

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
SANTA MONICA, CA 93001  
(415) 641-0142

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Staff: BCM-V  
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Hearing Date: May 9-12, 2000  
Commission Action:

**RECORD PACKET COPY****STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NO.:** 4-99-276  
**APPLICANT:** Santa Monica / Malibu Unified School District  
**PROJECT LOCATION:** MALIBU HIGH SCHOOL -- 30215 Morning View Drive,  
City of Malibu (Los Angeles County)

**PROJECT DESCRIPTION:** New construction at Malibu High School including a spectator gymnasium, a two-story classroom building, significant upgrades to the track and field facility / football stadium, and relocation / expansion of the faculty parking lot. There will also be various minor exterior improvements and interior modernizations including conversion of the cafeteria to an auditorium. The project includes 32,151 cu. yds. of grading (17,601 cut, 14,550 fill).

Total Lot Area:	1,302,444	sq. ft.	(29.9 ac.)
Building coverage:	142,486	sq. ft.	(3.3 ac.)
Pavement coverage:	217,683	sq. ft.	(5.0 ac.)
Landscape coverage:	942,276	sq. ft.	(21.6 ac.)
Parking spaces:	305		(455 for events)
Ht abv fin grade:	varies		

**LOCAL APPROVALS RECEIVED:** Approval in Concept -- Los Angeles County Fire Department

**SUBSTANTIVE FILE DOCUMENTS:** Coastal Development permit (CDP) No. 4-98-330 (Malibu Methodist); *Phase I Archaeological Study for Proposed Improvements to Malibu High School* by Historical Environmental Archaeological Research Team (HEART), dated July 1999; *Paleontological Resource Assessment -- Malibu High School -- City of Malibu*, by Petra Paleontology, dated August 4, 1999; *Geotechnical Exploration Report -- Malibu High School Improvements -- 30237 Morning View Dr., Malibu, California*, by Associated Soils Engineering, Inc., dated October 14, 1999; *Traffic and Parking Study for the Malibu High School Recreation Facilities Project*, by Kaku Associates, dated October 1999; *Malibu High School Improvements: Proposed Mitigated Negative Declaration*, by EMC Planning Group, Inc., dated October 1999; *Sewer Disposal System Capacity Evaluation -- Malibu High School -- for Santa Monica / Malibu Unified School District*, by Sverdrup Facilities, dated March 2000.

**SUMMARY OF STAFF RECOMMENDATION**

Staff recommends **approval** of the proposed project with eight (8) special conditions regarding landscaping plans, drainage and polluted runoff control plans, plans conforming to geologic recommendations, removal of excavated material, wildfire waiver of liability, athletic fields lighting restriction, event parking management plan, and archaeological / paleontological resources.

## **I. STAFF RECOMMENDATION**

1. **Motion:** *I move that the Commission approve Coastal Development Permit No. 4-99-276 pursuant to the staff recommendation.*

### **2. Staff Recommendation of Approval:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **3. Resolution to Approve the Permit:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## **II. STANDARD CONDITIONS**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the Commission staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. SPECIAL CONDITIONS

#### 1. Landscaping and Erosion Control Plans

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit landscaping / erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The plans shall identify the species, location, and extent of all plant materials and shall incorporate the following criteria:

##### a) Landscaping

All graded and disturbed areas on the subject site shall be planted and maintained for erosion control purposes within sixty (60) days of completion of construction. To minimize the need for irrigation, all landscaping shall consist primarily of native / drought-resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter in their document entitled *Recommended List of Plants for Landscaping in the Santa Monica Mountains*, dated October 4, 1994. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.

All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide ninety percent (90%) coverage within two (2) years, and this requirement shall apply to all disturbed soils. Plantings shall be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the applicable landscape requirements.

Vegetation within fifty feet (50') of structures may be removed, and vegetation within a two-hundred foot (200') radius may be selectively thinned in order to reduce fire hazard. However, such removal and thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes, and location of plant materials to be removed and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Fire Department of Los Angeles County. Irrigated lawn, turf, or groundcover planted within a fifty foot (50') radius (fuel modification zone) of structures shall be selected from the most drought tolerant species, subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

**b) Erosion Control**

The landscaping / erosion control plans shall delineate areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and/or stockpile areas. Natural areas to be left undisturbed such as native trees and vegetation shall be clearly delineated on the project site with fencing or survey flags.

The plans shall specify that should grading take place during the rainy season (November 1 – March 31), the applicant shall construct or install temporary sediment basins (including debris basins, desilting basins, and/or silt traps), temporary swales, sandbag barriers, silt fencing, and geofabric or other appropriate cover (including stabilizing any stockpiled fill cover and installing geotextiles or mats on all cut or fill slopes) on the project site. The applicant shall also close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and shall be maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

The plans shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to stabilization of all stockpiled fill, access roads, disturbed soils, and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing, temporary swales, and sediment basins. The plans shall also specify that all disturbed areas be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

**c) Monitoring**

Five (5) years from the date of completion of construction, the applicant shall submit, for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plans approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plans must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plans that have failed or are not in conformance with the original approved plans.

## **2. Drainage and Polluted Runoff Control Plan**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, a drainage and polluted runoff control plan designed by a licensed engineer to minimize the volume, velocity, and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with the geologists' recommendations. The plan shall be subject to the following requirements and shall, at a minimum, include the following components:

- (a) Structural and/or non-structural Best Management Practices (BMPs) designed to capture, infiltrate, or treat runoff from all roofs, parking areas, driveways, and other impervious surfaces shall be identified and incorporated into final plans.
- (b) Selected BMPs shall, when implemented, ensure that post-development peak runoff rate and average volume from the site will be maintained at levels similar to pre-development conditions. The drainage system shall be designed to convey and discharge runoff from the building site in a non-erosive manner.
- (c) The plan shall include provisions for BMP maintenance. All structural and non-structural BMPs shall be maintained in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) all traps, separators, and/or filters shall be inspected, cleaned, and repaired prior to the onset of the storm season -- no later than September 30<sup>th</sup> each year, and (2) should any of the project's surface or subsurface drainage / filtration structures or other BMPs fail or result in increased erosion, the applicant / landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage / filtration system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

## **3. Plans Conforming to Geologic Recommendations**

All recommendations contained in the *Geotechnical Exploration Report – Malibu High School Improvements – 30237 Morning View Dr., Malibu, California*, by Associated Soils Engineering, Inc., dated October 14, 1999, shall be incorporated into final design and construction including foundations, grading, and drainage. All plans must be reviewed and approved by the geologic / geotechnical consultant.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic / geotechnical consultant's review and approval of all project plans. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes to the proposed development approved by the Commission which may be required by the consultants shall require an amendment to the permit or a new coastal permit.

**4. Removal of Excavated Material**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excavated material from the site. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

**5. Wildfire Waiver of Liability**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents, and employees against any and all claims, demands, damages, costs, expenses, and liability arising out of the design, construction, operations, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property.

**6. Athletic Fields Lighting Restriction**

All lighting for the football field and outdoor track and field facility (athletic fields), whether temporary or permanent, shall be prohibited.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

**7. Event Parking Management Plan**

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval by the Executive Director, an event parking management plan to include at least the following elements: (1) thresholds and priority order for parking lot usage based on event size and location on campus; (2) guidelines for usage of temporary signing, traffic controls, and traffic direction for larger events to guide motorists to open parking lots and to close parking lots as they become filled; (3) identification of location(s) for visiting team bus parking; and (4) staffing requirements and responsibilities to implement the plan.

**8. Archaeological / Paleontological Resources**

By acceptance of this permit the applicant agrees to have a qualified archaeologist, qualified paleontologist, and appropriate Native American consultant present on-site during all grading, excavation, and site preparation activities that involve earth moving operations. The number of monitors on-site shall be adequate to observe the earth

moving activities of each piece of active equipment. Specifically, the earth moving operations on the project site shall be controlled and monitored by the archaeologist(s) and paleontologist(s) with the purpose of locating, recording and collecting any archaeological and/or fossil materials. In the event that any significant archaeological or paleontological resources are discovered during earth moving operations, grading and/or excavation in this area shall be halted and an appropriate data recovery strategy shall be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist, the applicant's paleontologist, the City of Malibu archaeologist, and the Native American consultant(s), consistent with the guidelines of the California Environmental Quality Act (CEQA).

#### **IV. FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares as follows:

##### **A. Project Description and Background**

This project is the result of the Proposition X state modernization and new construction program. In October 1998, voters approved a bond for new construction and modernization of several facilities throughout the Santa Monica / Malibu Unified School District. The District identified new construction needs in two areas at Malibu High School: physical education / athletic facilities and classrooms. This project proposal consequently includes the following improvements: construction of a spectator gymnasium, a two-story classroom building, significant upgrades to the track and field facility / football stadium, and relocation / expansion of the faculty parking lot. There will also be various minor exterior improvements and interior modernizations including conversion of the cafetorium to an auditorium. The project includes 32,151 cu. yds. of grading (17,601 cut, 14,550 fill). Overall budget for this project is \$10.3 million.

The subject site (Malibu High School) is an approximately thirty acre (29.9 ac.) parcel located near the intersection of Morning View Drive and Via Cabrillo in the Zuma Beach area of the City of Malibu. The existing facility on-site was constructed as a middle school (6<sup>th</sup> - 8<sup>th</sup> grades) in the late 1960s and was converted to a combined middle / high school (6<sup>th</sup> - 12<sup>th</sup> grades) in 1992. The facility continues to serve grades 6 through 12. Current enrollment at the school is approximately 1,200 students, but the District's growth projections indicate that number could reach 1,500 within five years. Existing facilities at the school include 43 classrooms, an administrative building, a gymnasium and pool, a library, a football field surrounded by a running track, baseball / softball fields, basketball courts, tennis courts, an outdoor amphitheater, and approximately 245 parking spaces (faculty, student, and visitor parking combined). Three of the forty-three existing classrooms are portable / modular facilities. At this time, their continued use after implementation of the proposed project is undetermined, but it is assumed that the portables will continue to be used as classrooms even after the new construction.

The planned new, two-story classroom building, and the majority of the new gymnasium will be located on the west side of campus near Cabrillo Elementary School. The classroom building will be located north of the existing cafetorium on the site of the existing asphalt-paved faculty / staff parking lot. Gross floor area will be 13,820 sq. ft., and the building footprint will be approximately 6,910 sq. ft. The height of the new

building will be 27 feet with its top elevation at 135.8 feet above sea level. The existing cafetorium's top elevation is also at 135.8 feet above sea level. With the addition of the new classroom building, a new triangular-shaped, landscaped "quad" area will be created and landscaped, similar to the existing grassed quad area which is surrounded by school buildings.

The new 1,000-seat spectator gymnasium will be located south of and adjacent to the existing gymnasium (middle school sized gym) on the northwest side of the campus. This area is also currently a portion of the existing paved faculty parking lot. Gross floor area of the new gym, as well as the building footprint, will be 19,400 square feet. The height of the gymnasium will be 31.5 feet with its top elevation at 151.5 feet above sea level. The existing gymnasium, with a top elevation is at 162.5 feet above sea level, will remain and continue to be used for physical education purposes.

The faculty parking lot, currently located on the west side of campus, near Cabrillo Elementary, where the new classroom building and the new gymnasium are proposed, will be relocated to the southeast side of campus, south of the track and field facility, and extending from an existing visitor parking lot adjacent to Morning View Drive. This area is currently landscaped, so the parking lot will be terraced to step up the existing slope. Approximately 109 parking spaces and a 480 foot L-shaped retaining wall will be added; four pine trees and two ficus trees, non-native to the Malibu area, will be removed and replaced with new landscaping. A concrete pathway will connect this lot with the main part of the campus.

The existing track and field facility, presently composed of sand and small aggregate, is located on the northeast side of the school property some 14 to 16 feet above the asphalt paved basketball court area, and includes a scoreboard, goal posts, and temporary seating for approximately 400 spectators. The improvements to the track include an all-weather surface with nine lanes, expanded high jump approach and pits, a pole vault runway, long jump and triple jump runways, a concession facility with restrooms and storage, and fencing around the entire facility. The football field improvements include improved field drainage, a separate restroom facility, permanent concrete bleachers seating 1,000 with a press box on the east side, and metal aluminum bleachers seating 300 on the west side. Lighting, which would be necessary for night games, is not being proposed by the District.

Most of the existing structures on-site at the High School were constructed prior to implementation of the Coastal Act. A previous coastal development permit (CDP No. 4-93-081) was obtained for the existing 95 vehicle student parking lot. Another coastal development permit (CDP No. 4-94-030) was granted for construction of the 750 seat amphitheater and expansion of the swimming pool. Also included in this permit was re-grading and improvements to an existing ballfield and addition of two tennis courts, baseball and softball fields, and practice soccer fields. A subsequent permit amendment (CDP No. 4-94-030-A1) added the boys/girls restrooms to the track and field athletic area, two dugouts, scoreboards, bases, and fencing to the softball diamond and adjoining vacant land.

Malibu High School is located within the City of Malibu and is bordered on two sides by single family residences constructed on moderate to rolling slopes in the foothills of the Santa Monica Mountains. These residences exist to the north and south (across Morning View Drive). Cabrillo Elementary School is in operation to the immediate west; and School District open space land and the Malibu Equestrian Center are located just



east of the subject property, on the other side of a prominent berm. There is an existing connector trail from the Equestrian Center which traverses immediately north of the school property. Access to the High School is from Pacific Coast Highway directly to Morning View Drive from the east or via Guernsey Avenue from the west.

