



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

**NOTICE OF INTENT TO ADOPT A
DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

TO: Agencies, Organizations, and Interested Parties

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

SUBJECT: Notice of Intent to Adopt a Draft Initial Study/Mitigated Negative Declaration for the Proposed Franklin Elementary Campus Plan School Project

PROJECT TITLE: Franklin Elementary School Campus Plan Project

NOTICE IS HEREBY GIVEN that the Santa Monica-Malibu Unified School District (SMMUSD or District), as lead agency, has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Franklin Elementary School Campus Plan Project (Proposed Project), pursuant to the California Environmental Quality Act (CEQA) Guidelines (Pub. Resources Code, §21000 et seq.) and the CEQA Guidelines (Cal. Code of Regs, §15000 et seq.). The purpose of this notice is: 1) to serve as a Notice of Intent (NOI) to Adopt a Draft IS/MND for a (minimum) 30-day public comment period pursuant to CEQA Guidelines section 15073; and, 2) to announce a community meeting to be held by SMMUSD during the (minimum) 30-day comment period.

PROJECT LOCATION: Franklin Elementary School is located at 2400 Montana Avenue (assessor's parcel number [APN]: 4277-002-901), in the City of Santa Monica, Los Angeles County, California. The school campus consists of an approximately 5.6-acre rectangular parcel developed with the Franklin Elementary School, and is entirely owned by the District. The main entrance to the campus is off Montana Avenue, which bounds the school campus on the northwest. The main campus is bordered by 23rd Place to the southwest, 24th Place to the northeast, and Idaho Avenue to the southeast. The school includes a satellite pre-kindergarten and kindergarten facility next to the main campus on the northeast side of 24th Place, along Montana Avenue. The Franklin Elementary School campus is three blocks or approximately 2,000 feet northwest of Wilshire Boulevard, approximately 1.25 miles north of Interstate 10, approximately 2 miles southwest of Interstate 405, and approximately 1.75 miles northeast of Santa Monica State Beach and the Pacific Coast Highway.

PROJECT DESCRIPTION: The Proposed Project would renovate and modernize the existing Franklin Elementary School campus to develop new and updated facilities that would support project-based learning and provide learning opportunities that are flexible, adaptable, and with access to technology and resources in real time. At full buildout, the Proposed Project would increase the campus building area by approximately 29,286 (gross) square feet (from 63,002 square feet to 92,288 square feet). Redevelopment and modernization of Franklin Elementary School would consist of removing and demolishing seven permanent buildings, two modulares, and seven portable buildings; construct seven new buildings; and renovate one building and outdoor areas on the existing school campus and satellite facility. All entries to the school would be gated and/or secured. The District intends to move forward with design and engineering of the first phase of funded activities, and the later three phases would occur at the District's discretion when funding becomes available. Table 1, Summary of Existing and Proposed Facilities, provides an overview of the proposed improvements by phase. The maximum height of the renovated existing and new buildings would not exceed 32 feet. Implementation of the Proposed Project would not increase the capacity of the school and would not change the attendance boundaries. Refer to Figure 1 showing the proposed campus plan.

Table 1. Summary of Existing and Proposed Facilities

Campus Area (Existing Structure or Proposed Project)	Proposed Project Activity	Existing Size ¹	Final Conditions (Existing to Remain and New Construction with Proposed Project) ¹	Max Height (Existing/New) Under Proposed Project
PHASE 1A				
Staff Parking Lot (Southwest Portion of Campus)	Demolition	30 Stalls (Includes 3 Accessible Stalls)	--	--
Soccer Field, Asphalt Track, and Basketball Court	Demolition	U-12 Field and Two Basketball Courts	--	--
Play Field (<i>Temporary</i>)	New Construction	--	140 x 160 feet (Temporary, 22,400 SF)	--
Surface Parking Lot (Southwest Portion of Campus) (<i>Temporary</i>)	New Construction	--	30 Spaces (Temporary; Includes One Accessible Stall)	--
TK/K Classroom Building; TK/K Play Yard	New Construction	--	12,859 SF	1 story; 20 feet
PHASE 1B				
Building G (Kindergarten Classrooms)	Demolition	3,876 SF	--	--
Play Field and Surface Parking Lot (Temporary; Constructed in Phase 1A)	Demolition	140 x 160 Foot Temporary Play Field (22,400 SF); 30 Temporary Stalls	--	--
Play Field	New Construction	--	Synthetic Turf Soccer Green (U10) and Running Track	--
Surface Parking Lot (Faculty and Staff)	New Construction	--	37 Spaces	--
PHASE 2				
Classroom Building F	Demolition and New Construction	7,568 SF (7 Classrooms)	31,000 SF; 20 Regular Classrooms at 1,200 SF/Classroom, 2 Special Education Classrooms at 1,200 SF/Classroom, Outdoor Classrooms	2 stories; 32 feet
Building B – Classroom B7	Demolition	965 SF Classroom	--	--
Portable Shade Structure (Northeastern Portion of Campus)	Removal	16 x 30 Foot Shade Shelter (480 SF)	--	--
Handball Walls	Demolition	--	--	--
North Lawn Improvements	--	--	--	--
PHASE 3				
7 Portable Buildings	Demolition	8,160 SF (1,165 SF each)	--	--
Building M (Modular Classrooms)	Demolition	2,863 SF	--	--
Building D (Classrooms)	Demolition	3,000 SF	--	--
Building E (Classrooms)	Demolition	3,500 SF	--	--

