



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT

## NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

**TO:** Agencies, Organizations, and Interested Parties

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

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the Proposed McKinley Elementary School Campus Master Plan Project.

**Project Title:** McKinley Elementary School Campus Master Plan Project

Notice is hereby given that the Santa Monica-Malibu Unified School District (SMMUSD) has prepared an Initial Study EIR Scoping Document for the proposed McKinley Elementary School (McKinley ES) Campus Master Plan Project (Proposed Project). While the Proposed Project is located in the City of Santa Monica, the District is the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA), Guidelines section 15051(c).

**PROJECT LOCATION:** The McKinley ES campus (Project Site) is located at 2401 Santa Monica Boulevard (Assessor's Parcel Number [APN] 4276-023-900) in the Mid-City neighborhood of the city of Santa Monica, Los Angeles County, California. The campus consists of a 6.48-acre rectangular parcel that includes the existing McKinley ES campus and is entirely District-owned. The campus is approximately 0.60 mile north of Interstate 10 (I-10), 2.0 miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach, and is bounded by Santa Monica Boulevard to the southeast, Chelsea Avenue to the northeast, Arizona Avenue to the northwest, and 23rd Court (alley) to the southwest.

**PROJECT DESCRIPTION:** 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 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. As listed in **Table 1, Summary of Building Removal and Demolition**, 11 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 design is complete.

### SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

1651 Sixteenth Street • Santa Monica • California 90404-3891 • (310) 450-8338 • [www.smmusd.org](http://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 1 Summary of Building Removal and Demolition**

Name	Square Footage
<b>Phase 1</b>	
Eleven Portable Classrooms (B1-B11)	10,560
Playground Restrooms	468
Existing Parking Lot	35,284
<b>Phase 2</b>	
Removal of Elevator that serves Buildings B and C	397
<b>Phase 3</b>	
One Modular Building (Building D)	3,796
Interim Parking Lot	32,000
<b>Total Demolition Square Footage</b>	<b>82,505</b>

Source: SMMUSD 2023.

The Proposed Project would provide 14 new classrooms, new and reconfigured playfields/playgrounds and parking lots, for a total of 128,464 square feet of building space on the McKinley ES campus (see **Table 2, Summary of Proposed Project's Total Development**). At completion, the Proposed Project would result in a total of 33 classrooms, from preschool through fifth grade, including special education, and dedicated outdoor play areas for preschool through kindergarten for a total of 173,718 square feet of building space. New building heights would not exceed 42 feet-8 inches.

**Table 2 Summary of Proposed Project's Total Development**

Building	Status	Classrooms	Square Footage	Maximum Height
<b>New Construction</b>				
<b>Phase 1</b>				
One New Classroom Building (New Elementary Classrooms and New Front Office and School Support Spaces)	New	8	24,410	42 ft– 8 in.
New Parking Lot (Arizona Avenue/Chelsea Avenue)	New	-	32,000	-
Renovated Library	Existing	-	1,354	No Change
New Playfields and Playgrounds	New	-	14,500	-
<b>Phase 2</b>				
Renovation of Building C	Existing	-	2,330	-
Lunch Shelter along Building A	New	-	3,500	-
New Elevator and Stair core for Building B and C.	New	-	870	-
<b>Phase 3</b>				
New Two-Story Building for T-K/Kindergarten and Elementary Classrooms	New	6	26,500	42 ft– 8 in.
New Parking Lots (Arizona Avenue/23rd Court)	New	-	23,000	-
<b>Subtotal – New Development</b>		<b>14</b>	<b>128,464</b>	<b>-</b>
<b>Existing Buildings</b>				
Building A	Existing	-	4,439	23 ft-8 in
Building B	Existing	8	13,425	41 ft-4 in
Building C	Existing	11	27,390	38 ft-6 in
<b>Subtotal - Existing Development</b>		<b>19</b>	<b>45,254</b>	<b>-</b>
<b>Total</b>		<b>33</b>	<b>173,718</b>	<b>-</b>

Source: SMMUSD 2023.

**PUBLIC REVIEW PERIOD:** January 13, 2023 – February 12, 2023**RESPONSES AND COMMENTS:**

Responsible public agencies, trustee agencies, Office of Planning and Research, Los Angeles County Clerk, organizations, and members of the public are invited to review and comment on

the Initial Study. Due to the time limits mandated by State law, your complete and detailed response prepared pursuant to California Code of Regulations, Title 14, section 15082(b) should be sent at the earliest possible date, but not later than 5:00 p.m. on Wednesday, February 8, 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 McKinley Elementary School Campus Master Plan Project to: Carey Upton Santa Monica-Malibu Unified School District 1651 16th Street Santa Monica, CA 90404 or via e-mail to [cupton@smmusd.org](mailto:cupton@smmusd.org).**

**SCOPING MEETING:** A scoping meeting for responsible, trustee agencies, and other interested persons will be held at the McKinley ES campus to discuss the Proposed Project and the preparation of an EIR to assist the SMMUSD in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR at the at the following time and date:

**Time:** 5:30 PM – 7:00 PM

**Date:** January 31, 2023

**Location:** McKinley Elementary School, Auditorium  
2401 Santa Monica Boulevard, Santa Monica, CA 90404

The presentation will be recorded and available to view after January 31, 2023, at the <https://www.smmusd.org/Page/5594>

**POTENTIAL ENVIRONMENTAL EFFECTS:** An EIR will be prepared to evaluate the Proposed Project's potential impacts on the environment and analyze alternatives. The topics anticipated to be discussed in the EIR include aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation, and tribal cultural resources. The Proposed Project's potential environmental effects are further described in the Initial Study EIR Scoping Document, which is available for review as detailed below.

**DOCUMENT AVAILABILITY:** The Initial Study EIR Scoping Document and Notice of Preparation for the Proposed Project is available for public review at the following locations (physical locations during normal business hours):

- Santa Monica-Malibu Unified School District, 1651 16<sup>th</sup> Street, Santa Monica, CA 90404
- SMMUSD website: <https://www.smmusd.org/Page/5594>

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