



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 26, 2023

Mr. Carey Upton
Chief Operations Officer
Santa Monica-Malibu Unified School District
1717 4th Street
Santa Monica, CA 90401
cupton@smmusd.org



RE: MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN PROJECT
DATED MARCH 21, 2023 (STATE CLEARINGHOUSE NUMBER: [2023010230](#))

Dear Mr. Upton:

The Department of Toxic Substances Control (DTSC) received a Notice of Completion (NOC) of a Draft Environmental Impact Report (DEIR) for the McKinley Elementary School Campus Master Plan Project (Project). The Proposed Project would renovate and modernize the existing campus to develop new and renovated facilities that would support a project-based learning approach at McKinley Elementary School (ES) that would expand instructional strategies currently in place within the district and would address future learning that is flexible, adaptable, and project-centered in its delivery. The Proposed Project would be constructed in three phases and would occur over approximately 5.70 acres of the 6.48-acre campus. Redevelopment and modernization of McKinley ES includes the demolition and removal of some existing structures, renovation of structures to remain, and construction of two new buildings and outdoor facilities. Eleven existing portable classrooms (B1 through B11), playground restrooms, one modular building (Building D), and one elevator (serving Building B and C) would be

selectively demolished and removed as part of the Proposed Project, for a total of 82,505 square feet of demolition over 3 phases. Each phase of the Proposed Project is dependent on funding availability. Phase 1 is funded, and the design is complete. The Proposed Project would provide fourteen new classrooms, new and reconfigured playfields/playgrounds, and parking lots, for a total of 137,030 square feet of building space on the McKinley ES campus. At completion, the Proposed Project would result in a total of thirty-three classrooms, from preschool through fifth grade, including special education, and dedicated outdoor play areas for preschool through kindergarten for a total of 182,284 square feet of building space.

DTSC has identified that the Project's DEIR includes a Phase I Environmental Assessment (Phase I) in Appendix I. The Phase I was submitted separately to DTSC for review on September 27, 2022. DTSC issued a determination letter on the Phase I on October 26, 2022. The letter and additional information on [McKinley Elementary School \(60003412\)](#) Site can be found on EnviroStor. DTSC determined that a completion of Preliminary Environmental Assessment (PEA) is needed for the Site to address, but may not be limited to, the Recognized Environmental Conditions identified in the Phase I.

If state funding is anticipated, then preparation of a PEA is required with DTSC's oversight pursuant to California Education Code prior to the new development or any construction. For school projects that do not require state funding, DTSC recommends environmental review under the DTSC school program oversight to ensure the school is safe for students and staff.

DTSC appreciates the opportunity to comment on the NOP and proposed DEIR. Should you need any assistance with evaluating and cleaning-up school sites, please visit DTSC's [Site Mitigation and Restoration Program](#) page and follow the [3-Step-Process](#).

If you have any questions, please contact Lina Hijazi, Project Manager at (714) 484-5334 or via email at Lina.Hijazi@dtsc.ca.gov.

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Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
CEQA Unit-Permitting/HWMP
Department of Toxic Substances Control

cc: (via email)
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