-minute topographic quadrangle map shows an unnamed stream along the western edge of the campus. Riparian areas within developed areas are designated as ESHA. The City of Malibu maintains policies to protect environmentally sensitive habitat areas. Developments must be designed to minimize impacts to the ESHA. A development buffer between the limits of the ESHA will be required and is typically 100' minimum. The unnamed stream is also subject to the Clean Water Act Section 404. Adequate setbacks are required to protect the ESHA from increases in water. Proposed septic systems should be designed and sited to avoid impacts to the ESHA. The existing Campus is immediately adjacent to the ESHA and development of a 100-foot setback would cut significantly into buildings, parking, and accessways that are needed for efficient use of the site.
- The City of Malibu municipal code and Local Coastal Program (LCP) have specific requirements under institutional development standards, that affect development. A few key requirements are, there is a "maximum height of eighteen (18) feet above natural or finished grade, whichever results in a lower building height, except for chimneys, rooftop antenna, and light standards. Modern classroom design requires additional height to allow higher interior ceiling heights for ventilation, natural light, and sound attenuation. Additionally, in order to meet California Scholastic Federation (CIF) athletic requirements, gymnasiums must reach higher interior ceiling heights, particularly with regards to volleyball. The exterior height increase is needed to allow required ventilation equipment and CIF requirements. The director may issue a development permit, pursuant to the site plan review process of this title, to allow structure height up to twenty-eight (28) feet for flat or pitched roofs." In addition, "in no event shall the maximum number of stories above grade be greater than two." And front yard setbacks shall be ten (10) feet from the street easement." The City height limit for structures is in

conflict with school building design, and while the City's municipal code allows for Planning Commission approval of buildings, the City pointed out that having to complete this entitlement process for each building over the next 10 – 15 years would be cumbersome for both the District and the City.

1.4 Specific Plan

As the design concepts in the Specific Plan are set to be developed in several phases over a long period of time, the City recommended preparation of a specific plan so that a consistent set of development standards could be adopted. Once adopted, the standards in the specific plan would become the regulations against which later phases of the project would be reviewed by the City. The Malibu Middle and High School Campus Specific Plan establishes the development standards and plan for the Malibu Middle and High School (MMHS) Campus over the next 10 to 15 years. The existing MMHS campus was constructed as Malibu Park Junior High School beginning in 1963, and in 1992 the school was converted for use as a high school. The Project Site is situated on three of nine parcels: Assessor's Parcel Numbers (APN) 4469-017-900 (40.06 acres), 4469-018-900 (9.4 acres), and 4459-018-904 (2.57 acres). The total acreage of the Project Site is 52.03 acres.

Apart from the recently completed Buildings A/B and E, many of the existing buildings no longer meet the District's needs to support 21st century learning, including technology improvements and flexible classrooms that allow for multiple learning modalities. This Specific Plan would result in the demolition of 18 existing buildings on the combined campuses; with only the existing athletic fields, and the recently completed Buildings A/B and E on the MMHS campus would remain, and the construction a new campus with dedicated spaces for Middle and High School. This Specific Plan would result in 32 classrooms and 8 labs and a total of 173,595 square feet of new building space, providing the MMHS campus with a total of 47 classrooms and 12 labs and a total of 222,425 square feet of building space. Table 1, *Existing and Proposed Floor Area Ratio (FAR)*, shows the existing and proposed floor area ratio (FAR) of the project.

Table 1 Existing and Proposed Floor Area Ratios (FAR)

Site	Acres	Existing		Proposed	
		Building Square Feet	FAR	Building Square Feet	FAR
Merged High School and Middle School[1]	40.06	203,734	0.095	222,425	0.103
Proposed Bus Barn	2.57	1,500	0.013	10,500	0.097
Maximum Allowable FAR[2]			0.150		0.150

[1] Merger proposed as part of this Specific Plan.

[2] Section 17.40.110.3.c. Malibu Municipal Code.

Development of the MMHS is subject to the City of Malibu Development Code and LCP that includes the City's zoning and development requirements. Because of their specialized educational functions, the design of some of the buildings within the Specific Plan area would exceed the current zoning requirements and would require individual variances to be built. To avoid the need for multiple variances, the City recommended preparation of this Specific Plan that would establish the vision of the District and adopt development standards specific to the MMHS campus. The MMHS Campus Specific Plan is intended to upgrade and enhance both campus structures and facilities to meet the District's Education Specifications and better accommodate the student population. While the Specific Plan will upgrade the MMHS campus, it does not allow for an increase in the maximum student population.

While this Specific Plan reflects the anticipated buildout condition of the MMHS campus, only Phase 1 of the Plan is designed and funded for construction. Construction of subsequent Phases will require additional financial resources before they can proceed. The Specific Plan relies on established City of Malibu land use and zoning regulations and procedures and provides development standards for the MMHS Campus Specific Plan. Both the City of Malibu Municipal Code and Local Coastal Plan (LCP) contain provisions for discretionary site plan review. The District anticipates that implementation of subsequent phases will be reviewed by the City for approval and compared to this Specific Plan and Environmental Impact Report for consistency.

MMHS Campus Specific Plan Organization

This Specific Plan consists of eight chapters, as described below.

- **Chapter 1: Introduction.** Covers the overview and purpose of the Specific Plan.
- **Chapter 2: MMHS Campus Specific Plan Objectives.** Outlines the project objectives of the Specific Plan.
- **Chapter 3: Background and Context.** Provides background of the project location and overview of existing conditions.
- **Chapter 4: MMHS Campus Specific Plan Facilities and Phasing.** Provides details on project development and phasing.
- **Chapter 5: Development Standards.** Identifies standards such as building heights, setbacks, design standards for signs, and landscaping.
- **Chapter 6: Circulation, Mobility, & Parking.** Outlines site access, parking, and mobility improvements.
- **Chapter 7: Infrastructure.** Focuses on the major infrastructure systems including storm drain, sewer, water, lighting, and energy.
- **Chapter 8: Administration and Authority.** Provides the process for project approvals, summary of other state, regional, and local plans and programs related to this Specific Plan, review and approval process, and environmental review.

2.0 MMHS Campus Specific Plan Objectives

The following objectives are developed for the MMHS Campus Specific Plan:

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.
6. Reorganize open space and foster intercampus circulation.
7. Improve access, circulation, and drop-off and pickup, 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.

3.0 Background and Context

3.1 Project Location

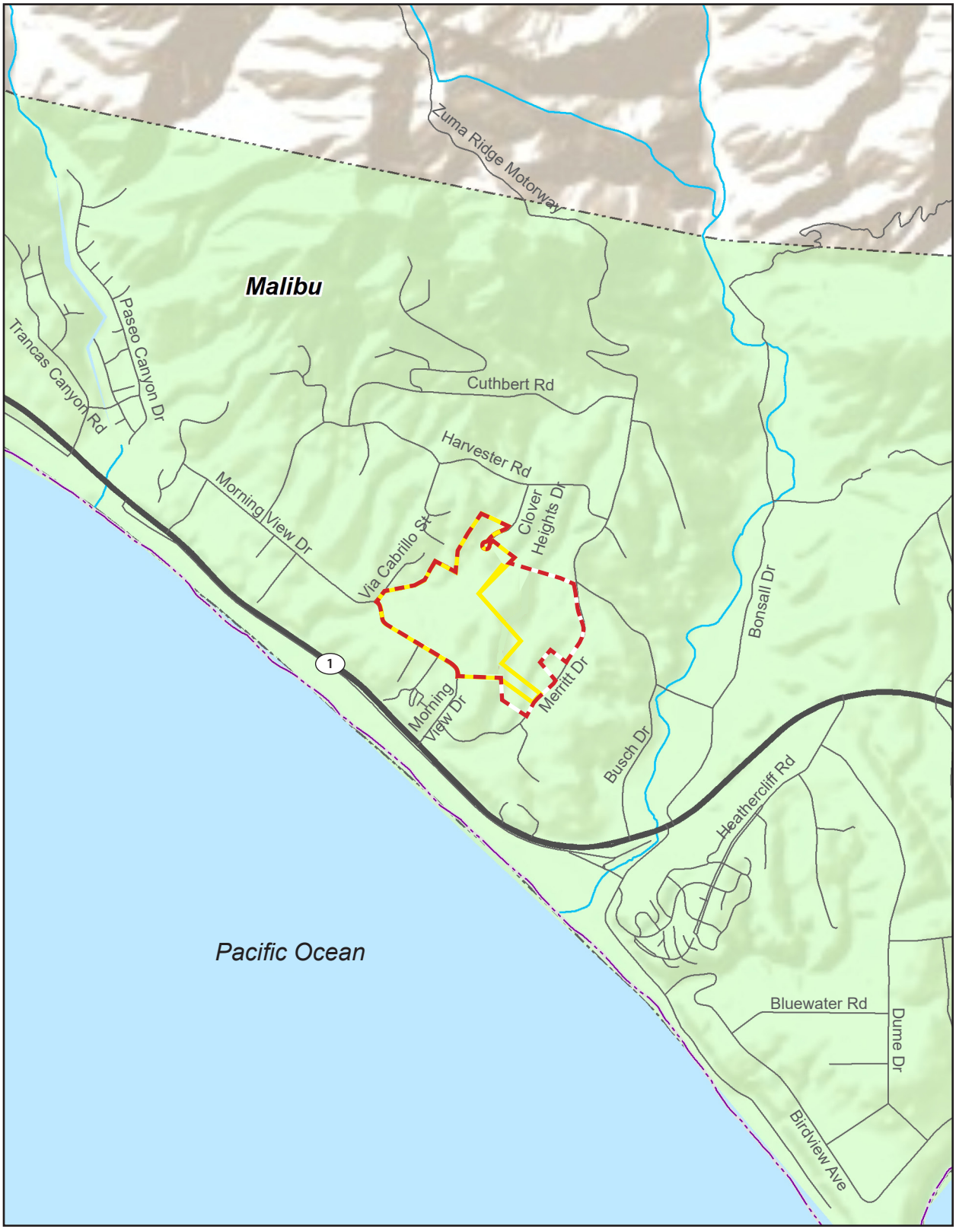
The Specific Plan area includes the entirety of the SMMUSD property that consists of the existing Malibu Equestrian Park in the eastern portion of the property, the existing MMHS campus in the center of the property, and the former Juan Cabrillo Elementary School (JCES) campus in the western portion of the property. MMHS 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, 4469-018-904, 4469-019-900, 4469-019-901, 4469-019-902 (9 parcels)), in the City of Malibu, Los Angeles County, California (Figure 1, *Regional Location*). This Specific Plan would be developed within the existing MMHS campus and the former JCES campus. The Plan Area is set amid rolling hills, and its buildings and athletic fields are terraced into the hillside setting. The Plan Area 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. Single-family homes border the Plan Area to the north (Figure 2, *Local Vicinity*, Figure 3, *Aerial Photograph*, and Figure 4, *Existing Zoning Map*).

Figure 1 Regional Location

0 3
Scale (Miles)

Note: Unincorporated county areas are shown in white.
Source: ESRI, 2020

Figure 2 Local Vicinity



Source: ESRI, 2020 Note: Unincorporated county areas are shown in white.

Figure 3 Aerial Photograph

District Owned Property

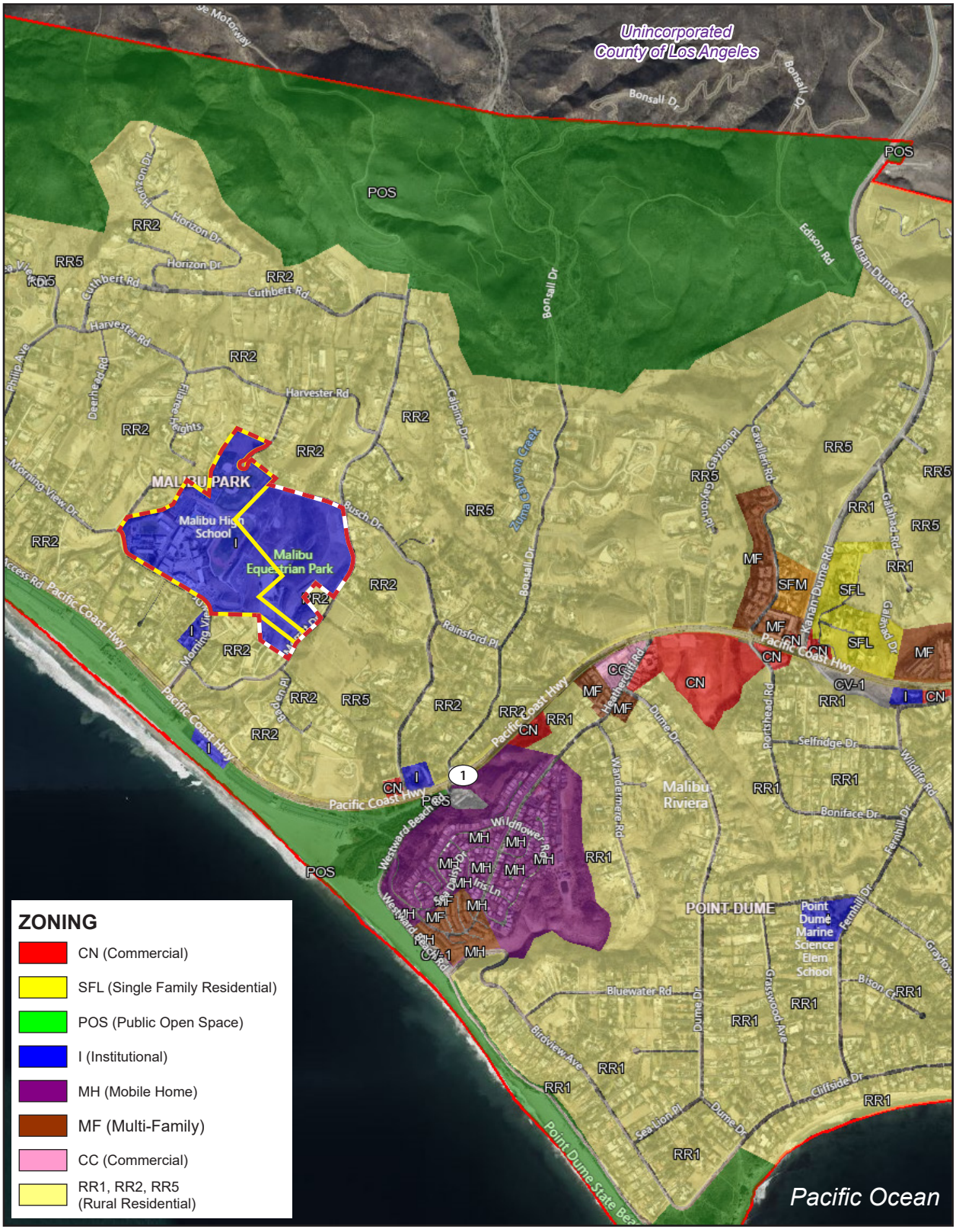
Project Boundary

Parcel Lines
(Note: Some parcel lines are hidden underneath District Owned Property and Project Boundary lines)

0 800
Scale (Feet)

Source: Nearmap, 2020

Figure 4 Zoning Map



Source: City of Malibu, 2021

3.2 Existing Conditions

Existing Land Use

The Plan Area is located within the Zuma Beach area in the Malibu Park neighborhood of the City of Malibu. As shown in Table 2, *Existing Assessor's Parcel Map Numbers in the Plan Area*, the approximately 87-acre Plan Area comprises the existing MMHS campus, the former JCES campus, and Malibu Equestrian Park. As part of this Specific Plan, the District will merge two parcels (4469-017-900, 4469-018-903) into a single parcel that will total 49.06 acres as shown in Appendix A. The combined former JCES and MMHS campus contain a total of approximately 50 acres with 222,425 square feet of developed structures as well as student areas, athletic fields, and parking areas. The Bus Barn will be relocated to the Equestrian Park as part of Phase 4.

Table 2 Existing Assessor's Parcel Map Numbers in the Plan Area

APN Number	Size
4469-017-900 To Be Merged	40.06
4469-018-900	2.49
4469-018-901	2.44
4469-018-902	2.67
4469-018-903 To Be Merged	9.40
4469-018-904 Equestrian Park (to Include Bus Barn in Phase 4)	2.57
4469-019-900	4.05
4469-019-901	5.54
4469-019-902	17.47
Total	**86.69**

Source: Los Angeles County Department of Regional Planning 2020

Former JCES Campus

The former JCES campus covers approximately six acres and is on the western end of the Plan Area to the north of Morning View Drive, west of the MMHS campus. JCES formerly served elementary school grades K-5. As part of SMMUSD's wider Malibu Schools Alignment Project, the JCES student population combined with the Point Dume Marine Science School student population and moved to the Point Dume Marine Science School campus, renamed Malibu Elementary School, at the beginning of the 2019-20 school year. Currently, middle school students utilize the portable classrooms, and Boys & Girls Club utilizes the former library as the Wellness Center., No other JCES rooms are currently being used. Figure 5, *Existing MMHS Campus Buildings and Facilities*, shows the former JCES campus buildings.

MMHS Campus

The MMHS campus covers approximately 34 acres of the overall District property and operates as a sixth- through twelfth-grade public school with a 2018-19 enrollment of 939 students and 134 staff. Presently, the MMHS campus has 60 classrooms (including 12 portable classrooms); a library, auditorium, and administrative offices; an athletic field, 2 gymnasiums, a pool, 9 basketball courts, and 4 tennis courts; and parking for 282 vehicles in three parking

lots. Additionally, the recently constructed Buildings A/B and E would remain, with no work identified for the Specific Plan. Figure 5 shows the MMHS campus buildings.

Site Access, Circulation, and Parking

The Specific Plan area can be accessed from Morning View Drive, approximately 0.3 miles northeast of the intersection of Morning View Drive and PCH and 0.9 miles southeast of the intersection of Guernsey Avenue and PCH. Morning View Drive is a narrow, two-lane, local roadway with an open drainage system that provides direct access to single-family homes in the area as well as to the existing MMHS and former JCES campuses and the Malibu Equestrian Park. Regional access to the Plan Area is provided via PCH.

There are currently two main points of vehicular entry into the MMHS and former JCES campuses. The first entry is along the eastern edge of the campus from Morning View Drive. The second point of entry is at the access road between the former JCES campus and the MMHS campus. This entry is a service access point and provides access to the Bus Barn, Maintenance and Operations Warehouse, and Student Parking Lot A. There are currently five parking lots with a total of 375 parking spaces.

Student drop-off/pick-up for the Middle School currently occurs in Parking Lot E (150-Space Parking Lot), while drop-off/pick-up for the High School Students occurs in the JCES Parking Lot. Sidewalks are provided on both sides of Morning View Drive from PCH north to the western end of the former JCES campus. There are currently three crosswalks along Morning View Drive that provide access to the former JCES and MMHS campuses from the south side of the street. A crossing guard staffs the crosswalk in front of former JCES during the AM drop-off and PM pick-up peak periods. No parking is allowed along Morning View Drive.

