

# **Santa Monica High School (Samohi) Campus Plan Project**

Santa Monica-Malibu Unified School District

Board of Education meeting

February 7, 2019

# Project Need



- Samohi Campus is over 100 years old.
- Most buildings are inadequate for current student needs.
- Classrooms are crowded and ineffective; inadequate meeting spaces.
- Administration offices are too few and too small.
- Many buildings falling into disrepair.
- Inadequate athletic and physical education facilities.
- Inadequate parking.
- Ineffective use of spaces.

# Existing Conditions



- Gross Area: 26 acres
- General Plan Designation: Institutional/Public Lands
- Zoning: Institutional/Public Lands (PL)
- Location: 601 Pico Boulevard



# Project Description



- Redevelop entire campus, except Barnum Hall and Innovation Building
  - 272,763 square feet of demolition
  - 478,938 square feet of new development
  - 74,738 square feet of renovations
  - 621,642 square feet of structured parking and athletic fields
- New Athletic Facilities
  - 3,500 seat Football/Soccer/Track & Field Stadium
  - New Aquatic Facilities
  - New Baseball/Softball Field
  - New Blue and Gold Gyms

# Campus Buildout Concept

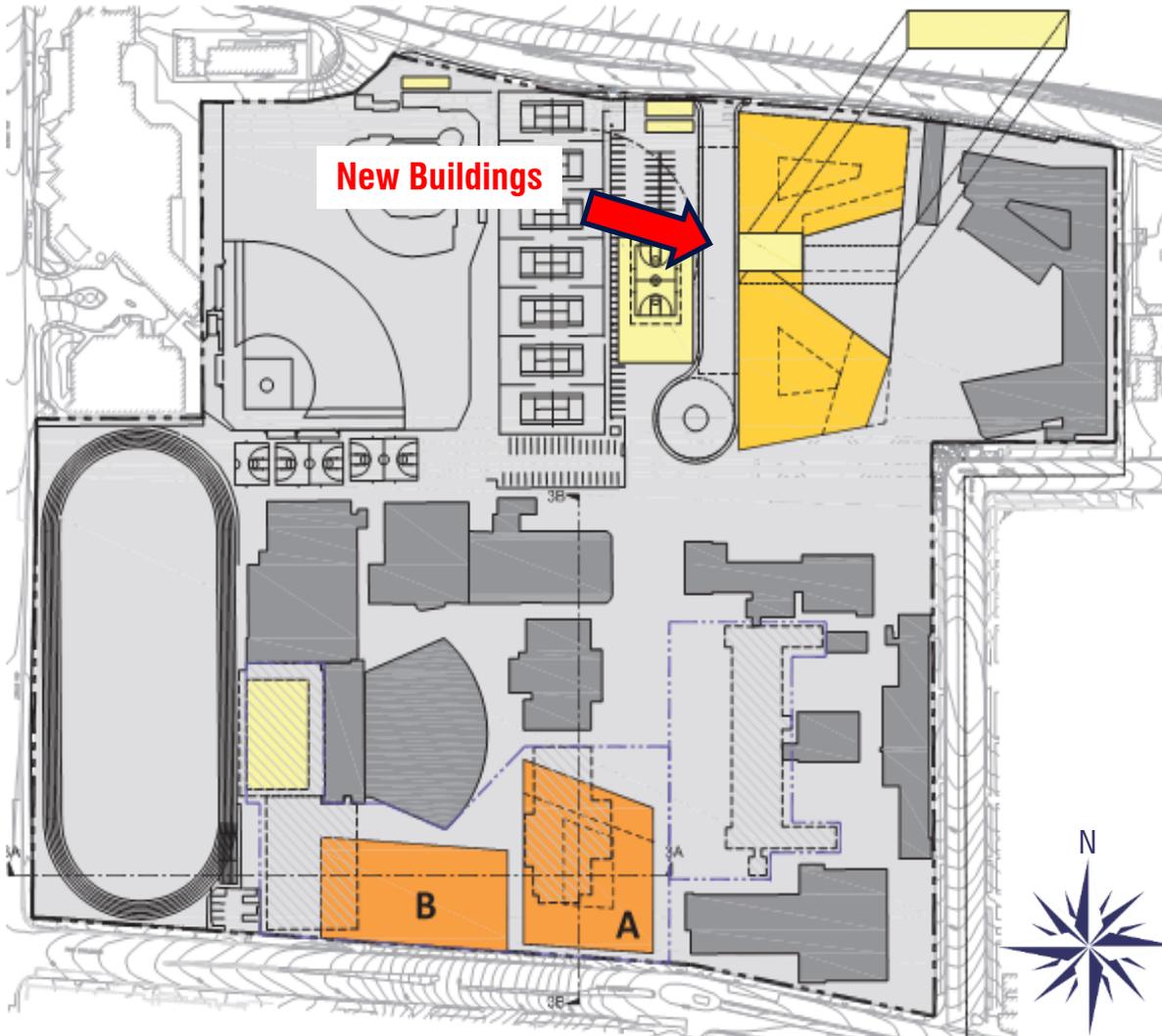


# Phases: Schedule



Phase	Anticipated Demolition Date	Anticipated Building Occupancy Date
1 & 2	Summer 2018	Winter 2022
3	Summer 2023	Spring 2024
4	Summer 2024	Spring 2027
5	Summer 2027	Spring 2031
6	Summer 2031	Spring 2035
7	Summer 2039	Summer 2043
8	Fall 2043	Fall 2045
9	Fall 2045	Fall 2047

# Phase 1 & 2



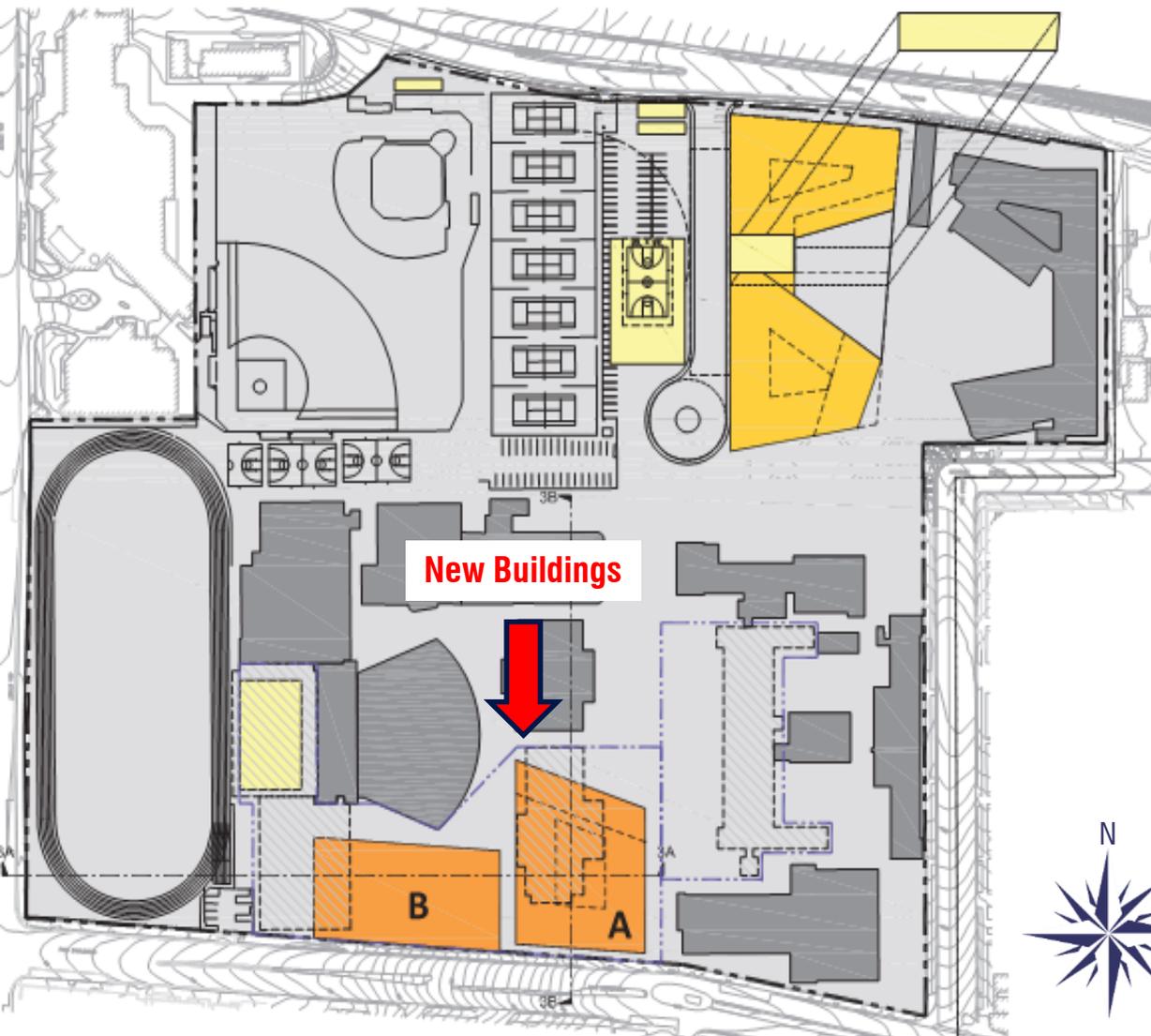
## Demolition:

- Technology Building
- Science Building
- Transformer Enclosure and Grounds Warehouse