Topographically, the school is situated on the southern flanks of the western portion of the Santa Monica Mountains. The property consists of several near-level pad areas with generally ascending slopes to the north and descending slopes to Pacific Coast Highway to the south. Maximum topographic relief on-site is approximately ninety feet (90') with elevations on-site ranging between 80 to 170 feet above mean sea level. The natural terrain of the area consists of rolling hills, and there is limited natural vegetation on-site consisting of grasses, ivy, brush, small shrubs, and scattered trees. Drainage from the property flows overland and along parking lots / driveways in a southerly direction to Morning View Drive where it collects in storm drains. Some runoff may enter an unnamed United States Geological Survey (USGS) designated blue-line (intermittent) stream which passes to the north of the school property and continues west of Cabrillo Elementary School which borders the subject property on the west. A second, unnamed blue-line (intermittent) stream exists east of the project site at the Malibu Equestrian Center and may accept drainage from the berm adjoining the track and field facility. Stormwater flowing off-site eventually drains to the Pacific Ocean at Zuma Beach. Various beaches and offshore kelp beds to the east and west of Zuma are designated as Environmentally Sensitive Habitat Area (ESHA) in the Malibu / Santa Monica Mountains Land Use Plan (LUP). Zuma Beach itself is designated a Shore Fishing Area.

## **B. Visual Resources**

Section 30251 of the Coastal Act states that:

***The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.***

In addition, the certified Malibu / Santa Monica Mountains Land Use Plan (LUP) provides policies regarding protection of visual resources, which are used as guidance and are applicable to the proposed development. These policies have been applied by the Commission as guidance in the review of development proposals in the Santa Monica Mountains:

***P125 New development shall be sited and designed to protect public views from LCP-designated scenic highways, to and along the shoreline, and to scenic coastal areas, including public parklands; P129 Structures shall be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment; P130 In highly scenic areas and along scenic highways, new development ... shall be sited and designed to protect views to and along the ocean and to and along other scenic features, ... minimize the alteration of natural land***

***forms, ... conceal raw-cut slopes, be visually compatible with and subordinate to the character of its setting, [and not] intrude into the skyline as seen from public viewing places; P134 Structures shall be sited to conform to the natural topography, as feasible.***

The subject property contains Malibu High School, an existing institutional use located within a substantially developed area bordered by residential parcels, an equestrian facility, and an elementary school. The school is minimally visible from an LUP-designated scenic highway (Pacific Coast Highway) and a portion of Zuma Beach to the south. To assess potential visual impacts of projects to the public, the Commission typically investigates publicly accessible locations from which the proposed development is visible, such as beaches, parks, trails, and scenic highways. The Commission also examines the building site and the size of the proposed structure(s). Staff visited the subject site and found the proposed building location(s) to be appropriate and feasible, given the terrain and the previously existing development on-site. Although the property where the development is proposed is terraced and gently sloping, the finished project will be visible to the noted surrounding area. However, due to the large-scale institutional development existing on-site, visual impacts, if any, of the proposed improvements will be minimal, when considered in the context of the overall school campus. Existing structures are of a similar massing, character, and location to be similarly visible, and the proposed building plans are substantially in character with the type and scale of development which already exists at the school.

The proposed buildings and structures will be visible, to varying degrees, from the existing homes and the equestrian trail located in the foothills above and to the north of the project site, as well as from locations along Morning View Drive. As noted previously, on the west side of campus, the new gymnasium and classroom building will be constructed no higher than the existing adjacent buildings. These new structures have been designed to step down the slope and to be similar in height with the existing buildings, thereby reducing potential visual impacts. The proposed structures have also been designed to blend into the existing campus architecture and massing so as to not degrade the visual character of the site and its surroundings.

There are currently no structures present at the football field / track facility which is physically located on a near-level elevated pad area in the northeastern corner of the campus, partially visible from the previously noted areas and relatively near the existing residences and equestrian trail. The permanent concrete bleachers will be built into an existing 28 foot high berm on the east side of the track. The highest point of the existing berm is at elevation 177 feet above sea level. The concrete bleachers have been designed to notch into the existing berm and their top, at 176.6 elevation above sea level, will be at roughly the same height as the top of the existing berm. The press box, however, will rise approximately eight feet (8') above the top of the bleacher system, and consequently, eight feet above the grade of the existing berm. The press box, therefore, will be visible from the noted surrounding area but, at 15 feet by 40 feet, will be a relatively small structure and, according to the applicant, will be finished with colors compatible with the adjacent surroundings. Other related structures, including the concession facility and the restrooms, have been designed so their height is below the existing grade of the berm, thereby reducing visual impacts. In addition, once construction of the concrete bleachers is complete, the berm will be revegetated with native plantings.

The new structures at the athletic field will be visible from many residences and the equestrian trail in the foothills above and to the north of the school. The private residences closest to the campus and the existing trail, at the lower elevations just north of the playing fields, will see the greatest effects from changes to the track and field facility. Ocean views will not be significantly impaired, however, because only the press box will rise above the grade of the berm. The concession facility, the restroom facility, and the metal visitor bleachers have been designed so that their height is significantly below the existing grade of the berm in order to prevent adverse visual impacts to the surrounding community. The concrete bleachers and press box will result in minimal visual impacts, but will not substantially degrade the existing character or quality of the site or its surroundings.

As described in the project description, the High School is minimally visible from a portion of Pacific Coast Highway and Zuma Beach and is bordered by existing residential development to the north and to the south. The Commission has found that night lighting of areas in the Malibu / Santa Monica Mountains area creates a visual impact to nearby scenic beaches, scenic roads, parks, and trails. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Although the applicant has not proposed any lights at the stadium at this time, and football games are planned to occur during the day on Fridays and Saturdays, in order to mitigate any potential future visual and environmental impacts of the proposed improvements to the football stadium and the track and field facility, the Commission finds it necessary to require the applicant to submit a deed restriction prohibiting all outdoor lighting for the athletic fields, whether temporary or permanent, as specified in **Special Condition Six**. Although sporting activities associated with the indoor gymnasium may occur past 7pm, activities associated with the track and field facility should not occur in the evening hours. **Special Condition Six** will protect the nearby scenic areas and native wildlife from avoidable disturbance that would otherwise be associated with nighttime use of the football stadium / track and field facility.

Furthermore, visual impacts associated with proposed retaining walls, grading, and the various proposed structures can be mitigated by requiring the berm on the eastern side of the track and field facility along with other exposed manufactured slope areas on-site to be adequately and appropriately landscaped with vertical screening elements such as trees and shrubs. Appropriate landscaping on manufactured slope areas will screen and soften the appearance of the proposed development and minimize the visual impact as seen from Pacific Coast Highway and Zuma Beach. The landscaping should consist of native, drought resistant plants and be designed to minimize and control erosion as well as to partially screen and soften the visual impact of the structure(s). Therefore, the Commission finds that it is necessary to require the applicant to submit a landscape plan incorporating visual screening elements, as specified in **Special Condition One**.

The proposed project, as conditioned, will not result in a significant adverse impact to the scenic public views or character of the surrounding area in this portion of the Santa Monica Mountains. Thus, the Commission finds that the proposed project is consistent, as conditioned, with Section 30251 of the Coastal Act and the policy guidance contained in the certified Malibu / Santa Monica Mountains LUP.

## **C. Hazards**

Section 30253 of the Coastal Act states (in part):

***New development shall:***

***(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***

***(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms...***

Section 30250(a) of the Coastal Act states (in part):

***New ... development, ... shall be located within, ... existing developed areas able to accommodate it ... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.***

Malibu High School is located in the Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, flooding, and earth movement. In addition, fire is a persistent threat due to the indigenous chaparral community of the coastal mountains. Wildfires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides.

The prominent geomorphic features in the area are the ridgeline of the Santa Monica Mountains to the north, Zuma Beach to the south, Trancas Canyon to the west, and Zuma Canyon to the east. The Malibu High School property is sited within that narrow, terraced coastal strip separating the present-day beach from the higher and steeper slopes of the main mass of the Santa Monica Mountains. The natural terrain of the High School campus generally slopes to the southwest. Extensive previous grading has created stepped building pads and parking lots along the natural terrain in order to construct the existing development. The proposed improvements are to be located on these existing, nearly-level pads which are used for the existing campus. Even so, a significant amount of grading is proposed on-site primarily for the football field and for excavation to notch the expanded faculty parking lot into the adjacent slope.

Surface drainage from the property flows overland and along parking lots / driveways in a southerly direction to Morning View Drive where it collects in storm drains, eventually passing under Pacific Coast Highway and outletting at Zuma Beach. A small amount of runoff may enter an unnamed United States Geological Survey (USGS) designated blue-line (intermittent) stream which borders the subject property on the northwest or to a second, unnamed blue-line (intermittent) stream which exists east of the project site at the Malibu Equestrian Center. Various beaches and offshore kelp beds to the east and west of Zuma are designated as Environmentally Sensitive Habitat Area (ESHA) in the Malibu / Santa Monica Mountains Land Use Plan (LUP).

The proposed improvements will increase the amount of impervious coverage on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a responsible manner, this runoff may result in increased erosion, affecting site stability, and potentially impacting downslope water quality. The

applicant's geologic / geotechnical consultant has consequently recommended that site drainage be collected and distributed in a non-erosive manner. As mentioned previously, the School site is gently sloping with several near-level pad areas for the structures, parking lots, and athletic fields. There are, however, moderate slopes between the pad areas and in certain areas immediately adjacent to the school property. Because of these slopes and the resultant potential for significant water velocities and soil erosion, it is important to adequately control site drainage through runoff detention, velocity reduction, and/or other best management practices (BMPs). To ensure that runoff is conveyed off-site in a non-erosive manner, the Commission finds it necessary to require the applicant, through **Special Conditions One, Two, and Three**, to submit landscaping / erosion control and drainage plans conforming to the recommendations of the consulting geotechnical engineer for review and approval by the Executive Director and to assume responsibility for the maintenance of all drainage devices on-site.

Despite the presence of the existing, near-level pad areas at the school, there are significant slopes on-site, and large quantities of grading are proposed for the improvements. At the future classroom site, mapped contours indicate an elevation differential of approximately 5 feet. A two to six feet differential exists across the proposed gymnasium site to the base of the existing slope. The upper, locker-room level of the new gymnasium will be constructed over an existing, approximately 2.5:1 (horizontal : vertical) slope, with an average height of twenty feet. The existing track and athletic field, will require large-scale subsurface grading to ensure proper field drainage. To the immediate east, a sloped berm rises approximately 26 feet to the top of a natural ridge, upon which the new bleachers are to be constructed. To the north, other ascending slopes ranging from 15 to 20 feet in height separate the athletic field from a baseball field and adjacent natural ground. The south end of the athletic facility's pad area is bound by a man-made slope which descends approximately 45 feet in elevation before encountering other school facilities and undeveloped property (proposed location of the new, expanded faculty parking lot).

Erosion and sedimentation can be minimized by requiring the applicant to remove all excess dirt from cut / fill / excavation activities. The applicant has estimated a total of 32,151 cu. yds. of grading including 17,601 cu. yds. cut and 14,550 cu. yds. fill. These figures include 514 cu. yds. (26 cut, 488 fill) for the 2-story classroom; 1,270 cu. yds. (1,040 cut, 230 fill) for the new gymnasium; 5,317 cu. yds. (5,235 cut, 82 fill) for the relocated, expanded faculty parking lot; 14,000 cu. yds. (7,600 cut, 6,400 fill) for the football / track stadium; and 11,050 cu. yds. (3,700 export, 500 sand import, 1,500 gravel import, 5,350 soil import) for the football field itself. Therefore the total soil balance equates to a net export of 3,051 cu. yds. of dirt. The Commission has found that minimization of grading and exposed earth on-site can reduce the potential impacts of sedimentation in nearby stormwater conveyances, creeks, streams, rivers, and the ocean. Therefore, **Special Condition Four** has been required to ensure that all excavated or cut material in excess of material proposed to be used for fill on the project site be removed and properly disposed of.

In addition to controlling erosion and exposed earth during grading operations, landscaping of the graded and disturbed areas of the project will enhance the long-term stability of the site. Interim erosion control measures implemented during construction will minimize short-term erosion and enhance site stability. Long-term erosion can be minimized by requiring the applicant to revegetate all disturbed areas of the site with native plants, compatible with the surrounding environment.

Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface / foliage weight. The Commission has found that non-native and invasive plant species do not serve to stabilize slopes and that such vegetation results in potentially adverse effects to the stability of a project site. Native species, alternatively, tend to have a deeper root structure and aid in preventing erosion. Also, the use of invasive, non-indigenous plant species tends to supplant species that are native to the Malibu / Santa Monica Mountains area. Increasing urbanization in this area has caused the loss or degradation of major portions of native habitat and native plant seed banks through grading and removal of topsoil. Moreover, invasive groundcovers and fast-growing trees originating from other continents which have been used for landscaping in this area have already seriously degraded native plant communities adjacent to development. Therefore, the Commission finds that in order to ensure site stability, ~~all disturbed, graded,~~ and sloped areas on-site shall be landscaped with appropriate native plant species, as specified in **Special Condition One**.

The applicant has submitted reports indicating that the geologic stability of the site is favorable for the project and that no potentially active faults, adversely oriented geologic structures, or other hazards were observed by the consultants on the subject property. Based on site observations, slope stability analysis, evaluation of previous research, analysis and mapping of geologic data, and limited subsurface exploration of the site, the engineering geologists have prepared a report addressing the specific geotechnical conditions related to the site.