Site Topography

The Plan Area is situated on the southern flanks of the western portion of the Santa Monica Mountains. Maximum topographic relief on-site is approximately 94 feet, with elevations ranging from 86 to 180 feet above mean sea level. The campus consists of several near-level pad areas with generally ascending slopes to the north and descending slopes to the PCH to the south. On the MMHS campus, the street-level pad contains the recently constructed MMHS administration, library, and classroom buildings (Buildings A/B); the under-construction Lower Parking Lot; and an outdoor courtyard, cafeteria, and auditorium. On the former JCES campus, the pad contains the administration building, the kindergarten classroom, the special education classrooms, and the JCES Parking Lot. The next pad to the northwest contains the newer and old gymnasiums, outdoor basketball courts and swimming pool, the Boys & Girls Club of Malibu facility, and the Bus Barn and Parking Lot A on the MMHS campus, as well as the multipurpose room, the library, and three educational buildings on the former JCES campus. The third pad contains the Main Sports Field and the 150-Space Parking Lot. The fourth contains the tennis courts and baseball diamonds. The fifth and highest pad contains Parking Lot A (the 150-Space Parking Lot). Each terrace is accessible via stairs and handicap accessible ramps. From street level on Morning View Drive, views of the development on the elevated terraces are limited.

Environmentally Sensitive Habitat Area

There is very little natural vegetation on-site, consisting primarily of grasses, ivy, brush, shrubs, and scattered ornamental and native trees. The City of Malibu's Environmentally Sensitive Habitat Area (ESHA) Map shows a stream approximately 400 feet northwest of the campus. The stream consists of an underground pipe from Floris Heights Road that flows under the school property and daylights into a natural streambed along the western boundary of the school property. The stream extends for approximately 1,088 feet and varies between

approximately 24 and 85 feet wide. the stream course is deeply incised with steep banks. The top of the southeast bank extends significantly higher than the northwest bank because it is located immediately adjacent to the campus.

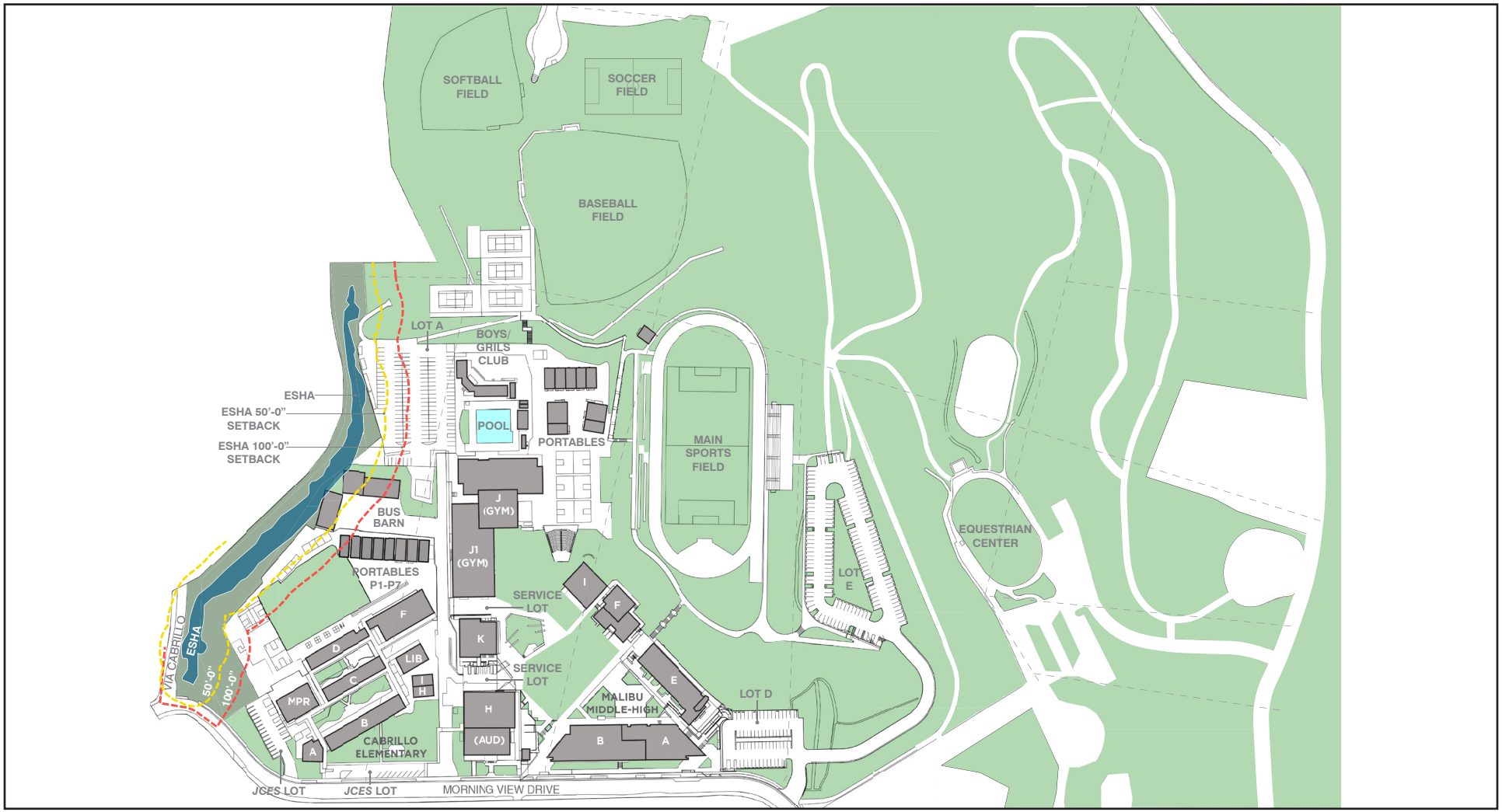
The City of Malibu maintains policies to protect environmentally sensitive habitat areas within city limits, and new developments must be sited and designed to minimize impacts to the ESHA.

Section 4.6.1(A) of the LIP provides for buffer around native stream vegetation:

> New development shall provide a buffer of no less than 100 feet in width from the outer edge of the canopy of riparian vegetation. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream.

Portions of the campus are developed within the 100-foot buffer, including the Bus Barn, the tennis courts, and portions of the former JCES yard. However, all these structures were developed prior to the certification of the LCP, which occurred in 2002, and many of the existing uses predate the Coastal Act.

Figure 5 **Existing MMHS Campus Buildings and Facilities**



Source: LPA, 2021

4.0 MMHS Campus Specific Plan Facilities and Phasing

4.1 MMHS Campus Specific Plan Development

As shown in Table 3, *Summary of Building Demolition*, implementation of the Specific Plan would result in demolition of all 7 buildings and 9 portables on the former JCES campus and 6 buildings and associated amenities on the MMHS campus, totaling 154,904 square feet of demolition. Building E and Buildings A/B at the MMHS Campus would remain, with all other structures removed (see Figure 6*, Proposed Site Plan*). The Bus Barn would be relocated to the east side of the site. No changes to the existing main sports field, baseball, or softball fields would occur except for the development of new field houses and additional parking adjacent to the softball field.

Table 3 Summary of Building Demolition

Name	Square Footage
Former JCES Campus	
Building A: Administration Building	2,280
Building B: Kindergarten Classroom Building	5,941
Building C: Classroom Building	4,554
Building D: Classroom Building	4,535
Building E: Library	2,694
Building F: Classroom Building	7,952
Building G: Multipurpose Room Building	4,758
Buildings H and I (Cottage Portables)	1,920 (2 x 960sf)
Portables: Portables P1 to P5	5,280 (5 x 960sf, 1 x 480sf)
Portables: P6 to P7	1,920 (2 x 96-0sf)
Restroom Portable	480
Former JCES Subtotal	42,314
MMHS Campus	
Building F (300 Building): Music/Band/Choral Building	6,720
Building H (600 Building): Cafetorium	14,478
Building I (400 Building): Graphic Arts	4,561
Building J (Building 700): Gymnasium	20,758
Building J1: 'New' Gymnasium	18,835
Building K: Classroom Building	12,698
Pool	Pool: 60'x75' Pool Equipment Building: 900
Field House	930
Portables (13 Interim Classrooms and Administration)	12,960 (1 @1,920sf, 8 @960sf, 1 @480sf, 3 @960sf)
Boys & Girls Club	9,120 (3@2,880, 1@480)
Bus Barn	9,700
Maintenance and Operation Warehouse	930
MMHS Subtotal	**112,590**
Total Demolition Square Footage	**154,904**

Source: SMMUSD 2021.

As shown in Table 4, *Summary of New Development*, the Specific Plan would result in 32 classrooms and 8 labs and a total of 173,595 square feet of building space, providing the MMHS campus with a total of 51 classrooms and 12 labs and a total of 222,425 square feet of building space, including the existing Buildings A/B and E that would remain.

Table 4 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**	
Subtotal – New Development		***32***	***8***	***173,595***	
Existing Buildings A/B and E					
Building A/B: Administration/Library	Existing	7	4	35,315	28 ft
Building E: Classroom Building	Existing	15	0	13,515	28 ft
Subtotal - Existing Buildings		***19***	***4***	***48,830***	
Total		**51**	**12**	**222,425**	

Source: LPA 2019.

The plan generally organizes the campus land uses in three defined areas: Middle School core, High School core, and shared amenities. This consolidation of uses results in a more efficient use of available land while enhancing independent identities for each area and improving wayfinding. The pronounced topography found on site is also utilized to emphasize this concept by creating “terraces” for each defined area.

At the center of the campus, the plan proposes the Performing Art Center along with an arrival plaza to serve as a welcoming entry and as a bridge connecting both schools. A leveled academic quad is proposed for each campus and becomes the main organizing element for the academic cores. This important space will become the “heart” of each school and hub of educational and social activities while providing access to surrounding buildings.

Middle School Core

The Middle School Core would be located at the southeastern portion of the campus with a level academic quad in the middle. As shown in Table 5, *Summary of Middle School Core Development*, the Middle School Core would consist of four buildings, including the existing Building E and Buildings A/B. Building D would include a new middle school gym, student activities, and Food Services. Upon completion, the Middle School Core would result in 71,206 square feet of total development. The Middle School Core would include 21 total classrooms (12 classrooms in the existing Building E, 7 in the existing Buildings A/B, and 2 in the proposed Building D), administration offices, supportive services, a library, four science labs (in Buildings A/B), 2D art studio, lunch shelter, multipurpose room, gymnasium, and locker rooms.

The existing Buildings A/B contains Science, Technology, Engineering, and Math programs, student support services, and administration and supportive services, and has 7 classrooms and 3 labs. Buildings A/B are two stories with a maximum height of 28 feet and oriented east-west along Morning View Drive. Building E houses the humanities department and has 12 classrooms. The existing Building E is a two-story prefabricated modular building with a maximum height of 25.5 feet at the parapet, and it is located to the north of Buildings A/B.

Figure 6 **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 OPPORTUNITES

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

0 450
Scale (Feet)

Source: LPA, 2021

Building D would be located to the north and northwest of Buildings A/B, along the northern edge of the Middle School campus. Building D would house the physical education center and new student activities and food services. The physical education portion of the building would be one story and 16,932 square feet and would house a 50-foot by 84-foot multipurpose court with storage, 6 rows of bleachers, a lobby and restrooms, and a physical education center with a fitness studio; storage; boys' and girls' lockers and restrooms; and staff office, shower, and restroom. The student activities and food services portion of Building D would be two stories and 5,444 square feet and would have a maximum height of 36 feet along the northern boundary. The student activities area would include maker space and the Associated Student Body (ASB) student store and storage areas, while the food services area would include a warming kitchen, food court, restrooms, and a 3,600-square-foot exterior sheltered lunch area. Building D would serve as the gymnasium and will have a maximum height of 36 feet above grade to meet the National Federation of State High School Association, (NFHS) minimum interior height requirement of 23 feet clear from floor to ceiling for competitive Volleyball. Building D would provide an accessible path to the hardcourt area on the upper level. The Middle School Core buildings would be arranged around a quad that would serve as a central gathering area for the Middle School students.

Table 5 Summary of Middle School Core Development

Building	Status	Classroom	Lab	Square Footage	Maximum Height
Buildings A/B: Administration/Library/ Classroom Building	Existing	7	4	35,315	28 ft
Building D: Gymnasium/ Fitness/ PE and Student Activities and Food Services	New	2	0	22,376	36 ft
Building E: Classroom Building	Existing	12	0	13,515	25.5 ft
Total-Middle School Core		**21**	**4**	**71,206**	

Source: LPA 2019.

High School Core

The High School Core would be at the southwestern portion of the campus occupying the former JCES campus. As shown in Table 6, *Summary of High School Core Development*, Building C would be two stories and would include 25 classrooms, administration offices, supportive services, a library, 8 science labs and maker spaces, Art 3D sculpture/ceramics studio, lunch shelter, and a career center. Building C would be designed to fit the natural topography of the site, such that the southern portion of the building fronting Morning View Drive would have a maximum height of 36 feet above grade. The required exhaust hoods for the science classes extend another ten feet above the main roof which is four feet above the parapet for a height of 41 feet, however the exhaust hoods are near the center of the roof area and are not visible from Morning View Drive.

In addition to Building C, the High School Core would include an approximately 36,708-square-foot main gymnasium and dance/weights rooms (Building J), which would be in the center of the campus adjacent to the hardcourts. Building J would have a maximum height of 45 feet and would include team rooms and four CIF regulation hardcourts for indoor sports. As described in Table 12 below, Building C contains high bay/ high volume spaces to house the library, student union, and career center. These high bay spaces are required to provide the students with adequate functioning spaces conducive to 21st Century learning as defined in the Campus Plan Education Specifications. The interactive, collaborative nature of this space requires an appropriate high-volume ceiling.

Table 6 Summary of High School Core Development

Building	Status	Classroom	Lab	Square Footage	Maximum Height
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
Total-High School Core		**25**	**8**	**104,727**	

Source: LPA 2019.

Shared uses

In addition to developing the Middle School and High School Core areas, the Specific Plan would develop new shared facilities. As shown in Table 7, *Summary of Shared Uses,* these shared facilities would include a performing arts center (Building H), wellness center and spaces for special education (Building I), aquatics center/field house (Building L), and pool. As shown in Figure 6, the new shared facilities would be built to the north of the Middle School and High School Cores and west of the existing Main Sports Field. The Boys & Girls Club building, either a newly constructed building or relocation of the existing buildings, next to the tennis courts near the northwestern portion of the campus (for the purposes of this DEIR, it is assumed the existing buildings would be demolished and new facilities constructed).

Shared Performing Arts Facilities

Under the Specific Plan, Building H would have a maximum height of 45 feet above grade for the Theater portion, and 36 feet above grade for the remainder of the performing arts facilities. As described in detail in Table 12, High School Performing Arts facilities require a vertical stage opening of 25 feet (to the bottom of the proscenium). In addition, the long span structure and tension lighting grid ceiling system will add 15 feet above the stage opening plus 5 feet for roof slope and parapet. This equates to a total height of 45 feet, allowing for the school to produce the types of theatrical performances expected in a high school theater curriculum. Buildings I, L and M would be a maximum of 28 feet above grade.

Shared Sport and Recreational Facilities

As part of the Project, the existing 25-meter pool would be replaced with a new Olympic-size 50-meter pool. As with the existing pool, the updated pool would serve educational sporting events such as swim and water polo as well as recreational community uses. In addition to the new gymnasium, weight room, aquatic center and locker rooms, the existing athletic field, baseball, and softball fields would receive minor improvements. A new field house (Building M) would be constructed for the baseball and softball fields, and one for the athletic field (Building L). The existing public address (PA) system and speakers at the athletic field would be relocated to the proposed ADA-compliant press box (same use as current). Additionally, the Specific Plan would add two new tennis courts to the existing tennis court area on the northern side of the Plan Area. The Specific Plan would also extend pedestrian trails throughout the campus to improve pedestrian circulation. The pedestrian trails would include turnouts/viewpoints, which would be used as outdoor classroom space.

Table 7 Summary of Shared Uses

Building	Status	Classroom	Lab	Square Footage	Maximum Height
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
Total-Shared Amenities		**5**		**46,492**	

Source: LPA 2019.

Student Capacity and Schedule

Consistent with the City's population decrease, enrollment at the campus has been steadily decreasing since 2006 from a high of approximately 1,576 (281 students at JCES and 1,295 at MMHS) to 1,142 (197 at JCES and 945 at MMHS) in 2018-2019. Enrollment since 2015 to 2020 at the campus has decrease by 15 percent. In the 2019-2020 school year after the closure of JCES, the student population at MMHS was 862, and in the current 2020-2021 school year, enrollment further declined to 784 students, as shown in Table 8, *Student Enrollment by Grade Level*.

Table 8 Student Enrollment by Grade Level

YEAR	SCHOOL	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	PERCENT DECREASE PER YEAR
2006	CABRILLO		44	40	45	52	48	52								281	
2006	MMHS								161	174	173	219	197	202	169	1295	
2006	TOTALS	0	44	40	45	52	48	52	161	174	173	219	197	202	169	1576	-
2007	CABRILLO		57	41	38	47	56	51								290	
2007	MMHS								148	162	172	177	224	188	207	1278	
2007	TOTALS	0	57	41	38	47	56	51	148	162	172	177	224	188	207	1568	1%
2008	CABRILLO		48	54	47	41	51	56								297	
2008	MMHS								140	164	164	177	174	215	173	1207	
2008	TOTALS	0	48	54	47	41	51	56	140	164	164	177	174	215	173	1504	4%
2009	CABRILLO		32	41	50	52	42	55								272	
2009	MMHS								163	156	173	178	168	170	205	1213	
2009	TOTALS	0	32	41	50	52	42	55	163	156	173	178	168	170	205	1485	1%
2010	CABRILLO		40	32	41	51	46	44								254	
2010	MMHS								145	161	150	176	174	177	177	1160	
2010	TOTALS	0	40	32	41	51	46	44	145	161	150	176	174	177	177	1414	5%
2011	CABRILLO		38	37	35	44	54	45								253	
2011	MMHS								137	161	166	153	183	175	182	1157	
2011	TOTALS	0	38	37	35	44	54	45	137	161	166	153	183	175	182	1410	0%
2012	CABRILLO		34	38	37	41	45	55								250	
2012	MMHS								157	142	162	176	151	181	175	1144	
2012	TOTALS	0	34	38	37	41	45	55	157	142	162	176	151	181	175	1394	1%
2013	CABRILLO		34	32	37	38	46	48								235	
2013	MMHS								172	153	144	177	184	151	182	1163	
2013	TOTALS	0	34	32	37	38	46	48	172	153	144	177	184	151	182	1398	0%
2014	CABRILLO		37	35	33	39	33	48								225	
2014	MMHS								157	137	158	148	170	182	148	1100	

YEAR	SCHOOL	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	PERCENT DECREASE PER YEAR
2014	TOTALS	0	37	35	33	39	33	48	157	137	158	148	170	182	148	1325	5%
2015	CABRILLO		22	33	35	29	40	35								194	
2015	MMHS								127	158	147	169	154	175	175	1105	
2015	TOTALS	0	22	33	35	29	40	35	127	158	147	169	154	175	175	1299	2%
2016	CABRILLO	11	26	22	31	33	32	40								195	
2016	MMHS								99	117	161	155	158	154	159	1003	
2016	TOTALS	11	26	22	31	33	32	40	99	117	161	155	158	154	159	1198	8%
2017	CABRILLO	6	31	28	22	35	39	34								195	
2017	MMHS								113	107	116	159	153	152	152	952	
2017	TOTALS	6	31	28	22	35	39	34	113	107	116	159	153	152	152	1147	4%
2018	CABRILLO	14	20	28	32	24	35	44								197	
2018	MMHS								116	112	112	135	163	151	156	945	
2018	TOTALS	14	20	28	32	24	35	44	116	112	112	135	163	151	156	1142	0%
2019	MMHS								112	114	108	108	125	147	148	862	
2019	TOTALS	0	36	35	44	55	46	57	112	114	108	108	125	147	148	862	25%[1]
2020	MALIBU MIDDLE								85	125	115					325	
2020	MALIBU HIGH											111	114	123	149	497	
2020	TOTALS								85	125	115	111	114	123	149	822	5%
																Percent Decrease between 2006 and 2020	**48%**

Source: California Department of Education

Note: Student enrollment for the 2020-2021 school year is 784 students.

