



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Reviewing Agencies, Organizations, and Interested Parties

From: Santa Monica-Malibu Unified School District
2828 4th Street, Santa Monica, California 90405
Contact: Carey Upton, Chief Operations Officer, 310-450-8338 x79383

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for the Will Rogers Learning Community Campus Expansion and Improvement Project

Lead Agency: Santa Monica-Malibu Unified School District

Environmental Information: The Santa Monica-Malibu Unified School District (District), as lead agency under the California Environmental Quality Act (CEQA), has completed a Draft Initial Study/Proposed Mitigated Negative Declaration (IS/MND) for the Will Rogers Learning Community Campus Improvement Project (Proposed Project) in accordance with CEQA. The District is providing notice in compliance with Title 14, Chapter 3, sections 15072 and 15073 of the California Code of Regulations, as amended. The IS/MND was undertaken for the purpose of determining whether the Proposed Project may have a significant effect on the environment with the implementation of mitigation measures. The IS/MND reflects the independent judgement of the District.

Project Location: The Proposed Project site encompasses the Will Rogers Learning Community campus, which is an approximately 6.7-acre elementary school campus located at 2401 14th Street and 1515 Maple Street in Santa Monica, California (Assessor's Parcel Number 4284-038-900 and 4284-038-901). The campus is bordered to the southwest by 14th Street, to the northeast by 16th Street, and to the northwest and southeast by residential housing. The campus is listed on the RCRA Non-Generators/No Longer Regulated, ECHO, FINDS, and HWTS HAZNET databases. However, no violations were identified on the ECHO or FINDS databases. According to the two HWTS HAZNET database listings, the Will Rogers campus disposed of asbestos-containing waste in 1994, inorganic solid waste in 2017 and 2018, and organic solids in 2009. The RCRA Non-Generators/No Longer Regulated database listings show that the school is not listed as a handler of nonhazardous or hazardous waste. Based on the database results, neither a release of hazardous materials nor the presence of a naturally occurring hazardous material that would pose a threat to public health or the environment is anticipated.

Project Description: The District is proposing to expand the campus and make improvements to the Will Rogers Learning Community based on the 2020 Campus Master Plan (Proposed Project). The purpose of the Proposed Project is to implement campus modernization efforts needed to align with the District's educational specifications. Overall, the Proposed Project would occur over four phases and would result in removal/demolition of 16 permanent and temporary buildings, construction of three new buildings, renovation and reuse of eight existing buildings and outdoor spaces, and reconfiguration of outdoor and parking/transportation areas over an approximate span of 10 to 15 years. Phase 1, which is currently

funded, includes removal of six existing portable classrooms and 1 restroom building, construction of a new one-story early education classroom building and associated play yards, and construction of a new play field. Subsequent phases would be constructed as funding becomes available and would include removal of five additional existing modular classrooms, removal of four one-story classroom buildings, expansion and reconfiguration of an existing parking lot, construction of a new student drop-off/pick-up area, repurposing existing classrooms into STEM classrooms, repurposing outdoor spaces into outdoor classrooms, construction of a new multipurpose room/food services facility, installation of a learning garden, construction of a new parking lot, and construction of a new two-story classroom building.

Public Review and Comments: This Notice of Intent and accompanying MND and supporting reference materials are available for a 30-day public review period beginning November 14, 2022, and ending December 14, 2022. Physical copies of the MND and supporting documents are available for review at the District's Office at 1651 16th Street, Santa Monica, California 90405. The District's office is open from the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Electronic copies of the MND and supporting documents are available on the District's website at <https://www.smmusd.org/Page/5598>.

The District invites you to comment on the IS/MND. Pursuant to CEQA Guidelines section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than **5:00 p.m.** on December 14, 2022. Written comments on the IS/MND shall be addressed to *Carey Upton, Chief Operations Officer, Santa Monica-Malibu Unified School District, 2828 Fourth Street, Santa Monica, California 90405*. If you have any questions or would like any additional information, please contact Carey Upton, Chief Operations Officer, 310-450-8338 x79383 or cupton@smmusd.org. The District will not consider tardy comments.

Public Meeting: A public meeting will be held to provide the community an opportunity to learn about the Proposed Project and comment on the IS/MND. The meeting will be held on December 6, 2022 from 5:30 p.m. to 7:00 p.m. at the following location:

Will Rogers Learning Community
Cafetorium
2401 - 14th Street
Santa Monica, CA 90405

Board of Education Meeting: Following the end of the public review period, a public meeting to consider the IS/MND and Proposed Project will be held at 5:30 p.m. on January 19, 2023, Santa Monica-Malibu Unified School District Offices at 1651 16th St., Santa Monica, CA 90404.