The *Geotechnical Exploration Report – Malibu High School Improvements -- 30237 Morning View Dr., Malibu, California*, by Associated Soils Engineering, Inc., dated October 14, 1999, discusses faulting in the area, stating:

*The active Malibu Coast Fault is the closest mapped fault with known Quaternary slip. The surface trace is located approximately 1.8 kilometers north of the site at its closest approach. ... The Escondido thrust fault ... exhibits a sinuous surface trace between its eastern and western endpoints near Escondido Beach and Trancas Beach, respectively ... trending northwesterly through the campus, through the athletic field and north of the existing campus buildings. ... The Escondido thrust fault has not been established in the past as an active feature, and is not included within a State zone of required investigation for active faulting.*

Associated Soils Engineering further investigated the Escondido thrust fault, stating:

*The apparent lack of fault ruptures within the Corral terrace sediments places an absolute age constraint on the activity of the Escondido fault to no younger than about 130,000 years. It is highly likely, in our view, that the fault is entirely pre-Quaternary in age, [and] the potential for direct surface fault rupture occurring on the project site from the Escondido or other faults appears to be extremely low.*

The October 14, 1999 geologic report discusses the possibility of landslides on the school site, stating:

*Neither a landslide map by Campbell (1980) nor the aerial photographs used to evaluate fault rupture hazards at the site indicated the presence of any deep-seated landslides on or near the site. The probability of the site being affected by landsliding is thus judged to be very low.*

The 1999 Associated Soils Engineering geologic report concludes:

*Based on the results of our field exploration, laboratory testing, engineering and geologic analyses, and our experience and judgement, it is our opinion that the site may be developed as planned, provided the site grading and foundation criteria discussed herein are incorporated into the project plans and specifications and implemented during construction.*

The Commission notes that the geologic and engineering consultants have included a number of recommendations which will increase the stability and geotechnical safety of the site. To ensure that these recommendations are incorporated into the project plans, the Commission finds it necessary to require the applicant, through **Special Condition Three**, to submit project plans certified by the geologic / geotechnical engineering consultant as conforming to their recommendations.

The Commission requires that new development minimize the risk to life and property in areas of high fire hazard while recognizing that new development may involve the taking of some risk. Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral, communities which have evolved in concert with, and continue to produce the potential for frequent wildfires. The warm, dry summer conditions of the local Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wildfire damage to development that cannot be completely avoided or mitigated. When development is proposed in areas of identified hazards, the Commission considers the hazard associated with the project site and the potential cost to the public, existing use, as well as the continued right to use the property.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wildfire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the wildfire waiver of liability, as incorporated in **Special Condition Five**, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. The Commission finds that the proposed project, as conditioned, is consistent with Sections 30250 and 30253 of the Coastal Act.

#### **D. Archaeological Resources**

Section 30244 of the Coastal Act states:

*Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Archaeological resources are significant to an understanding of cultural, environmental, biological, and geological history. Fossils, too, are considered to be scientifically significant non-renewable resources. The proposed development is located in the Santa Monica Mountains / Malibu area, a region which contains one of the most significant concentrations of archaeological sites in southern California. The school is also located atop the Monterey Formation, a geologic unit with a high paleontological



sensitivity rating. The Coastal Act requires the protection of such resources and the reduction of potential adverse impacts through the use of reasonable mitigation measures.

Degradation of archaeological resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived is permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. Consequently, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites studied collectively provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of sites which remain intact.

The applicant proposes to construct numerous improvements on the Malibu High School property, identified on the City of Malibu archaeological sensitivity map as having the potential for existence of archaeological resources. A document entitled *Phase I Archaeological Study for Proposed Improvements to Malibu High School* was prepared by the firm Historical Environmental Archaeological Research Team (HEART) in July 1999 for the proposed project. The study included a records search and surface reconnaissance. The records search concluded that no prehistoric or historic archaeological sites have been recorded within or directly adjacent to the project area, although one prehistoric site was identified within 1/8<sup>th</sup> of a mile. The field investigation encountered no surface indications of prehistoric or historic archaeological resources within the project site. The HEART report states:

***The results of the Phase I archaeological study indicated that no prehistoric, and no historic archaeological resources were encountered within the project areas. ... [T]he author is confident that all areas likely to contain cultural resources were thoroughly inspected with negative results.***

However, the proposed project will require 32,151 cu. yds. of grading including 17,601 cu. yds. of cut and 14,550 cu. yds. of fill. Grading activities for new development raises concerns relating to the potential disturbance and loss of archaeological and paleontological resources which may be present at the project site, and the possibility always remains that significant cultural resources could be accidentally discovered during earth moving activities.

Petra Paleontology prepared a report entitled *A Paleontological Resource Assessment of Malibu High School* in August 1999 which evaluated the subject site. According to the report, there are three significant paleontological resources in the Malibu / Santa Monica Mountains area which should be preserved and professionally studied. Also, because the high school is located in an area with a high paleontological sensitivity rating (the Monterrey Formation geologic unit), excavation into undisturbed sediments has the potential to indirectly destroy undiscovered unique resources. The Paleontology report recommends full-time monitoring during earth-moving activities for the project. Therefore, because the high school is located in proximity to a recorded archaeological site, and the possibility exists of unidentified cultural and/or paleontological resources being found during construction, **Special Condition Eight** is required to implement mitigation measures which would be required to reduce potential impacts, as necessary.



In addition, to ensure that impacts to archaeological and paleontological resources are minimized, **Special Condition Eight** requires that the applicant have a qualified archaeologist, paleontologist, and appropriate Native American consultant present on-site during all grading, excavation, and site preparation activities in order to monitor all earth moving operations. If any significant archaeological or paleontological resources are discovered during construction, work shall be stopped, and an appropriate data recovery strategy shall be developed by the City of Malibu archaeologist, the qualified paleontologist, and the Native American consultant(s) consistent with California Environmental Quality Act (CEQA) guidelines. The Commission further finds that it is necessary to require the applicant to implement all other recommendations contained in the *Phase I Archaeological Study for Proposed Improvements to Malibu High School*, dated July 1999, prepared by HEART, and *A Paleontological Resource Assessment of Malibu High School*, prepared by Petra Paleontology, in August 1999. The Commission finds that the proposed development, as conditioned to mitigate any adverse impacts on archaeological resources, is consistent with Section 30244 of the Coastal Act.

#### **E. Public Access -- Traffic and Parking**

A basic mandate of the Coastal Act is to maximize public access and recreational opportunities along the coast. The Coastal Act has several policies, cited below, which address the issues of public access and recreation. In addition, Section 30250(a) of the Coastal Act requires that new development be permitted only where public services are adequate and where such development will not have any adverse impacts on coastal resources.

Section 30210 of the Coastal Act states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30211 of the Coastal Act states:

*Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30223 of the Coastal Act states:

*Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

Section 30252 of the Coastal Act states that:

*The location and amount of new development should maintain and enhance public access to the coast by ... (3) providing adequate parking facilities or providing substitute means of serving the development with public transportation ...*

The proposed development is near an area where heavy peak season parking demand exists for visitors to Zuma Beach, a popular destination for beach users in the Los Angeles region. This demand results in the posting of nearby streets, businesses, and private residences as not being available for beach users. Parking is restricted for a distance of approximately one-half mile inland by signs designating no parking and/or limited parking hours along Morning View Drive to near Via Cabrillo. However, much of this area has no shoulder and blind curves, rendering parking unfeasible anyway.

Based on the need for beach-related circulation and parking generated on a regional basis, the Commission examines proposed developments to determine whether generation of additional parking demand may be accommodated on-site. In this project, it must be determined if demand extends from the school into the area available for limited parking along Morning View or to other streets near Zuma Beach. Past Commission findings, such as in permits for the construction of additions to the Malibu Jewish Center and Synagogue (CDP No. 4-96-077) and the Malibu United Methodist Church (CDP No. 4-98-330) nearby, indicate the Commission's concern that institutional uses not create parking demand that adversely impacts upland on-street parking which potentially serves local beach areas.

A Traffic and Parking Study was prepared for the proposed project by Kaku Associates in October 1999. The study specifically addresses impacts associated with the expansion / construction of the physical education / athletic facilities since no traffic or parking impacts are anticipated as a consequence of construction of the new classroom building or the other improvements on the west side of campus. The study analyzed expected Level of Service (LOS) at four intersections near Malibu High School for three different potential event time periods (Friday evening basketball game, Saturday early afternoon before football game, Saturday late afternoon after football game). The intersections' LOS were comparable with or without the project's anticipated additional traffic demand. The only scenario which presented a significant impact was a drop in LOS from D to E at the Kanan Dume Rd. / Pacific Coast Hwy. intersection. However, home football games would occur, at most, five or six times per year, and not all football games would be sold out. Therefore, this impact would be very infrequent, at most occurring only a few times each year.

In addition to the traffic study, a parking analysis was prepared by Kaku Associates in October 1999, comparing the potential parking demand associated with capacity events at the gymnasium and the stadium with proposed future parking supply. To evaluate the adequacy of available facilities, the Malibu / Santa Monica Mountains Land Use Plan (LUP) requires seven (7) parking spaces for each teaching station (classroom) for High Schools, including Auditoriums and Stadiums located on-site; two (2) parking spaces for each teaching station are required for junior high (middle school) students. There are currently 43 classrooms at the school; upon completion of the new two-story classroom building, there will be 55.

The school facility functions as a common middle school and high school, incorporating grades 6 through 12. Approximately forty-five percent (45%) of the students are in middle school grades, and fifty-five percent (55%) are in high school. Splitting the 55 future classrooms by this population ratio yields 25 middle school and 30 high school classrooms. Applying the parking guidelines from the LUP requires a total of 260 parking spaces to meet the demand generated by the school. Re-striping the existing student lot and moving / expanding the faculty lot, as proposed, will result in a total of 267 permanent parking spaces available on a day-to-day basis. For special events,

such as athletic activities, the existing outdoor basketball courts could be utilized to create additional parking spaces bringing the total number of available spaces to 417. Further, on weekends and evenings, the adjoining elementary school's 38 parking spaces could be used for a grand total of 455 spaces. The Kaku Associates study concluded that 309 spaces would be required for a capacity event in the new gymnasium, and that 414 spaces would be required for a capacity event in the expanded football stadium / track and field facility. Therefore, an adequate number of parking spaces, both on a daily basis, as well as for major sporting events, will be provided through the proposed improvements.

Three different parking areas -- student, faculty / visitor, and basketball courts (special events overflow) -- are proposed on campus and will be used at different capacities at different times for various events. Since each lot is located in a different part of campus, finding a parking space could be confusing and cumbersome during major events (e.g., football games) resulting in traffic problems at the school entrances, as well as encouraging on-street parking in the adjoining neighborhoods. In order to mitigate potential parking difficulties, the Commission, through **Special Condition Seven**, requires the applicant to create a parking management plan to facilitate efficient access to and utilization of the on-campus parking supply and to discourage off-campus parking and unnecessary circulation of vehicles looking for parking places during major sporting events.

In summary, the re-striping of the student parking lot to add an additional 23 spaces, along with the relocation and expansion of the 82-space faculty lot will be sufficient to meet the anticipated parking demand for the proposed Malibu High School improvements. Overall, the proposed provision of 267 daily spaces with the possibility to increase to 417 spaces for events is sufficient to accommodate the existing and proposed development; and the improvements will not significantly impact circulation on local roads and beach access in the surrounding area. The project, therefore, avoids adverse impact on coastal access and recreational opportunities and is consistent with Sections 30210, 30211, 30223, 30250(a), and 30252 of the Coastal Act.

## **F. Water Quality**

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, construction of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as additional effluent from septic systems. Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

As described previously, the proposed project includes the construction of a spectator gymnasium with locker rooms, a two-story classroom building, significant upgrades to the track and field facility / football stadium including new restroom facilities, and relocation / expansion of the faculty parking lot. There will also be various minor exterior improvements and interior modernizations including conversion of the cafetorium to an auditorium. The project also includes 32,151 cu. yds. of grading (17,601 cut, 14,550 fill). The continued conversion of the project site from its natural state will increase the amount of impervious coverage and reduce the naturally vegetated area on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality. Further, continued use of the site for institutional purposes may introduce potential sources of pollutants such as petroleum, cleaners, fertilizers, and pesticides, as well as other accumulated pollutants from rooftops and other impervious surfaces.

The natural terrain on-site is sloping and encompasses significant elevation change from the northern property boundary down towards Pacific Coast Highway in the south. The new faculty parking lot, which is an expansion of the existing visitor lot, and the replacement of the existing faculty lot with a classroom building and gymnasium, in particular, will result in an increase in impervious surfaces. In addition, the concrete bleachers, concession facilities, and restrooms at the track and field facility will increase impervious surfaces in that part of the campus. The high school site consists of several large near-level pad areas with numerous graded slope areas between them. Because of these slopes on-site, the increase in impervious coverage, and the resultant potential for significant water velocities, soil erosion, and pollutant transport, it is important to adequately control site drainage through runoff detention, velocity reduction, filtration, and/or other best management practices (BMPs).

Without appropriate erosion control measures in place prior to grading and construction of the track and field facility and the new staff parking lot, erosion and/or siltation could have a significant impact on off-site resources including existing drainage courses. Although the increase in pollutants is not expected to be substantial, downstream water courses are considered to be sensitive, and any increase in pollutants to water courses within the coastal zone should be considered significant. Interim erosion control measures implemented during construction will minimize short-term erosion and enhance site stability. However, long-term erosion and site stability must be addressed through adequate landscaping and through implementation of a drainage and runoff control plan.

The removal of natural vegetation and placement of impervious surfaces allows for less infiltration of rainwater into the soil, thereby increasing the rate and volume of runoff, causing increased erosion and sedimentation. Additionally, the infiltration of precipitation into the soil allows for the natural filtration of pollutants. When infiltration is prevented by impervious surfaces, pollutants in runoff are quickly conveyed to coastal streams and to the ocean. Thus, new development and expansion of existing development can cause cumulative impacts to the hydrologic cycle of an area by increasing and concentrating runoff leading to stream channel destabilization, increased flooding potential, increased concentration of pollutants, and reduced groundwater levels.

Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from

the site in a non-erosive manner, such measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration. Because much of the runoff from the site would be allowed to return to the soil, overall runoff volume is reduced and more water is available to replenish groundwater and maintain stream flow. The slow flow of runoff allows sediment and other pollutants to settle into the soil where they can be filtered. The reduced volume of runoff takes longer to reach streams and its pollutant load is greatly reduced. The applicant has proposed changing the runoff pattern of the existing football stadium / track facility by adding a better subsurface drainage system to assist in maintenance of the athletic field(s). Theoretically, this change in subsurface composition should decrease the amount of surface runoff from this portion of the campus. Relocation of the faculty parking lot and creation of a second, landscaped "quad" area should also reduce runoff from west campus impervious areas.