[1] Note that the 25 percent decrease observed in 2019 is due to the District Realignment that combined JCES with the Point Dume Marine Science School in 2019.

Moreover, enrollment is not projected to increase, as lower (feeder) grades have been tracking below historic levels, indicating a decrease in future enrollment at middle and high school grades may occur. Enrollment levels are expected to decrease over the coming decade, with a projected enrollment of 533 in 2025 (DecisionInsite 2021) Based on enrollment projections by Decision Insite LLC, the District anticipates a total enrollment of approximately 150 middle school students and 225 high school students, for a total of 375 students by 2030, which would represent a 12 percent reduction in student population compared to 2017 (Decision Insight 2021).

The existing MMHS campus has the capacity to seat approximately 1,200 students, as evidenced by the 2006 enrollment, but no longer meets the District's educational requirements due to the building's age and overall condition. The Proposed Project would not increase the capacity of the MMHS campus but would be designed to support the regrowth of the community from the Woolsey Fire.

School hours would remain the same as existing, from 8:00 AM to 3:00 PM, with staff and students of the middle/high school arriving on campus between approximately 7:00 AM and 8:00 AM and leaving between approximately 3:00 PM and 5:00 PM, with occasional special events and athletic events during weeknights and/or weekends. Additionally, the Visual and Performing Arts program uses the auditorium after school typically until 6:00 PM, and the Boys & Girls Club on the campus is open Monday through Friday from 9:00 AM to 6:30 PM.

Community/Civic Center Use

When the school facilities are not in use and are not scheduled for school-sponsored or other District-related events, the Civic Center Act permits certain community organization and members to utilize school facilities for their events by obtaining a Civic Center Permit from the SMMUSD or the City of Malibu Master Facilities Use Agreement with SMMUSD. Permitted events may include community and/or city use of the playfields, common areas, and classrooms, as permitted in the 2019 Master Agreement between SMMUSD and the City of Malibu Regarding the Joint Use of School District Facilities (SMMUSD/City of Malibu 2019).

Operation of the school facilities for community use occurs outside normal school operating hours, generally between 3:00 PM and 10:00 PM on weekdays, and between 8:00 AM and 10:00 PM on Saturday and Sundays. Parking for Civic Center uses would be provided in the school's on-site surface parking lots. The aquatic center is used for community and school activities from 5:30 AM - 8:00 AM on weekdays and often before 8:00 AM on weekends and breaks. As the Specific Plan would develop additional facilities, there may be a commensurate increase in community use with implementation of the Specific Plan. The Specific Plan would not change or modify the restrictions imposed on the Athletic Field lighting (CDP 12-024), or the lighting associated with the 150-space Parking Lot A under the existing CDP (CDP No. A-MAL-13-030). Table 9, *Existing and Buildout Community Use Facilities*, shows the existing facilities available for community use and the proposed facilities.

Table 9 Existing and Buildout Community Use Facilities

Name	Square Footage
Existing Community Use Facilities	
MMHS Building H (600 Building): Cafetorium	14,478
MMHS Building J (Building 700): Gymnasium	20,758
MMHS Building J1: 'New' Gymnasium	18,835
MMHS Building K: Classroom Building	12,698
JCES Building E: Library	2,694

Name	Square Footage
JCES Building G: Multipurpose Room Building	4,758
Pool	1
Main Sports Field	1
Baseball Field	1
Softball Field	1
Tennis Courts	4
Subtotal Existing	74,221
Proposed Community Use Facilities	
Building D: Middle School Gymnasium/ Fitness/ PE	16,932
Building J: High School Gymnasium	36,708
Building H: Shared Visual and Performing Arts (VAPA)	30,094
Building L: Aquatics Center/Field House	9,249
Building M: Upper Field House	2,055
Pool	1
Boys & Girls Club	9,120
Main Sports Field	1
Baseball Field	1
Softball Field	1
Tennis Courts	6
Subtotal Proposed (Buildout):	**104,158**
Net Increase	**29,937 and Two Tennis Courts**

Source: SMMUSD 2019.

4.2 Phasing

The Specific Plan would be constructed in four phases, with construction activities anticipated to begin in fall 2022 and completed in summer 2031. Each phase would include the following activities—grading and excavation, trenching for site utilities, demolition and construction of the buildings, paving, and finishing. It is anticipated that students would occupy existing buildings on the MMHS campus during construction activities. With the completion of Phase 1, the majority of the Specific Plan's classrooms would be constructed. Therefore, it is not anticipated that portable classrooms, beyond those currently on campus, would be used to house students or staff during construction. Table 10, *Proposed Specific Plan Phasing*, provides details for each construction phase, including timing, amount of demolition, new construction, and drainage management areas (DMA) and infrastructure improvements for each phase.

Table 10 Proposed Specific Plan Phasing

Phase	Demolition	Demolition Square Footage	New Construction	New Construction Square Footage	Infra-structure Improvement	Timeline
1	JCES Buildings A, B, C, D, E, F, G, H, I, P6–P7	36,544	Building C, Parking Lot D Drop-off/Pick-up, Parking Lot C	68,019	• DMA A • DMA B • Septic 1	Fall 2022 – Fall 2024
2	N/A	N/A	Building D, Middle School Quad	22,376	• DMA C • Septic 2	Fall 2024 – Fall 2026
3	MMHS Buildings F, I, Field House, and Portables	27,571	Buildings J, L, and M, Parking Lot E, Parking Lot F, Bus Barn	48,012	• DMA D • Septic 3 • Septic 5	Fall 2026 – Fall 2028
4	MMHS Building K, J, J1, Pool, Pool Building, Boys & Girls Club (demolished or relocated), JCES Portables P1-P5, Restroom Portable, Bus Barn, M&O Warehouse	69,581	Building H and I, Boys & Girls Club (relocated)	56,816	• DMA E • DMA F • Septic 4	Fall 2028 – Fall 2030
	MMHS Building H	14,478	N/A	N/A	• DMA G	Spring 2030 – Spring 2031

SMMUSD 2020

DMA = Drainage Management Area

Phase 1

Phase 1 would consist of demolition of all existing former JCES campus buildings and portables P6 and P7 and construction of the Building C (see Figure 7a and Figure 7b, *Proposed Elevations*), Parking Lot C, Parking D, and the Drop-off/Pick-up area (see Figure 8, *Specific Plan Phasing-Construction*). Phase 1 is anticipated to begin in Fall 2022 and completed by Summer 2024.

Phase 2

Phase 2 would consist of construction of the Building D and the Middle School Quad. Phase 2 is anticipated to begin in Fall 2024 and completed by Fall 2026, a new bond is required before subsequent phases can move forward.

Phase 3

Phase 3 would consist of demolition of MMHS Buildings F, I; the existing field house; and the portables adjacent to the existing pool, and construction of Buildings J, L, and M and Parking Lot E and F. Phase 3 is anticipated to begin in Fall 2028 and completed by Fall 2030.

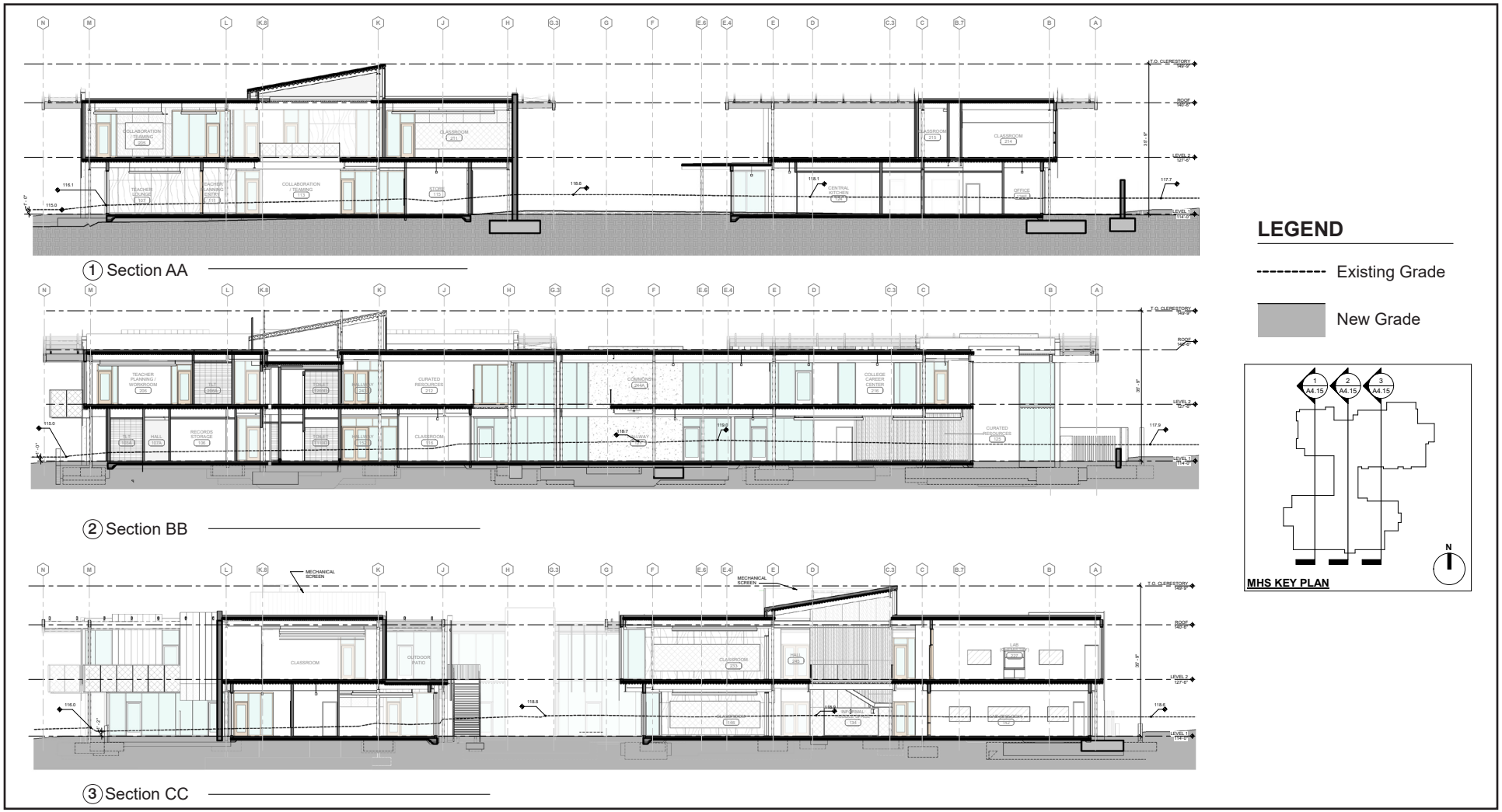
Phase 4

Phase 4 would involve the demolition of MMHS Buildings K, J, J1; the pool and pool building; and Bus Barn, and the demolition and/or relocation of the Boys & Girls Club and construction of the new Buildings H and I. This phase would also require the demolition of the existing MMHS Building H. Phase 4 is anticipated to begin in Spring 2030 and completed by summer 2031.

Photo Renderings

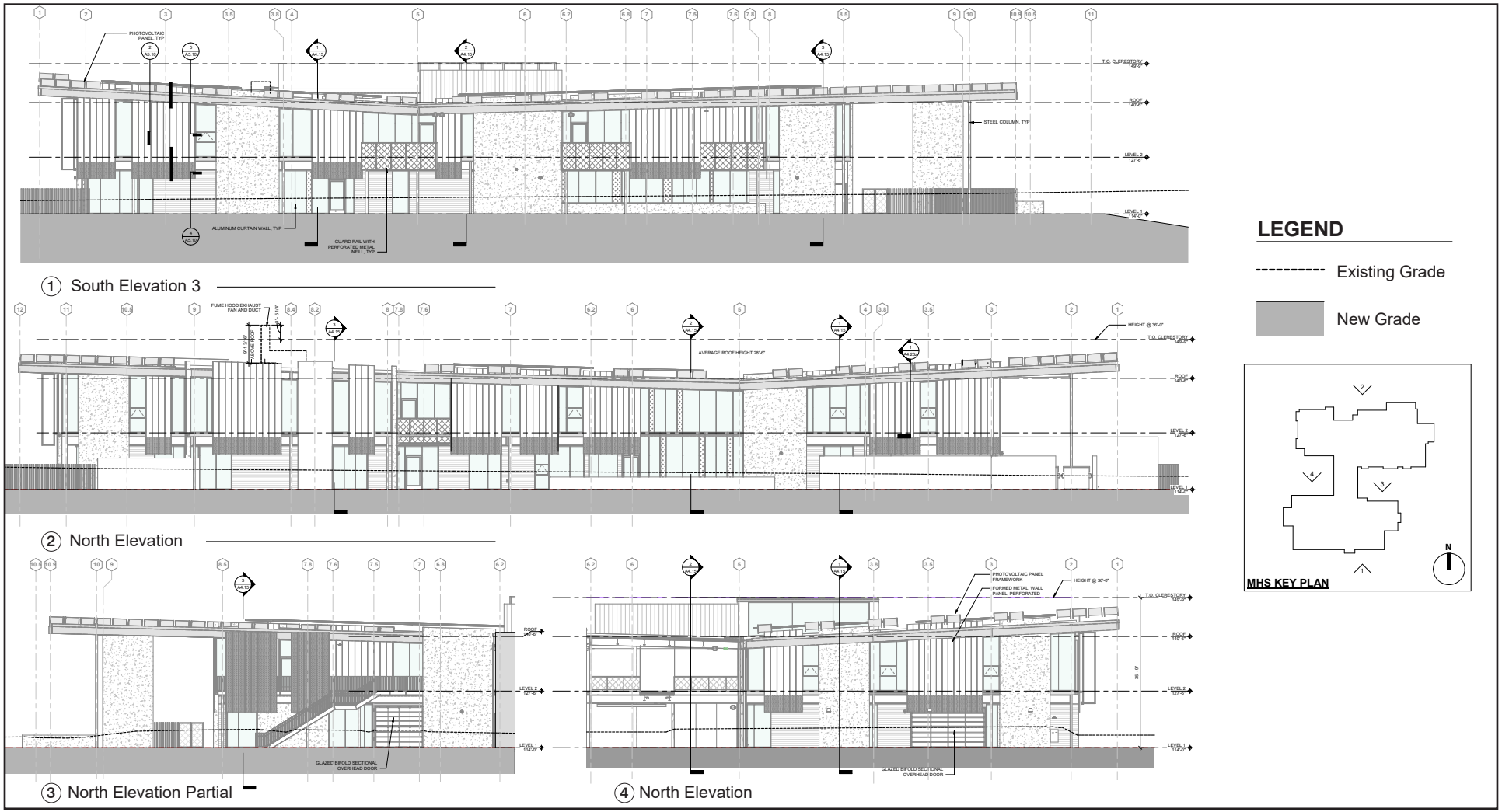
Figure 9 shows vantage points taken from public rights of way (A, B, C, and D) from which photo renderings demonstrating the change in view associated with the plan were prepared. Figures 10 through 13 provide an existing view and a proposed view from each vantage point shown in Figure 9.

Figure 7a Proposed Elevations



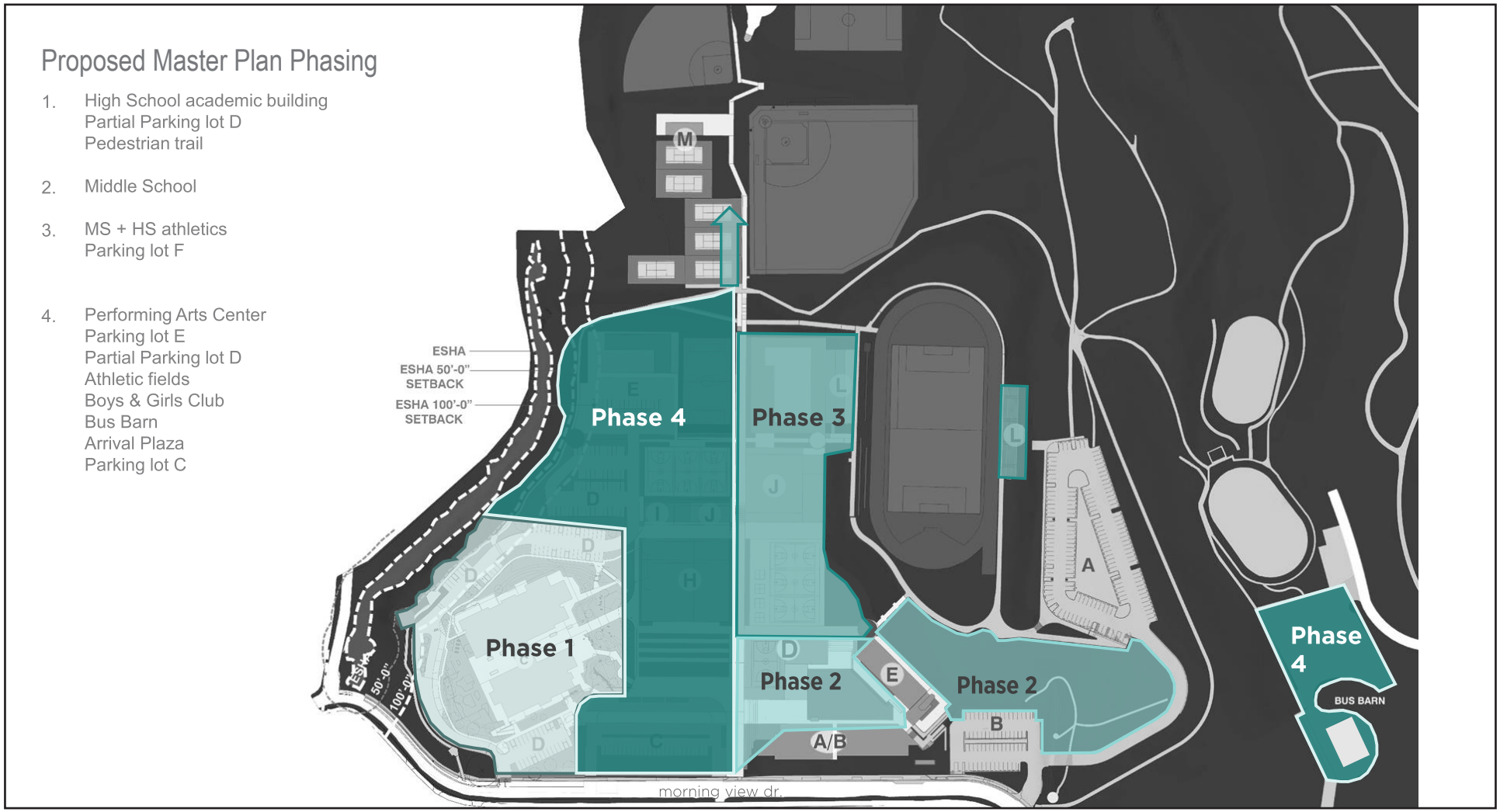
Source: NAC Architecture/Koning Eizenberg Architecture, 2021