Campus Area (Existing Structure or Proposed Project)	Proposed Project Activity	Existing Size ¹	Final Conditions (Existing to Remain and New Construction with Proposed Project) ¹	Max Height (Existing/New) Under Proposed Project
Tetherball Courts, Hopscotch Courts, One Shade Structure, Restroom Building, and Playground Equipment	Demolition and New Construction	--	Four-Square Courts, 3 Handball Walls, Tetherball and Hopscotch Courts, and Playground Equipment	--
Maker-Space Building and Outdoor Maker Yard, Maker Patio, and Presentation Platform; Outdoor Classroom Space	New Construction	--	4,200 SF	1 story; 18 feet
Kitchen/Cafeteria; Indoor/Outdoor Seating	New Construction	--	7,600 SF	1 story; 18 feet
Outdoor Garden	New Construction	--	--	--
Reorient Outdoor Space to Accommodate 3 Full Basketball Courts	Renovation	1 Full and 2 Half Basketball Courts	3 Full Basketball Courts	--
PHASE 4				
Building C (Library)	Demolition	2,800 SF	--	--
Building H (Classrooms)	Demolition	2,224 SF	--	--
Cafetorium	Demolition and New Construction	5,720 SF	5,000 SF; Auditorium and Outdoor Performance Area	1 story; 30 feet
Library; Book Garden	Demolition and New Construction	--	5,000 SF	1 story; 20 feet
Flex Science/Music/Art Building	New Construction	--	4,300 SF	1 story; 20 feet
Outdoor Classroom Space	New Construction	--	--	--
Interior Improvements to 1 st Floor of Administration Building	Renovation	11,100 SF	11,100 SF (Total Building SF); Includes Upgraded Administrative and Teacher Support Spaces (8,300 SF) and Restrooms (280 SF)	2 stories; 30 feet
Interior Improvements to 2 nd Floor of Administration Building	Renovation	11,226 SF	Provision of Two Teaming Areas (3,600 SF); One Special Education Classroom (1,800 SF)	2 stories; 30 feet
Lawn Improvements along Montana Avenue	Renovation	--	--	--
TOTAL SQUARE FOOTAGE OF PROPOSED PROJECT				
Square Footage Totals:	<i>Demolition</i>		40,676 SF	
	<i>New Construction</i>		69,959 SF	
	<i>Renovation</i>		22,326 SF	

Source: dsk Architects 2024

¹ SF = square feet; all square footage shown is gross square feet.

PUBLIC REVIEW PERIOD: March 7, 2025 to April 7, 2025

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 IS/MND. Your complete and detailed response should be sent at the earliest possible date, but no later than **5:00 p.m. on Monday, April 7, 2025**. 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 Franklin Elementary School Campus Plan Project to: Carey Upton, Santa Monica-Malibu Unified School District, 1717 4th Street, Santa Monica, CA 90401 or via e-mail to cupton@smmusd.org.

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

Time: 5:00 - 6:30 p.m.

