



# Grant Elementary School

Nov. 29, 2023



# Overview/agenda

- Carey Upton, Chief Operations Officer, Intro
- Christian Fuhrer, Principal, Discusses the Why Factor
- Campus Master Plan
- Historical Resources
- CEQA Compliance
- Questions



# Grant Elementary School

Campus Master Plan



# Grant Elementary School

## Campus Master Plan Community Outreach to Date

Community Meetings 2020-2022

SMMUSD BOE FDAC Design Review Committee

Santa Monica Conservancy Design Review Committee

Grant School Administration, Faculty and Staff

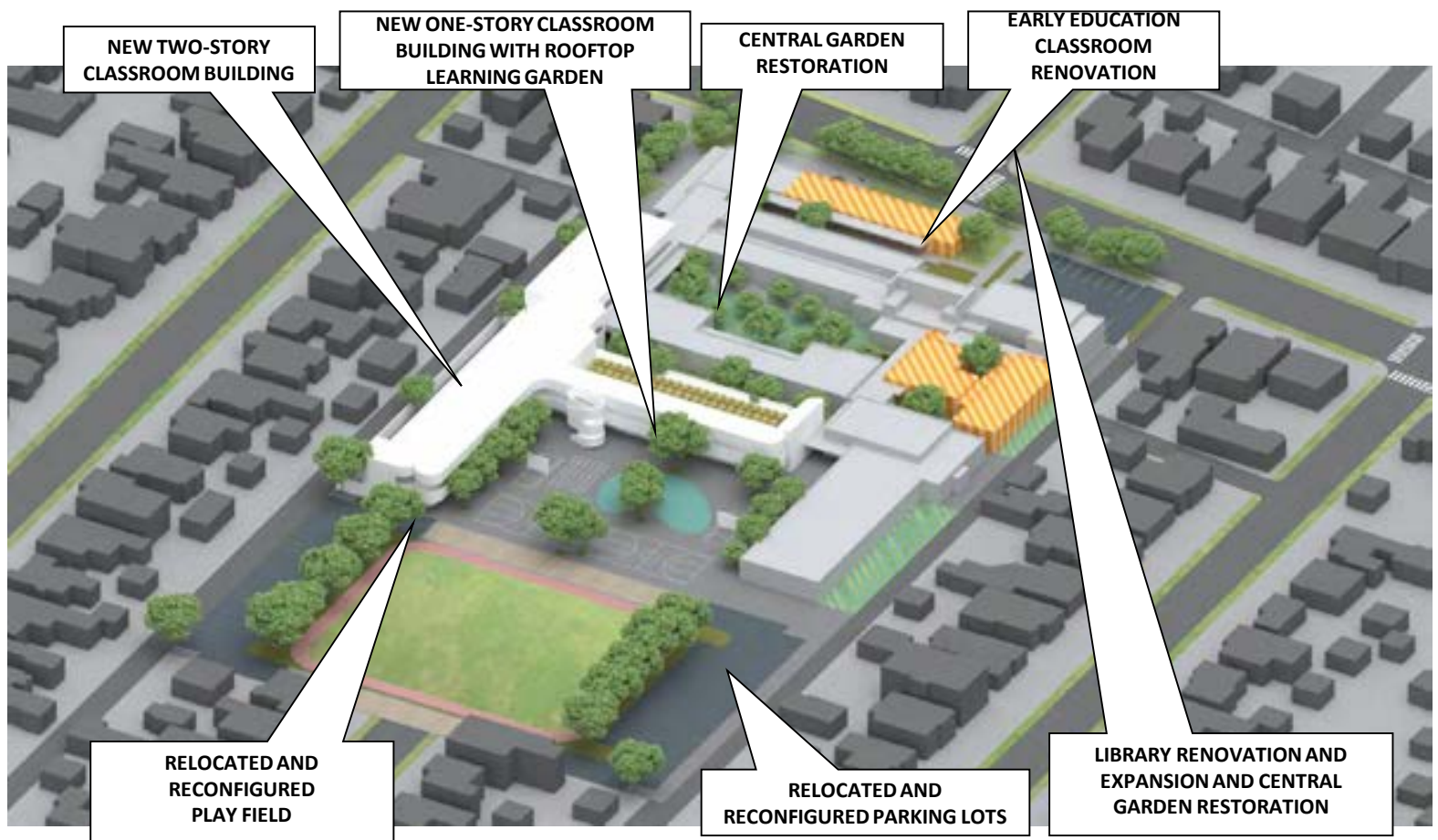
Grant Parent Teacher Association (PTA)

CEQA Community Meetings (02.07.23 and 11.29.23)



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Overview



**NEW TWO-STORY CLASSROOM BUILDING**

**NEW ONE-STORY CLASSROOM BUILDING WITH ROOFTOP LEARNING GARDEN**

**CENTRAL GARDEN RESTORATION**

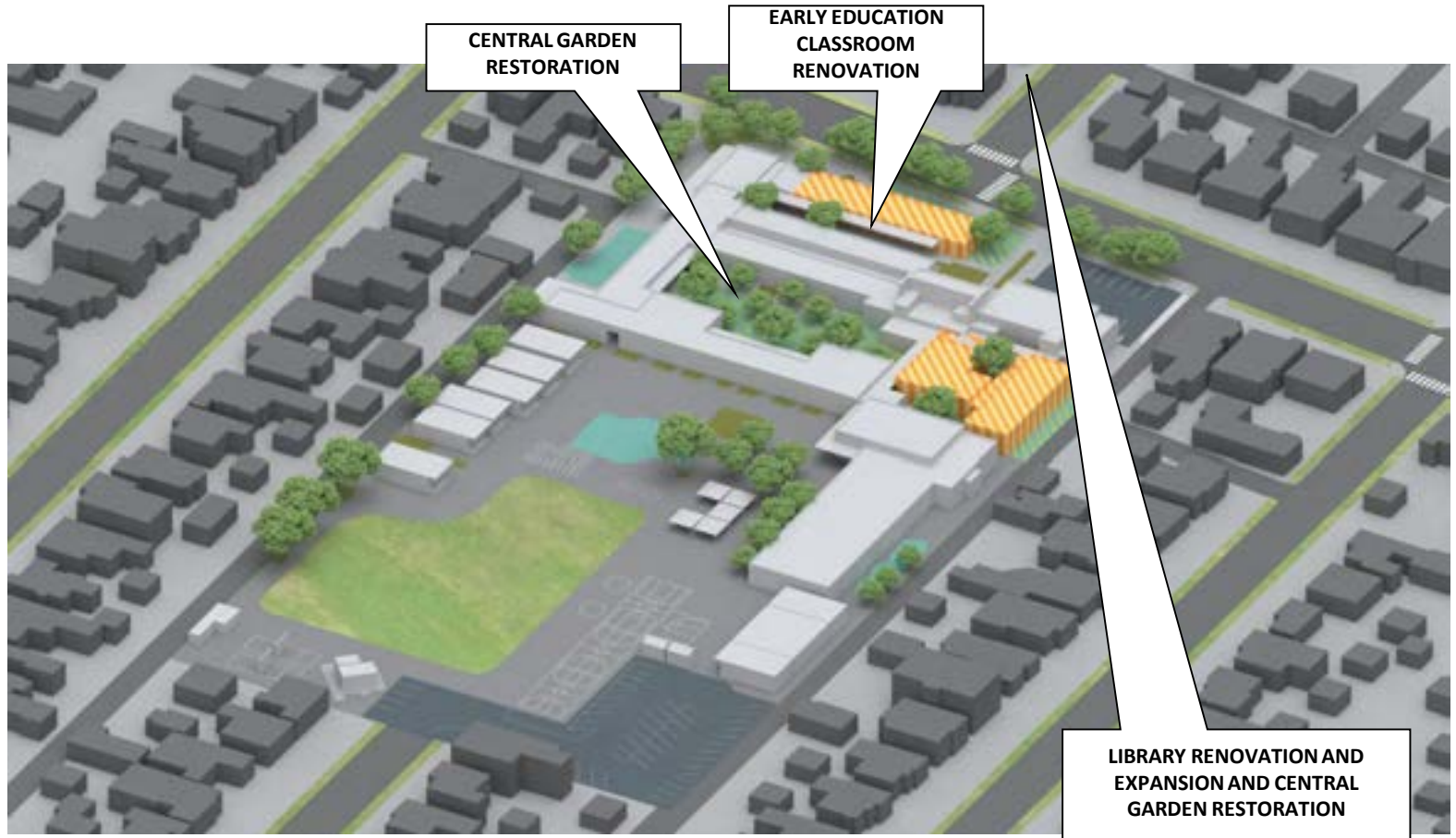
**EARLY EDUCATION CLASSROOM RENOVATION**

