



NOTICE OF AVAILABILITY OF ENVIRONMENTAL IMPACT REPORT

TO: Agencies, Organizations, and Interested Parties

FROM: Santa Monica-Malibu Unified School District (Lead Agency)

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Proposed Grant Elementary School Campus Master Plan Project

Project Title: Grant Elementary School Campus Master Plan Project

NOTICE IS HEREBY GIVEN that the Santa Monica–Malibu Unified School District (SMMUSD), as lead agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Grant Elementary School (Grant ES) Master Plan Project (Proposed Project) pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines). The purpose of this notice is 1) to serve as a Notice of Availability (NOA) of a DEIR for a 45-day public comment period pursuant to the CEQA Guidelines Section 15087, and 2) to announce a community meeting to be held by SMMUSD during the 45-day comment period.

PROJECT LOCATION: The Grant ES campus (Project Site) is located at 2368 Pearl Street (Assessor’s Parcel Number [APN] 4273-009-900) in the Sunset Park neighborhood of the City of Santa Monica, Los Angeles County, California. The campus consists of a 6.01-acre parcel that includes the existing Grant ES campus and is entirely District-owned. The campus is approximately 0.50 miles north of Interstate 10 (I-10); 2 miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach; and is bounded by Pearl Street to the north, 24th Court to the east, Pearl Place to the west, and 24th Street and residential properties to the south.

PROJECT DESCRIPTION: The Proposed Project is designed to redevelop the campus facility to align with the Districtwide Educational Specifications. The Proposed Project would modernize the existing campus to develop new and renovated facilities that would support a project-based learning approach at Grant ES; expand instructional strategies currently in place in the District; and address future learning that is flexible, adaptable, and project centered in its delivery. The Proposed Project would be constructed in three phases on approximately 5.41 acres of the 6.01-acre campus. Redevelopment and modernization of Grant ES includes the demolition and removal of some existing structures, renovation of three structures to remain, construction of two new buildings, new and reconfigured playfields and playgrounds, and two new and reconfigured parking lots.

As listed in **Table 1**, *Summary of Building Removal and Demolition*, 11 existing portable classrooms (P70 through P79), one modular building (playground restrooms), the existing parking lot, shade structures, a portion of one permanent building (Building B), and the existing playfield would be selectively demolished and removed as part of the Proposed Project, for a total of 76,415 square feet of demolition. The remaining buildings would remain as is. Each phase of the Proposed Project is dependent on funding availability. Phase 1 is funded and the design is complete; Phases 2 and 3 would occur in the future, anticipated to be complete by 2030.

Table 1 Summary of Building Removal and Demolition

Name	Square Footage
Phase 1	
No demolition would occur during Phase 1	0
Phase 1 Demolition Square Footage	0
Phase 2	
Six Portable Classrooms (P70-P75)	5,760 (960 x 6)
Playground Restrooms (Modular Building)	400
Existing Parking Lot and Playground	61,350
Shade Structures	1,500
Phase 2 Demolition Square Footage	69,010
Phase 3	
Four Portable Classrooms (P76-P79)	3,860 (965 x 4)
Building B – One Kindergarten Classroom	1,810
Building B – One Special Education Classroom	1,735
Phase 3 Demolition Square Footage	7,405
Total Demolition Square Footage	76,415

Source: SMMUSD 2023.

The Proposed Project would provide 21 new classrooms in two new buildings (net 12 new classrooms), new and reconfigured playfield and playgrounds, and parking lots, for a total of 73,701 square feet of building space on the Grant ES campus (see **Table 2**, *Summary of Total Proposed Project Development and Renovation*). At completion, the Proposed Project would result in a total of 46 classrooms, from preschool through 5th grade, including special education, and dedicated outdoor play areas for preschool through kindergarten for a total of 120,091 square feet of building space. New building heights would not exceed 34 feet above natural grade.