Date: March 18, 2025

Location: Franklin Elementary School, Auditorium, 2400 Montana Avenue, Santa Monica, CA 90403

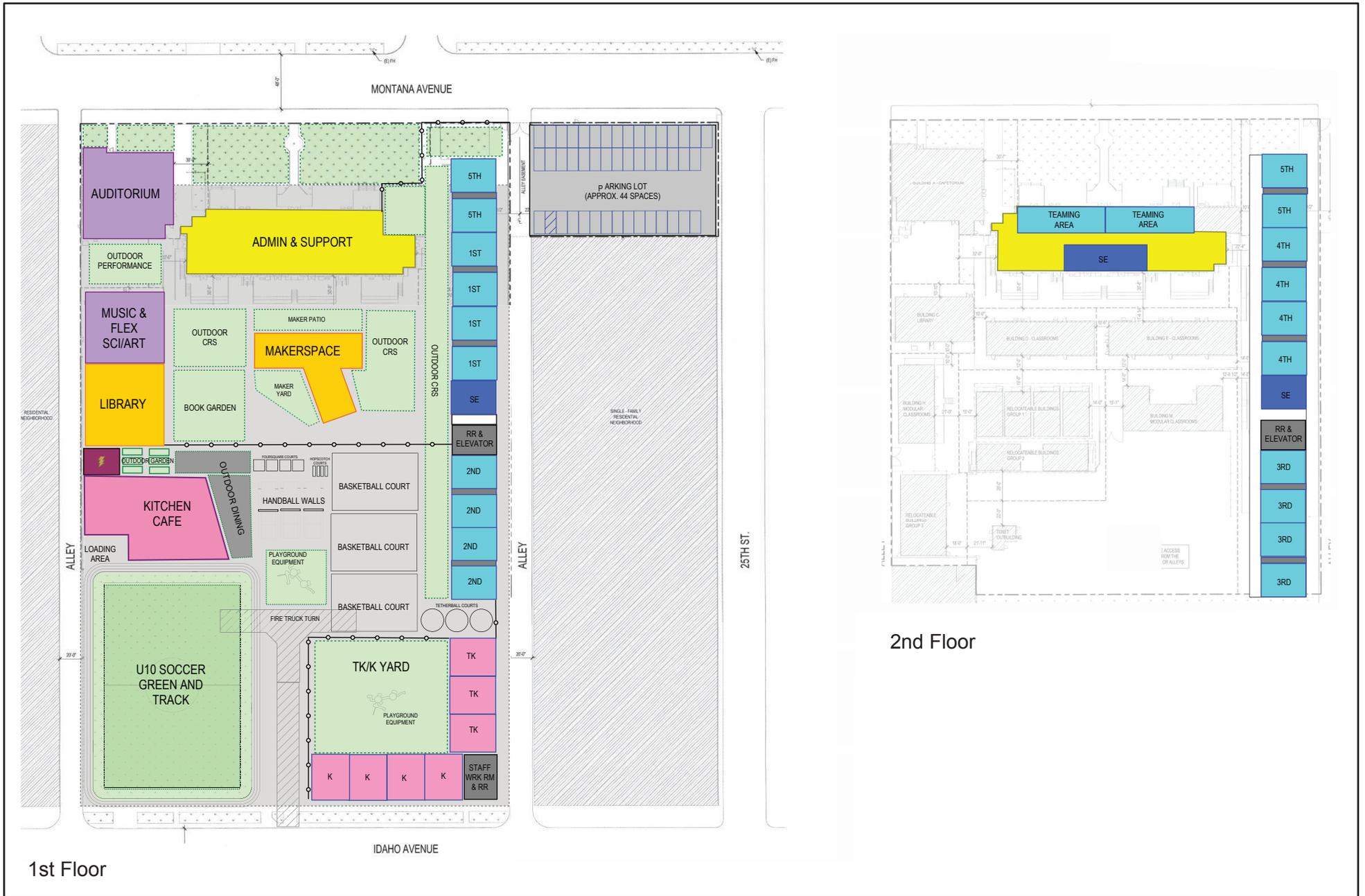
The presentation will be recorded and available to view after March 18, 2025, at <https://www.smmusd.org/Page/5591>.

POTENTIAL ENVIRONMENTAL EFFECTS: The Proposed Project would result in no environmental impacts related to Agriculture and Forestry Resources, Mineral Resources, Population and Housing, or Wildfire. Impacts related to Aesthetics, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Public Services, Recreation, and Utilities and Service Systems were determined to be less than significant with no mitigation required. Impacts related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources were determined to be less than significant after the implementation of mitigation measures. No impacts were determined to be significant and unavoidable. Per 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 Draft IS/MND and Notice of Intent to Adopt an IS/MND 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
- Franklin Elementary School, 2400 Montana Avenue, Santa Monica, CA 90403
- SMMUSD website: <https://www.smmusd.org/Page/5591>

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



File: 187261Exhibits.indd

FRANKLIN ELEMENTARY SCHOOL
SANTA MONICA, CA

Proposed Campus Plan (at Buildout)

Not to Scale

Source: Santa Monica-Malibu Unified School District, dsk architects, 2024.

Figure 1