## Construction:

- Food Service
- Houses O & M
- Physical Science Labs
- A 50-meter pool
- Structured Parking

# Phase 3A & 3B

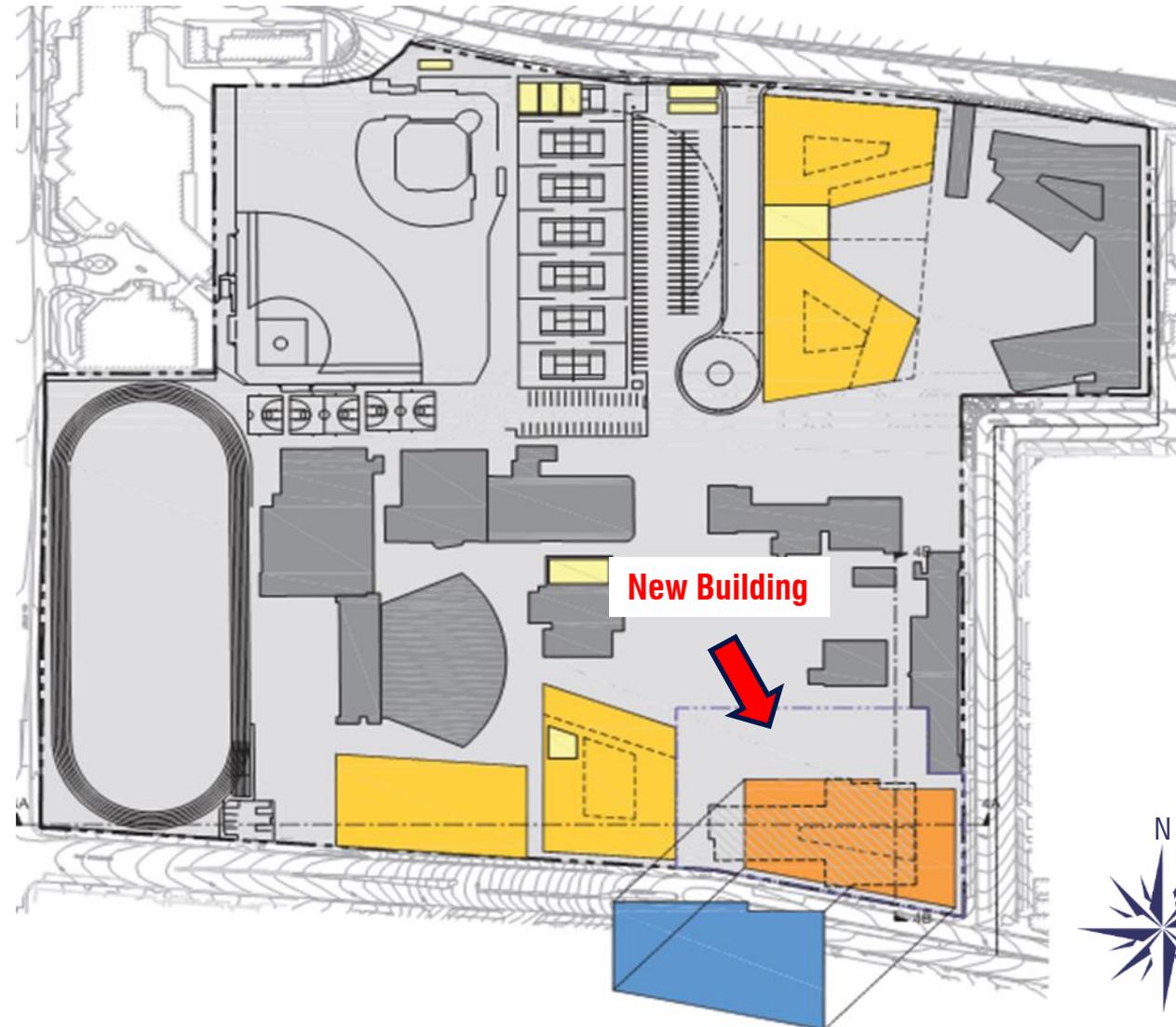


## Demolition:

- History Building
- Cafeteria
- Drake Pool Building
- South Gym

## Construction:

- New Classrooms/Library
- New Gold Gym



## **Demolition:**

- Existing Language Building/Library

## **Construction:**

- New Visual Arts Department
- One House
- One Future House and Office suite
- Semi-subterranean vehicle and bicycle parking structure