**RELOCATED AND RECONFIGURED PLAY FIELD**

**RELOCATED AND RECONFIGURED PARKING LOTS**

**LIBRARY RENOVATION AND EXPANSION AND CENTRAL GARDEN RESTORATION**

**CAMPUS AT COMPLETION**



**CENTRAL GARDEN RESTORATION**

**EARLY EDUCATION CLASSROOM RENOVATION**

**LIBRARY RENOVATION AND EXPANSION AND CENTRAL GARDEN RESTORATION**

PHASE 1



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Phase 1





**LIBRARY RENOVATION AND EXPANSION**



**EARLY EDUCATION CLASSROOMS RELOCATION  
RENOVATION**



**CENTRAL GARDEN RESTORATION**

Phase 1 projects



**LIBRARY RENOVATION AND EXPANSION**

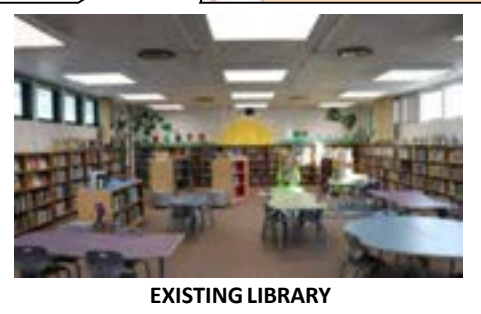
Library Renovation



# Library Renovation and Expansion

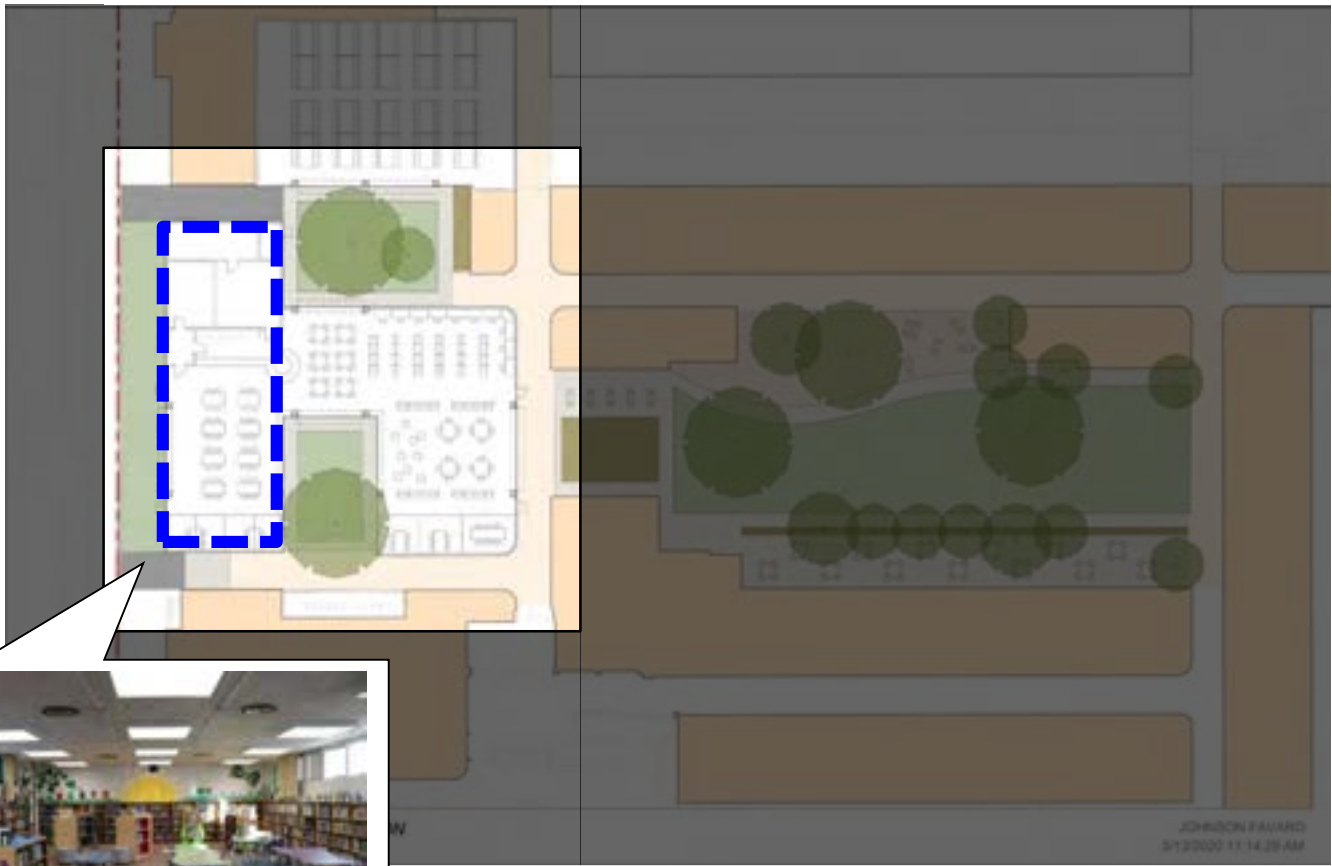


EXISTING CENTRAL GARDEN

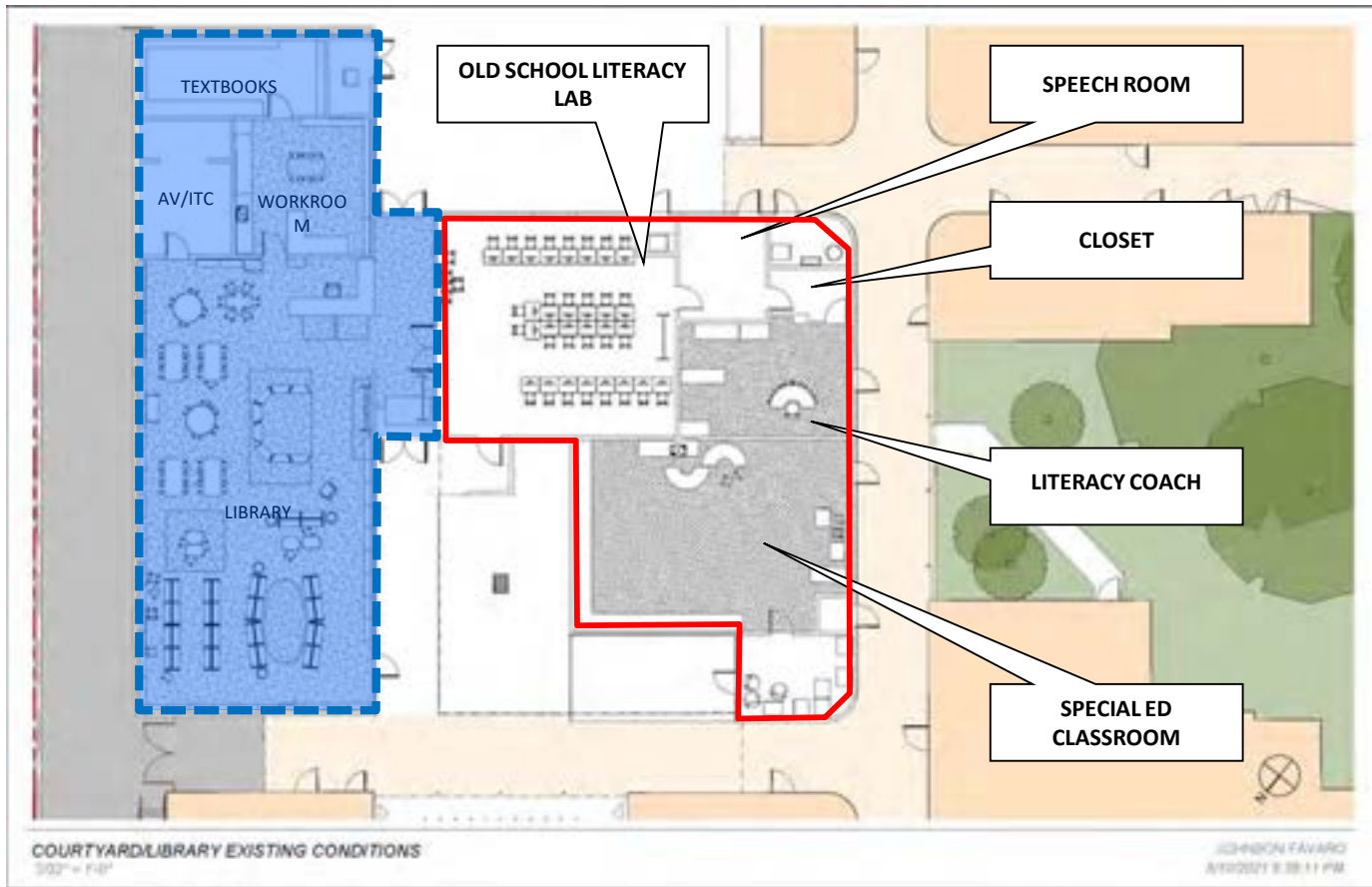


EXISTING LIBRARY

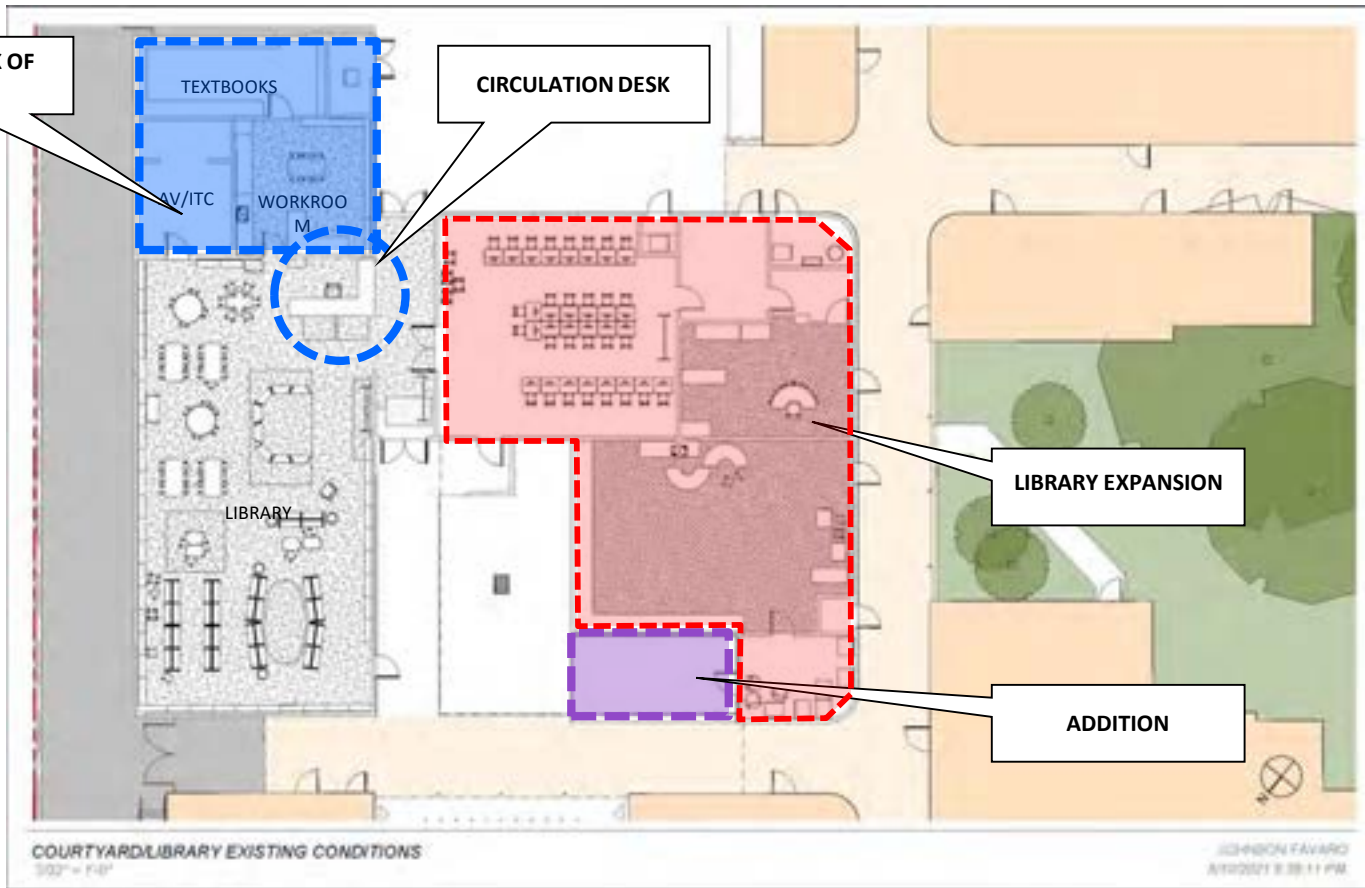
Library Renovation



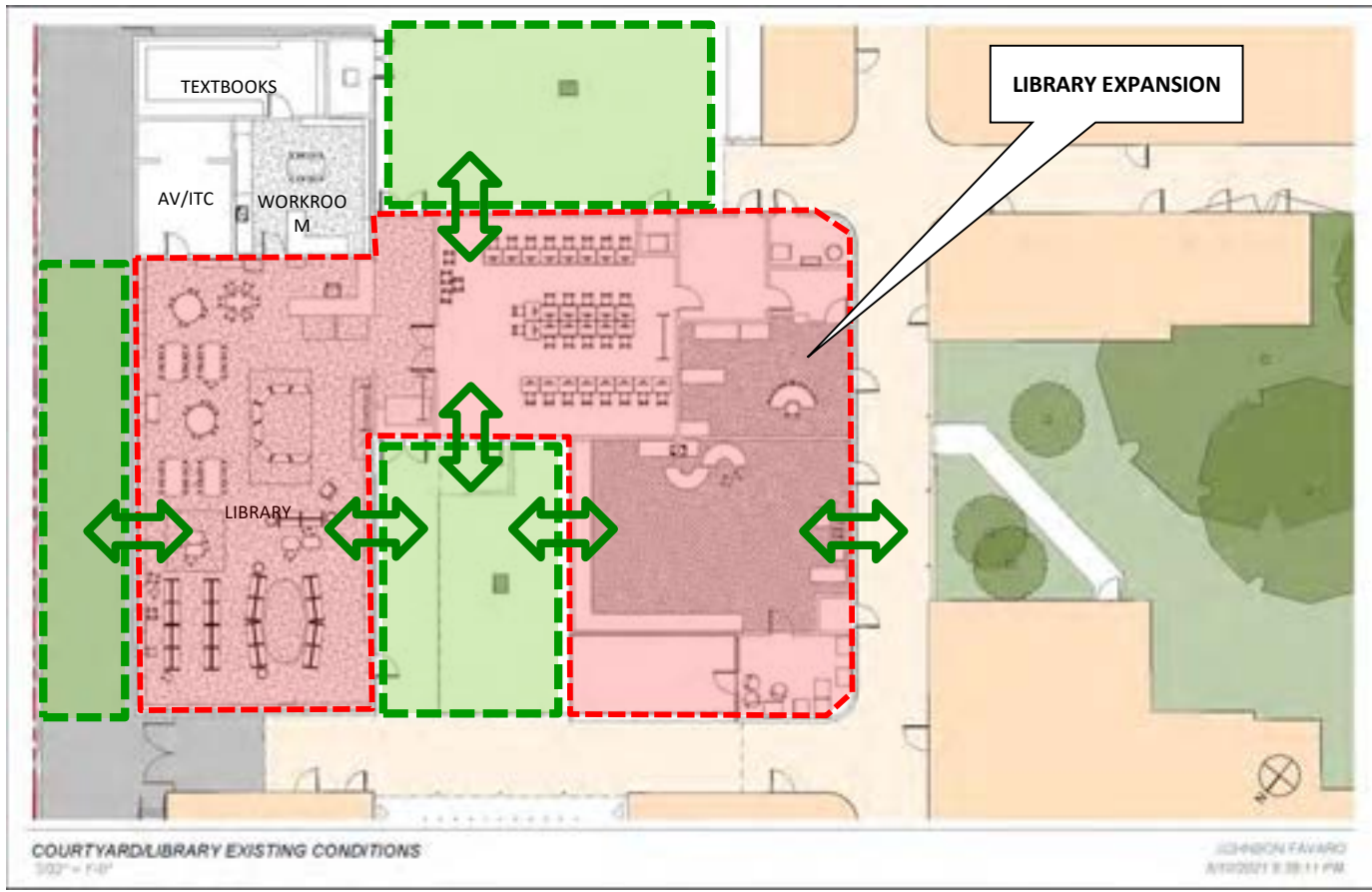
Library Renovation



Library Renovation

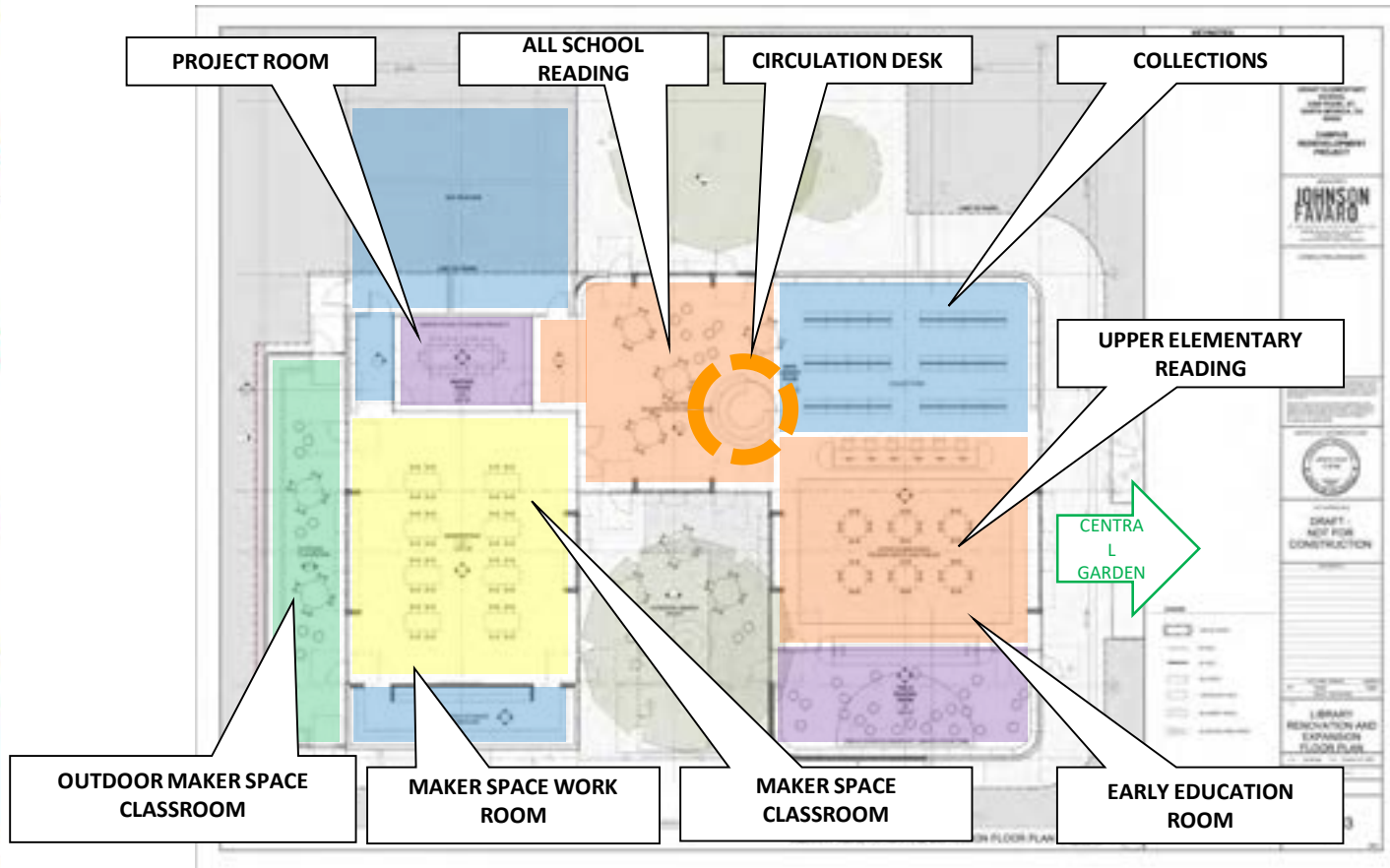


Library Renovation



Library Renovation





Library Renovation



West Entrance