Figure 7b Proposed Elevations



Source: NAC Architecture/Koning Eizenberg Architecture, 2021

Figure 8 **Specific Plan Phasing-Construction**



Source: LPA, 2021

Figure 9 **Public Vantage Points A, B, C, and D**

District Owned Property

Project Boundary

Elevation View Location and Direction (4)

0 800

Scale (Feet)

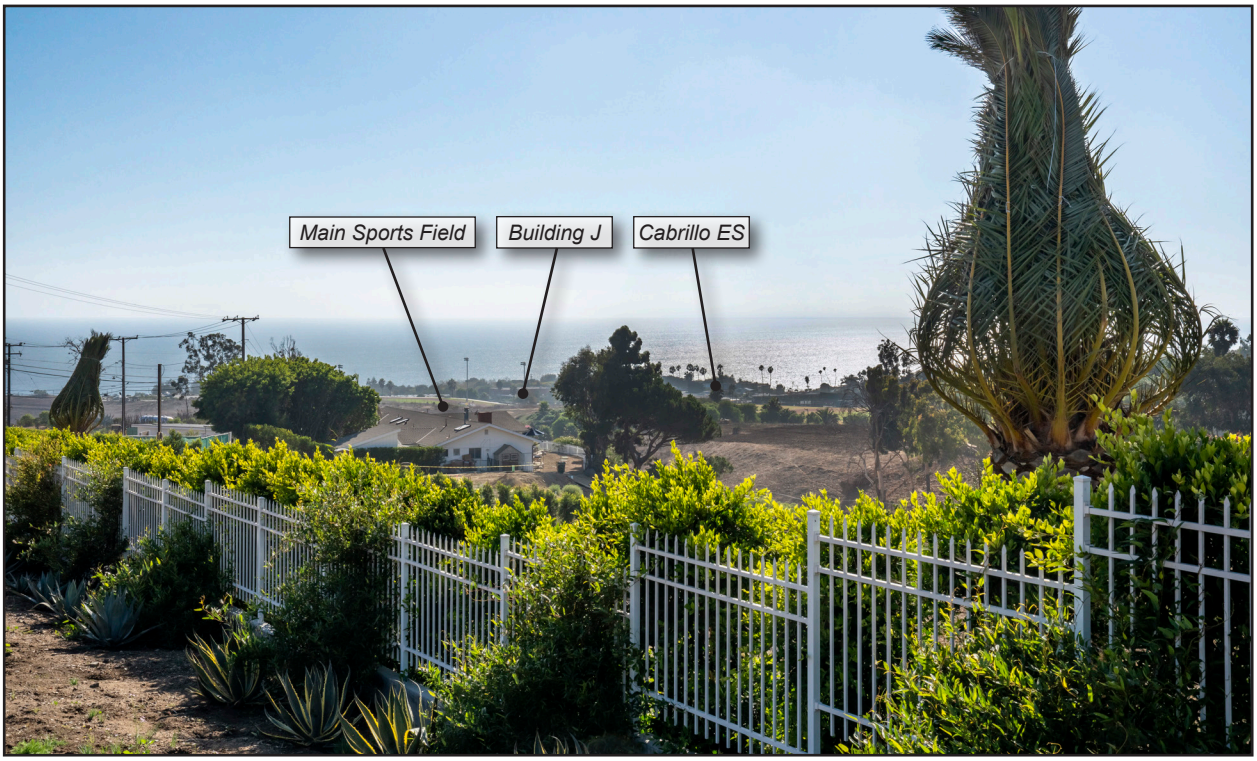
Source: Nearmap, 2021

Figure 10 View from Vantage Point A

Existing

Proposed

Figure 11 View from Vantage Point B

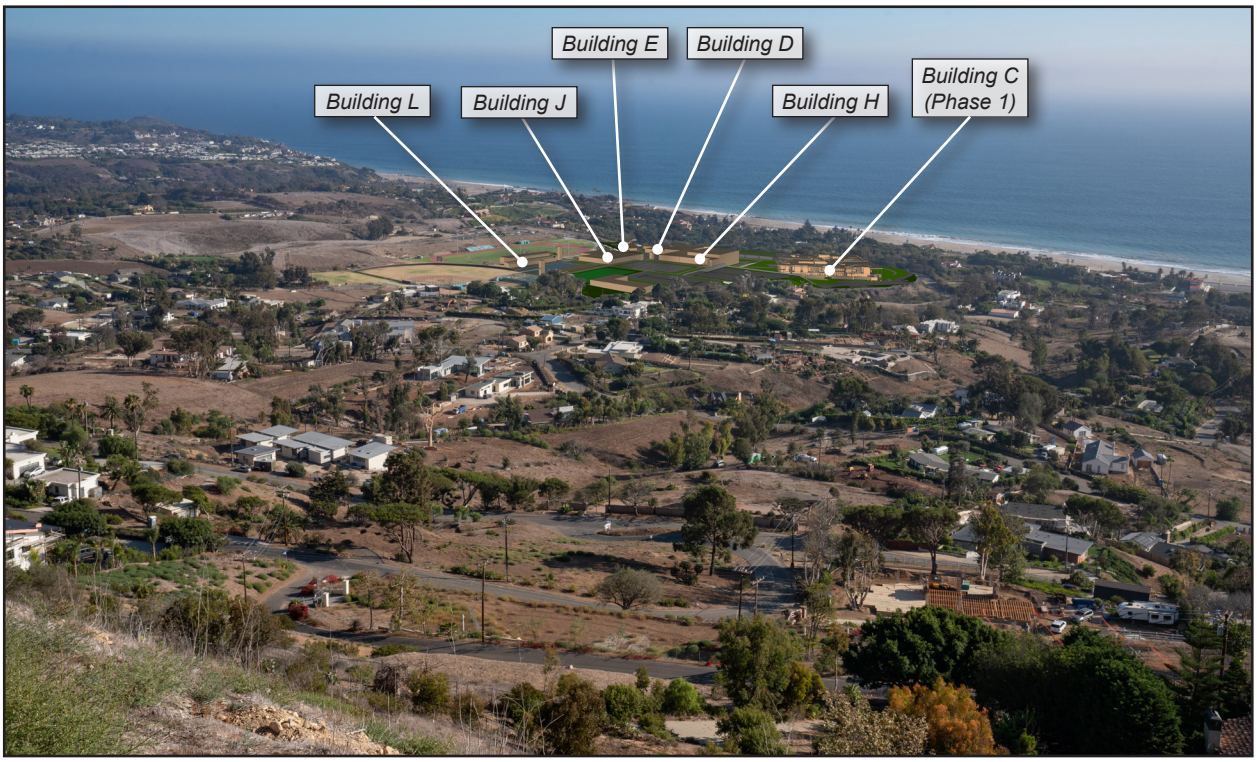


Existing

Proposed

Figure 12 View from Vantage Point C

Existing



Proposed

Figure 13 View from Vantage Point D

Existing

Proposed

4.3 Grading

Previous construction and grading at the Plan Area have created a series of near-level building pads for existing structures and paved parking lots. The majority of the Plan Area, including all areas with current development, is situated on slopes of between 0 and 20 percent, at a minimum of 80 feet above mean sea level (amsl). Around the perimeter of the Plan Area, surrounding the football field, and between building pads, slopes increase to between 40 to 100 percent, reaching up to 170 feet amsl.

For the most part, proposed new construction would take place on the flat, previously developed areas of campus, and existing slope conditions would remain. Because of the topography of the site, and the need to create large terraces for student safety and access, and the overall size of individual school buildings which are larger than most homes require the ability to cut/fill more than 1,000 cubic yards. Table 11a, *Phase I Grading,* reflects proposed grading estimates consistent with City format for Building C. Table 11b, *Estimated Cut/Fill for Phases 2-4*, provides estimated amounts of soil to be graded for subsequent phases 2 through 4. The grading estimates are inclusive of all grading categories without distinction between exempt, nonexempt, and remedial grading.

To minimize grading, each bldg. will have its own site-specific geotechnical report that determines individual needs. Because of the topography of the site, and the need to create large terraces, some of the buildings (Bldg. C for example) will serve as a retaining wall and may be over 12 feet in height at certain locations. Building heights shall be measured from natural or finished grade, whichever produces the lowest building height.

Table 11a Phase I Grading

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	9,300	9,800	4,700	11,300	100	35,200
Fill	9,300	0	300	800		10,400
Total	18,600	9,800	5,000	12,100	100	45,600
Import	0	0	0	0	0	0
Export	0	9,800	4,400	10,500	100	24,800

All quantities indicated shall be in cubic yards only.

R&R = Removal and Recompaction – R&R must be balanced.

Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.

Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.

Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

Table 11 Estimated Cut/Fill for Phases 2, 3, and 4

Phase	Cut (cy)	Fill (cy)	Project Phase Total (cy)
2	5,175	-	5,175
3	25,300	14,000	39,300
4	10,000	33,350	43,350
Total	40,475	47,350	87,825

Source: LPA 2019

5.0 Development Standards

Overall, the development standards definer in the specific plan as outlined below, meet the zoning and development requirements of the City. Table 12 summarizes the exceptions to existing development standards that are essential to the completion of the specific plan.

Higher ceilings in school instructional and creative space are the industry standard; they have been part of new school construction for more than a decade and identified as vital for modern learning. The additional height provides for improved ventilation, noise attenuation, and natural lighting. Similar building heights can be found in several school projects in California such as Newport Harbor High School Library: Newport Beach, New Library/ Media Center, 18 feet high ceiling; Lawndale High School Student Union: Lawndale, 22 feet high ceiling; E Stem High School, Eastvale, Makerspace/ Collaboration Learning Space: 18 feet high ceiling; Hugo Reid ES, Arcadia, Library/ Media Center, 18 feet high ceiling; and Johnson Middle School, Westminster, Maker Classroom, 16 feet high ceiling. The Specific Plan is intended to allow for similar ceiling heights which requires new development standard unique to the school.

With higher interior ceilings the exterior dimensions of the buildings are also higher. Generally, there is between 6 to 8 feet between the interior ceiling and the exterior roofline to provide for internal wiring, lighting, and ventilation. Ventilation equipment and other roof top architectural features would extend above the roofline. Development standards established for the MMHS Campus Specific Plan include the building specifications such as heights, setbacks, design standards for signs and landscaping. To meet the standards established by the District's Educational Specifications, the California Interscholastic Federation, the National Federation of State High School Association, Buildings D, C, H and J must be 36 feet on average, with the science lab hood ventilation equipment for the science classrooms extending to 41 feet. These building heights would exceed the LCP and City's 28-foot height requirements therefore Table 12 includes standards that would allow construction of the school to modern standards. Building heights shall be measured from natural or finished grade, whichever produces the lowest building height.

- **Building C:** High School Building north wing second floor contains high bay/high volume spaces to house educational uses. These high bay spaces are required to provide the students with adequate functioning spaces conducive to 21st Century learning as defined in the Campus Plan Education Specifications. The Student Union is programmed with a central space of 4,000 sf space. The interactive, collaborative nature of this space requires an appropriate high-volume ceiling. A high school Library, based on the District's Educational specifications, require a variety of spaces within the Library, including a large 3,000 sf area that can double as Staff Development space.
- Required rooftop equipment will exceed the 2' maximum height above the roof plane for the science lab exhaust hood, as required by the American National Standard for Laboratory Ventilation (ANSI) Z9.5 as well as the National Fire Protection Association Standard NFPA 45, Chapter 7, section 7.2. Roof top will be occupied by students to support outdoor learning, including visual observation to ESHA. With student access to the roof deck, higher parapets or Guards are required to be 42" minimum height per California Building Code, Part 2, Volume 1, Chapter 10, section 1015.

- **Building D:** The Middle School gymnasium and multipurpose room (MPR) must meet the National Federation of State High School Association, (NFHS) minimum interior height requirement of 23 feet clear from floor to ceiling for competitive Volleyball, the Specific Plan plans for 24' for adequate tolerance in design and construction.
- **Building H:** High School Performing Arts facilities require a vertical stage opening of 25' (to the bottom of the proscenium). In addition, the long span structure and tension lighting grid ceiling system will add 15 feet above the stage opening plus 5' for roof slope and parapet. This equates to a total height of 45 feet, providing for the school to produce the types of theatrical performances expected in a high school theater curriculum. A compromise is being made to create a variable open theater/performance space rather than a traditional proscenium space which would require a fly tower over 80'.
- **Building J:** Gymnasiums must meet National Federation of State High School Associations (NFHS) minimum interior height requirement of 23 feet clear from floor to ceiling for California Interscholastic Federation (CIF) Volleyball, the Specific Plan plans for 25' for adequate tolerance in design and construction and an additional 10' for long span structure and 5' for roof slope and parapet.

Development under the Specific Plan will conform to all other existing development standards under §17.40.110 of the City's Municipal Code for Institutional Development and §3.9 of the City's Local Implementation Program except for those listed under Table 12, *Specific Plan Development Standards.* The table outlines the Specific Plan specifications along with the current City LIP and Municipal Code and reasoning for exceeding current City regulations.

5.2 Building Height Measurements

The campus has varied topography within which several large buildings and plazas will be developed. To meet student safety and accessibility requirements, the buildings and areas surrounding them need to be as even as possible minimizing ramps, stairs, and abrupt changes in elevation. This will result in site grading and a change in the topography to accommodate the buildings. In some cases, the existing grade is such that entry will occur at one level and exit at a different level. Building heights shall be measured from natural or finished grade, whichever produces the lowest building height.

Table 12 Specific Plan Development Standards – Exceptions from Existing Zoning

	Specific Plan Specifications		Current LIP/ and Municipal Code (MC) Requirements	Reason/Notes
Development under the Specific Plan will conform to all existing development standards under § 17.40.110 of the City's Municipal Code for Institutional Development and § 3.9 of the City's LIP with the exception of the following:				
Maximum Building Height[1]	Building J: Gym/PE	45 feet	Section 3.9.A1a of LIP and Section 17.40.110 A.1.a. of MC: Structures shall not exceed a maximum height of 18 feet above natural or finished grade, except for chimneys, rooftop antenna, and light standards. The maximum height of the structure may be increased up to 28 feet for a flat or pitched roof if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP.	Gymnasiums must meet NFHS minimum interior height requirement of 23 feet clear from floor to ceiling for CIF Volleyball, the Specific Plan plans for 25' for adequate tolerance in design and construction and an additional 10' for long span structure and 5' for roof slope and parapet.
	Building H: Theater/ Performing Arts	45 feet		High School Performing Arts facilities require a vertical stage opening of 25' (to the bottom of the proscenium). In addition, the long span structure and tension lighting grid ceiling system will add 15 feet above the stage opening plus 5' for roof slope and parapet. This equates to a total height of 45 feet, allowing for the school to produce the types of theatrical performances expected in a high school theater curriculum.
	Building D: Middle School Gym/MPR	36 feet		Gymnasiums must meet the National Federation of State High School Association, (NFHS) minimum interior height requirement of 23 feet clear from floor to ceiling for competitive Volleyball, the Specific Plan plans for 24' for adequate tolerance in design and construction.
	Building C: High School Building	36 feet (Fume Hood 41 feet)		Building C north wing, second floor contains high bay/ high volume spaces to house educational uses. These high bay spaces are required to provide the students with adequate functioning spaces conducive to 21st Century learning as defined in the Campus Plan Education Specifications. The Student Union is programmed with a central space of 4,000 sf space. The interactive, collaborative nature of this space requires an appropriate high-volume ceiling. A high school Library, based on the District's Educational specifications, require a variety of spaces within the Library, including a large 3,000 sf area that can double as Staff Development space.
Rooftop Equipment Height	Building C: High School Building	Science Labs require exhaust hoods with stacks placed at a minimum of 10 feet above the roof surface.	Section 3.9A.1b of LIP and Section 17.40.110 A.1.b. of MC: Roof-mounted mechanical equipment shall be integrated into the roof design, screened,	Required rooftop equipment will exceed the 2' maximum height above the roof plane for exhaust hoods over Science Labs, as required by the American National Standard for Laboratory Ventilation ANSI Z9.5 as well as the National Fire Protection Association Standard NFPA 45, Chapter 7, section 7.2.

	Specific Plan Specifications		Current LIP/ and Municipal Code (MC) Requirements	Reason/Notes
Development under the Specific Plan will conform to all existing development standards under § 17.40.110 of the City's Municipal Code for Institutional Development and § 3.9 of the City's LIP with the exception of the following:				
	Building C: High School Building	Parapets and or Guardrails that project up to 42 inches in height above the surface of the roof.	and may project no more than two feet higher than the structure roof height (screens included) if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP.	Roof top will be occupied by students to support outdoor learning, including visual observation to ESHA. With student access to the roof deck, higher parapets or Guards are required to be 42" minimum height per California Building Code, Part 2, Volume 1, Chapter 10, section 1015.
Lighting	Nighttime pool lighting will be installed.		Section 3.9.A1d of the LIP and Section 17.40.110 A.1.d. of MC: Sports field lighting shall be limited to the main sports field at Malibu High School and subject to the standards of LIP Sections 4.6.2 and 6.5.G.	Lighting will be installed to meet the requirements of a Class II facility as identified by the Illuminating Engineering Society of North America (IESNA) (10th ed.), where lighting should be a minimum of 50 foot-candles over the pool and 20 foot-candles over the deck, as measured at the water level. Consistent with IESNA recommendations, lighting would also be provided within the pool basin, with the recommended luminance of 15 candelas per square foot (161 candelas per square meter). When the pool is not in use, accessible paths, including along the pool deck, would be with a minimum of 2 foot candles until lights are turned off campus-wide. By meeting these standards, the pool lighting would also meet the requirements of California Building Code § 3115B.1
Signage	Two new 15'6" x 7'6" electronic marquee signs, with a 10'x4' LED Display Screen. One sign each at the Middle and High schools.		Section 3.15.3.J of the LIP ad Section 17.52.040.J.of the MC: Except for those signs allowed under the provisions of Section 3.15.4 (E) of the Malibu LIP, "Special permits," the following signs are prohibited: Automatic changing signs or electronic message center signs, except for public service, time, and temperature	Marquee signs for High School and Middle School are required by the District for proper communications with the Students/ Community. Marquee signs serve a multitude of communication needs including emergency and safety communications.
Setback	The Specific Plan will remove existing parking and drive aisles and maintain a 50-foot buffer from ESHA with the exception of a meandering deconstructed granite walking path adjacent to the ESHA for instructional stations and parking. All new buildings will be set back 100-feet.		Section 4.6 of the LIP: New development adjacent to the riparian habitats shall provide native vegetation buffer areas of no less than 100 feet to serve as transitional habitat and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size	The current District development including the vacated Juan Cabrillo ES, District Bus Barn facilities, parking lots, drive aisles and fencing/ site structures extend up to the edge of the ESHA and in some instances into the ESHA, with no set back.