# Phase 5A & 5B



## **Demolition:**

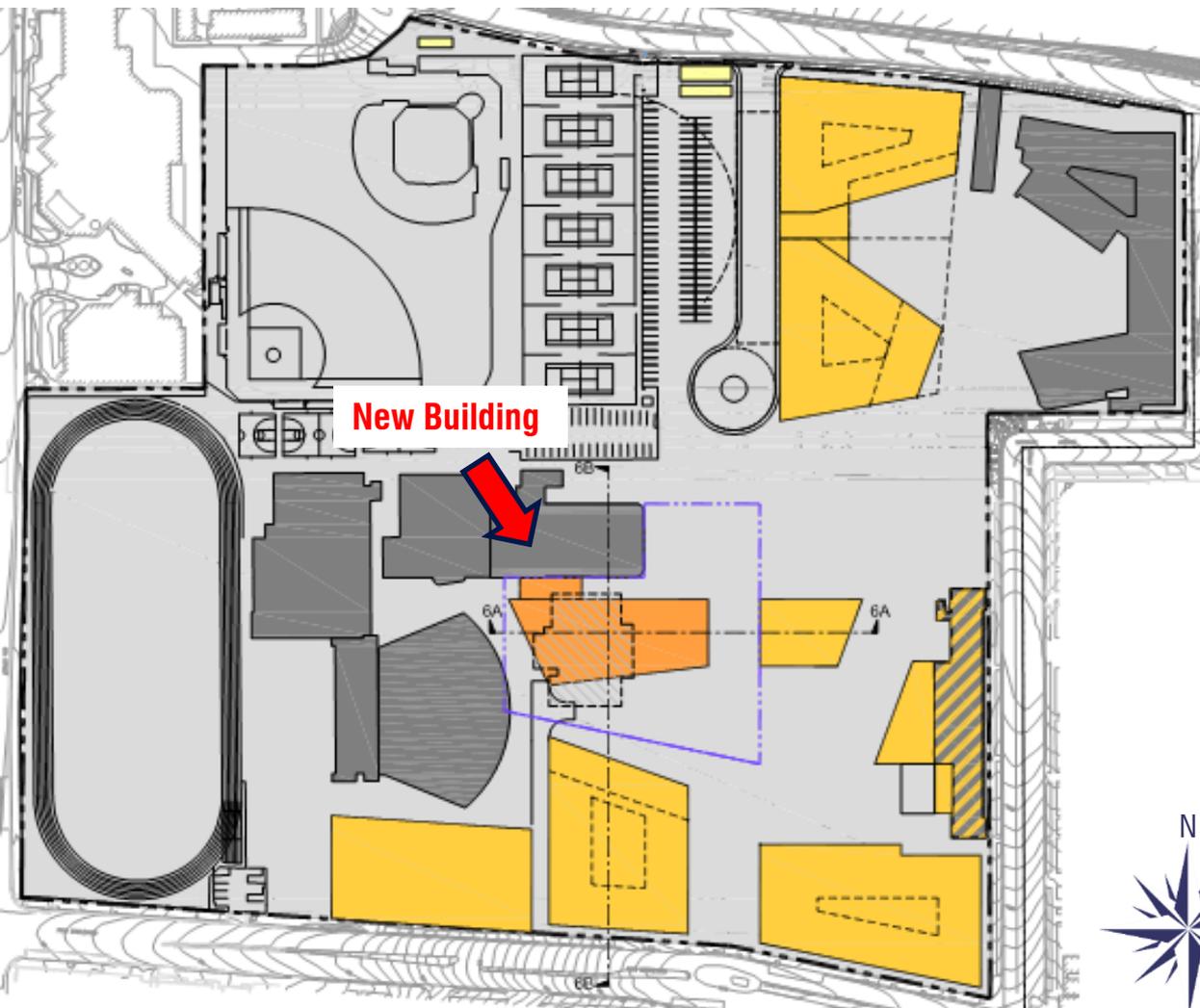
- English
- Art
- Business

## **Renovation:**

- Humanities Center

## **Construction:**

- Student Services
- Infant and Toddler Center
- Student Center Art Gallery



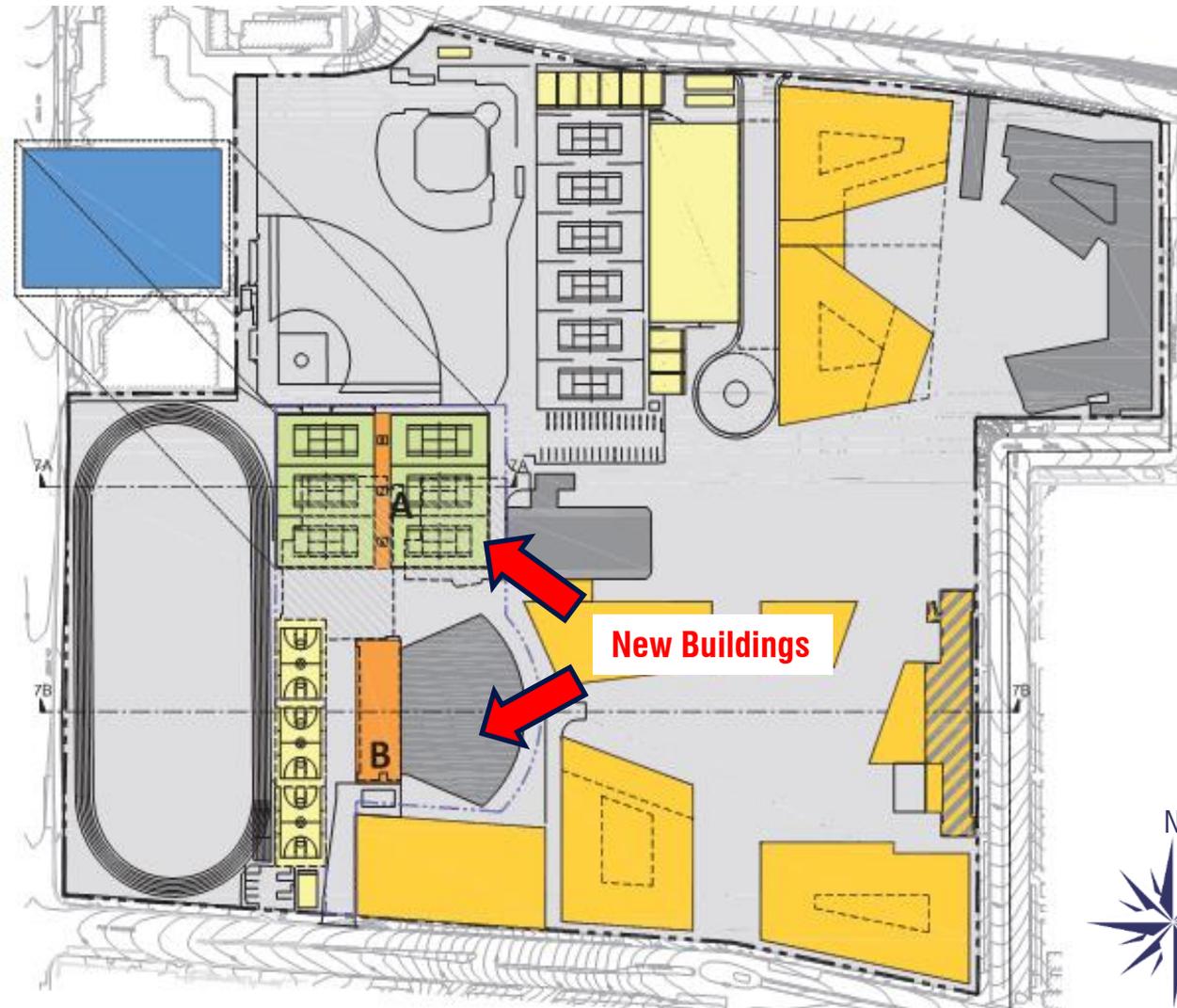
## **Demolition:**

- Administration Building Development

## **Construction:**

- Performing Arts and Music Department
- Music Department will be connected with an enclosed link to Barnum Hall

