

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

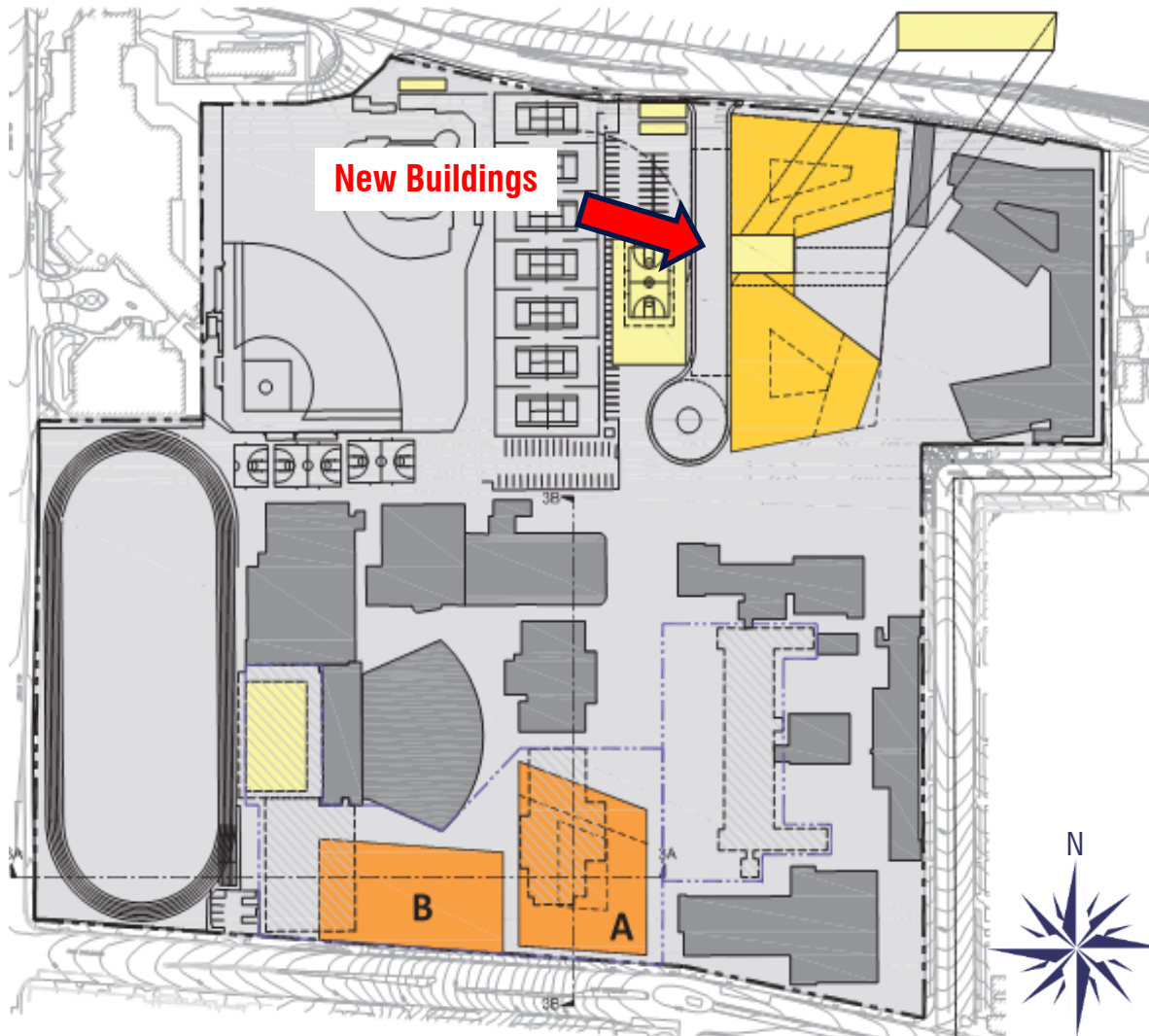


Phases: Schedule