West Entrance



Upper Elementary Reading



Upper Elementary Reading



Early Education Room



Upper Elementary Study Desk



Collections





Circulation Desk and All School Reading



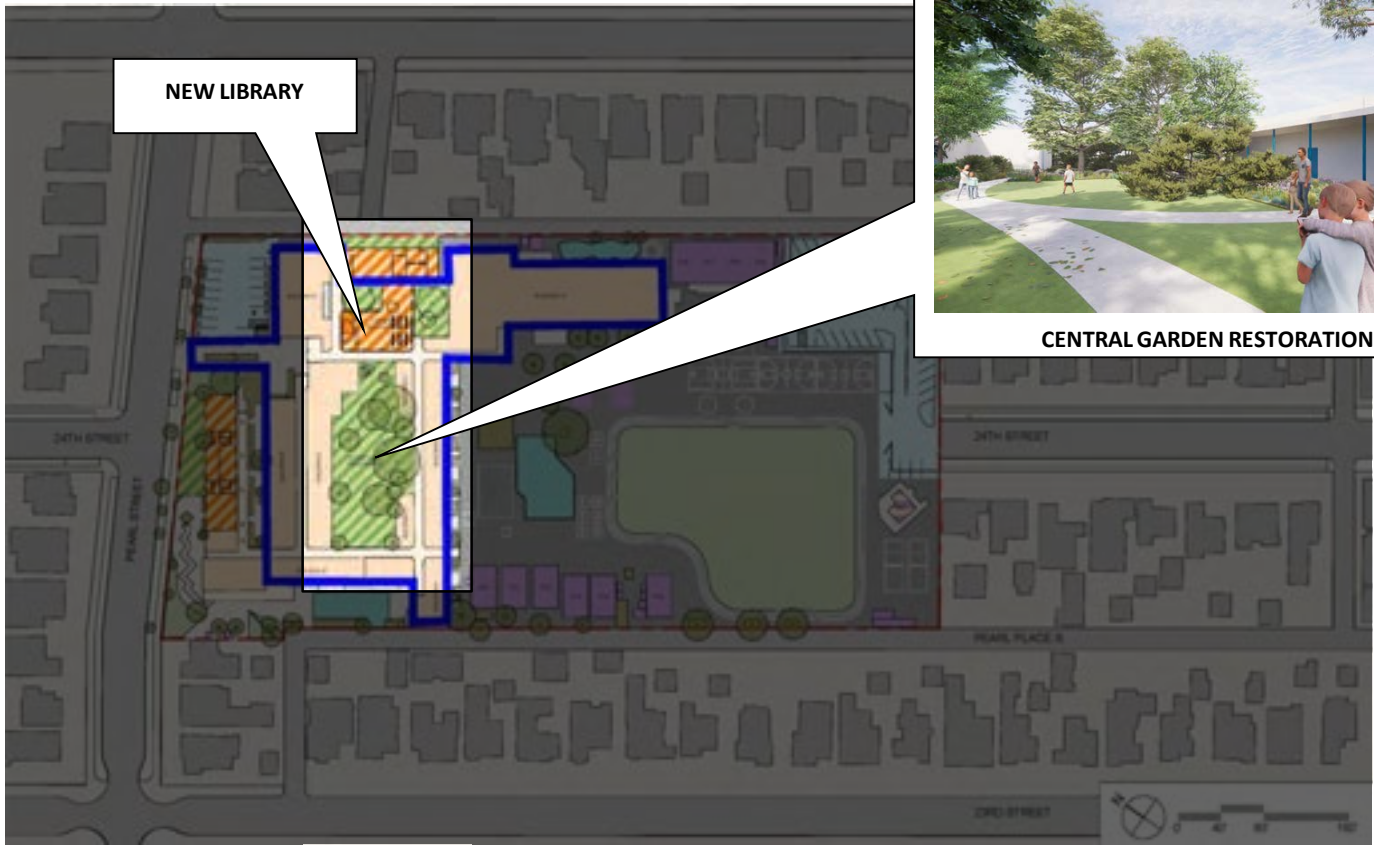
All School Reading and Project Room



Maker Space Classroom



Maker Space Classroom



Central Garden Restoration



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Central Garden Restoration



Central Garden looking West

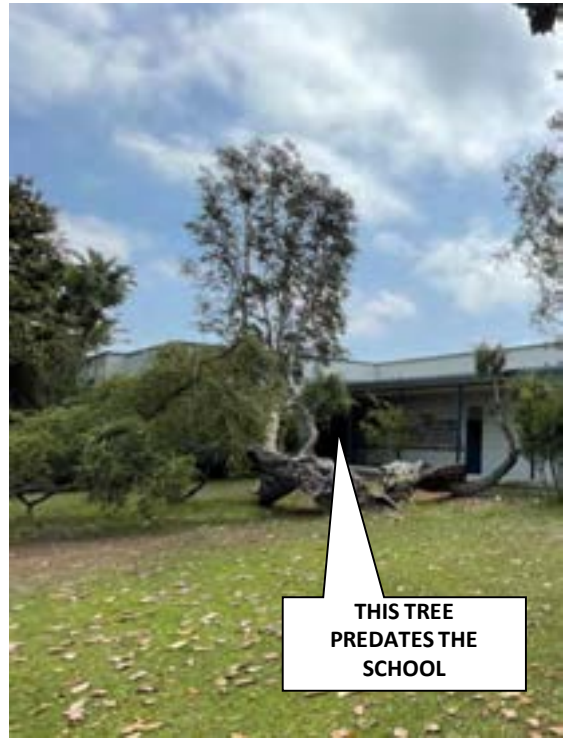
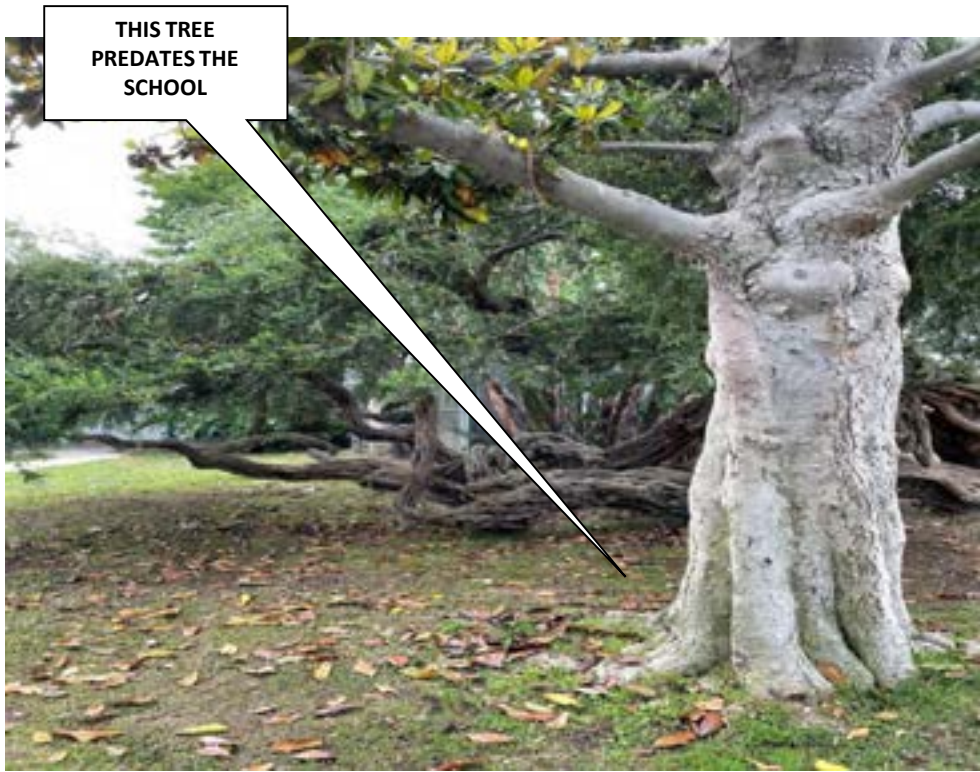