However, in order to make certain that risks from geologic hazard are minimized and that erosion and sedimentation is minimized campus-wide, the project is conditioned to implement and maintain a drainage plan designed to ensure that runoff is conveyed in a non-erosive manner. This drainage plan is required to minimize the volume, velocity, and pollutant load of stormwater leaving the developed site thereby ensuring that adverse impacts to coastal water quality do not result from the proposed project. The Commission thus finds it necessary to require the applicant, through **Special Condition Two**, to submit a drainage and polluted runoff control plan, designed by a licensed engineer, for review and approval by the Executive Director, which incorporates filter elements that intercept and infiltrate or treat the runoff from the site and to assume responsibility for the maintenance of all drainage devices on-site. Such a plan will allow for the infiltration and filtering of runoff from the developed areas of the High School, most importantly capturing the initial, "first flush" flows that occur as a result of the first storms of the season. These flows carry the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

The applicant has submitted a *Sewer Disposal System Capacity Evaluation for Malibu High School*, prepared by Sverdrup Facilities, dated March 2000. This report analyzed conditions of the existing of the existing sanitary sewer disposal system on campus and provided recommendations as to the requirements for sanitary sewer disposal for the proposed new buildings: then new 12-classroom building, the new gymnasium, and the restroom facilities at the track and field stadium. The High School currently has five separate sanitary sewer disposal systems within school boundaries, each consisting of a combination of septic tanks and leaching pits. The Sverdrup report states:

*[T]he septic tanks and the seepage pits have adequate capacity to handle the additional sewage load generated by the existing gym expansion and new classrooms at Group System3, and the new sanitary facilities at the Track & Field area at Group System1. It is important to note that although the school generates sewage flow only 5 days per week and approximately nine months per year, the seepage pits of the sewage disposal system are working continuously 365 days per year. Therefore it is concluded that Group System 3 and Group System 1 have more than adequate capacity to properly handle the additional sewage flow generated...*

The Commission therefore finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

## **G. Local Coastal Program**

Section 30604(a) of the Coastal Act states (in part):

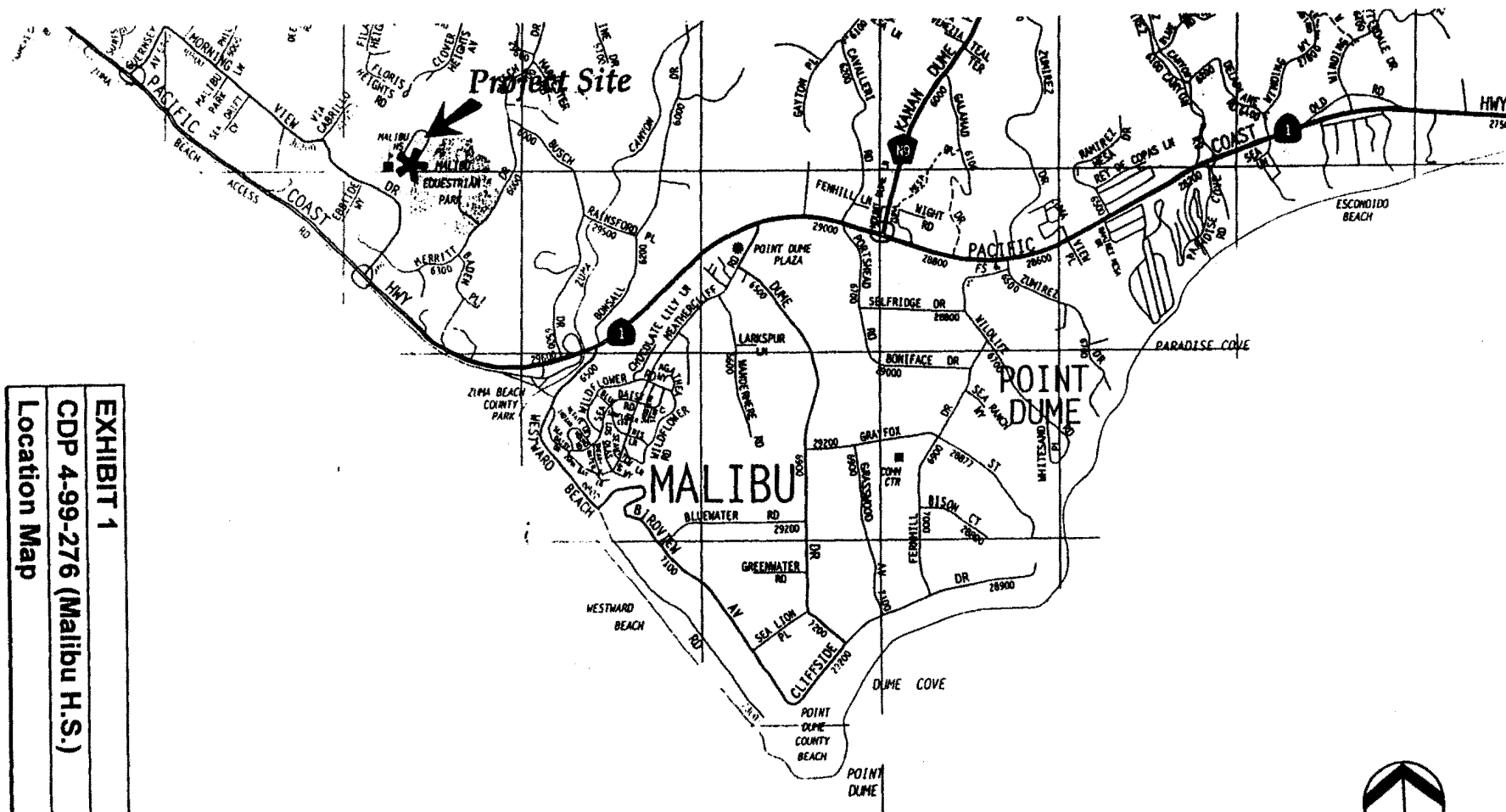
*a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with Chapter 3 (commencing with Section 30200). ...*

Section 30604(a) of the Coastal Act stipulates that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create significant adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3 of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for the City of Malibu or Los Angeles County which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

## **H. California Environmental Quality Act (CEQA)**

Section 13096(a) of the Coastal Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Santa Monica / Malibu Unified School District completed an environmental review study of the proposed improvements and adopted a Mitigated Negative Declaration at its Board Meeting on December 12, 1999. This environmental document, *Malibu High School Improvements: Proposed Mitigated Negative Declaration*, by EMC Planning Group, Inc., dated October 1999, was reviewed by Commission staff, and many of the findings, conclusions, and recommendations are incorporated into this Staff report with proposed mitigation measures appearing as Special Conditions herein. The Commission therefore finds that the proposed project, as conditioned, has been adequately mitigated, is determined to be consistent with CEQA and the policies of the Coastal Act, and will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970.



**EXHIBIT 1**  
**CDP 4-99-276 (Malibu H.S.)**  
**Location Map**

Source: Thomas Bros. Maps



Not to Scale

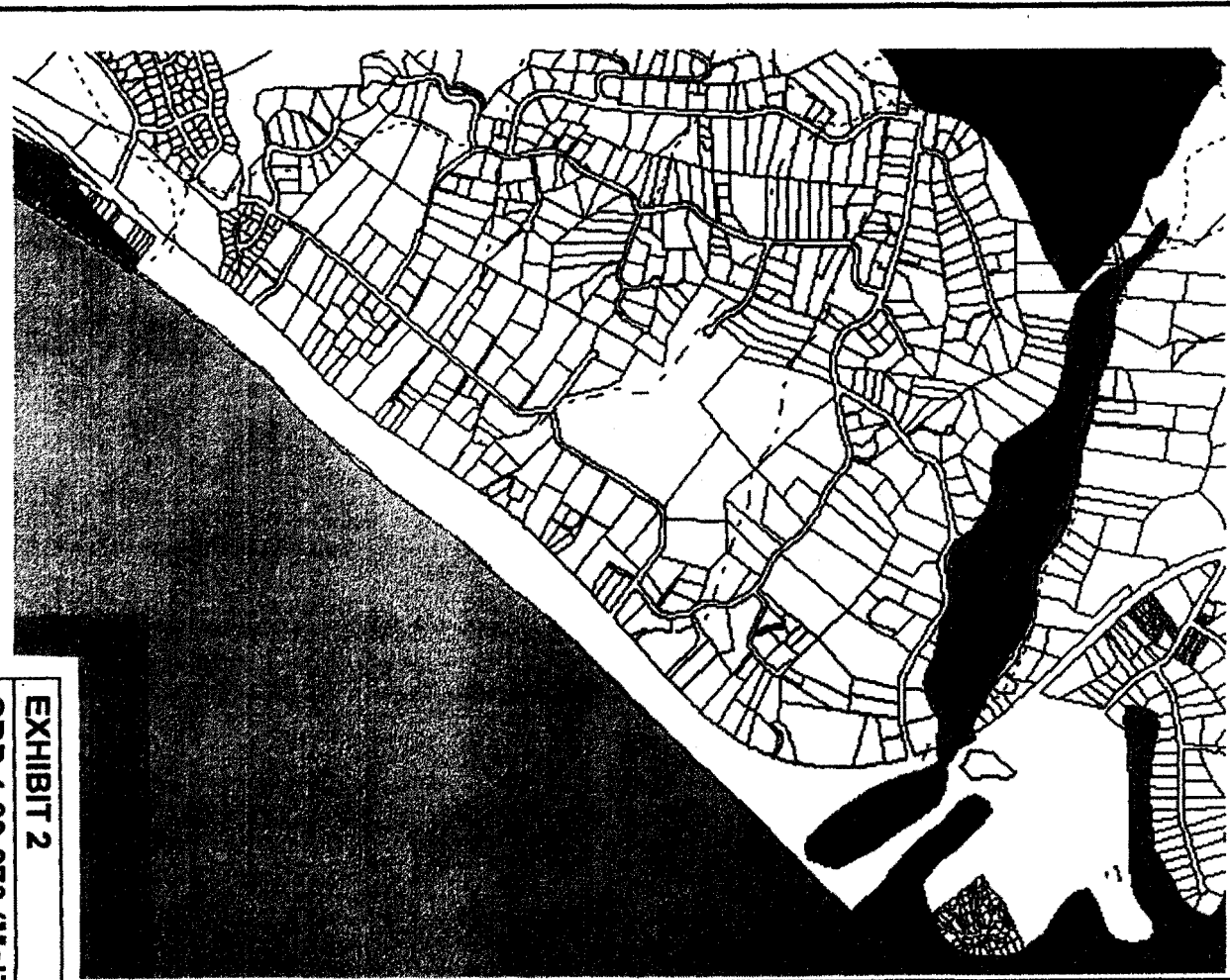
**EMC** Planning  
 Group Inc.  
 A Land Use Planning  
 and Design Firm

# Malibu High School Improvements Project Initial Study **Project Vicinity**



ESRI ArcExplorer 1.1

**4-99-276 Malibu High School (30215 Morning View Dr.)**



- Malibu City Boundary
- LA-Ventura County Boundary
- Trails - LA County LUP
- Blue Line Streams
- shoreline
- czbdy
- laprcls
- esha
- Small lot subdivisions
- Ocean



Wednesday, Apr 19 2000

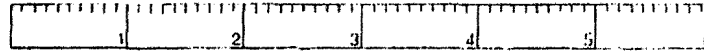
**EXHIBIT 2**

**CDP 4-99-276 (Malibu H.S.)**

**Location Map**



1-800-345-7334



SCALE IN 1/10 OF AN INCH

1998

ROAD DIST NO. 3 CITY OF MALIBU

INDEX-4469

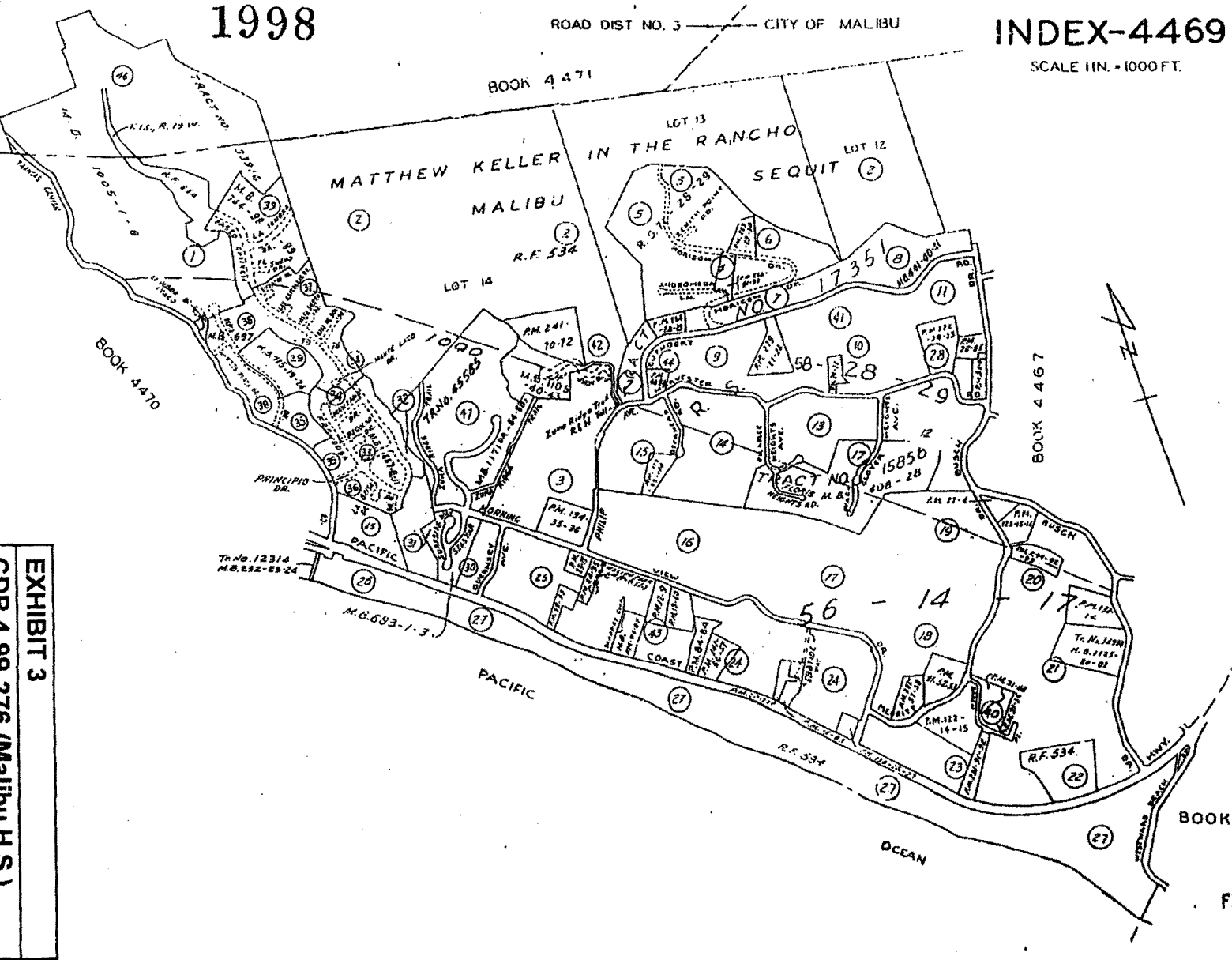
SCALE 1 IN. = 1000 FT.