	Specific Plan Specifications	Current LIP/ and Municipal Code (MC) Requirements	Reason/Notes
Development under the Specific Plan will conform to all existing development standards under § 17.40.110 of the City's Municipal Code for Institutional Development and § 3.9 of the City's LIP with the exception of the following:			
		to ensure the biological integrity and preservation of the habitat they are designed to protect. Vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted within buffers except as provided in Section 4.6.1 (E) or (F) of the Malibu LIP.	
Maximum Grading Quantity	The Specific Plan, as shown in Table 11, will exceed the grading limitations.	Section 8.3.B. of the LIP and Section 17.40.110 A.4.a of MC: Maximum Quantity of Grading. Notwithstanding any other provisions of the Malibu LIP, grading per lot of residential development, per acre of commercial development, or per acre of institutional development (total cut and fill) is limited to 1,000 cubic yards (per items a, b, c, and d).	Because of the topography of the site, and the need to create large terraces for student access, and the overall size of individual school buildings which are larger than most homes require the ability to cut/fill more than 1,000 cubic yards.,
Maximum Height of Cuts and Fills	Certain buildings may serve as a retaining wall.	Section 8.3.C of the LIP Section 17.40.110 A.4.b of MC: Maximum Height of Cuts and Fills with Retaining Walls. 6 feet in height for any one wall, or 12 feet for any combination of walls, where a minimum 3-foot separation exists between walls, except single cuts up to 12 feet in height which are an integral part of the structure are permitted. Retaining walls shall be designed with smooth, continuous lines that conform to the topography.	Each bldg. will have its own site-specific geotechnical report that determines individual needs. Because of the topography of the site, and the need to create large terraces, some of the buildings (Bldg. C for example) will serve as a retaining wall and may be over 12 feet in height at certain locations.

Source: SMMUSD 2021; Malibu 2002

[1] All other buildings will have a maximum height of 28 feet.

The following are the development standards for the MMHS Specific Plan:

A. The Malibu Middle and High School (MMHS) Campus Specific Plan shall be subject to the following development standards:

1. Height. Except as allowed in this section structures shall not exceed eighteen (18) feet above finished or natural grade, whichever results in lower building height, except for chimneys, rooftop antenna, and light standards.

a. Building C: High School Building shall not exceed a maximum height of thirty-six (36) feet finished grade, except for chimneys, rooftop antenna, and light standards that shall not exceed forty-one (41) feet above approved grading plan.

b. Building D: Middle School Gym/Multi-Purpose Room and Structures shall not exceed a maximum height of thirty-six (36) feet finished grade, except for chimneys, rooftop antenna, and light standards that shall not exceed forty (40) feet.

c. Building H: Theater/Performing Arts and shall not exceed a maximum height of forty-five (45) feet above finished grade.

d. Building J: Gym/Physical Education shall not exceed a maximum height of forty-five (45) feet above finished grade.

e. Building L: shall not exceed a maximum height of eighteen (18) feet above finished grade, except for chimneys, rooftop antenna, and light standards that shall not exceed a maximum height of 28 feet.

f. For all other buildings, roof-mounted mechanical equipment shall be integrated into the roof design, screened, and may project no more than two feet higher than the structure roof height (screens included).

g. In no event shall the maximum number of stories above grade be greater than two.

2. Yards/Setbacks.

a. Building placement for Phase 1 shall be as shown on Figure 6, *Proposed Site Plan*, as approved by City Council. Building Placement for subsequent phases will be considered by the City as part of the site plan review process.

b. Any future buildings must comply with the following:

(1) Front yard setbacks shall be ten (10) feet from the street easement.

(2) Side yard setbacks shall be five feet

(a) When adjacent to a residentially-zoned parcel(s) along a side yard, the setback shall be increased to ten (10) percent of the lot width or ten (10) feet, whichever is greater.

(b) When adjacent to the ESHA all buildings shall have a 100-foot setback from the ESHA. With the exception of access trails and fencing, and parking, all other improvements shall be setback 50-feet from the ESHA.

(3) Rear yard setbacks shall be five feet; however, when adjacent to a residentially-zoned parcel(s) along the rear yard, the setback shall be increased to fifteen (15) percent of the lot depth or fifteen (15) feet, whichever is greater.

3. **Site Development Criteria**. All proposed construction within the MMHS Specific Plan shall comply with the following site development standards:

   a. Structure Size. The gross floor area of all buildings on a given parcel shall be limited to a maximum Floor Area Ratio (FAR) of 0.15, or fifteen (15) percent of the lot area (excluding slopes equal to or greater than 1:1 and street easements). Additional gross floor area may be approved by the city council, up to the maximum allowed for the parcel under the general plan, where additional significant public benefits and amenities are provided as part of the project.

   b. Landscaping and Site Permeability. Twenty-five (25) percent of the lot area (excluding slopes equal to or greater than 1:1 and street easements) shall be devoted to landscaping. The required five-foot landscape buffer around the perimeter of parking areas pursuant to Section 17.48.050(E)(1) shall count toward the twenty-five (25) percent requirement. An additional five percent of the lot area (excluding slopes equal to or greater than 1:1 and street easements) shall be permeable.

   c. Pool and pool deck lighting shall be installed consistent with the Illuminating Engineering Society of North America (IESNA) standards for a Class II pool facility. Lighting shall be a minimum of 50-foot candles over the pool and 20-foot candles over the deck, as measured at the water level. for improved safety. Consistent with IESNA recommendations, lighting shall also be provided within the pool basin, with the recommended luminance of 15 candelas per square foot (161 candelas per square meter). All pool lighting shall also be consistent with the California Building Code and section 3115B.1, where the pool must have underwater and deck lighting such that lifeguards or other persons may observe, without interference from direct and reflected glare from the lighting sources, every part of the underwater area and pool surface, all diving boards or other pool appurtenances.

   d. Sports field lighting shall be limited to the main sports field and parking lots at Malibu High School. All new outdoor lighting shall adhere to the standards of Malibu Local Coastal Program Local Implementation Plan Sections 4.6.2 and 6.5.G and Section 17.41 Malibu Dark Sky provisions of the municipal code.

   e. All parking areas within the 100-foot ESHA area shall be paved with permeable pavement, to allow stormwater runoff to infiltrate into the soil below. Suspended paving systems shall be constructed below the permeable paving to treat and slow stormwater runoff before it reaches the ESHA. The system shall be designed to provide treatment and storage for stormwater but also promote healthy tree growth within parking areas.

4. **Grading.** Notwithstanding any other provisions of this code, grading shall be as follows:

   a. Grading for Phase 1 shall be as follows:

Phase I Grading

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	9,300	9,800	4,700	11,300	100	35,200
Fill	9,300	0	300	800		10,400
Total	18,600	9,800	5,000	12,100	100	45,600
Import	0	0	0	0	0	0

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Export	0	9,800	4,400	10,500	100	24,800

All quantities indicated shall be in cubic yards only.

R&R = Removal and Recompaction – R&R must be balanced.

Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.

Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.

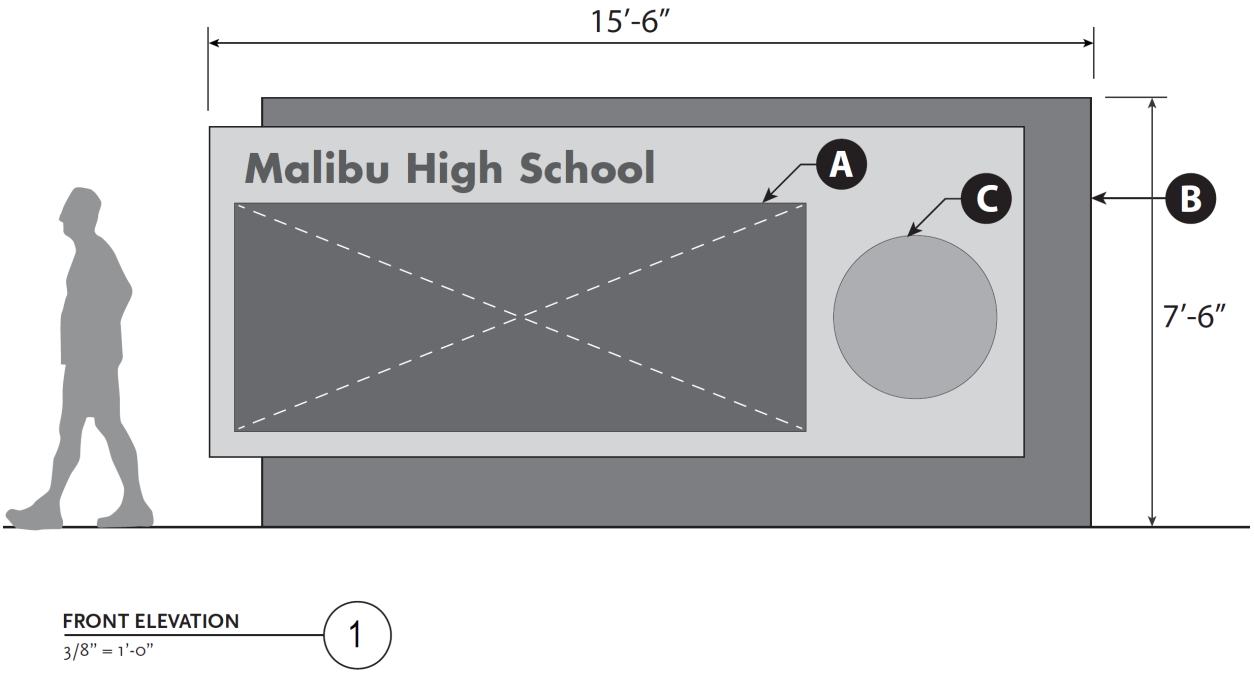
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

b. Grading for subsequent phases will be considered by the City as part of the site plan review process.

5.3 Wayfinding and Informational Signage

Campus identification and wayfinding is important to the District as more trails and joint use facilities are open to the public. Figure 6, I, shows the location of the marquee signs that would occur along Morning View Drive to guide parents and visitors. Figure 14, *Monument Signs*, shows the two single-sided monument signs 15 feet 6 inches wide by 7 feet 6 inches tall, that will contain a 10-foot by 4-foot LED display screen, 10 mm pixel spacing with dimmable brightness (A), be placed on a concrete wall support (B), and have an internally illuminated logo (C). Marquee sign(s) for high schools and middle schools are required by the District for proper communications with the students/ community. Marquee signs serve a multitude of communication needs including emergency and safety communications. Building Identification Signs. All buildings will have non-illuminated identification signs mounted flush to the wall to comply with public safety requirements.

Figure 14 Monument Sign, Two Locations along Morning View Drive



5.4 Landscaping

Landscaping would be provided along pathways, building perimeters, and within and around new parking lot areas. Landscaping would be consistent with the requirements of the City of Malibu's Municipal Code, Chapter 9.22, "Landscape Water Conservation." Such requirements include that plants must be grouped into hydrozones—that is, with other plant species having similar water demand—and by their soil, sun, and shade requirements. Additionally, irrigation systems would be designed to prevent runoff, overspray, low-head drainage, and similar conditions when irrigation water flows or sprays onto unintended areas, such as walkways, driveways, roadways. Landscaping plans for subsequent phases will be provided as part of the site plan approval process.

Table 13 shows the plant palette that will be used in the landscaping of the Campus. While only Phase 1 is shown in detail as Figure 15, *Phase 1 Landscaping Plan*, the plants in the table will be used throughout the campus in subsequent phases.

Table 13 HSMS Campus Plant Palette

* In Middle School Construction/CCD Plan, not on Coastal Permit
**In High School Plant List; not yet reviewed by Coastal
*** Also on ESHA list. Refer to 3/18/2021 Psomas memo with Conceptual Plant Palette for ESHA Restoration Site

Large Canopy Trees	**Common Name**
Juniperus californica**	California juniper
Metrosideros excelsus**	New Zealand Christmas Tree
Pinus torreyana**	Torrey Pine
Platanus racemosa***	California sycamore
Quercus species***	California Native Oak
Medium and Accent Trees	**Common Name**
Alnus rhombifolia***	White Alder
Arbutus unedo or 'Marina'**	Strawberry Tree
Cercis occidentalis/canadensis**	Western Redbud /Eastern Redbud
Cordyline australis**	Dracaena Spike
Heteromeles arbutifolia***	Toyon
Juglans californica**	Black Walnut
Lagerstroemia 'Natchez'	Crape Myrtle
Lyonothamnus floribundus	Catalina Ironwood
Metrosideros collina 'Spring Fire'	Dwarf New Zealand Christmas Tree
Olea europea 'Swan Hill'	Olive
Umbellularia californica	California Bay
Shrubs	
Arctostaphylos species***	Manzanita
Artemisia calfornica***	Californian Sagebrush
Baccharis species***	Coyote Bush
Ceanothus species	Wild Lilac
Erigonum species	Buckwheat
Juniperus californica-- prostrate species	California Juniper
Peritoma arborea***	Bladderpod
Pittosporum toberia 'Wheeler's Dwarf'	Dwarf Pittosporum
Fragula californica***	California Coffeeberry
Rhus integrifolia	Lemonade Berry
Ribes speciosum***	California Gooseberry
Rosmarinus spp**	NCN
Westringia fruticosa**	Coast Rosemary

* In Middle School Construction/CCD Plan, not on Coastal Permit
**In High School Plant List; not yet reviewed by Coastal
*** Also on ESHA list. Refer to 3/18/2021 Psomas memo with Conceptual Plant Palette for ESHA Restoration Site

Groundcovers/Grasses	
Carissa macrocarpa**	Natal Plum
Dianella species**	Flax Lilly
Dieties bicolor/ irioides**	Fortnight Lilly
Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue
Festuca species**	Native no-mow Meadow Mix
Juncus patens	California Gray Rush
Juniperus species**	Juniper
Lantana camara**	Lantana
Leymus condensattus 'Canyon Prince'**	Giant Wild Rye
Lomandra longfolia 'Breeze'*	Spiny-Head Mat Rush
Muhlenbergia rigens	Deer Grass
Myoporum parvifolium	NCN
Sedum species	Stonecrops
Senecio mandraliscae/serpens	Kleinia/Blue Chalksticks
Perennials/ Accents	
Agave species	Agave
Aloe species**	Aloe
Anigozanthos 'Bush Gold'	Kangaroo Paw
Dasylirion quadrangulatum/ wheeleri**	Mexican Grass Tree
Encelia californica	California bush sunflower
Hesperaloe parviflora	Red Yucca
Kalanchoe species	Kalanchoe
Keckiella cordifolia**	Heart-Leaved Penstemon
Opuntia species**	Prickley Pear Cactus
Penstemon species **	Beard Tongue
Rosa californica***	California Rose
Salvia species - native varieties	Sage
Yucca species	Yucca
Vines	
Jasminus polyanthum	Pink Jasmine
Lonicera hispidula***	California Honeysuckle
Vitis californica**	California Grape

Edited 3/31/2021, Spurlock Landscape Architects

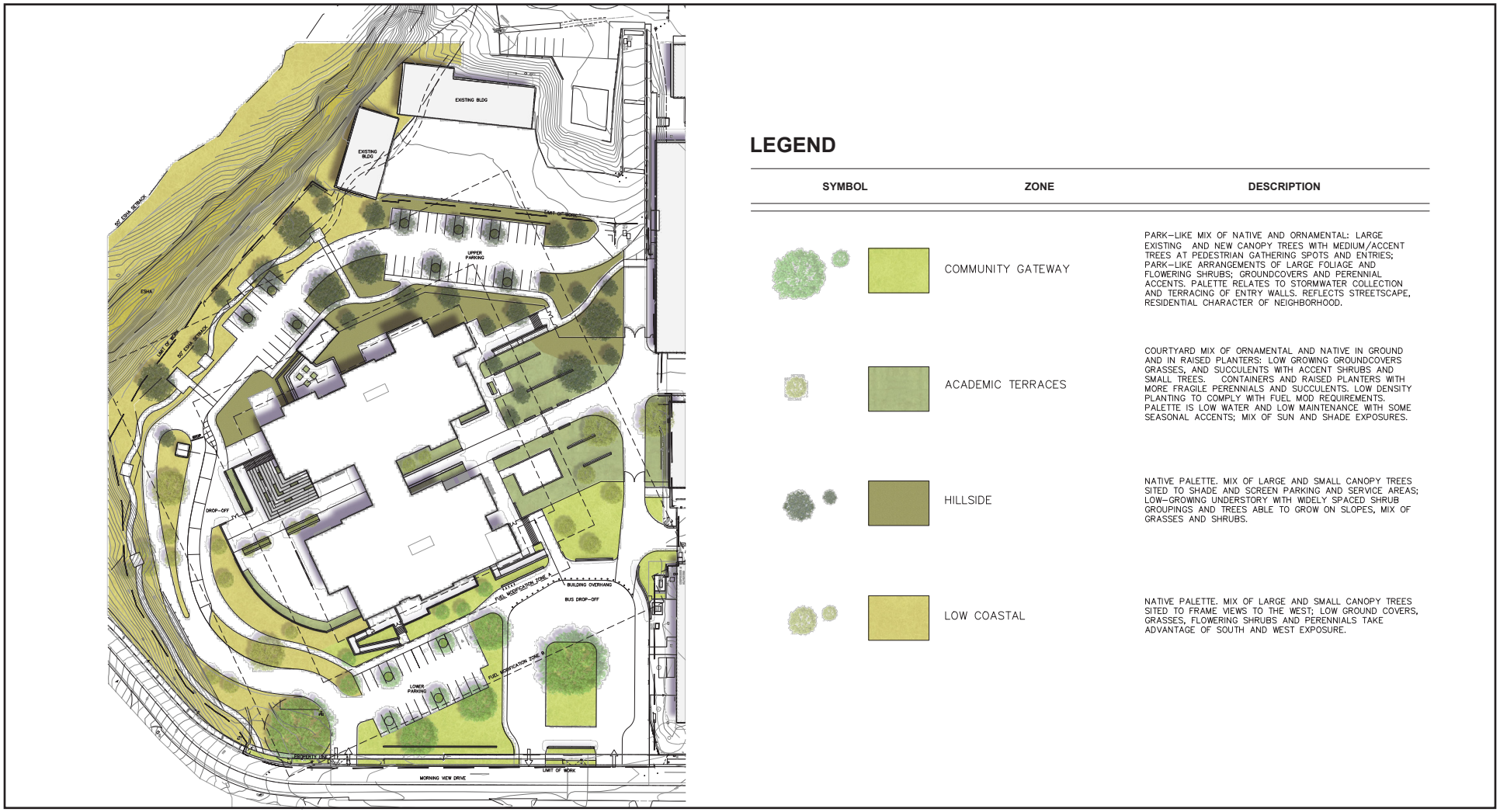
The Malibu campus landscape plan includes several strategies to promote a sustainable environment. These include strategies within the ESHA and its buffer, as well as connections between the restored ESHA and the central campus.

A proposed trail outside of the 50-foot ESHA buffer creates accessible pedestrian access from Morning View Drive along the restored upland ESHA and the campus beyond. The trail is proposed to be decomposed granite paving, which is composed of natural, locally sourced, and permeable materials. The trail would connect users to outdoor education overlooks, small areas located for their views into the ESHA. These areas may include relevant interpretive signage dependent on the location.

The 100-foot ESHA buffer is anticipated to contain large areas of restored native landscape, after the removal of existing asphalt and lawn. It will also contain a small amount of vehicular circulation, which includes required fire access, and parking. The parking areas are proposed to be paved with permeable pavement, to allow stormwater runoff to infiltrate into the soil below. Suspended paving systems are also proposed below the permeable paving to treat and slow stormwater runoff before it reaches the ESHA. These systems not only provide treatment and storage for stormwater but also promote healthy tree growth within parking areas.

Native plant communities connect the Phase 1 high school site both visually and physically with the restored ESHA and buffer. The edges between the campus along the ESHA and adjacent hillside are proposed to be primarily composed of native plants that are also used within the ESHA. Stormwater basins along these edges and within the central campus also utilize some of the same native riparian plant species to capture, slow down and filter campus stormwater runoff.