Central Garden Looking West





Central Garden Looking East



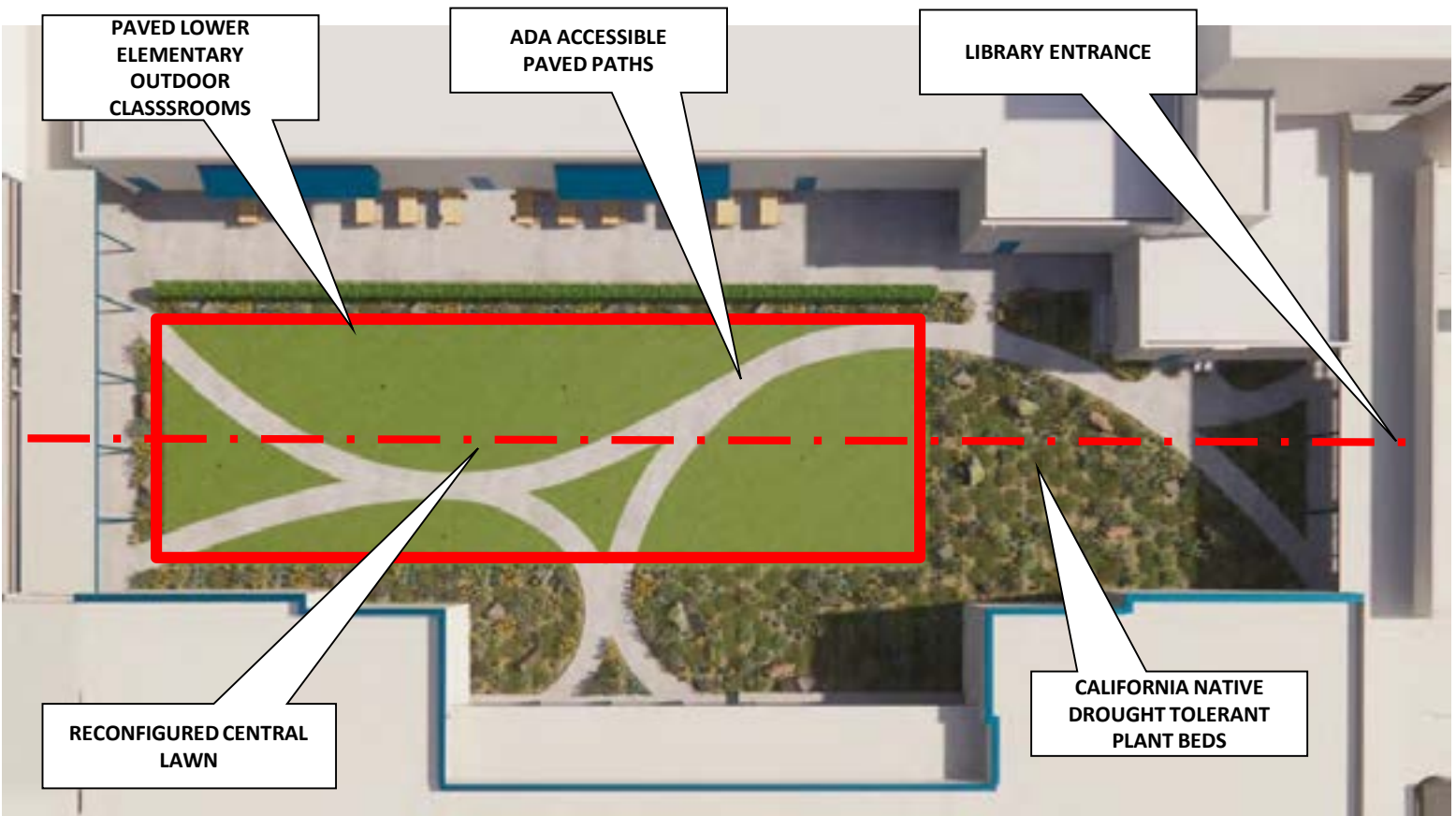
Historic Trees



THIS TREE PREDATES THE SCHOOL

THIS TREE PREDATES THE SCHOOL

Existing Central Garden



**PAVED LOWER  
ELEMENTARY  
OUTDOOR  
CLASSROOMS**

**ADA ACCESSIBLE  
PAVED PATHS**

**LIBRARY ENTRANCE**

**RECONFIGURED CENTRAL  
LAWN**

**CALIFORNIA NATIVE  
DROUGHT TOLERANT  
PLANT BEDS**

### Central Garden Restoration



THIS TREE PREDATES THE SCHOOL

THIS TREE PREDATES THE SCHOOL

Central Garden Restoration



**NEW TREES**

**ALL EXISTING TREES  
ARE PRESERVED IN  