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



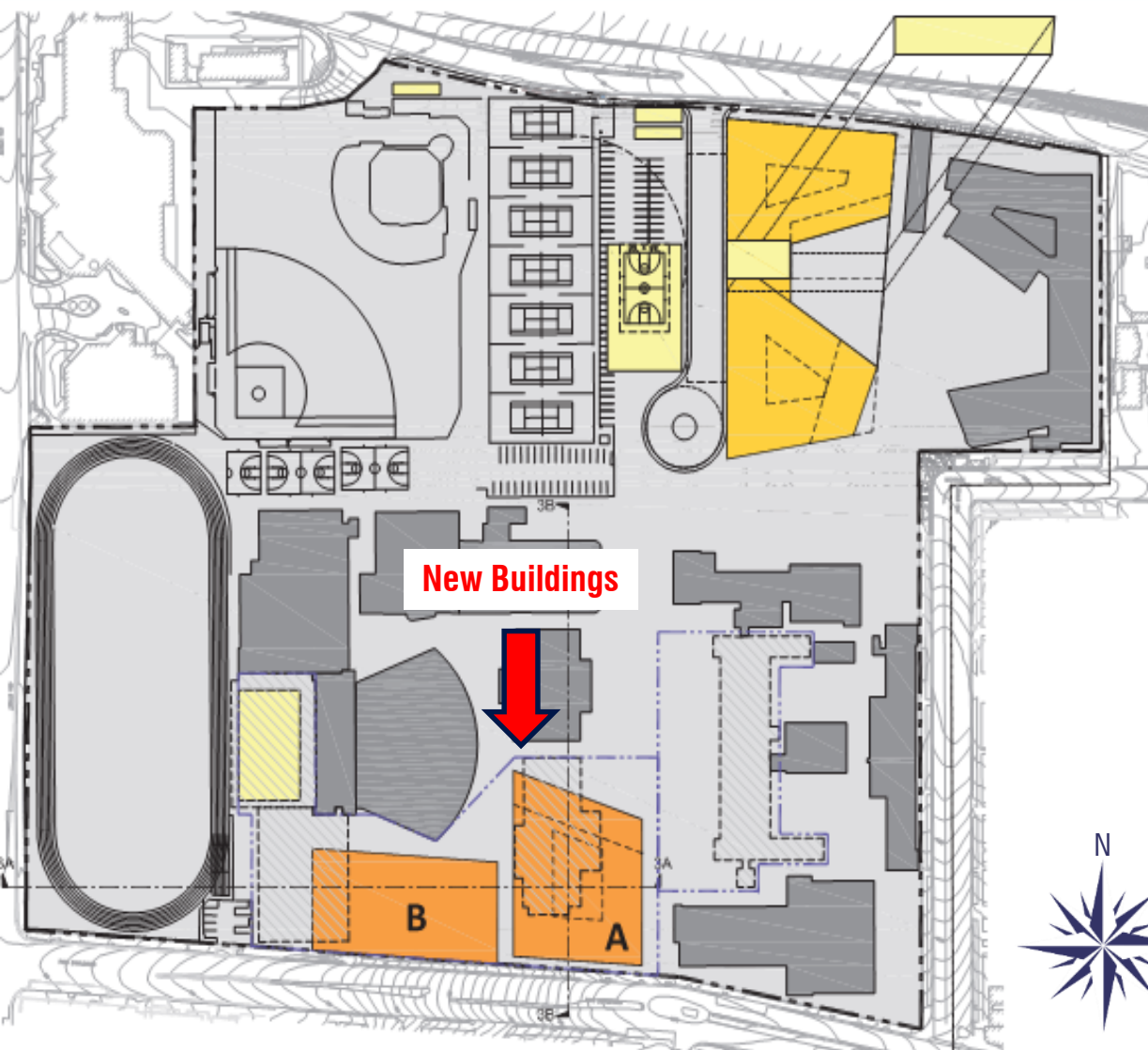
Demolition:

- 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



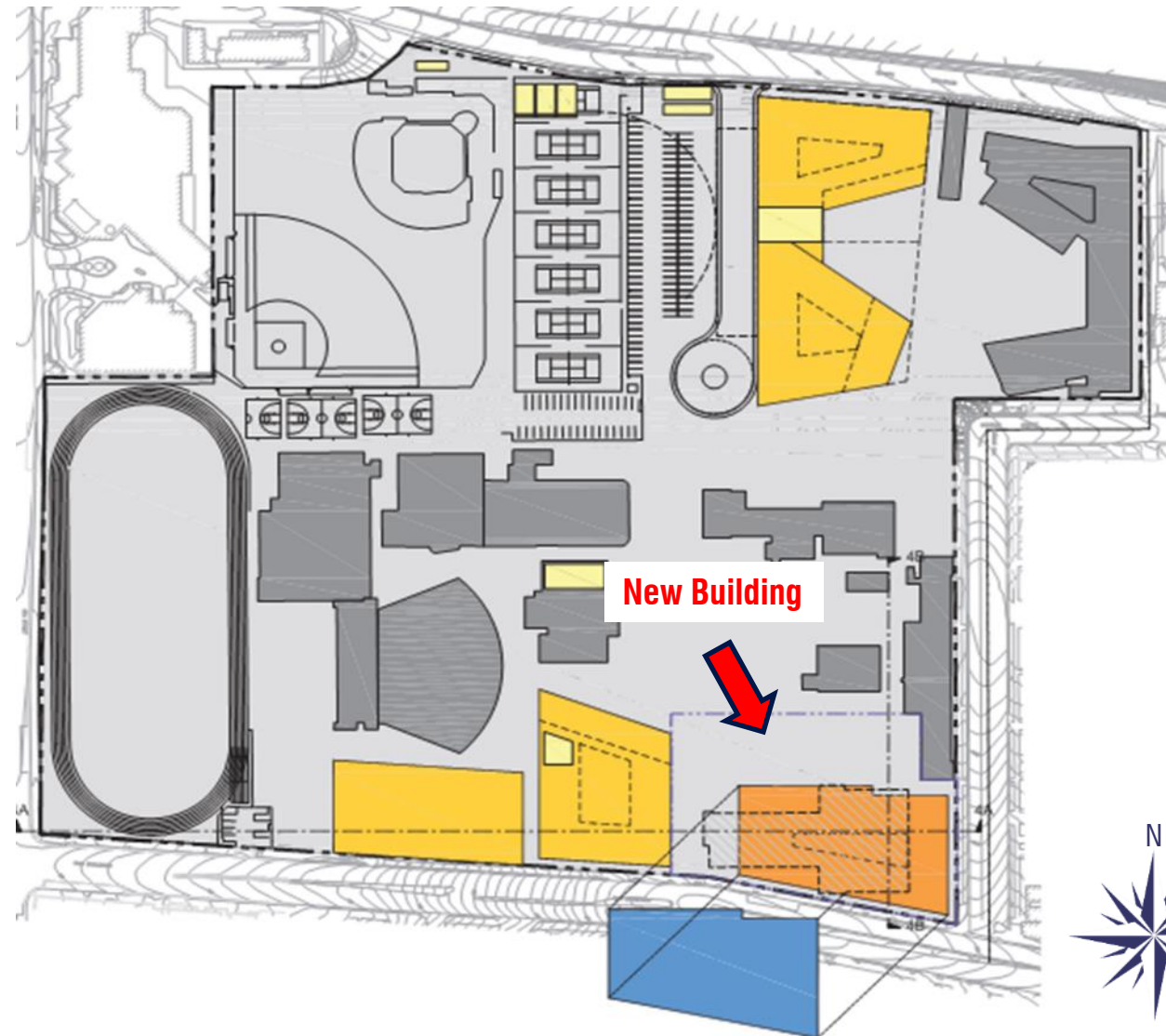
Demolition:

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

Construction:

- New Classrooms/Library
- New Gold Gym

Phase 4



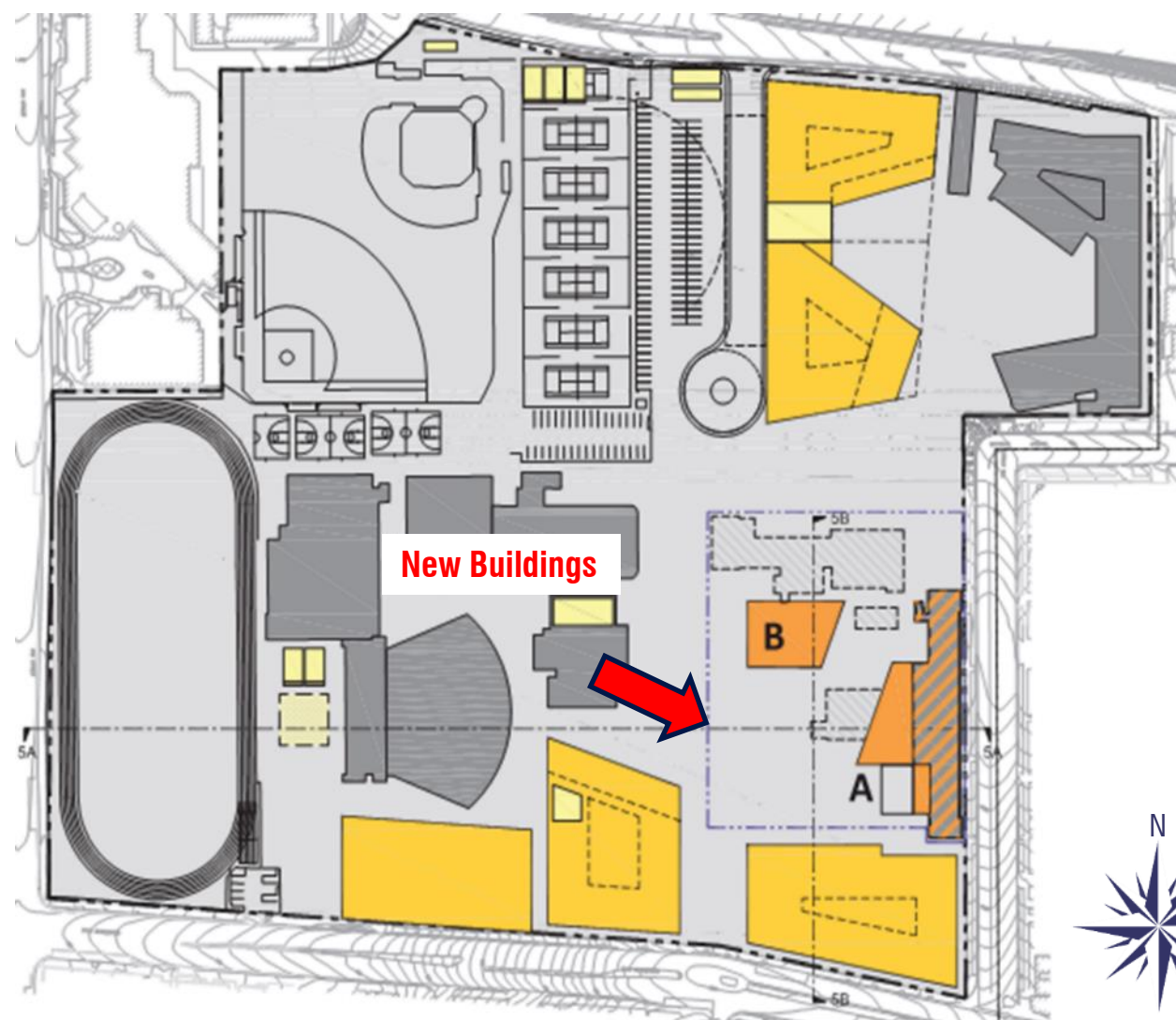
Demolition:

- 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:

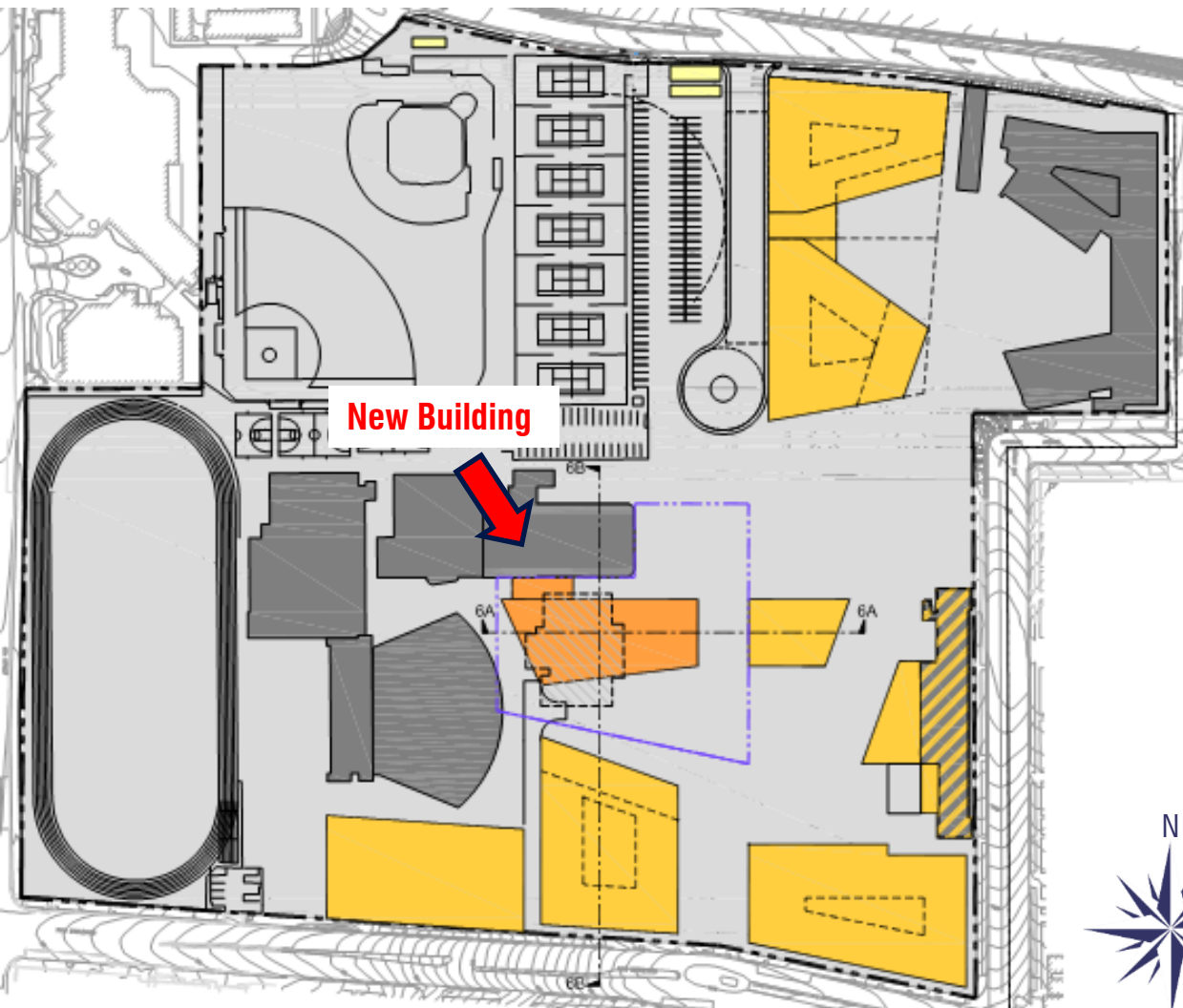
- Humanities Center

Construction:

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



Phase 6



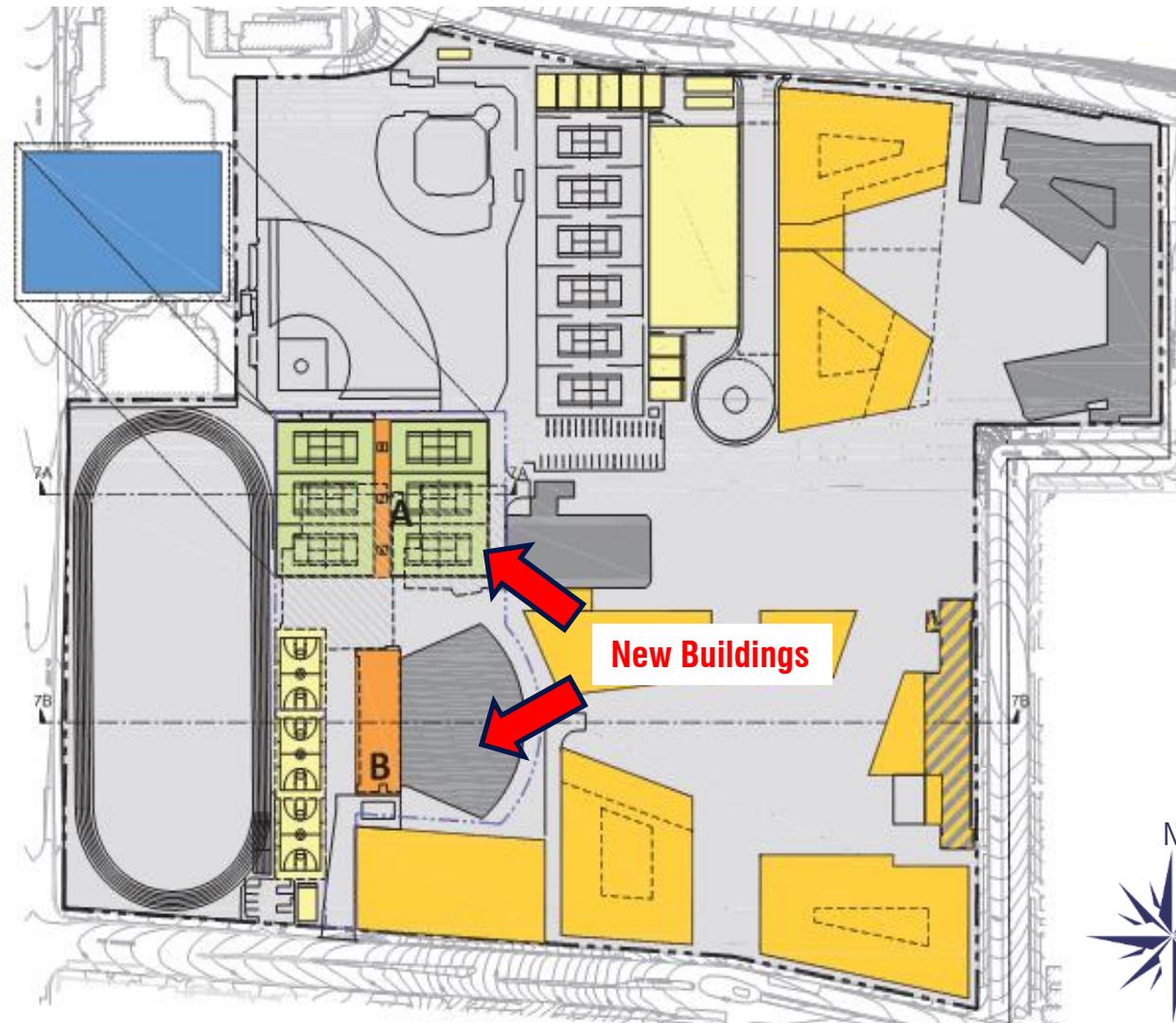
Demolition:

- 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

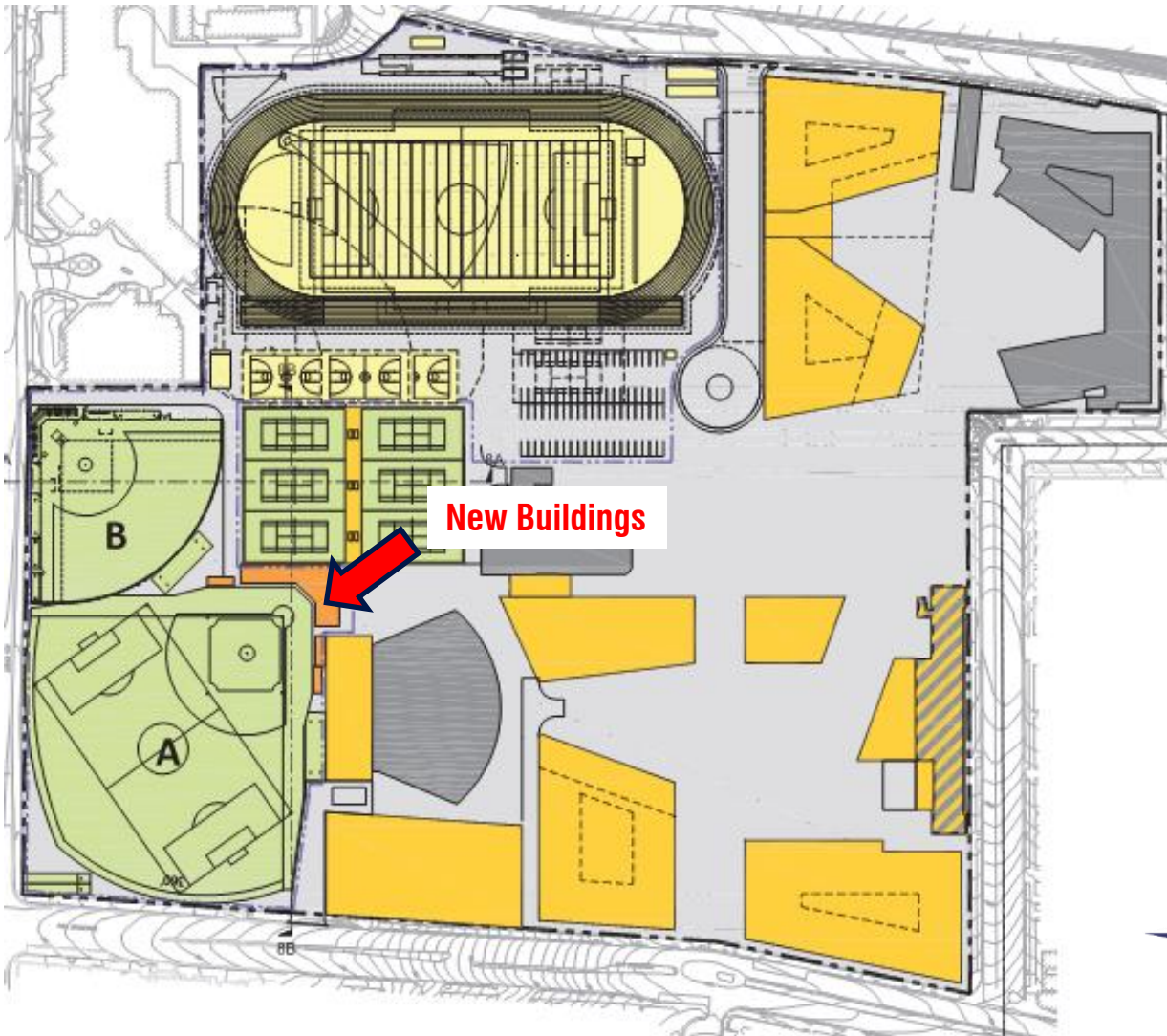
Construction:

- New Blue Gym

Renovation:

- Greek Amphitheatre Stage and Seating

Phase 8A & 8B



Demolition:

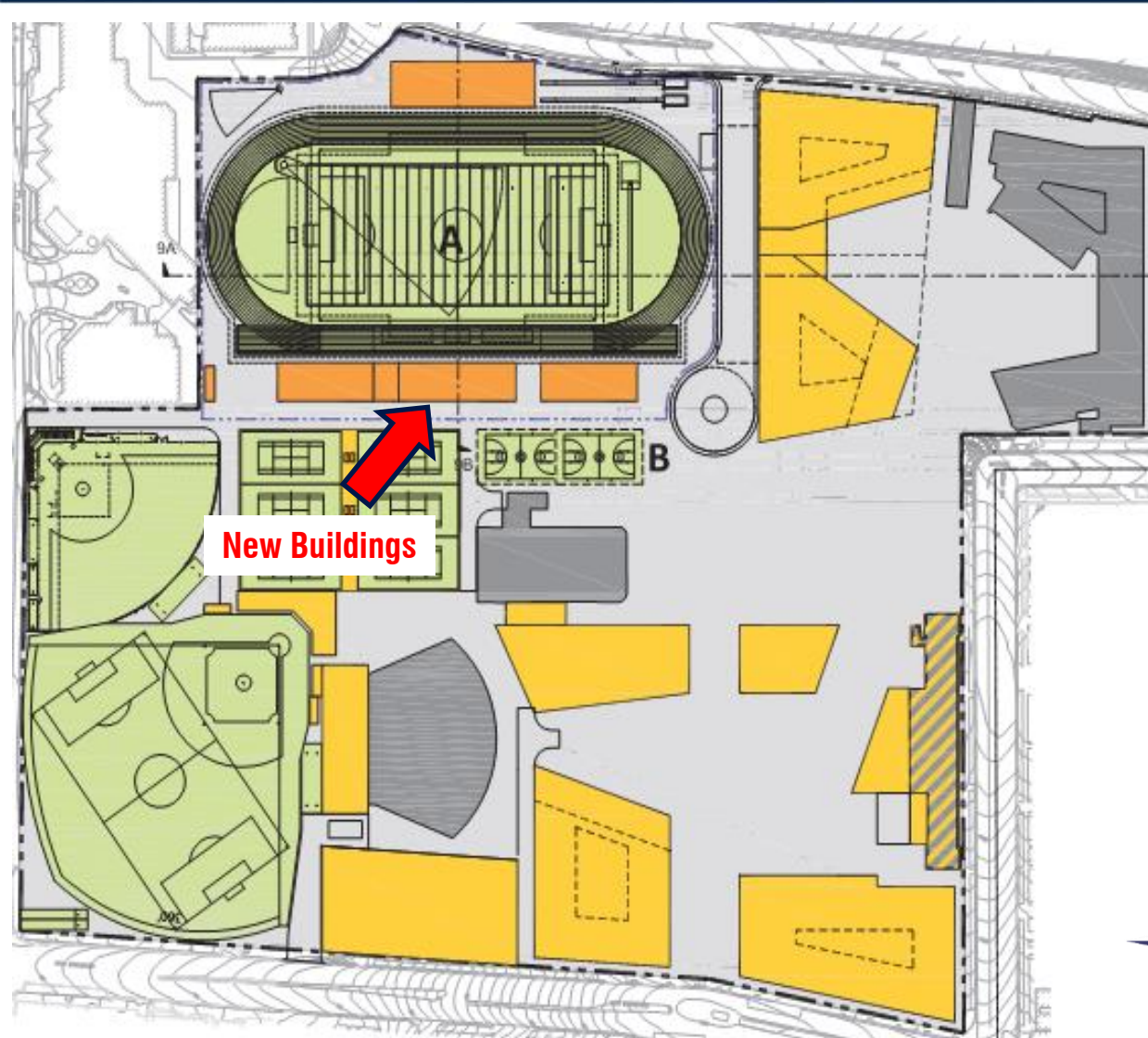
- Tennis courts
- Surface parking for Phase 1
- Sealy Field (baseball/softball and synthetic football/track field)

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 scene. In the foreground, there's a white fence. Behind it, a large, ornate fountain with multiple tiers and water spraying upwards is visible. The middle ground is filled with palm trees and various buildings, including some with arched windows. In the background, a city skyline with taller buildings is visible under a clear sky.

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

Current
Stage

Initial Study

Draft EIR

Final EIR

Certified EIR

Purpose

Identify Environmental
Topics to be Analyzed

Analyze Environmental
Impact

Consider Adequacy of
Analysis and Revise if
Necessary

Public Notice

Notice of Preparation/
Notice of Scoping
Meeting

Notice of Completion/
Notice of Availability of
Draft EIR

Public Meeting/ Hearing
Notices

Public Comments/
Opportunities

30-Day Public
Comment Period and
Scoping Meetings

45-Day Public
Comment Period and
Public Workshop

Public Hearings, if
required

School Board's Role in 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