# Phase 7A & 7B



## **Demolition:**

- Music Building
- North Gym

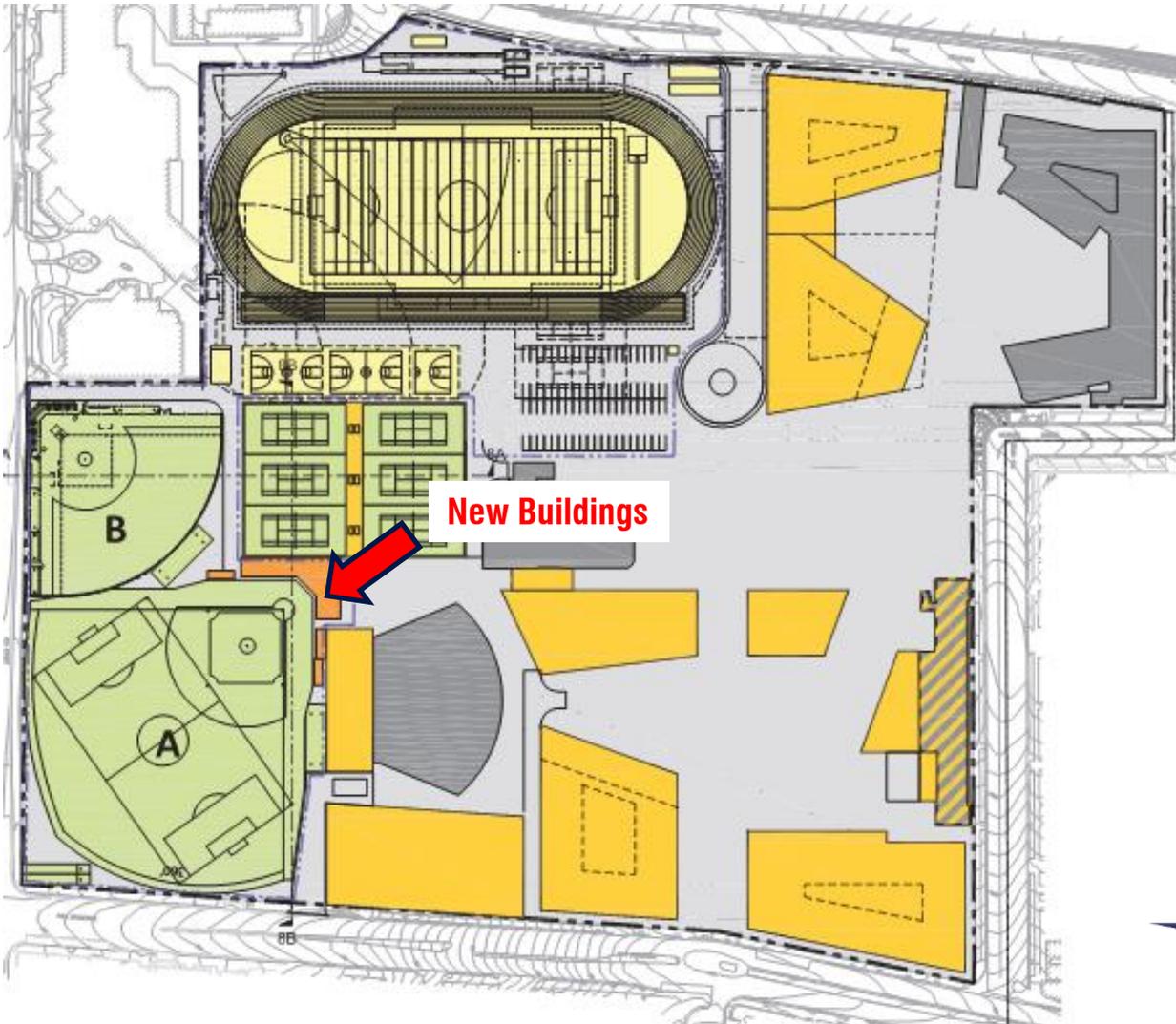
## **Construction:**

- New Blue Gym

## **Renovation:**

- Greek Amphitheatre Stage and Seating