4469

SCALE 1" = 1000'

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  - 10-1-64
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EXHIBIT 3  
CDP 4-99-276 (Malibu H.S.)  
Parcel Map



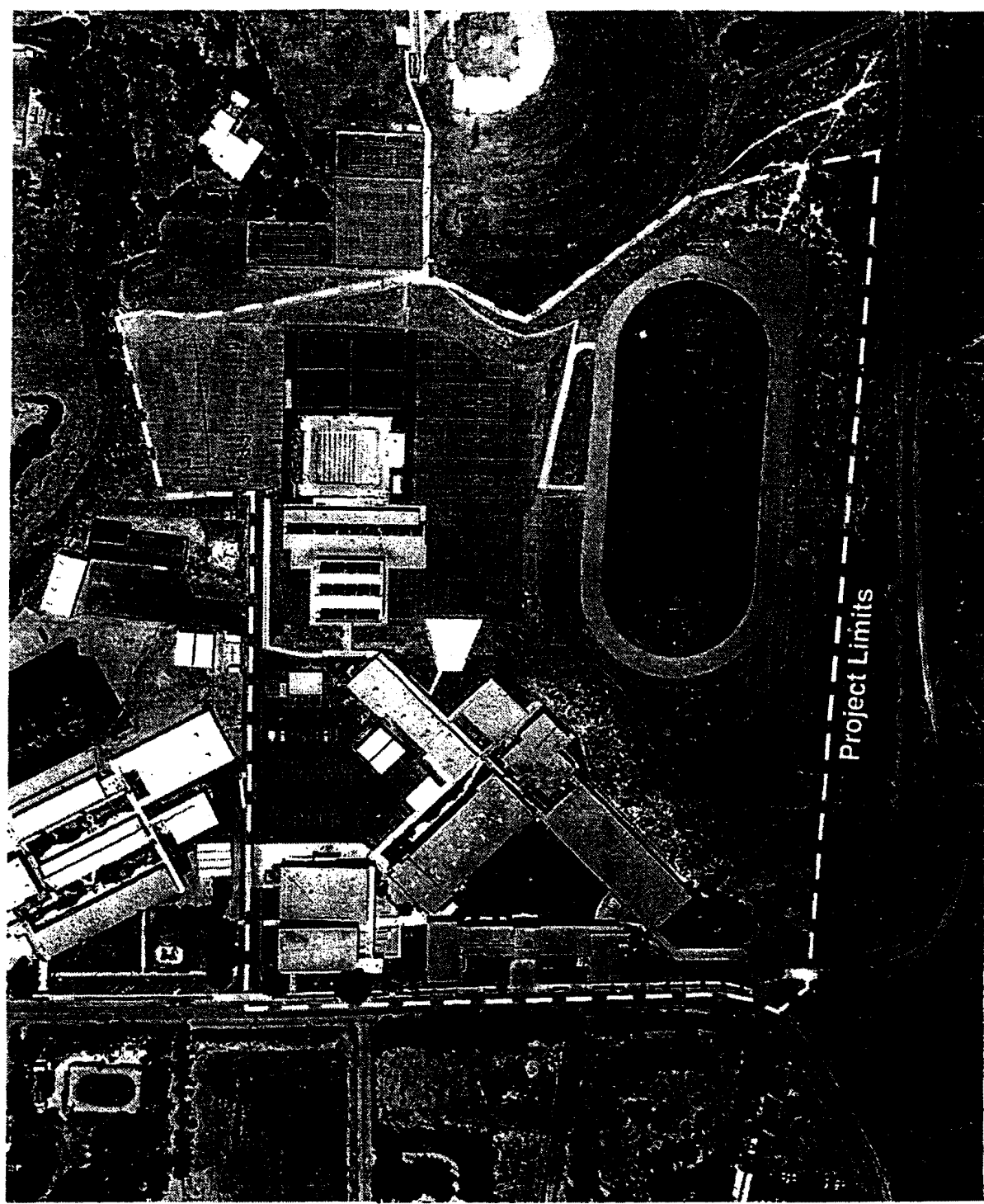
BOOK 4468

FEB 05 1998

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

x 2nd Picture

x 1st Picture



Project Limits

Source: Robert J. Lung and Associates

Scale: 1"

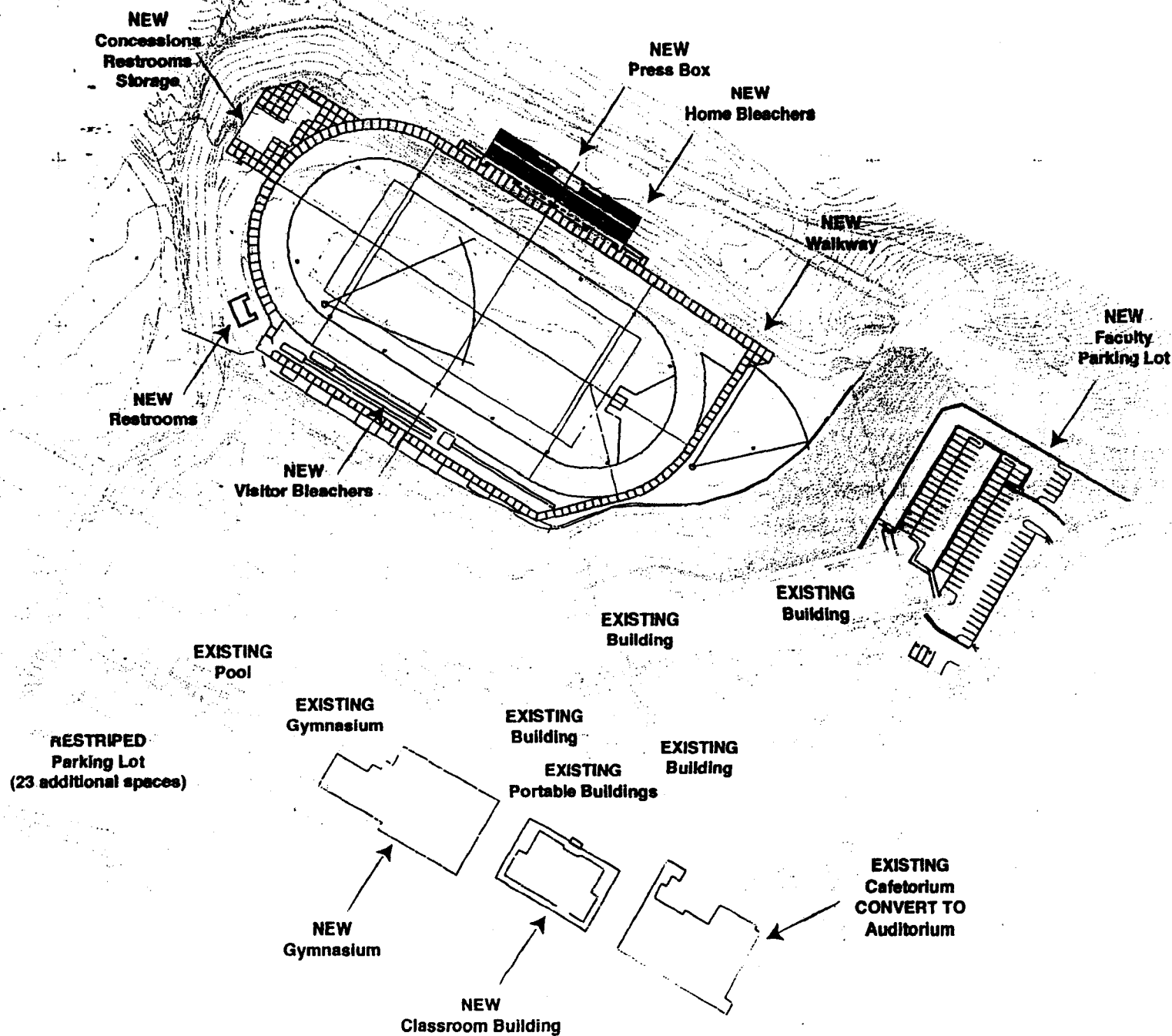


# Malibu High School Improvements Project Initial Study

## Aerial

EXHIBIT 4
CDP 4-99-276 (Malibu H.S.)
Campus Aerial Photograph

Figure  
3



RE

CC  
SOUTH

RE

CC  
SOUTH

**EXHIBIT 5**  
**CDP 4-99-276 (Malibu H.S.)**  
**Campus Site Plan**



Scale: 1" = 150'

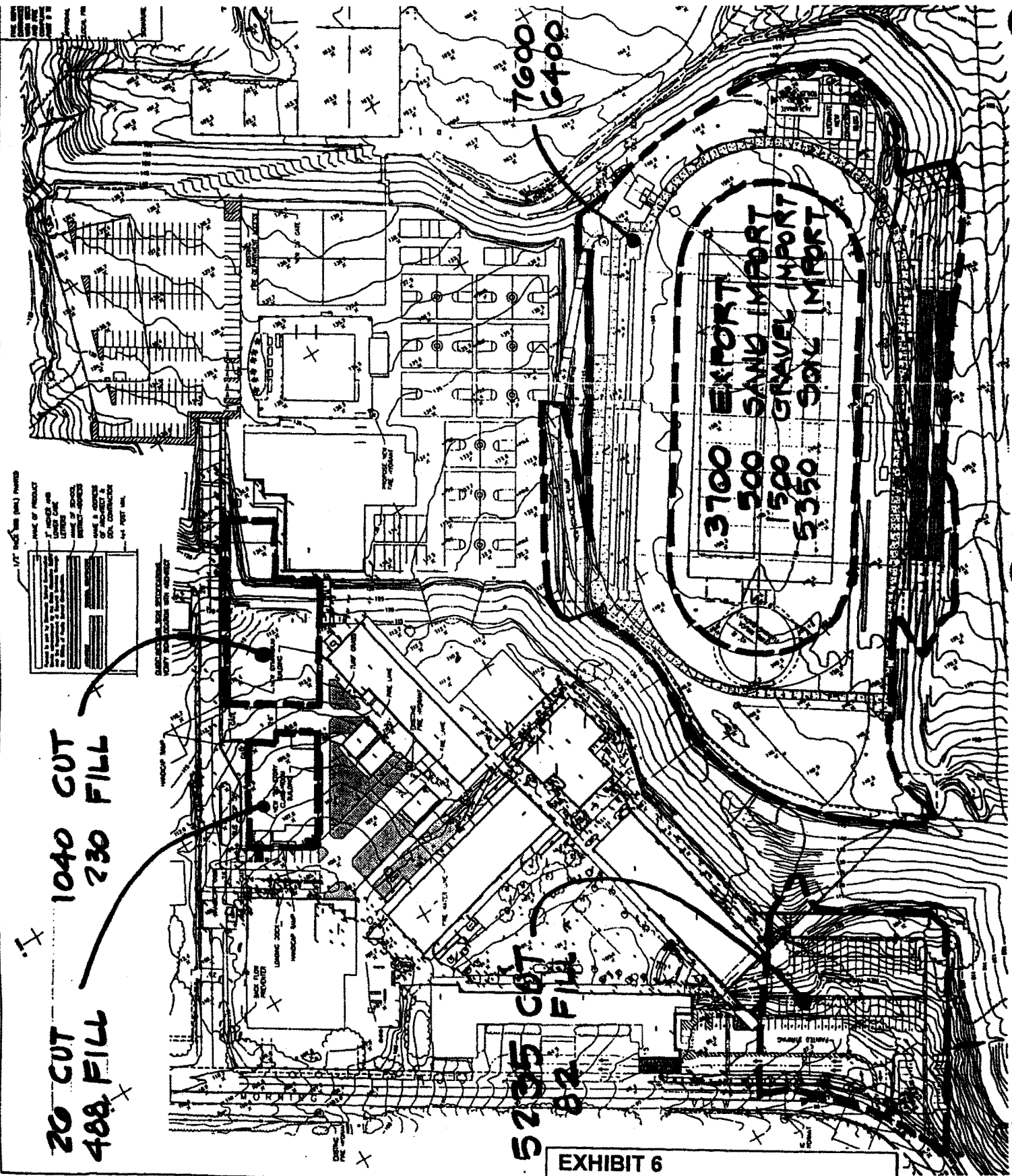
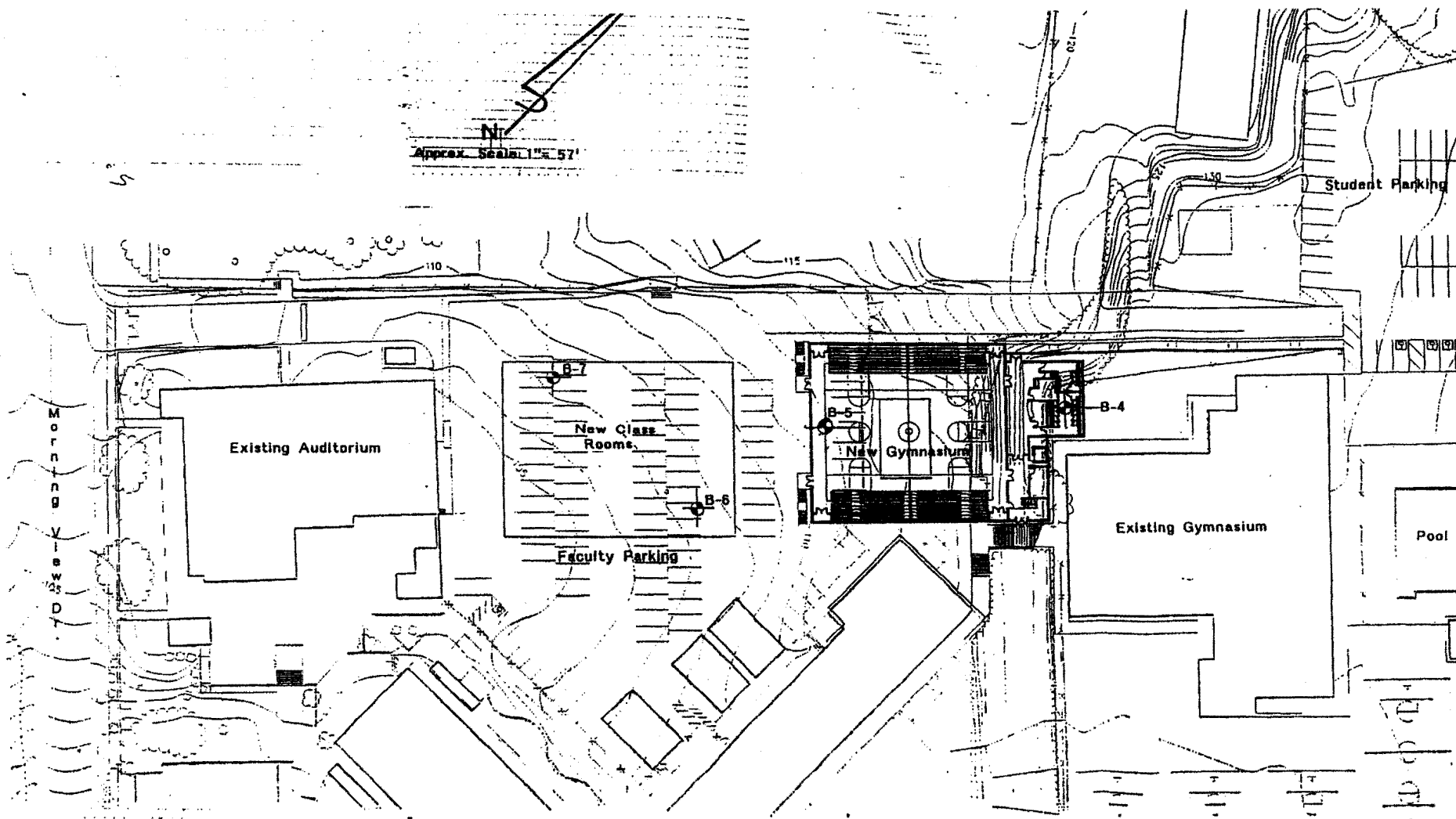