PLACE**

**ALL EXISTING TREES ARE  
PRESERVED IN PLACE**

Central Garden Restoration



THIS TREE  
PREDATES THE  
SCHOOL

LOWER ELEMENTARY  
OUTDOOR  
CLASSROOMS

Central Garden Restoration Looking West

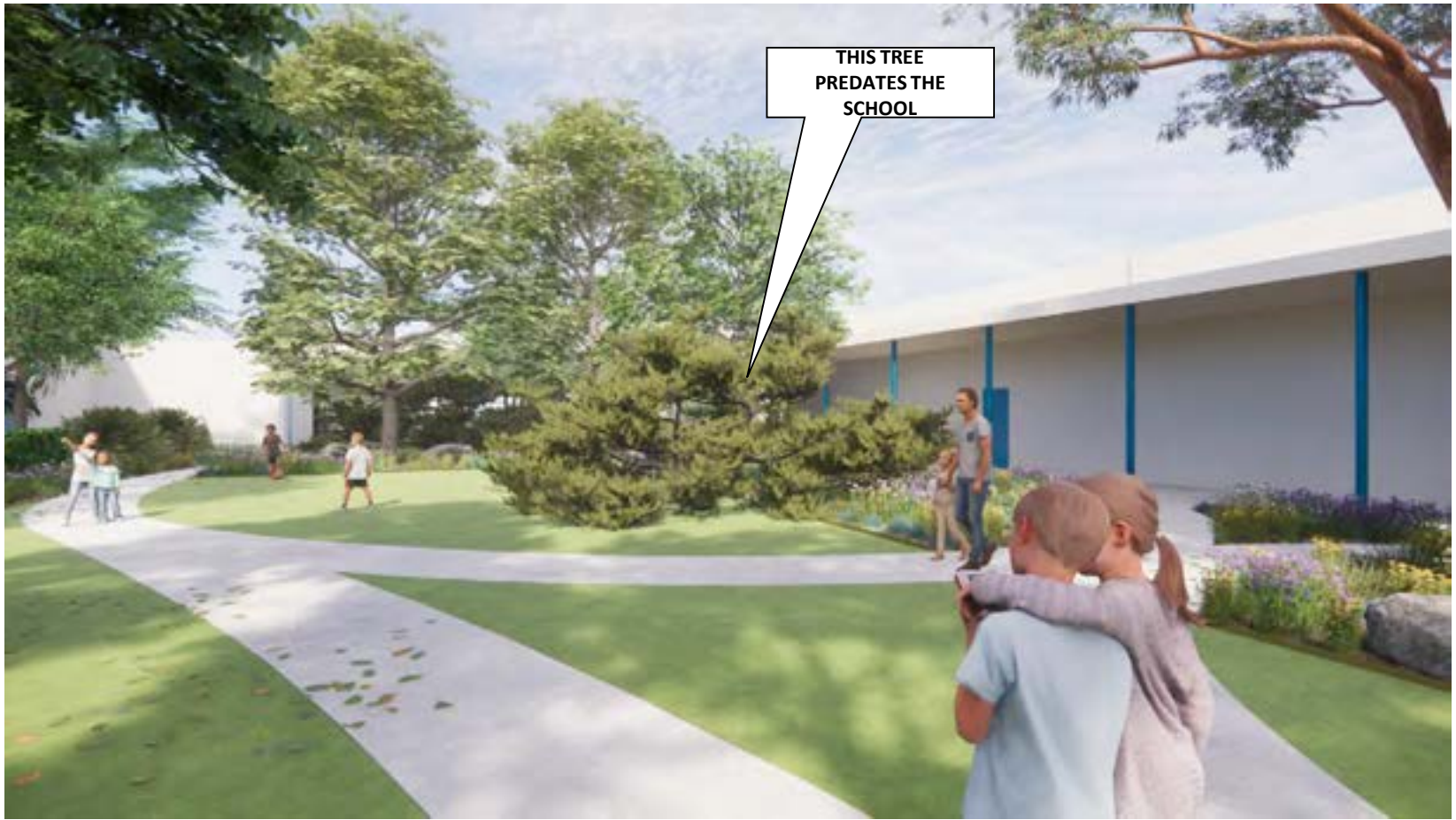


LOWER ELEMENTARY  
OUTDOOR  
CLASSROOMS

LIBRARY BEYOND

Central Garden Restoration Looking East



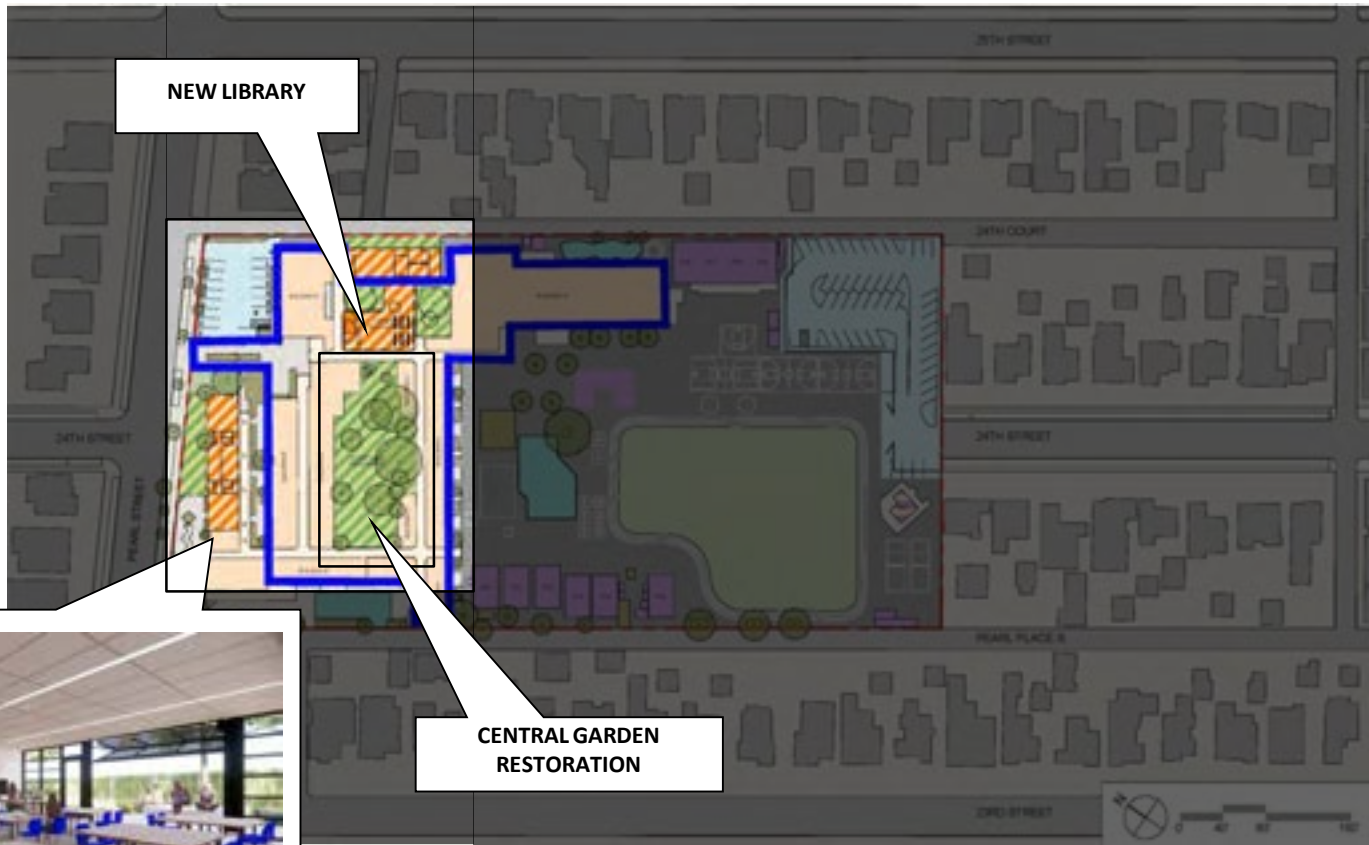


THIS TREE  
PREDATES THE  
SCHOOL

Central Garden Restoration Looking East



Central Garden Restoration Looking North



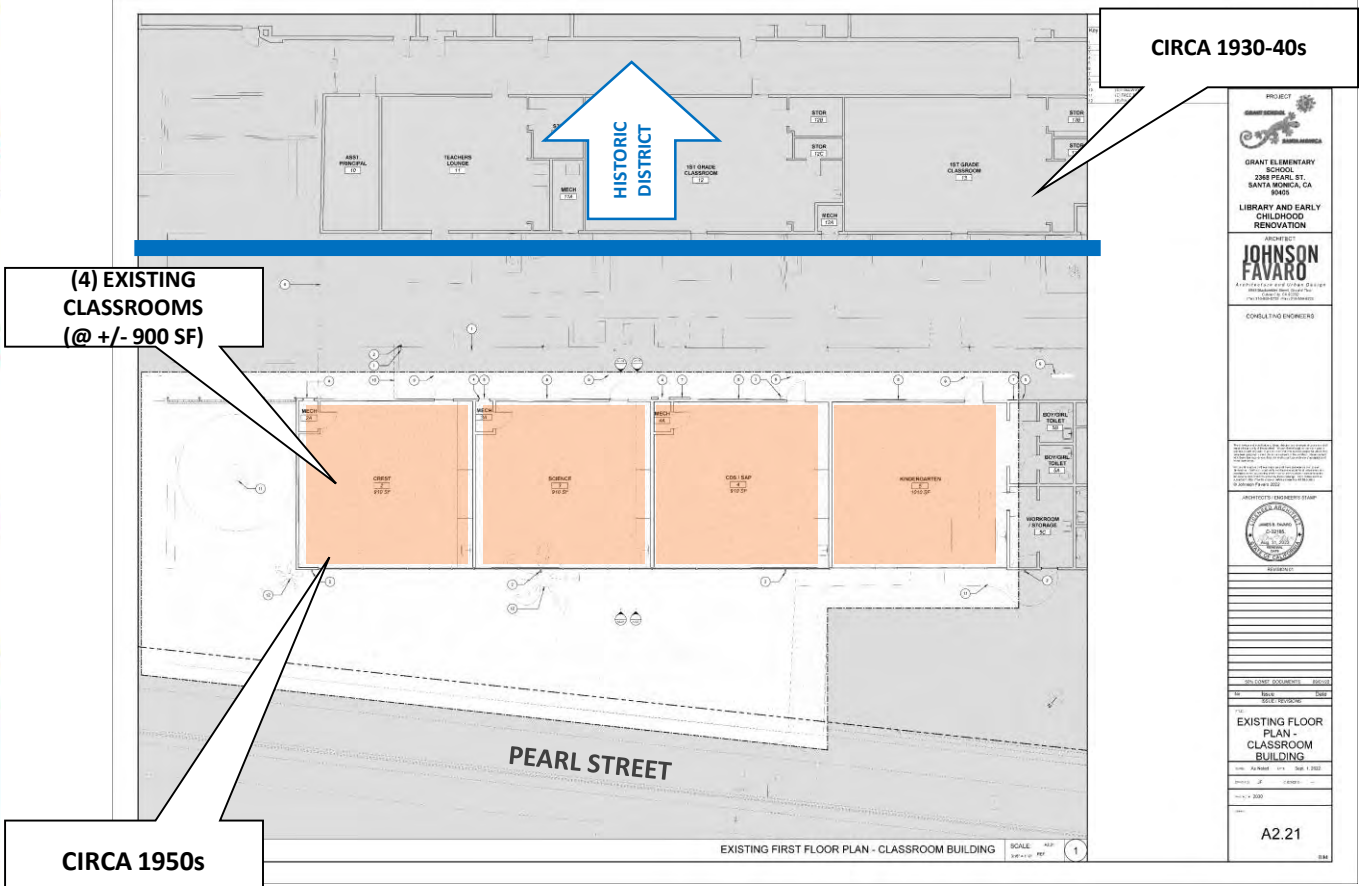
**EARLY EDUCATION RELOCATION AND RENOVATION**