# Phase 8A & 8B



## **Demolition:**

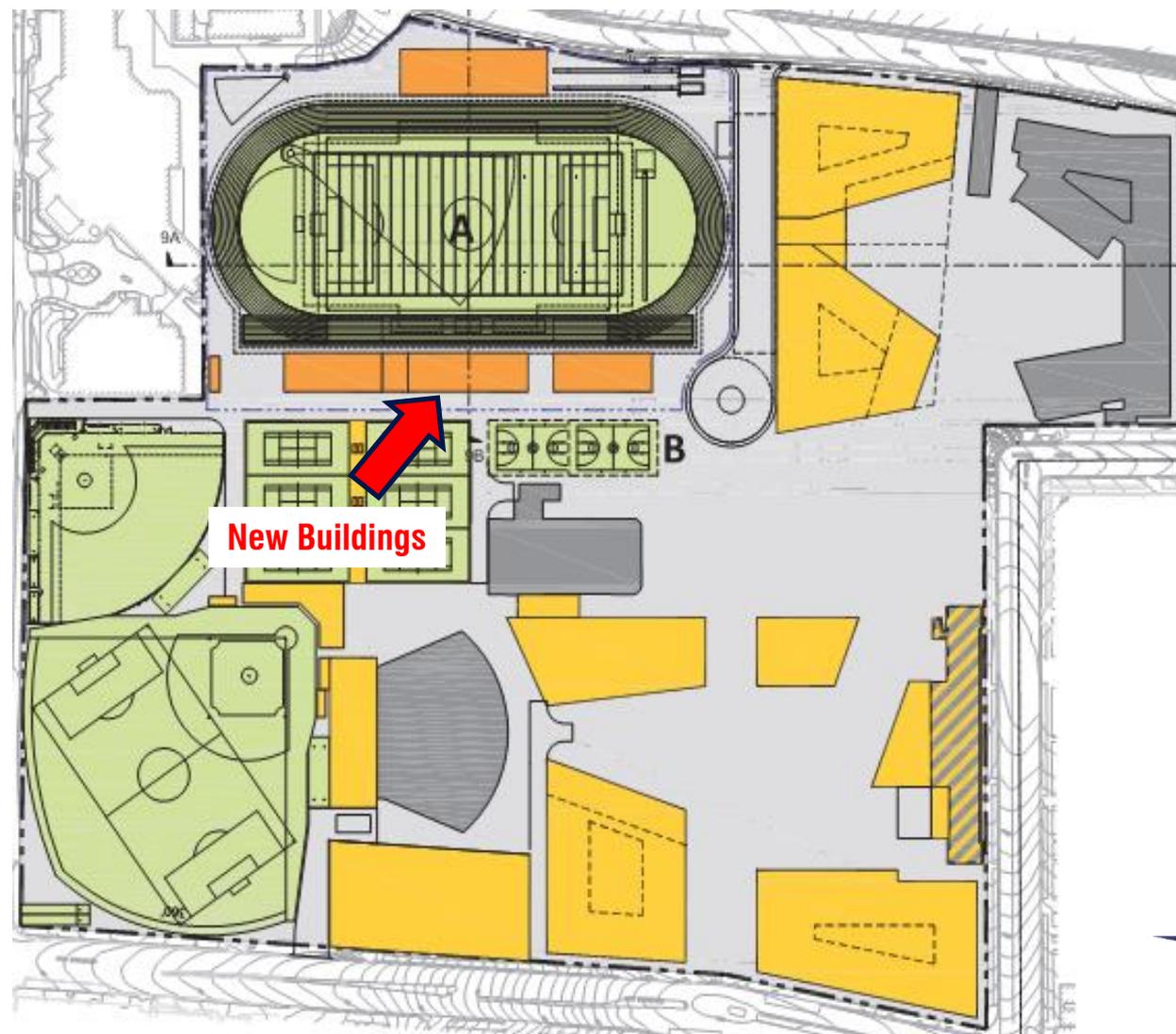
- Tennis courts
- Surface parking for Phase 1
- Sealy Field (baseball/softball and synthetic football/track field)