EXHIBIT 6
CDP 4-99-276 (Malibu H.S.)
Campus Grading Plan

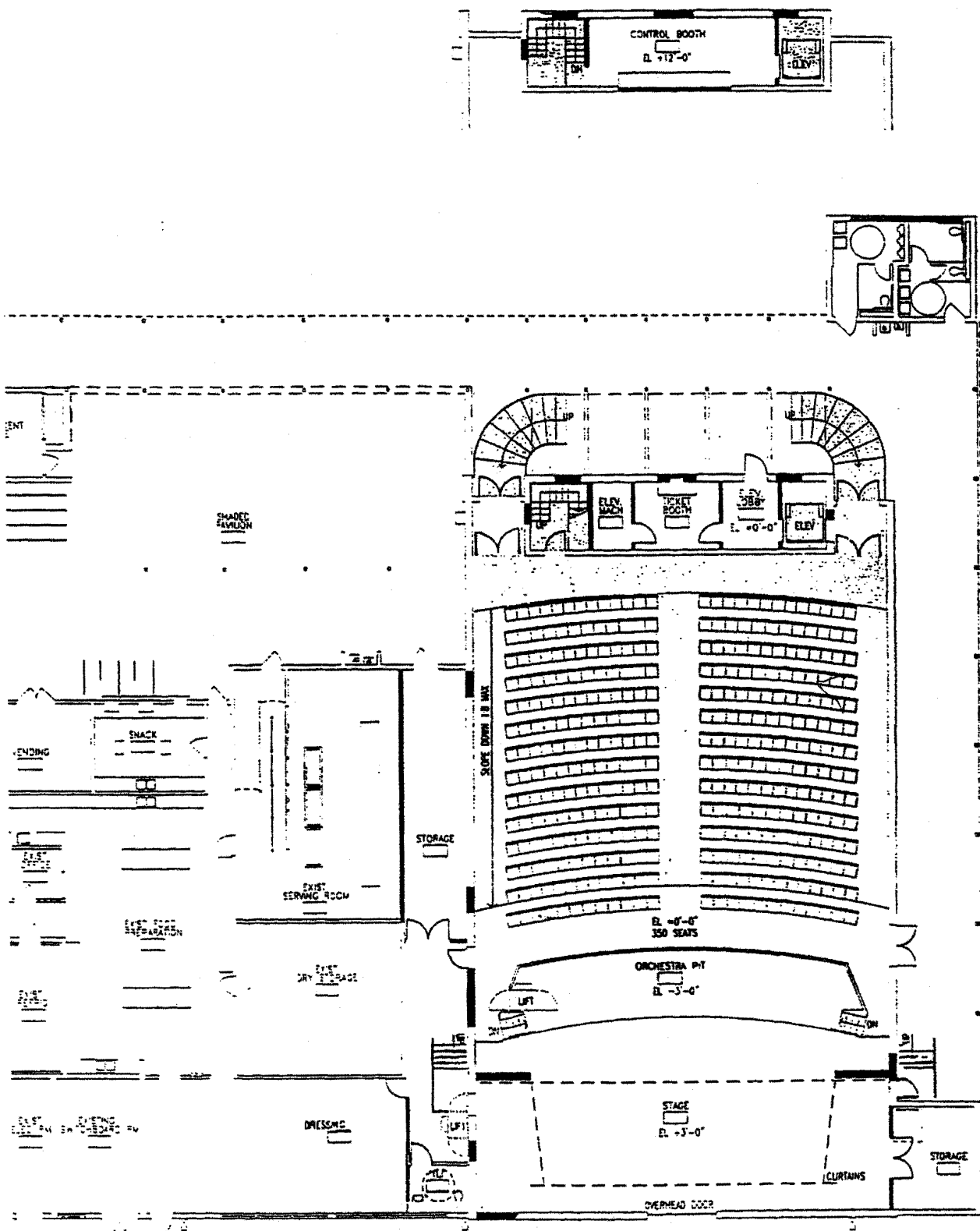


Source: Autocad Plot By Sverdrup, Dated 9-7-99  
 Denotes Approx. Boring Location