Figure 15 Proposed Phase I Landscaping Plan



NO SCALE

Source: NAC Architecture, 2021

5.5 Sustainability Features

All new buildings developed under the Specific Plan would be designed using applicable green building practices, including those of the most current Building Energy Efficiency Standards (Title 24, California Code of Regulations, Part 6) and California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11). The Building Energy Efficiency Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. CALGreen is California's statewide "green" building code. Its purpose to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories: planning and design; energy efficiency; water efficiency and conservation; water conservation and resource efficiency; and environmental quality. Additionally, the District has an adopted Districtwide Plan for Sustainability that incorporates sustainability into Education Services and all aspects of student learning; and integrates climate protection, resource efficiency, waste management, and other sustainability practices into District operations. (See also Section 7.5, *Solar Panel System*)

5.6 Restoration Plan in the ESHA

There is very little natural vegetation on the Proposed Project Site, consisting primarily of grasses, ivy, brush, ruderal species, and scattered ornamental trees with pockets of native riparian and upland species, including native trees in various stages of development. However, a stream course designated as an ESHA by the City of Malibu's LCP maps occurs on the western edge of the MMHS campus Developed portions of the existing campus are within the mapped ESHA boundaries, including portions of the JCES play yard, the Bus Barn, and existing Parking Lot A. The ESHA map also shows a stream approximately 400 feet northwest of the campus. This stream consists of an underground pipe from Floris Heights Road that flows onto the school property and daylights into the ESHA streambed along the school's western property boundary.

The stream course along the District's western boundary extends for approximately 1,088 feet and varies between approximately 24 and 85 feet wide, covering an area of approximately 0.68 acres determined to be potentially under regulatory jurisdiction with an additional approximately 1.35 acres within a 50-foot buffer of the ESHA for a total of approximately 2.03 acres. The stream course is deeply incised with steep banks. The drainage is unlined along its entire length. The upstream end of the drainage has a broad, concave cross-section with no abrupt break in bank slope. Soils in this area were saturated and surface water was present during multiple site visits. The middle and downstream end of the drainage is more incised, with steep slopes and a narrow channel bed. A portion of the bank is eroded or undercut. The ESHA and surrounding areas burned in the 2018 Woolsey fire. Some vegetation experienced mortality as a result of the fire while other vegetation is recovering.

Approximately 0.50 acres of the existing developed campus, specifically the JCES play yard, the bus barn, and portions of Existing Parking Lot A are within the 100-foot buffer of the ESHA. The Proposed Project would result in demolition of these structures within this buffer area. As part of the Proposed Project, the District would construct a pedestrian path and elevated outdoor learning spaces overlooking the ESHA and within 100 feet, but not closer than 50 feet of the ESHA boundaries. The trails would be accessible to the public during non-school.

All parking areas (excluding drive aisles) within the 100-foot ESHA area shall be paved with permeable pavement, to allow stormwater runoff to infiltrate into the soil below. Suspended paving systems shall be constructed below the permeable paving to treat and slow stormwater runoff before it reaches the ESHA. The system shall be designed to provide treatment and storage for stormwater but also promote healthy tree growth within parking areas.

The District would implement a phased restoration plan for the ESHA within the District's property. The restoration plan would include removing all hardscape within the proposed 100-foot buffer of the ESHA boundary. The District would conduct weed abatement, establish invasive plant controls, broadcast seed and plant native species within the ESHA and the proposed 50-foot buffer area, and implement erosion prevention and bank stability improvements as part of the restoration plan within District property. The restoration plan would be phased to meet the District's development schedule and funding constraints. The restoration and trail enhancements would reestablish the ESHA as viable habitat, provide educational opportunities for the MMHS students within the confines of the campus, and allow the public greater connectivity to the various trails in the community, including the newly reconstructed Equestrian Path Trail. See Figures 16 through 18.

Opportunities for restoration are present at upstream, middle, and downstream areas of the ESHA as well as developed and undeveloped areas within the proposed 50-foot buffer of the ESHA boundary. During Phase 1 of the Proposed Project, demolition of hardscape within the 100-foot buffer of the downstream area would occur. Restoration activities that would occur within the entire reach include weed abatement, broadcast of native seed and planting of native stock and invasive plant controls. Bank stability improvements and erosion control would occur in the upstream and downstream portions of the ESHA during Phase 1 of the Proposed Project, which would include the proposed pedestrian trail and new drive aisles. Demolition of developed areas within the 100-foot buffer of the upstream and middle stream area would occur during Phase 4, as the Bus Barn and other existing structures would remain operational until Phase 4 commences. Upon completion of Phase 4, the pedestrian trail would be completed and connect to existing trails on the campus.

Each phase of the Proposed Project would add to the overall reclamation/restoration plan. The restoration effort will focus on supplementing the native vegetation currently found within the ESHA with native seed and stock and utilizing contouring and natural features such as the existing mature native trees to enhance and stabilize the bank. The proposed trail and teaching platforms within the 100-foot buffer would connect the existing Equestrian Trail along the northeastern portion of the campus to the western portion of the campus and provide the community with additional pedestrian access to Morning View Drive. The teaching platforms would be utilized by the MMHS students, as well as community groups. In total, 2.03 acres of the ESHA would be restored, with the removal of approximately 0.50 acres of hardscape and structures.

Table 14, *Conceptual Plant Palette for ESHA Restoration Site*, provides a list of plants suitable for consideration for ESHA restoration efforts. The list is consistent with recommendations of the Los Angeles/Santa Monica Mountains Chapter of the California Native Plant Society for landscaping in the Santa Monica Mountains and have been updated to reflect the current scientific and common names changes designated by the Jepson Herbarium. Species that have no assigned common name by the Jepson Herbarium follow the Calflora website.

Table 14 Conceptual Plant Palette for ESHA Restoration Site

Plant Species		Restoration Location		
Common Name	Scientific Name	Lower Bank	Upper Bank	Upland
White alder	*Alnus rhombifolia*		x	
Yerba mansa*	*Anemopsis californica*	x		
California sagebrush	*Artemisia californica*			x
Narrow-leaf milkweed*	*Asclepias fascicularis*		x	x
Coyote brush	*Baccharis pilularis*			x
California brickellia	*Brickellia californica*		x	x
Yerba buena	*Clinopodium douglasii*		x	x
Bush poppy	*Dendromecon rigida*			x
Salt grass	*Distichlis spicata*	x	x	
Bush sunflower	*Encelia californica*		x	x
Scarlet monkeyflower*	*Erythranthe cardinalis*	x		
Common monkeyflower*	*Erythranthe guttata*	x		
California coffee berry	*Fragula californica*		x	x
Gumweed	*Grindelia camporum*			x
Toyon*	*Heteromeles arbutifolia*		x	x
California barley	*Hordeum brachyantherum* ssp. *Californicum*	x		
Spreading Rush	*Juncus patens*	x		
Giant tickseed*	*Leptosyne gigantea*		x	x
Pink honeysuckle	*Lonicera hispidula*		x	
Greene's saxifrage	*Micranthes californica*	x		
Bird's foot fern	*Pellaea mucronata*		x	
Bladderpod	*Peritoma arborea*			x
Western sycamore*	*Platanus racemosa*		x	
Bracken fern	*Pteridium aquilinum* var. *pubescens*	x	x	x
Coast live oak*	*Quercus agrifolia*		x	x
Golden currant	*Ribes aureum*		x	x
Fuchsia-flowering gooseberry	*Ribes speciosum*			x
California rose	*Rosa californica*	x	x	
Arroyo willow	*Salix lasiolepis*	x	x	
Purple sage	*Salvia leucophylla*			x
Black sage	*Salvia mellifera*			x
California hummingbird sage*	*Salvia spathacea*		x	x
Blue elderberry	*Sambucus nigra subsp. caerulea*		x	x
California figwort	*Scrophularia californica*		x	x

Plant Species		Restoration Location		
Common Name	Scientific Name	Lower Bank	Upper Bank	Upland
Nightshade*	*Solanum xanti*		x	x
Southern hedge nettle	*Stachys bullata*		x	x
Creeping snowberry	*Symphoricarpos mollis*	x	x	
California bay	*Umbellularia californica*		x	x
Giant chain fern	*Woodwardia fimbriata*	x		

Source: California Native Plant Society; Los Angeles/Santa Monica Mountains Chapter. 1996 [Revised 2007]. *Recommended List of Native Plants for Landscaping in the Santa Monica Mountains*

*Fire Resistant

Figure 16 ESHA Restoration Plan - Downstream Segment

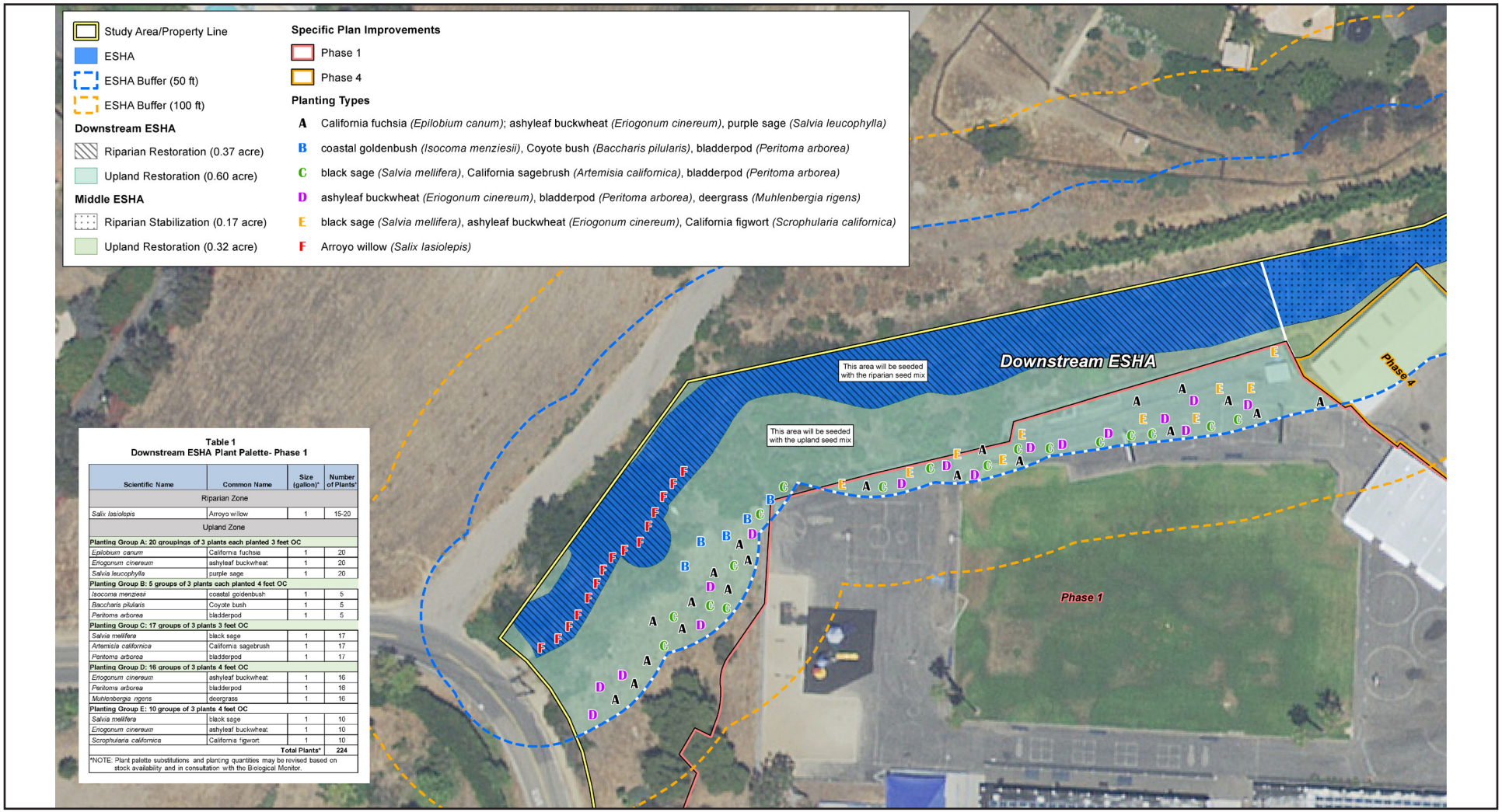


Table 1
Downstream ESHA Plant Palette- Phase 1

Scientific Name	Common Name	Size (gallon)*	Number of Plants*
Riparian Zone			
Salix lasiolepis	Arroyo willow	1	15-20
Upland Zone			
Planting Group A: 20 groupings of 3 plants each planted 3 feet OC			
Epilobium canum	California fuchsia	1	20
Eriogonum cinereum	ashyleaf buckwheat	1	20
Salvia leucophylla	purple sage	1	20
Planting Group B: 5 groups of 3 plants each planted 4 feet OC			
Isocoma menziesii	coastal goldenbush	1	5
Baccharis pilularis	Coyote bush	1	5
Peritoma arborea	bladderpod	1	5
Planting Group C: 17 groups of 3 plants 3 feet OC			
Salvia mellifera	black sage	1	17
Artemisia californica	California sagebrush	1	17
Peritoma arborea	bladderpod	1	17
Planting Group D: 16 groups of 3 plants 4 feet OC			
Eriogonum cinereum	ashyleaf buckwheat	1	16
Peritoma arborea	bladderpod	1	16
Muhlenbergia rigens	deergrass	1	16
Planting Group E: 10 groups of 3 plants 4 feet OC			
Salvia mellifera	black sage	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Scrophularia californica	California figwort	1	10
	Total Plants*		**224**

*NOTE. Plant palette substitutions and planting quantities may be revised based on stock availability and in consultation with the Biological Monitor.

0 80
Scale (Feet)

Source: Hexagon Geosystems, 2021

Figure 17 ESHA Restoration Plan - Middle Segment

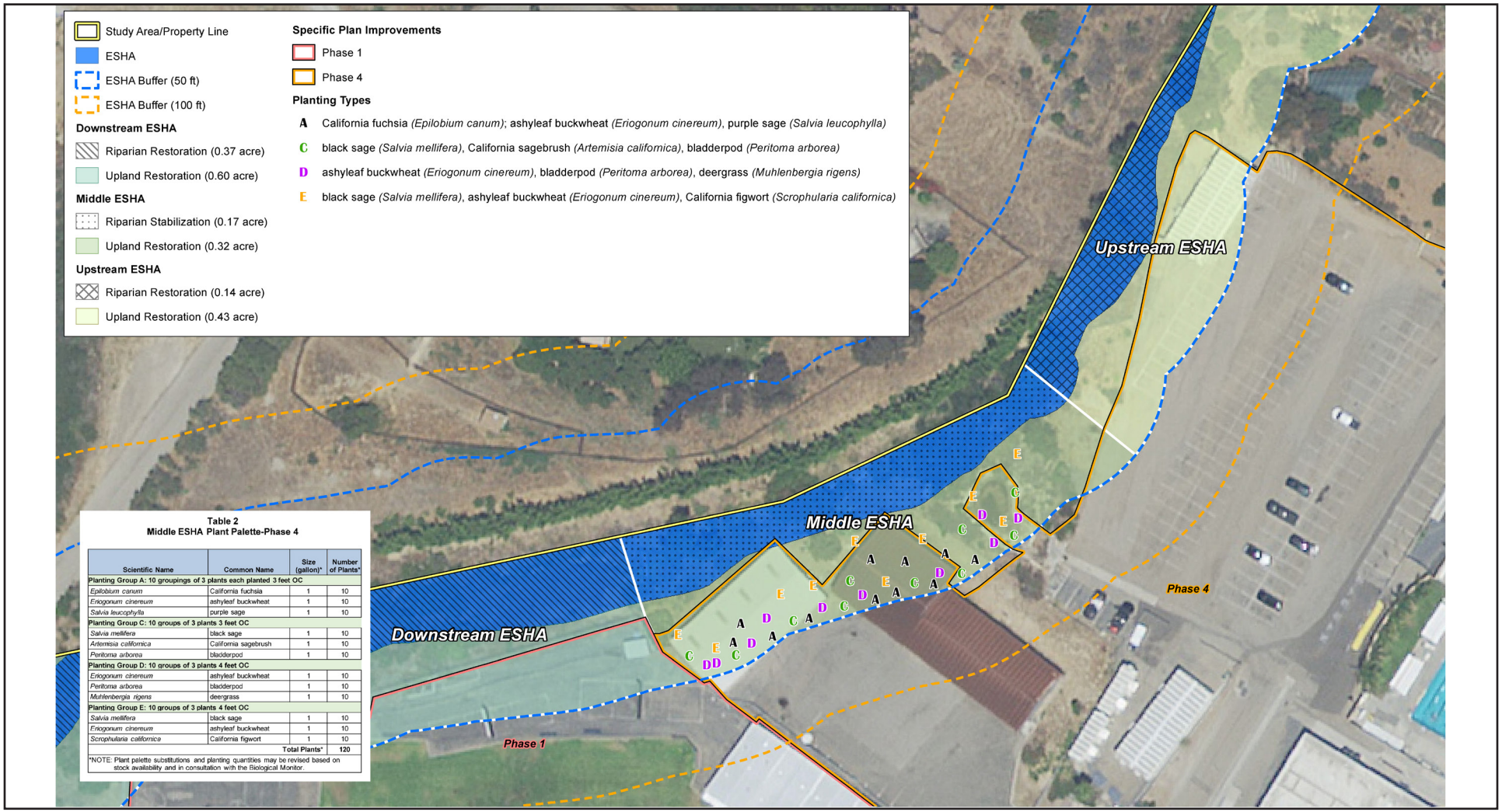


Table 2
Middle ESHA Plant Palette-Phase 4

Scientific Name	Common Name	Size (gallon)*	Number of Plants*
Planting Group A: 10 groupings of 3 plants each planted 3 feet OC			
Epilobium canum	California fuchsia	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Salvia leucophylla	purple sage	1	10
Planting Group C: 10 groups of 3 plants 3 feet OC			
Salvia mellifera	black sage	1	10
Artemisia californica	California sagebrush	1	10
Peritoma arborea	bladderpod	1	10
Planting Group D: 10 groups of 3 plants 4 feet OC			
Eriogonum cinereum	ashyleaf buckwheat	1	10
Peritoma arborea	bladderpod	1	10
Muhlenbergia rigens	deergrass	1	10
Planting Group E: 10 groups of 3 plants 4 feet OC			
Salvia mellifera	black sage	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Scrophularia californica	California figwort	1	10
		Total Plants*	**120**

*NOTE: Plant palette substitutions and planting quantities may be revised based on stock availability and in consultation with the Biological Monitor.