## **Construction:**

- Baseball and Softball fields from the western to the southern portion of the campus



# Phase 9A & 9B



## Demolition:

- Basketball courts

## Construction:

- New Football/ Soccer/ Lacrosse Stadium
- Seating for 3,500 spectators
- Structured Parking
- Basketball courts



# 3D Rendering of New Campus



The background is a blue-tinted photograph of a city skyline. In the foreground, there is a large, ornate fountain with multiple tiers and a central column. The city buildings are visible in the background, with some taller structures on the right side. The overall scene is a dense urban environment.

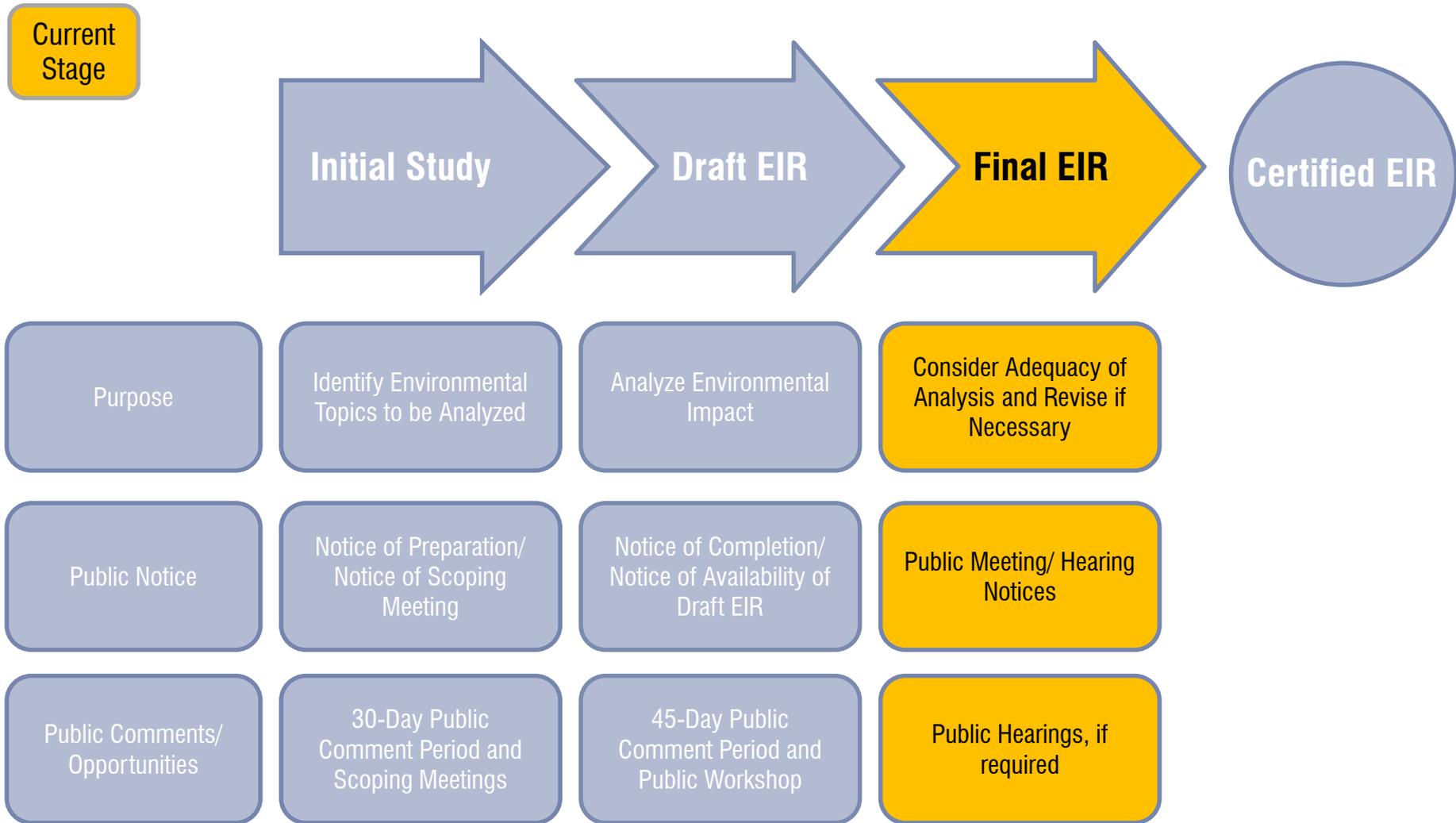
# California Environmental Quality Act (CEQA)