## Early Education Relocation and Renovation

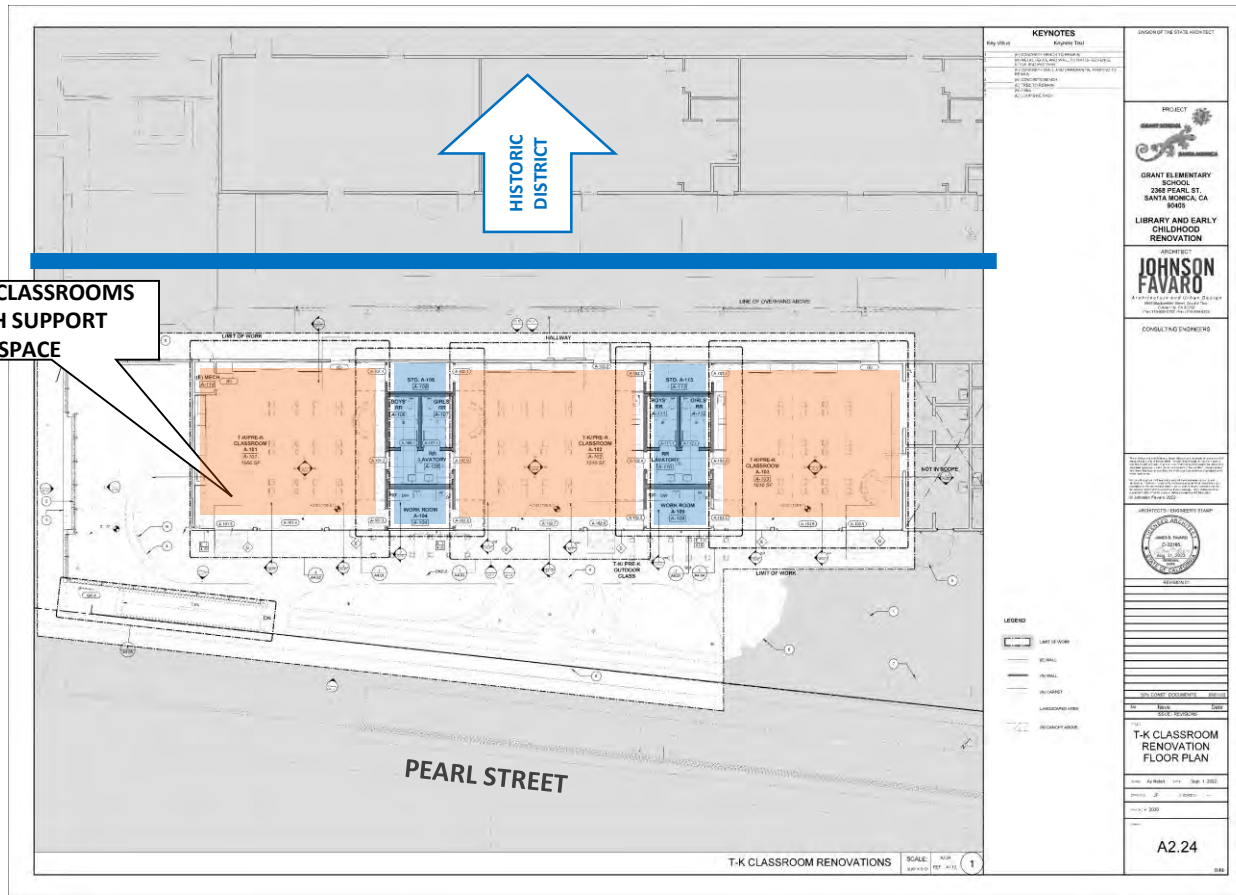


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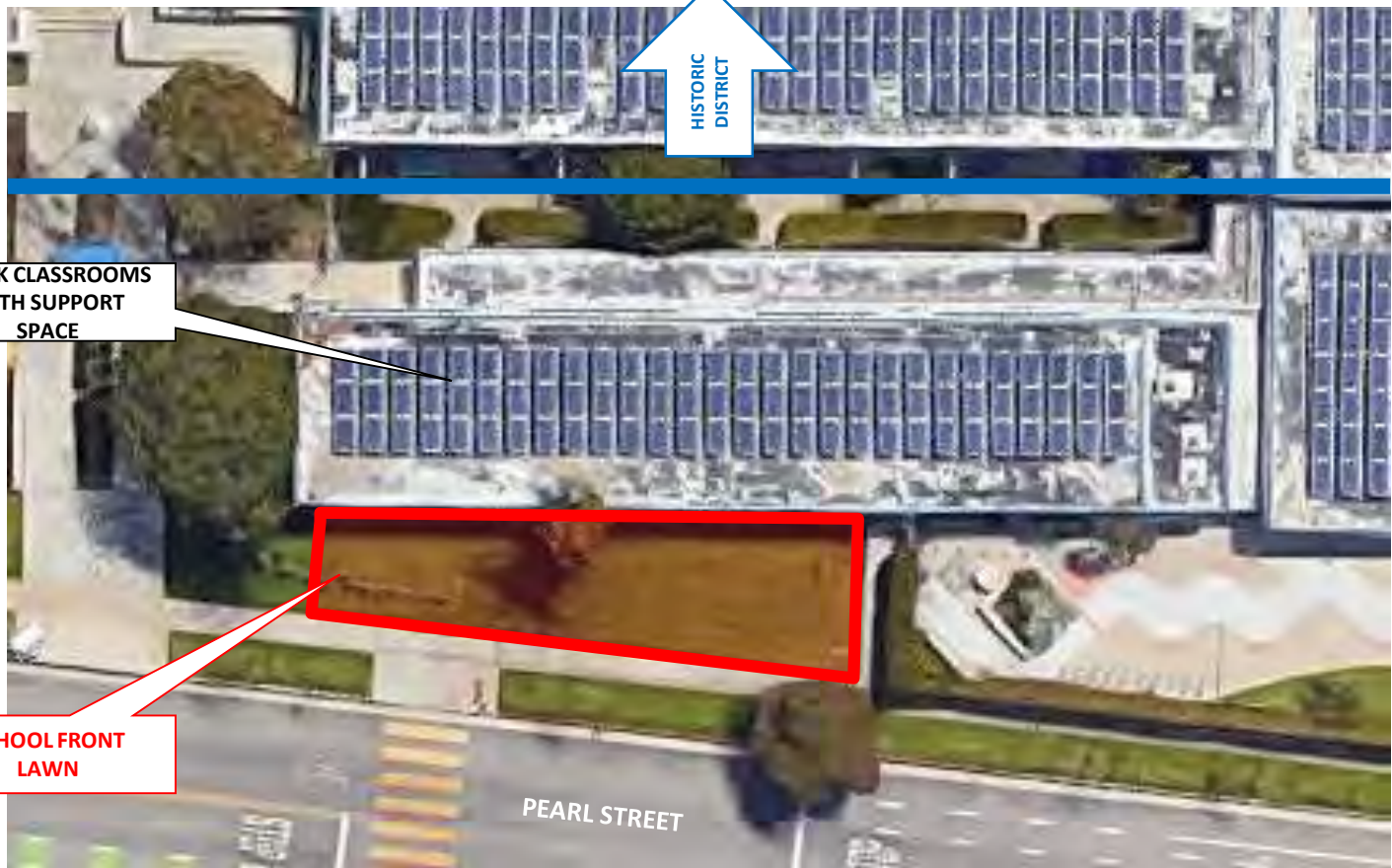
# Early Education Relocation and Renovation