0 80
Scale (Feet)

Source: Hexagon Geosystems, 2021

Figure 18 ESHA Restoration Plan - Upper Segment

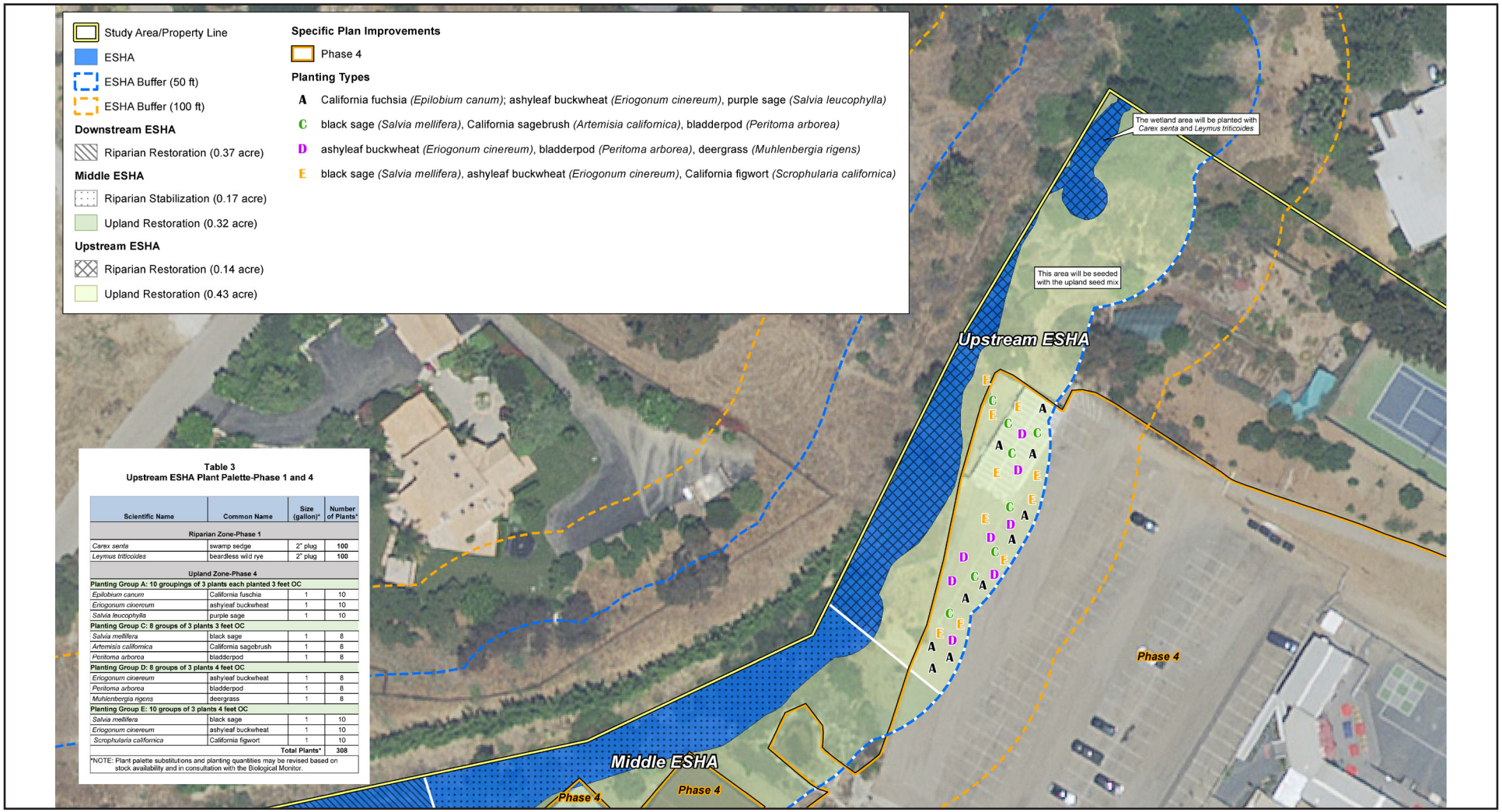


Table 3
Upstream ESHA Plant Palette-Phase 1 and 4

Scientific Name	Common Name	Size (gallon)*	Number of Plants*
Riparian Zone-Phase 1			
Carex senta	swamp sedge	2" plug	100
Leymus triticoides	beardless wild rye	2" plug	100
Upland Zone-Phase 4			
Planting Group A: 10 groupings of 3 plants each planted 3 feet OC			
Epilobium canum	California fuschia	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Salvia leucophylla	purple sage	1	10
Planting Group C: 8 groups of 3 plants 3 feet OC			
Salvia mellifera	black sage	1	8
Artemisia californica	California sagebrush	1	8
Peritoma arborea	bladderpod	1	8
Planting Group D: 8 groups of 3 plants 4 feet OC			
Eriogonum cinereum	ashyleaf buckwheat	1	8
Peritoma arborea	bladderpod	1	8
Muhlenbergia rigens	deergrass	1	8
Planting Group E: 10 groups of 3 plants 4 feet OC			
Salvia mellifera	black sage	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Scrophularia californica	California figwort	1	10
		Total Plants*	**308**

*NOTE: Plant palette substitutions and planting quantities may be revised based on stock availability and in consultation with the Biological Monitor.

0 80
Scale (Feet)

Source: Hexagon Geosystems, 2021

6.0 Circulation, Mobility and Parking

6.1 Vehicle Access and Parking

The campus plan has been developed with input from the neighbors and user groups to improve vehicle access and to reduce impacts to Morning View Drive. These items include expanding the drop off lane on Morning View; providing multiple drop off and pick up zones off of Morning View; separating the bus pick up and drop off away from commuter vehicles; moving the bus barn away from the schools; and providing more parking so that parking does not spill onto the roadways.

Regional vehicle access to the Specific Plan Area is provided via Pacific Coast Highway (State Route 1). The Specific Plan area can be accessed from Morning View Drive, approximately 0.3 miles northeast of the intersection of Morning View Drive and State Route 1 and 0.9 miles southeast of the intersection of Guernsey Avenue and Highway 1. Morning View Drive is a narrow, two-lane, local roadway that provides direct access to single-family homes in the area as well as to the existing MMHS and former JCES campuses and the Malibu Equestrian Park.

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. The District will re-label the parking lots and reconfigure parking within the Master Plan resulting in an increase in overall site parking and an improved pick-up and drop off location on Morning View Drive. The new drop-off/pick-up area would be able to accommodate up to five school buses and would have parking spaces for visitor use (Parking Lot C). Figure 19, *Vehicle Circulation Plan*, show the existing parking and proposed circulation under the Specific Plan. The Specific Plan will modify the existing access configuration to include:

- One two-way driveway from Morning View Drive on the southeastern portion of the campus providing vehicular access to parking lots A and B. Parking lot A has already been constructed. This driveway will provide access to a total of 212 parking spaces. Parking lots A and B will have a one-way counterclockwise circulation. Currently parking lot A is utilized as one of the areas for student drop-off. Lot B would be the closes parking lot to the future middle school buildings.

- Two one-way driveways from Morning View Drive in the southern portion of the campus across Ebbtide Way providing vehicular access to parking lot C, which will consist of 25 spaces. The eastern driveway will provide ingress and the western driveway egress. School buses will utilize this area for student drop-off and pick-up. Lot C would provide easy access to both the high-school and the middle school buildings.

- One two-way driveway from Morning View Drive on the southwestern portion of the campus providing vehicular access to parking lots D and E. This driveway will provide access to a total of 175 parking spaces. Lots D and E would be the closest lots to the proposed high-school buildings.

- One two-way driveway from Clover Heights Avenue on the northern part of the campus that would provide access to parking area F with 14 parking spaces. This lot is required to provide accessible parking to the upper fields. This parking lot would be the most accessible to the upper fields (baseball and soccer). Lot F is intended to serve athletic programs for school and non-school related youth sports. The parking lot would be primarily required to provide ADA parking spaces for access to the upper fields and field house and would link to accessible paths. Other parking spaces in Parking Lot F would be provide for parking during athletic events and prevent cars from parking in the cul-de-sac, which is an emergency turn around. There

is not a driveway from the upper part of the campus to the lower part of the campus to not increase driving through the neighborhood to support school.

- Curbside drop-off would continue to occur on the northern side of Morning View Drive. However, no parking is allowed along Morning View Drive.
- Other than frontage improvements along Morning View Drive, no vehicle related off-site improvements are proposed.

Parking Lot D would be a new, approximately 129-space parking lot that would be developed to the north of Building C and would be accessed by a new entryway along the western edge of the campus from Morning View Drive. Parking Lot E would be constructed during Phase 3 and would have 32 parking spots and be connected by the shared driveway to serve both the High School and the Boys & Girls Club. A small parking lot (Parking Lot F) with approximately 14 spaces would be developed along the northeastern boundary of the softball field with access from Clover Heights Avenue. Table 15, *Campus Specific Plan Buildout Parking Count*, shows the name and parking count for each lot and the construction phasing of each lot. The Specific Plan would not change or modify the restrictions imposed on the lighting associated with the 150-space Parking Lot A under the existing CDP (CDP No. A-MAL-13-030).

Table 15 Campus Specific Plan Buildout Parking Count

Existing Parking Lot	Existing Spaces	Proposed Changes	Specific Plan Spaces	Built Phase
150-Space Parking Lot (E)	150	Renamed to Parking Lot A	150	Existing
Lower Parking Lot (D)	62	Renamed to Parking Lot B	62	Existing
Student Parking Lot A	119	Removed		
JCES Parking Lots	37	Removed		
Service Lot	7	Removed		
		Parking Lot C (New)	25	1
		Parking Lot D (New)	129	1
		Parking Lot E (New)	32	3
		Parking Lot F (New)	14	3
Total	**375**	**-**	**412**	

Source: SMMUSD 2020.

Note: 11 spaces within the Bus Barn will also be removed as part of the Specific Plan.

6.2 Pedestrian Access

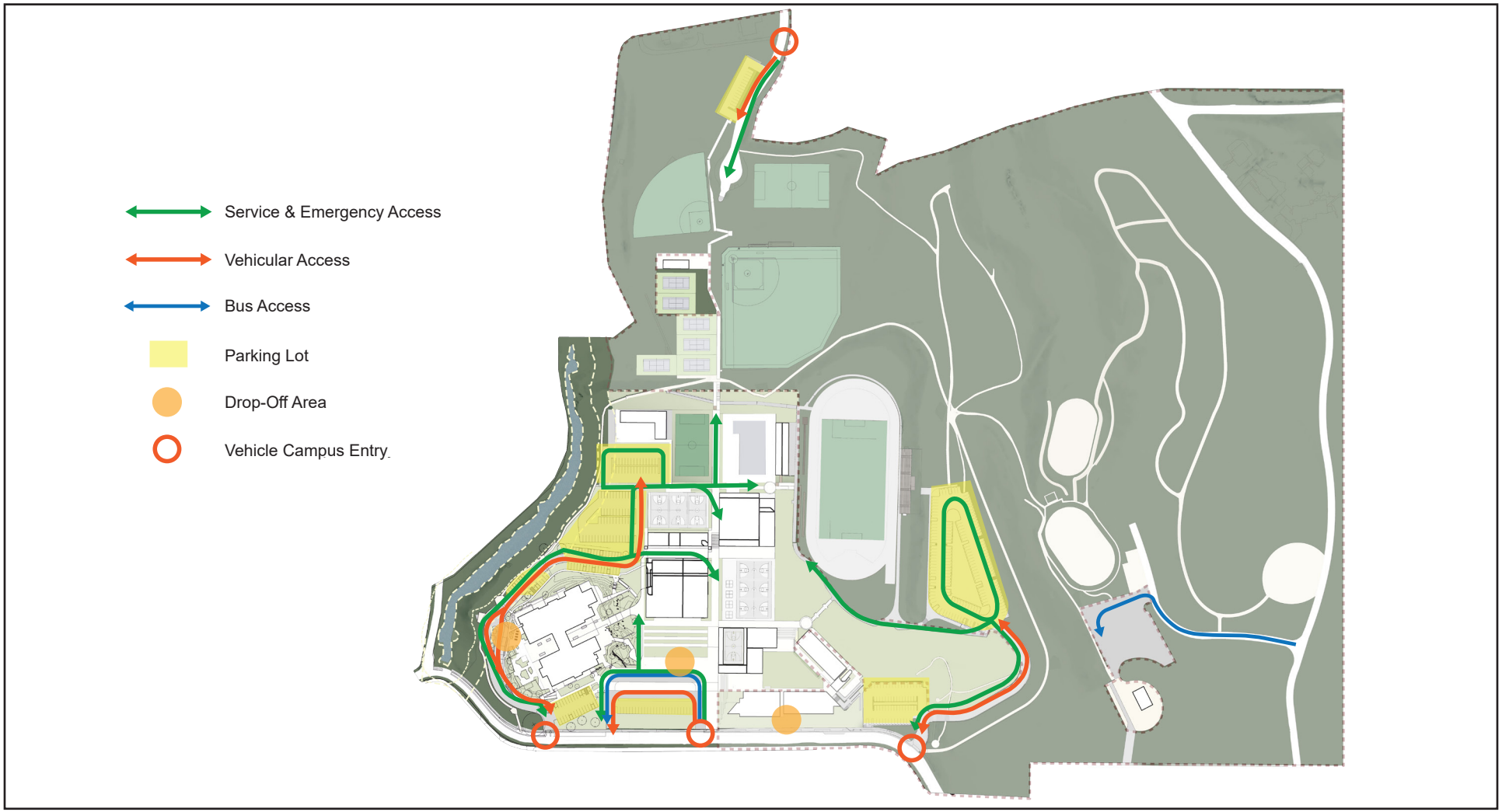
Pedestrian access to the Plan Area would remain along Morning View Drive with access at the new drop-off area, and Clover Heights Avenue, with access to the athletic fields. All circulation is wheelchair accessible via a network of either ramps and/ or elevators, connecting the parking lots with athletic and educational facilities throughout the campuses. Additionally, As shown in Figure 20, *Pedestrian Circulation Plan,* the Specific Plan would include a pedestrian trail system that starts along the ESHA on the west and connects to a larger system of existing walking trails around the Equestrian Park and surrounding hills. Fencing would surround the entire campus. Ornamental fencing near Morning View Drive and the proposed buildings would allow the MMHS and former JCES campuses to

be secure during school days and would reinforce a single point of entry for each school. Wildlife permeable fencing would run along the east, north, and west sides of the Plan Area.

6.3 Construction

Construction of the Specific Plan would temporarily generate additional traffic on the existing area roadway network. These vehicle trips would include construction workers traveling to the Plan Area as well as delivery trips associated with construction equipment and materials. Delivery of construction materials to the Plan Area would require several oversized vehicles that may travel at slower speeds than existing traffic. Once materials are delivered to the campus, all construction activities would occur on-site within the existing boundaries of the school campus and would not disrupt off-site traffic flows. Additionally, construction workers would park in the designated staging area to provide adequate parking for all employees and visitors to the campus throughout the duration of construction activities of the Specific Plan. Signage and/or workers conducting traffic would be present to direct pedestrians and vehicles during construction. Per standard construction procedures, the construction contractor would prepare and implement a traffic control plan to ensure that public safety and emergency access are maintained during the construction phase. Should any temporary fencing be needed during construction, it would meet the requirements of the LCP and LIP and be wildlife permeable.

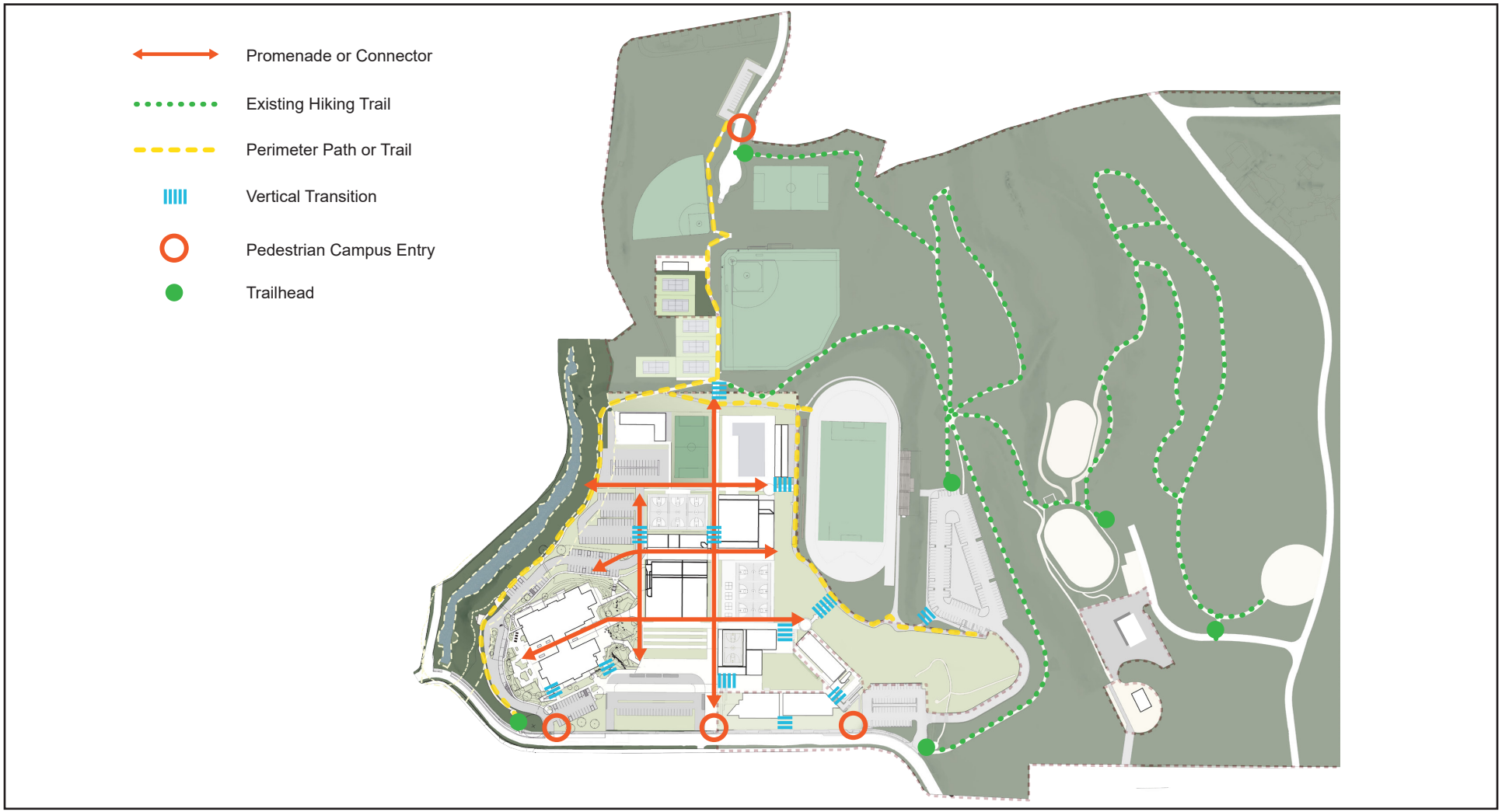
Figure 19 **Proposed Site, Access, Circulation, and Parking**



Source: Spurlock Landscape Architects, 2021

MMHS CAMPUS SPECIFIC PLAN
OCTOBER 2021

Figure 20 Pedestrian Circulation Plan



Source: Spurlock Landscape Architects, 2021

7.0 Infrastructure

Utility improvements necessary to serve the proposed replacement buildings would be constructed. The future on-site utilities would connect to existing facilities serving the site.

7.1 Water Plan

The proposed domestic and fire water lines would connect to the existing 12-inch public water main located on Morning View Drive. Water will be served by Los Angeles County Waterworks District No. 29.

7.2 Septic System

Currently, 10 septic tanks exist on the former JCES and MMHS campuses. The Specific Plan would upgrade the existing septic system as each phase is developed. The location of the septic tanks and associated leach fields will be reviewed as part of each phase. Timing of the decommissioning of existing septic systems and sizing and replacement with new infrastructure would be conducted such that continued sufficient systems remain in place and service is not disrupted. Any need for onsite treatment will be discussed further with the City during appropriate project phases.

7.3 Drainage Plan

The Plan Area would be divided into seven drainage management areas (DMA) that will coordinate drainage to Morning View Drive. New stormwater retention basins would be developed to infiltrate and treat runoff from the Specific Plan.