**EXHIBIT 7**  
**CDP 4-99-276 (Malibu H.S.)**  
**West Campus Site Plan**

Project:	Figure:
99-5199	5



MALIBU CAFETORIUM / AUDITORIUM

**MALIBU HIGH SCHOOL**  
SANTA MONICA • MALIBU UNIFIED SCHOOL DISTRICT

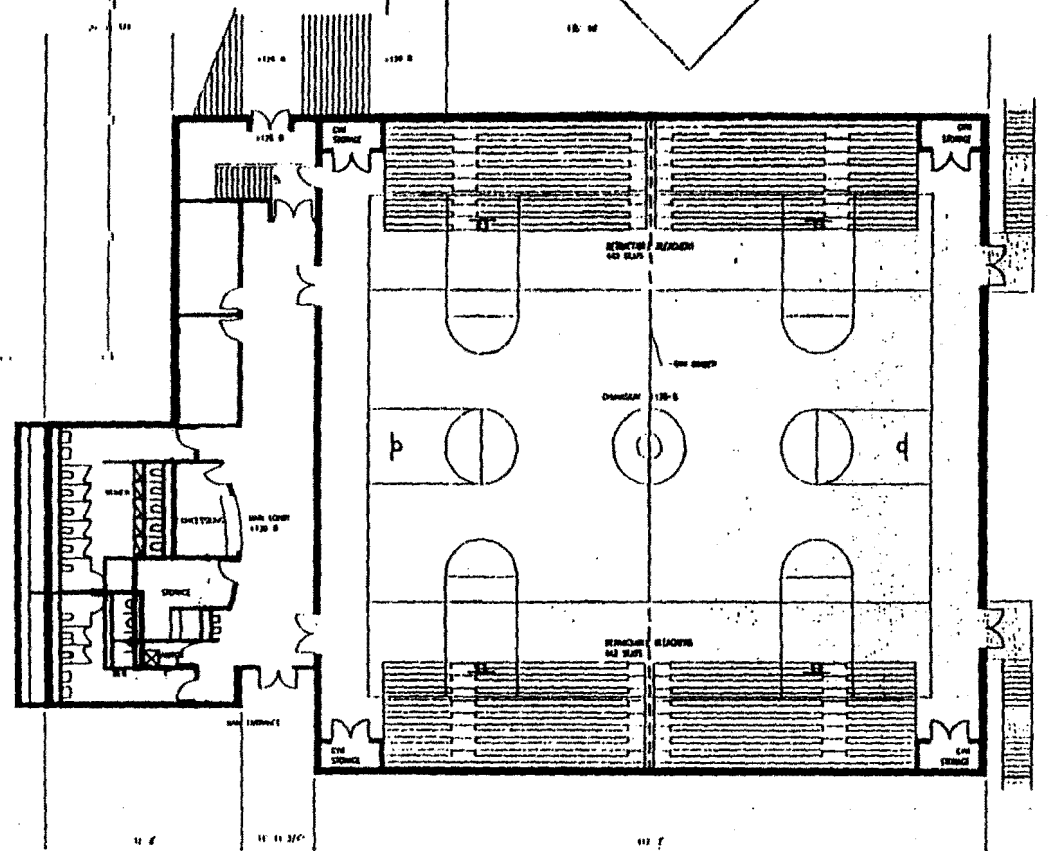
**EXHIBIT 8**

**CDP 4-99-276 (Malibu H.S.)**

**Cafetorium / Auditorium Plan**

K-12

EXHIBIT 9  
CDP 4-99-276 (Malibu H.S.)  
New Gymnasium Plan



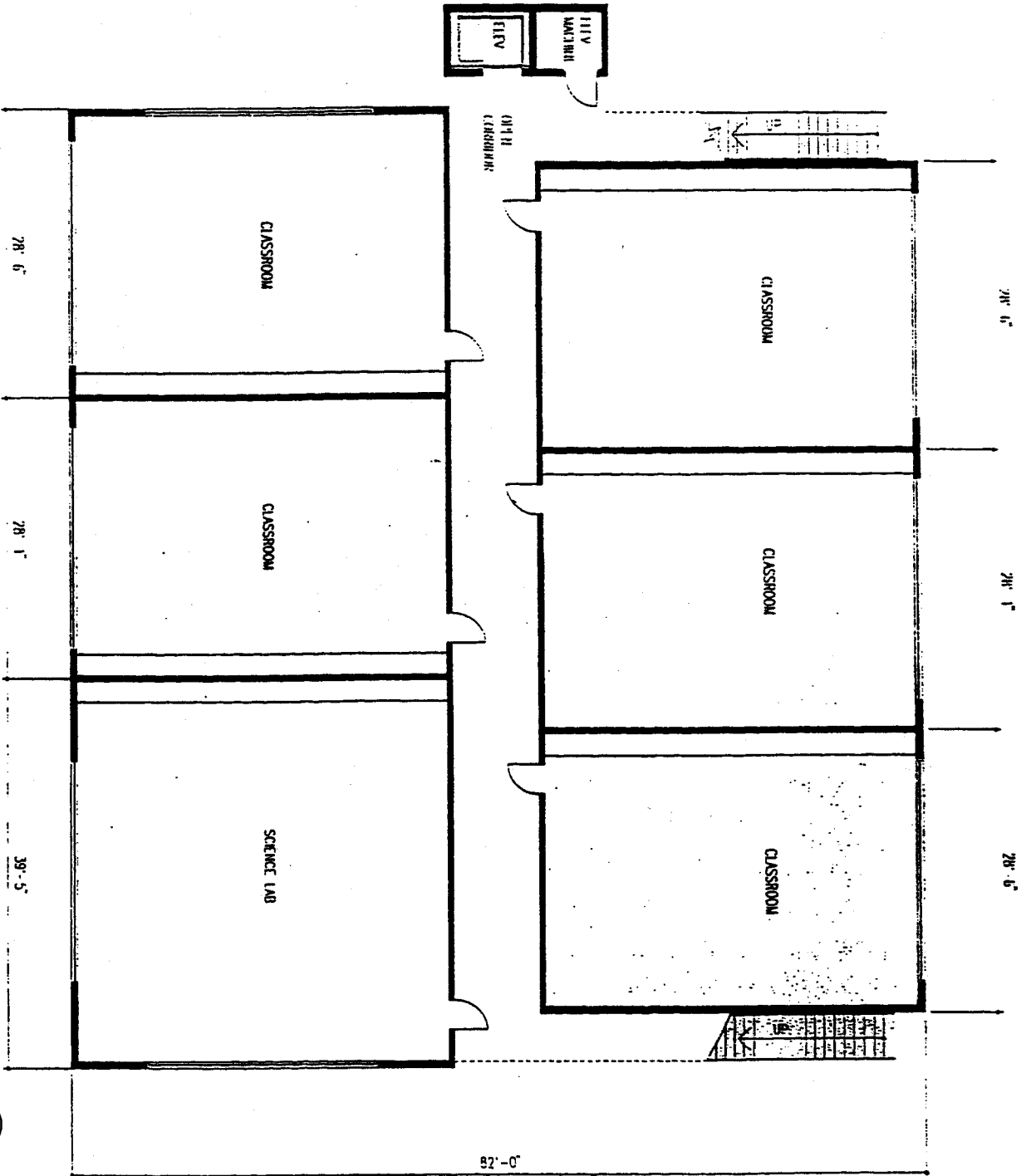
1 MALIBU GYM OVERALL BASE PLAN

# MALIBU HIGH SCHOOL

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

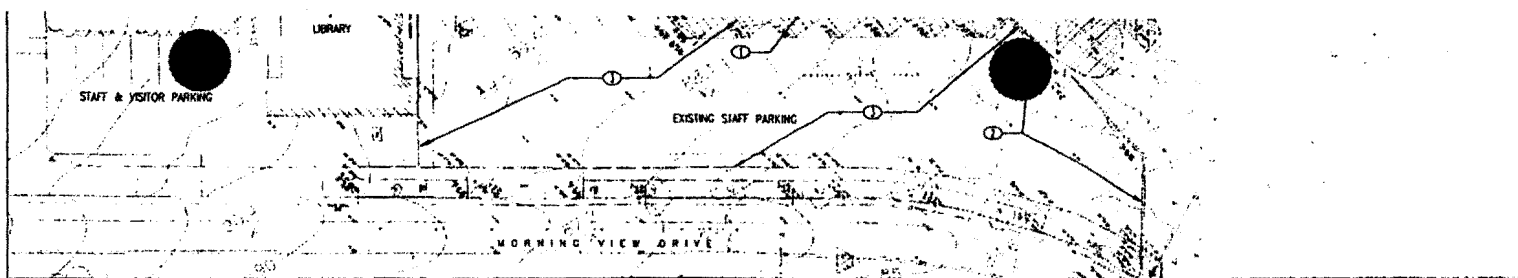
**Sverdrup**  
K-12  
SVERDRUP CRSS  
a division of JACOBS ENGINEERING INC.

**MALIBU HIGH SCHOOL**  
 SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

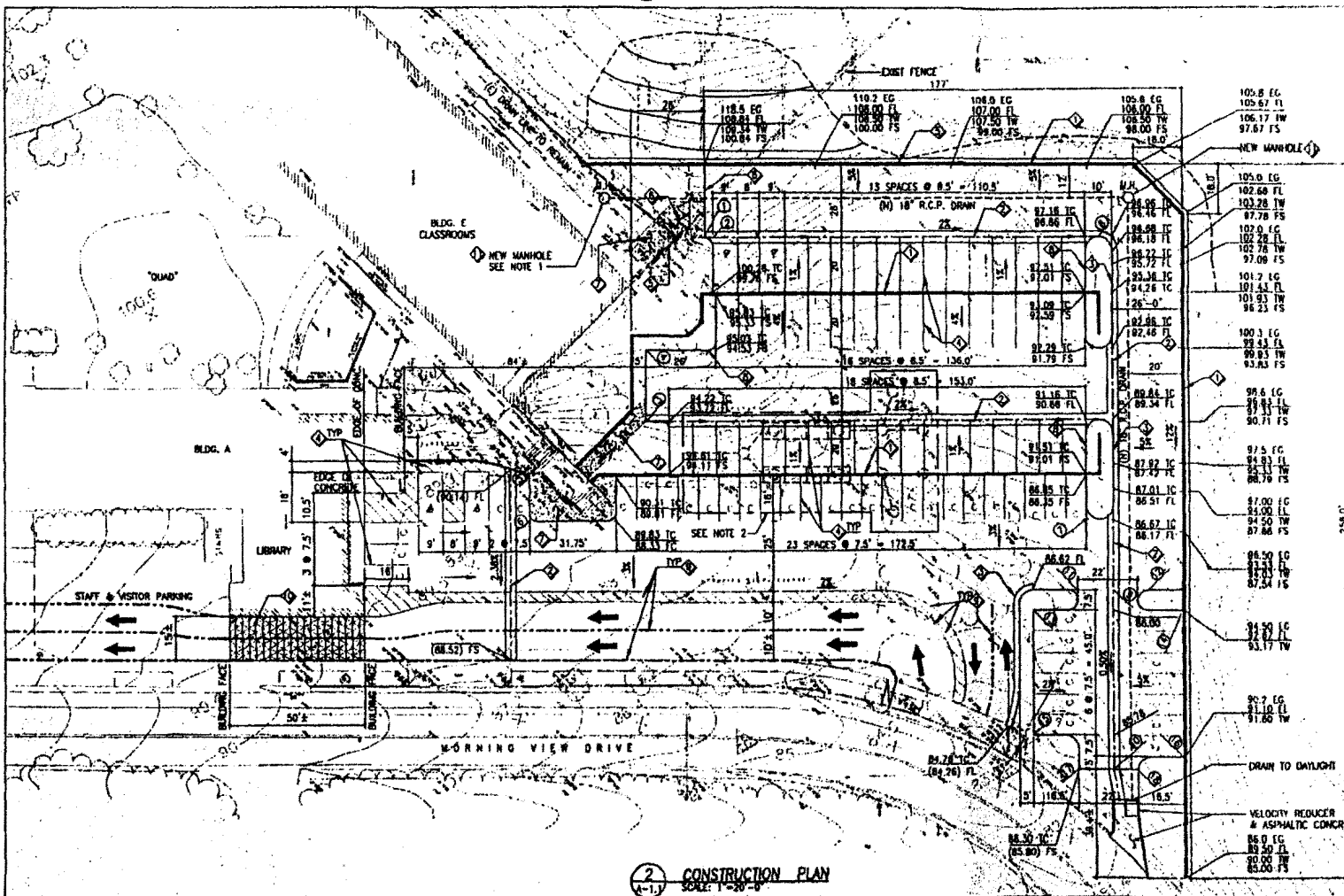


<b>EXHIBIT 10</b>
<b>CDP 4-99-276 (Malibu H.S.)</b>
<b>Classroom Building Floor Plan</b>





1 DEMOLITION PLAN  
SCALE: 1"=20'-0"



2 CONSTRUCTION PLAN  
SCALE: 1"=30'-0"

- ◇ CONSTRUCT CHAIN LINK FENCE
- ◇ GATE(S)
- ◇ 4" THICK SIDEWALK, WIDTH AS SHW
- ◇ CONSTRUCT 8" CONCRETE CURB ONLY
- ◇ PAINT 4" WIDE STRIP, YELLOW.
- ◇ STAMPED CONCRETE SLAB, HERRINGBONE PATH
- ◇ CONSTRUCT MANHOLES PER DETAIL 1, SHEET 1

#### NOTES:

1. INVERT ELEVATION AT NEW MANHOLE TO BE IN FIELD. PRIOR TO CONSTRUCTION OF NEW ELEVATION TO BE GIVEN IN WRITING TO THE OF RECORD.
2. EXISTING SEPTIC TANKS AND LEACHING PITS HEREON ARE OF RECORD. SEE PLAN PREPARED BY "STRANGLE, INSLEE & SINFELD", SHEET P 6-14-1968. CONTRACTOR SHALL TAKE ALL MEASURES EXPOSING STRUCTURE AND APPLY TO DETERMINE IF ACTIVE OR ABANDONED.
- A. IF ABANDONED, THE CONTRACTOR SHALL CO-ORDINATE WITH LOCAL AND STATE REQUIREMENTS FOR ABANDONMENT WERE USED AND ARE IN PLU.
- B. IF ACTIVE, THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD AND EXPOSE THE IC STRUCTURES FOR LOCATION AND GRADE.

#### LEGEND:

- DEMOLITION EXISTING CONCRETE SLAB
- DEMOLITION EXISTING ASPHALTIC PAVED WALKWAY AND EXIST CONCRETE GUTTER
- CONCRETE SIDEWALK
- REMOVE EXISTING TREES

PTL	ELEV.
①	99.97 IC 99.47 FL
②	99.91 IC 99.41 FL
③	94.40 IC 93.90 FL
④	95.53 IC 95.03 FL
⑤	90.53 IC (90.03) F.S. EXISTING
⑥	90.46 IC 89.96 FS
⑦	86.38 IC 85.88 FS
⑧	97.06 IC 96.56 FL
⑨	86.04 FL
⑩	85.72 FL
⑪	85.63 FS
⑫	87.08 IC 86.58 FS
⑬	87.22 IC 86.72 FS
⑭	87.88 IC 87.38 FS
⑮	86.99 IC 86.49 FS
⑯	87.62 IC 87.12 FS
⑰	86.60 IC 86.10 FS
⑱	86.79 IC 86.29 FS

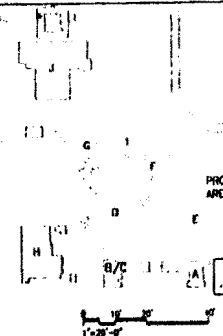
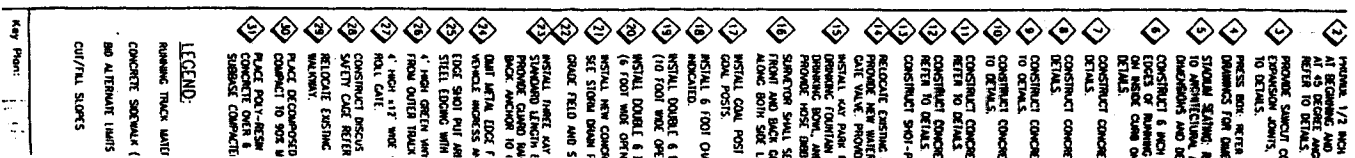


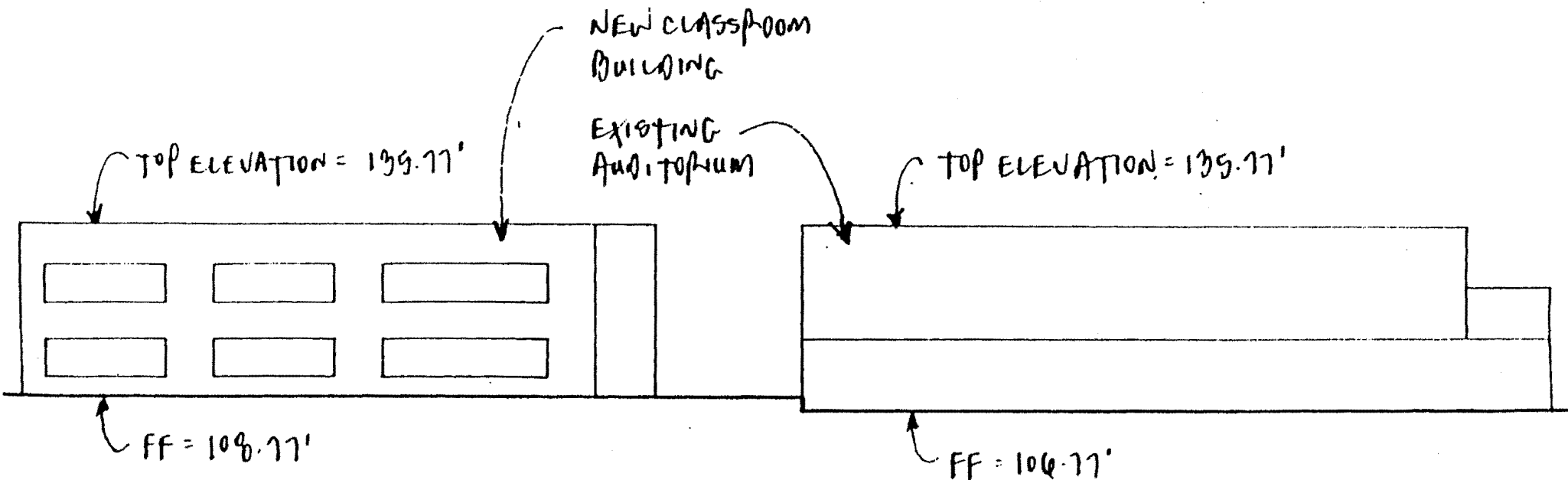
EXHIBIT 11

CDP 4-99-276 (Malibu H.S.)