# Purpose of CEQA



- All projects within the State of California are required to undergo environmental review to determine the environmental impacts associated with implementation of the project.
- Informs the public and decision makers about the project and about the potential environmental impacts.
- Identifies feasible ways to avoid or reduce potential impacts.
- Discloses any Significant and Unavoidable Impacts.
- Provides an opportunity for the public and local/state agencies to comment on the environmental issues.
- Transparent and deliberative process.

# EIR Process



- Lead Agency: public agency which has the principal responsibility for carrying out or approving a project.
- Certify the EIR (CEQA Guidelines section 15090):

*Prior to approving a project the lead agency shall certify that:*

*(1) The final EIR has been completed in compliance with CEQA;*

*(2) The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and*

*(3) The final EIR reflects the lead agency's independent judgment and analysis.*

# CEQA Schedule



- Publish Notice of Preparation/Initial Study
  - 30-day Public Review Period (10/26/2017 to 11/27/2017)
  - Scoping Meeting 11/13/2017 (public input)
- Prepare and Publish Draft EIR
  - 47-day Public Review Period (11/30/18 – 1/16/19)
  - Community Meeting 12/17/2018 (public input)
- Prepare and Publish Response to Comments/Final EIR
- Board Meeting (2/7/19)
  - Adopts Findings
  - Adopts a Mitigation Monitoring Program
  - Adopts a Statement of Overriding Considerations
  - Certifies Final EIR and finally approves Project

- Air Quality and GHG Analysis
- Photometric Study
- Arborist Report
- Cultural Resources Assessment
- Paleontological Resources Report
- Historic Resources Assessment
- Hydrology & Drainage Plan
- Phase I & Phase II Environmental Site Assessment
- Noise Study
- Master Utility Plan
- Traffic Impact Assessment

## Topics Analyzed in the EIR

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

# Less than Significant Impacts

The Project was determined to have Less than Significant Impacts **with No Mitigation Measures required** for:

- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Public Services
- Utilities and Service Systems

# Less than Significant Impacts

The Project will have Less Than Significant Impacts **with Mitigation Measures Incorporated** for:

- Aesthetics
- Cultural Resources
- Hazards and Hazardous Materials
- Noise
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources

## Resources Areas and No. of Required Mitigation Measures

- Aesthetics - 2
- Air Quality - 1
- Cultural Resources - 7
- Geology and Soils - 0
- Greenhouse Gases -0
- Hazards and Hazardous -6  
Materials
- Hydrology & Water Quality - 0
- Noise – 17
- Public Services
- Recreation -1
- Transportation and Traffic - 2
- Tribal Cultural Resources – 3
- Utilities & Service Systems- 0

## Project-level Air Quality Impacts

- Air Quality Management Plan
- Exceedance of Air Quality Standards or Contribution to an Existing or Projected Air Quality Violation
- Sensitive Receptors

## Cumulative Impacts Related to Project Construction

- Air Quality
- Cultural Resources (Archaeological and Paleontological Resources)
- Tribal Cultural Resources

# Draft EIR Comments Received



Number Reference	Commenting Agency	Date of Comment
1	California Office of Planning and Research, State Clearinghouse	January 15, 2019
2	California Department of Transportation, District 7 (Caltrans)	January 9, 2019
3	California Department of Toxic Substances Control (DTSC)	December 10, 2018
4	Los Angeles County Metropolitan Transportation Authority (Metro)	January 2, 2019

# 11. Questions & Answers