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

1717 Fourth Street • Santa Monica • California 90401 • (310) 450-8338 • www.smmusd.org

Board of Education: Jon Kean • Maria Leon-Vazquez • Laurie Lieberman • Alicia Mignano

Stacy Rouse • Jennifer Smith • Dr. Richard Tahvildaran-Jesswein

Interim Superintendent: Dr. Mark Kelly

Table 2 Summary of Total Proposed Project Development and Renovation

Building	Status	Classrooms	Square Footage	Maximum Height
RENOVATION AND IMPROVEMENTS				
Phase 1				
Library Renovation and Expansion (Buildings F and G)	Existing	-	5,955	No Change
Transitional Kindergarten and Kindergarten Classroom Renovation (Building A)	Existing	3 ¹	4,415	No Change
Central Garden Renovation	Existing	-	7,625	N/A
Subtotal – Renovation and Improvements		3	17,995	
NEW CONSTRUCTION				
Phase 2				
New Elementary Classroom Building	New	6	10,626	32 feet
Reconfigured Playfields and New Open Space ²	New	-	3,800	N/A
Relocated Parking Lots Along 24 th Court and Pearl Place	New	-	35,000	N/A
Phase 2 Development Square Footage	-	-	49,426	-
Phase 3				
New Two-Story Classroom Building	New	15	23,645	34 feet
Phase 3 Development Square Footage	-	-	23,645	-
Subtotal – New Development		21	91,066	
EXISTING BUILDINGS TO REMAIN				
Building A	Existing	4	4,415	12 feet-1 inches
Building B	Existing	4	3,285	16 feet-2 inches (Original) 12 feet-1 inches (Addition)
Building C	Existing	4	5,815	16 feet-2 inches
Building D	Existing	2	5,110	30 feet-7 inches
Building E	Existing	-	5,105	22 feet-8 inches
Building F	Existing	-	3,125	15 feet
Building G	Existing	-	2,830	16 feet-2 inches
Building H	Existing	5	13,965	20 feet
Building K	Existing	3	3,370	18 feet-6 inches
Subtotal - Existing Development to Remain		22	47,020	
TOTAL		46	138,086	

Source: SMMUSD 2023.

¹ Consolidating Existing Classrooms In Building A from 4 to 3.

² Includes Outdoor Classrooms

PUBLIC REVIEW PERIOD: October 30, 2023–December 13, 2023

RESPONSES AND COMMENTS: Responsible public agencies, trustee agencies, the Office of Planning and Research, the Los Angeles County Clerk, organizations, and members of the public are invited to review and comment on the DEIR. Your complete and detailed response should be sent at the earliest possible date, but not later than 5:00 pm on Wednesday, December 13, 2023. Please include the name, phone number, and email address of a contact person in all responses submitted. There will be no consideration of, or responses to, untimely comments.

Please send your response in writing with the subject heading **Grant Elementary School Campus Master Plan Project** to:

Mail: Carey Upton, Chief Operations Officer
 Santa Monica-Malibu Unified School District
 1717 4th Street
 Santa Monica, CA 90401

E-mail: Cupton@smmusd.org

COMMUNITY MEETING: SMMUSD will host an in-person community meeting to present the Proposed Project and the DEIR. The purpose of the meeting is to discuss the findings of the DEIR and to provide an opportunity for the public to comment on environmental issues.

Time: 5:30 pm–7:00 pm

Date: Wednesday, November 29, 2023

Location: Grant Elementary School, Auditorium, 2368 Peal Street, Santa Monica, CA 90405

The presentation will be recorded and available to view after November 29, 2023, at

<https://www.smmusd.org/Page/5592>

POTENTIAL ENVIRONMENTAL EFFECTS: The Proposed Project would result in no impacts on Agriculture and Forestry Resources, Mineral Resources, and Population and Housing. Impacts related to Aesthetics, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire were determined to be less than significant with no mitigation required. Impacts related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation were determined to be less than significant after the implementation of mitigation measures. Construction noise was determined to be significant and unavoidable. Per

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CEQA Guidelines section 15087(c)(6), the Project Site is not on state and federal hazardous materials sites enumerated under Government Code section 65962.5.

DOCUMENT AVAILABILITY: The DEIR and Notice of Availability for the Proposed Project are available for public review at the following locations (physical locations during normal business hours):

- Santa Monica-Malibu Unified School District, 1717 4th Street, Santa Monica, CA 90401
- SMMUSD website: <https://www.smmusd.org/Page/5592>

If you require additional information, please contact Carey Upton at 310-450-8338 x79383

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