7.4 Lighting

Outdoor Lighting Program

The Proposed Project would install new and upgraded outdoor lighting within each development phase that would include lighting in both existing and proposed campus parking lots, pedestrian pathways, marquee sign lighting, and nighttime security- and safety-required lighting. All outdoor campus lighting would be designed to provide for the security and safety of students, staff, and visitors. Final design of the Project's outdoor lighting program must meet the requirements of the City of Malibu's Dark Sky Ordinance and adhere to the standards of the Malibu Local Coastal Program Local Implementation Plan Sections 4.6.2 and 6.5.G.

Maintenance and custodial staff typically leave the campus at 11:00 PM; as such, consistent with the existing lighting program on the MMHS Campus, the nighttime lighting would be controlled by an automatic timer and would be programmed to turn off at 11:30 PM each evening. On a limited number of occasions when school activities are scheduled to extend past 10:00 PM, such as an MMHS sports teams returning to campus following an "away" game or when a SMMUSD School Board meeting is held on campus, the programmed lights off time would be overridden to accommodate such authorized uses. The Specific Plan would not change or modify the restrictions imposed on the Athletic Field lighting (CDP 12-024), or the lighting associated with the 150-space Parking Lot A under the existing CDP (CDP No. A-MAL-13-030).

Pool lighting

In addition to the outdoor campus lighting described above, new lighting would be installed as part of the development of the new pool in Phase 4. As described in Section 3.3.1.3 above, the new pool would be an Olympic-size 50-meter pool intended to serve student sport and educational curriculum such as swim and water polo recreational, as well as community uses. Pool and pool deck lighting would be replaced as part of the Project in order to meet the needs and standards associated with this size of pool and intended uses. Lighting would be installed to meet the requirements of a Class II facility as identified by the Illuminating Engineering Society of North America (IESNA), 10th Edition, where lighting should be a minimum of 50 foot candles over the pool and 20 foot candles over the deck, as measured at the water level. for improved safety. Consistent with IESNA recommendations, lighting would also be provided within the pool basin, with the recommended luminance of 15 candelas per square foot (161 candelas per square meter). When the pool is not in use, accessible paths, including along the pool deck, would be with a minimum of 2 foot candles until lights are turned off campus-wide. Through meeting these standards, the pool lighting would also meet the requirements of California Building Code section 3115B.1, which requires a pool have underwater and deck lighting such that lifeguards or other persons may observe, without interference of glare, every part of the underwater area, pool surface, and any diving appurtenances. These requirements for high school use of the aquatics facility are to insure a safe environment while attempting to remain compliant with the Dark Sky Ordinance, which includes an exemption for lighting required by Federal or State law under Malibu Municipal Code section 17.41.090, Conflict with Other Laws.

As with existing use and operation, the pool would be lit for an annual total of 524 hours during evening hours, as detailed below in Table 16, *Pool Lighting*. In addition, pool lights are currently used during morning hours three days a week (Tuesday, Thursday, and Saturday) for two hours (5:30 a.m. to 7:30 a.m.), for a total of 310 hours. This results in a total lighting time of 834 hours in current condition, which would continue in the same manner under the Proposed Project.

Table 16 Pool Lighting

Months	Days Lit	Times
Annually in morning hours	Tuesdays, Thursdays, Fridays	5:30am – 7:30am (310 hours)
July 1 – August 18	No Lights	-
August 19 – November 6	Monday – Friday (53 school days)	6:15pm – 8:45pm (132.5 hours total over this time period)
November 7 – March 12	Monday – Friday (74 school days)	5:15pm – 8:45pm (259 hours total over this time period)
March 13 – June 10	Monday – Friday (53 school days)	6:15pm – 8:45pm (132.5 hours total over this time period)
June 11 – June 30	No Lights	-

Source: SMMUSD 2021

7.5 Solar Panel System

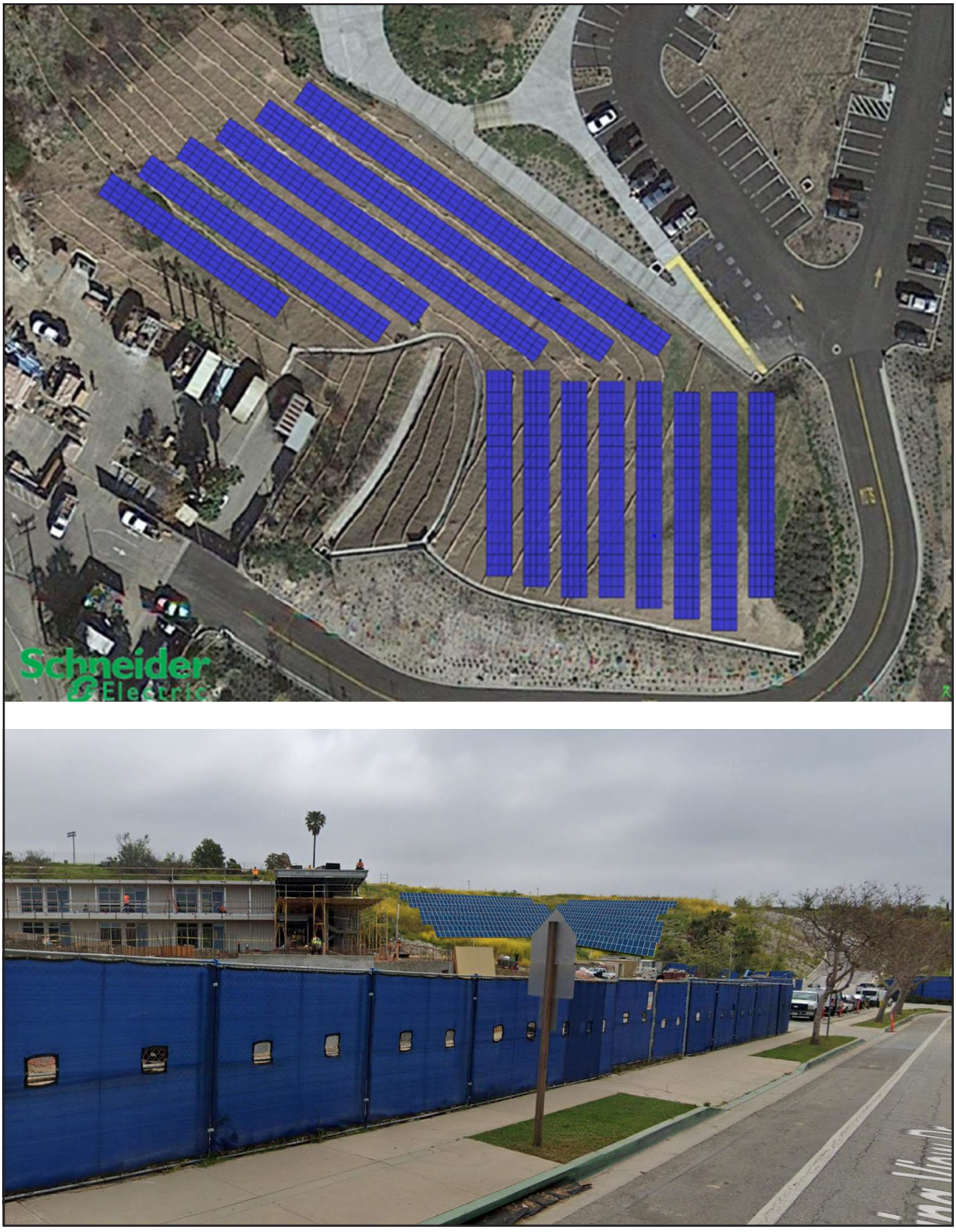
Because of the campus location in a high-risk fire area with an increased severity of wildfire risks in recent years, mandated public safety utility shutdowns have led to approximately 20 days of lost instruction at the MMHS Campus. In addition, the cost of utility provision continues to rise in California. To increase District resiliency, protect the learning environment, and maximize energy and operational savings, the MMHS Campus Specific Plan includes

development of an “islandable microgrid” or ground mount photovoltaic (PV) solar array system treated to reduce glare, with battery storage and energy control center. An approximately 422 kilowatt (KW) PV system would be installed on the sloping hillside to the south of the existing Lot A and the Main Sports Field and to the north/northwest of the new Middle School Building E (core classrooms building). A 500 KW/1,000 KW hour battery storage system would be installed. The existing approximately 118 KW of PV located on the newly constructed Building A/B would connect with the larger system. The solar panel system, shown in Figure 21, would be installed as part of Phase 2.

7.6 Solid Waste Disposal

Solid waste is gathered daily from each of the school buildings by custodial staff and taken to a central location for pickup. Other than small trash cans that are placed throughout the campus to discourage littering, trash facilities are screened from public view and accessible only to authorized employees. While the location of some of the small trash cans may vary, the centralized collection points are not anticipated to change with adoption of the specific plan. As no increase in capacity is planned, there should be no increase in solid waste from the campus.

Figure 21 Solar Panel System



Source: Schneider Electric, 2020

8.0 Administration and Authority

8.1 Specific Plan Authority

The MMHS Campus Specific Plan provides customized regulatory guidance to enable development of architectural features and building designs that would not otherwise be allowed by the City's current development standards. The Specific Plan is established through the authority granted to the City of Malibu by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The Government Code authorizes cities to adopt specific plans either by resolution as policy or by ordinance as regulation.

A Planning Commission hearing and City Council hearing are required to adopt this specific plan. This Specific Plan is a regulatory document for all development projects within the boundaries of the Plan Area. Development within this area must be consistent with this Specific Plan and with all applicable City and District regulations. Government Code 65450 states that a "Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan." The Specific Plan document has been designed to be consistent with the City of Malibu General Plan goals and policies.

8.2 Relationship to the General Plan

Adopted November 20, 1995, The City of Malibu's General Plan is intended to guide development, as well as promote the general welfare of the local community, while protecting the local resources. Table 17, *Relationship to the General Plan*, shows the applicable policies relevant to the Specific Plan.

Table 17 Relationship to the General Plan

General Plan Policies	Relevance/Consistency
LU Policy 1.1.1: The City shall protect the natural environment by regulating design and permitting only land uses compatible with the natural environment.	**Consistent.** Implementation of the MMHS Campus Specific Plan would not result in a new land use onsite that would be incompatible with the natural environment. Instead, the MMHS Campus Specific Plan would redevelop and modernize the existing MMHS campus and former JCES campus to provide increased resources for the campus.
LU Policy 1.1.4: The City shall preserve the City's rural residential character.	**Consistent.** Implementation of the MMHS Campus Specific Plan would redevelop and modernize buildings within an existing school site. The institutional land use would remain the same. The MMHS Campus Specific Plan would not impede upon the surrounding rural residential character. The MMHS Campus Specific Plan's lighting program would be consistent with the existing lighting program on the MMHS campus and the City of Malibu's Dark Sky Ordinance. All campus lighting would be designed to provide for the security and safety of students, staff, and visitors.
LU Policy 1.1.5: The City shall require careful site planning which blends development with the natural topography.	**Consistent.** The topography of the campus slopes up north from Morning View Drive. The existing topography of the site would not be altered because of the Specific Plan implementation.

General Plan Policies	Relevance/Consistency
LU Policy 1.2.1: The City shall prohibit development in Environmentally Sensitive Habitat Areas (ESHA) unless no feasible alternative is available.	**Consistent.** As discussed previously as part of the Restoration Plan for the ESHA, the MMHS Campus Specific Plan proposes to remove existing parking and drive aisles and maintain a 50-foot buffer from ESHA except for a meandering deconstructed granite walking path adjacent to the ESHA for instructional stations. Therefore, no development would occur in the ESHA.
LU Policy 1.4.1: The City shall preserve significant ridgelines and other significant topographic features (such as canyons, knolls, hills, and promontories).	**Consistent.** The MMHS campus is set amongst rolling hills and its buildings and athletic fields are terraced into its hillside setting. The existing topography of the site would be maintained, and no significant topographic features would be altered because of the Specific Plan's implementation.
LU Policy 2.1.4: The City shall require development to be landscaped so that the project blends in with the environment and neighborhood.	**Consistent.** The MMHS Campus Specific Plan is a redevelopment and modernization of an existing public educational use. New development would be designed and landscaped in a manner that preserves the existing topography, incorporates sustainable building practices, maintains open spaces, and reflects the rural community character of Malibu. Landscaping would be provided along pathways, building perimeters, and within and around new parking lot areas.
LU Policy 2.2.1: The City shall require adequate infrastructure, including but not limited to roads, water, and wastewater disposal capacity, as a condition of proposed development.	**Consistent.** The MMHS Campus Specific Plan will include adequate infrastructure to serve the Malibu Middle and High School Campus. The future on-site utilities would connect to existing facilities serving the site. The MMHS Campus Specific Plan modifications to the wastewater and drainage system will adequately serve the Malibu Middle and High School Campus.
LU Policy 2.3.1: The City shall protect and preserve the unique character of Malibu's many distinct neighborhoods.	**Consistent.** Implementation of the MMHS Campus Specific Plan would modernize and renovate buildings within an existing school site. The MMHS Campus Specific Plan is consistent with similar modern school facilities and the design limits its scale and massing to blend with the surrounding topography and buildings.
LU Policy 2.4.2: The City shall limit nonresidential uses to those compatible with the rural residential character of the surrounding neighborhoods.	**Consistent.** The MMHS Campus Specific Plan continues the existing public educational use for the site. The existing topography of the site would not be altered because of project implementation. The MMHS Campus Specific Plan blends and preserves the rural qualities of the community including the maintenance of open space areas for equestrian and trail uses.
LU Policy 2.4.6: The City shall avoid improvements which create a suburban atmosphere such as sidewalks and streetlights.	**Consistent.** The MMHS Campus Specific Plan would not create new sidewalks. However, the MMHS Campus Specific Plan would include lighting on the existing and new campus parking lots, pedestrian pathways, pool lighting, and other nighttime security- and safety-required lighting, consistent with existing conditions. Pool lighting would be regulated by the requirements of California Building Code (CBC) Section 3115B.1, requiring sufficient illumination that lifeguards have direct view of all areas of the pool surface and diving appurtenances. The MMHS Campus Specific Plan's lighting program would be consistent with the City of Malibu's Dark Sky Ordinance. The Specific Plan would not change or modify the restrictions imposed on the Athletic Field lighting (CDP 12-024), or the lighting associated with the 150-space Parking Lot A under the existing CDP (CDP No. A-MAL-13-030).

Source: Malibu 1995.

8.3 Relationship to Other Plans, Programs, Agencies, and Regulations

The following is a summary of the most relevant plans, programs, agencies, and regulations that should be referenced for consistency or compliance when implementing the Specific Plan.

California Coastal Act of 1976

The California Coastal Act of 1976 (CCA) is the permanent enacting law approved by the State Legislature. The CCA established a set of policies, coastal boundary lines, and permitting procedures regulating coastal development. Further, it provides for the transfer of permitting authority, with certain limitations reserved for the state, to local governments through adoption and certification of Local Coastal Program (LCP) by the California Coastal Commission. In conjunction with this Specific Plan, the LCP for the Plan Area will also be updated and submitted to the Coastal Commission.

City of Malibu Municipal Code

The Zoning Regulations (Title 17 of the Malibu Municipal Code), in conformance with the General Plan, regulate land use development in the City of Malibu. In each zoning designation, the regulations specify the permitted and prohibited uses and the development standards, including setbacks, height, parking, and design standards, among others. The Specific Plan is located within the Institutional District Zone that authorizes public educational institutions with a conditional use permit.

Malibu Local Coastal Program

The City of Malibu is located within the California coastal zone and all developments are subject to the regulations of the City's LCP. It was certified by the California Coastal Commission in 2002 and grants the City authority to review and approve coastal development permits (CDPs) at the local level. The LCP includes a Land Use Plan (LUP to regulate land use and a Local Implementation Plan (LIP) for zoning. Amendments to certified LUPs and LIPs only become effective after approval by the California Coastal Commission. Development within the Coastal Zone may not commence until a coastal development permit has been issued by either the Commission or a local government that has a Commission-certified local coastal program.

8.4 Review and Approval Process

The responsibilities of the Director shall include administering, interpreting, and enforcing all requirements and standards of the Specific Plan, including the acceptance and processing of all land use permit applications. Enforcement of the Specific Plan shall be in accordance with Chapter 17.04 Administration and Enforcement provisions of the City Municipal Code.

- **The Planning Director** or designated representative may approve, conditionally approve, or deny applications that meet the requirements of this Specific Plan and do not require a conditional use permit. The Director holds final approval authority for and enforcement of building permits, certificates of occupancy, sign permits, and temporary use permits.
- **The Planning Commission** may recommend approval, conditional approval, or denial of conditional use permits, applications for variances, specific plan amendments, and appeals of the actions of the Director or Zoning Administrator.

- **The City Council** may approve, conditionally approve, or deny conditional use permits, applications for variances, specific plan amendments, and appeals of the actions of the Planning Commission.
- **Coastal Commission** will have the final approval authority over the amendment to the LCP.

8.5 Administrative Amendments

Any modifications to the MMHS Campus Specific Plan shall occur in accordance with the Specific Plan amendment process and are required to be reviewed for approval by the Planning Commission and the City Council, with final review authority by the California Coastal Commission. In all cases, Specific Plan amendments must be found to be in conformance with the objectives and intent of the MMHS Campus Specific Plan. Amendments may be requested at any time pursuant to section 65453(a) of the Government Code. Depending upon the nature of the proposed Specific Plan amendment, a supplemental environmental analysis may be required, pursuant to the CEQA Guidelines section 15162. Amendments may also require revision of the City's Local Coastal Program and approval by the California Coastal Commission.

8.6 Site Plan Review and Approval

Phases II through IV are considered conceptual and will require review and approval by the City prior to construction. Subsequent phases will be reviewed for compliance with this Specific Plan. Site Plan Approval shall occur in accordance with the City's Municipal Code, and Local Coastal Plan.

8.7 Environmental Review

The Environmental Impact Report (EIR) primarily a source of environmental information and disclosure for the Santa Monica-Malibu Unified School District, the lead agency for the MMHS Campus Specific Plan. The EIR describes the potential impacts from the adoption of the MMHS Campus Specific Plan. While the MMHS Campus Specific Plan would be conducted in phases, each phase has been fully developed and approved by the SMMUSD Board. As such, it is not anticipated that substantial subsequent CEQA review would be required by the District. Preparation of a Project level EIR does not relieve the District of its duty to review subsequent Coastal Development Permit (CDP) projects contemplated under the EIR. Any individual CDP application that is processed as under this EIR would have to satisfy the requirements of CEQA Guidelines section 15162, such that new information or project changes would require revisions to the EIR. Further, the analysis and mitigation measures will provide the City enough detail that subsequent environmental review should not be necessary absent the conditions set forth in section 15162.

9.0 Financing Measures

Construction of the new high school, as Phase 1 of the Malibu Campus Plan, will be funded by a General Obligation Bond, entitled Measure M, passed in 2018. Prior to the election in 2018, the District created a Malibu-only School Facilities Improvement District (SFID). The result of the SFID is that bond dollars generated by Measure M can only be used in Malibu (not in Santa Monica) for school facility improvement needs. Phase 1 does not anticipate the receipt of additional funding from the state or other sources. It is anticipated that the proceeds from bond sales under Measure M will adequately fund Phase 1 of the Malibu Campus Plan. It is further anticipated that future phases will require additional funding, most likely in the form of a future general obligation bond for the Malibu SFID. The District does not anticipate funding from the city.