Faculty Parking Lot Site Plan

**EXHIBIT 12**  
**CDP 4-99-276 (Malibu H.S.)**  
**Athletic Field Site Plan**



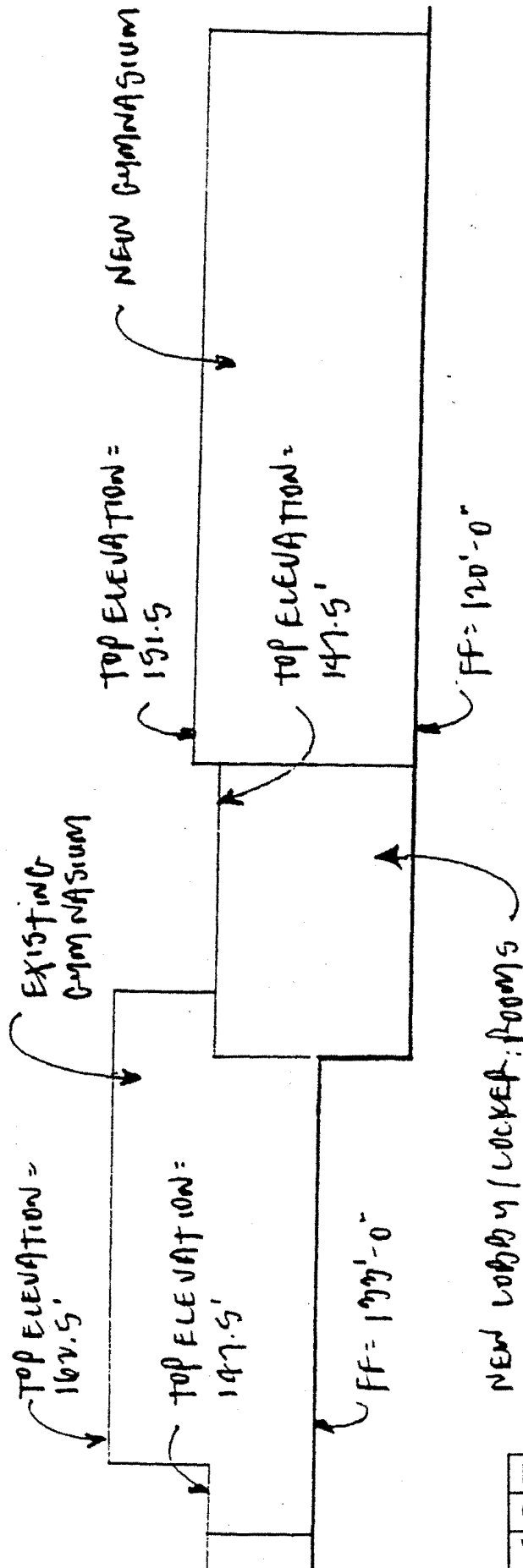


# WEST ELEVATION

EXHIBIT 13  
CDP 4-99-276 (Malibu H.S.)  
West Elevation 1

**MALIBU HIGH SCHOOL**

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

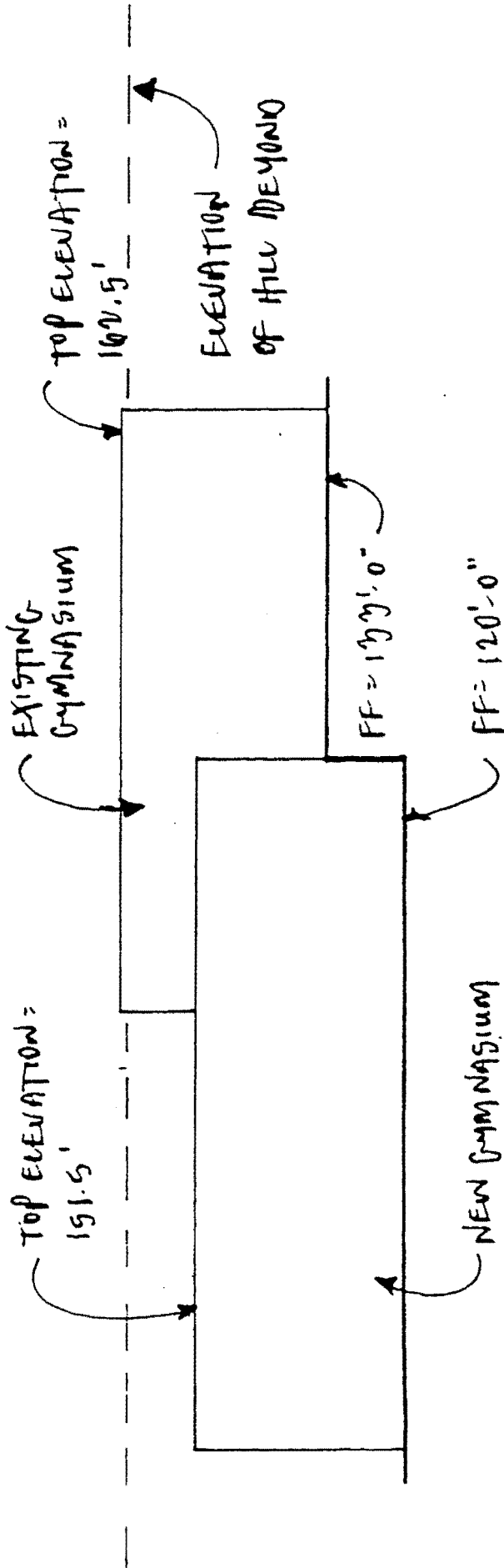


WEST ELEVATION

EXHIBIT 14
CDP 4-99-276 (Malibu H.S.)
West Elevation 2

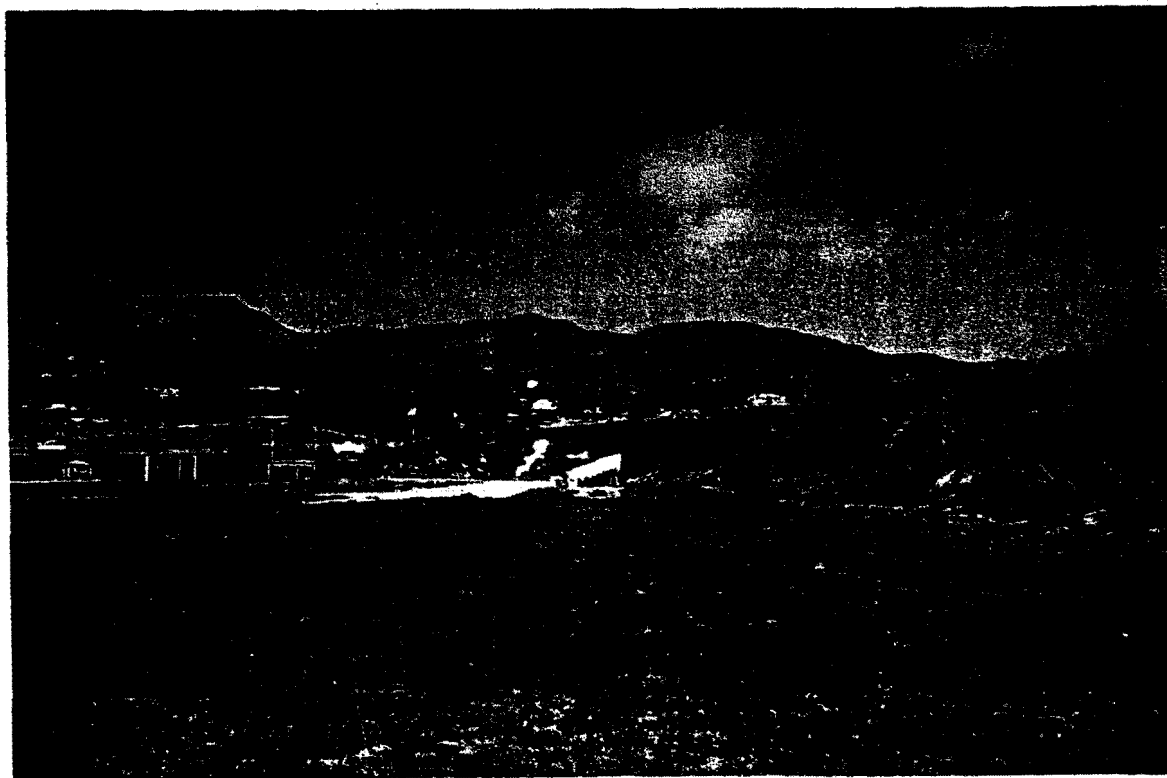
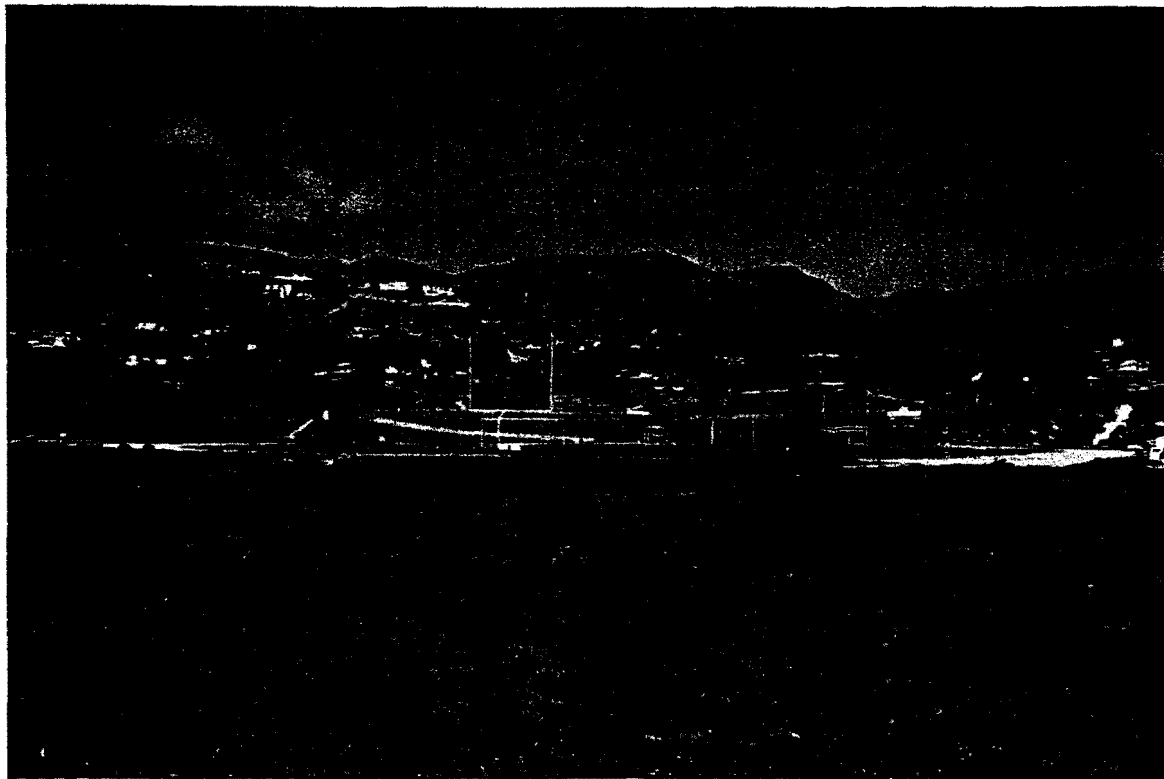
# MALIBU HIGH SCHOOL

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT



SOUTH ELEVATION

EXHIBIT 15
CDP 4-99-276 (Malibu H.S.)
South Elevation



**EXHIBIT 16**

**CDP 4-99-276 (Malibu H.S.)**

**Photographs (looking North)**



EXHIBIT 17
CDP 4-99-276 (Malibu H.S.)
Photographs (looking South)

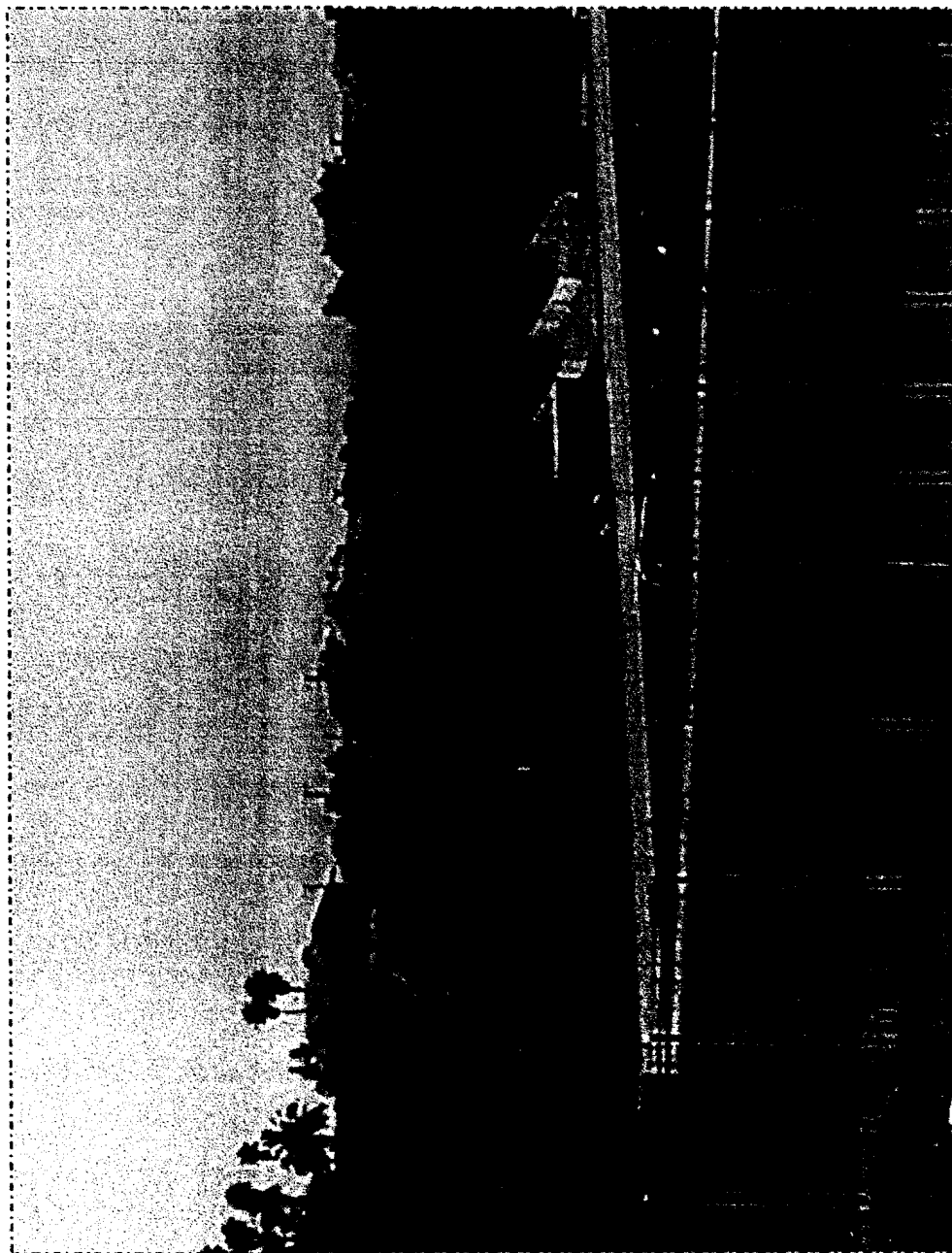


EXHIBIT 18

CDP 4-99-276 (Malibu H.S.)

Photograph (w/Pressbox Added)