Early Education Relocation and Renovation



## Early Education Relocation and Renovation

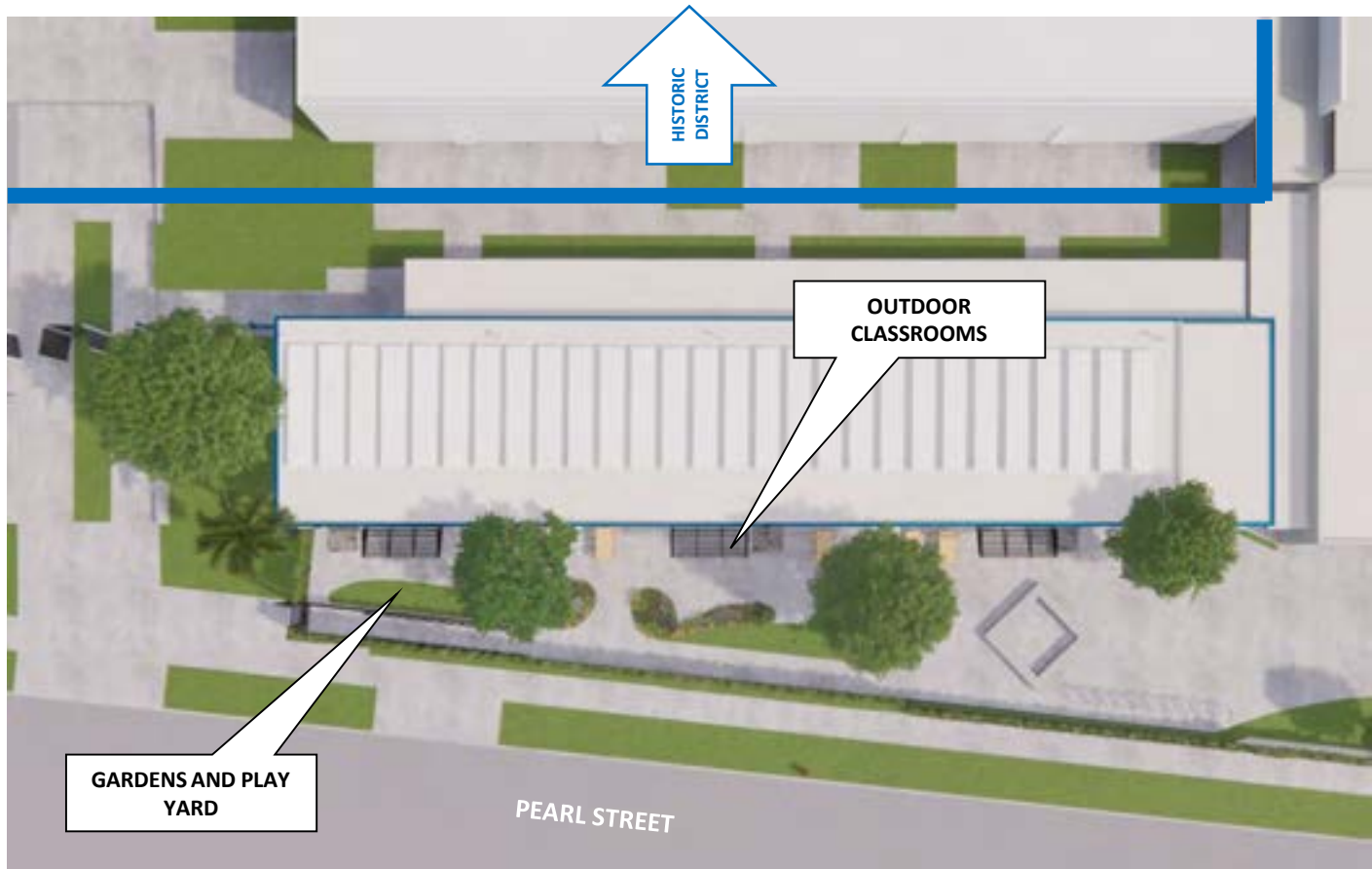


Early Education Relocation and Renovation



### Early Education Relocation and Renovation





Early Education Relocation and Renovation



View along Pearl Street looking West



Outdoor Classrooms looking West



Outdoor Classrooms looking East



Outdoor classrooms



T-K classrooms



**LIBRARY RENOVATION AND EXPANSION**

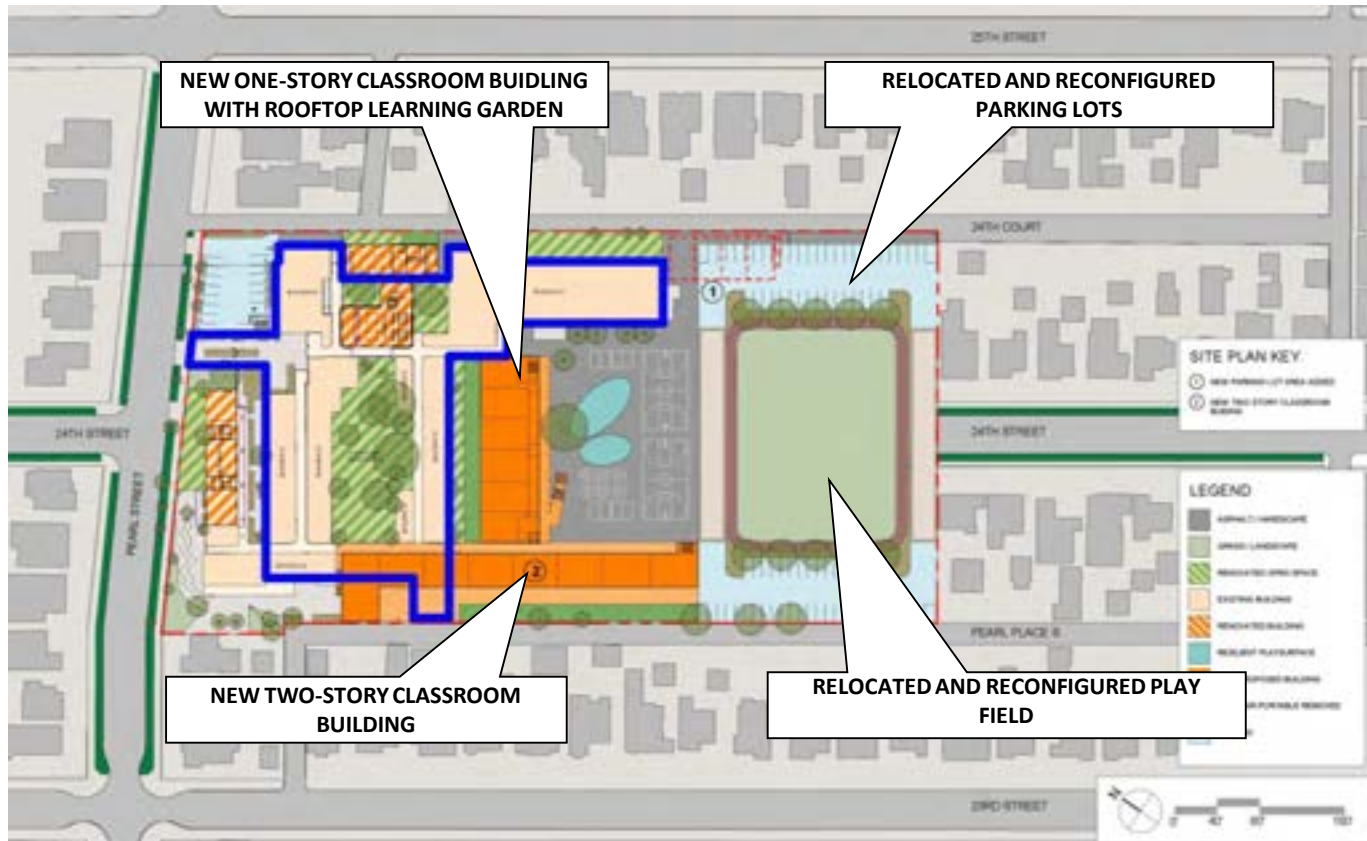


**EARLY EDUCATION CLASSROOMS RELOCATION  
RENOVATION**



**CENTRAL GARDEN RESTORATION**

Phase 1 projects

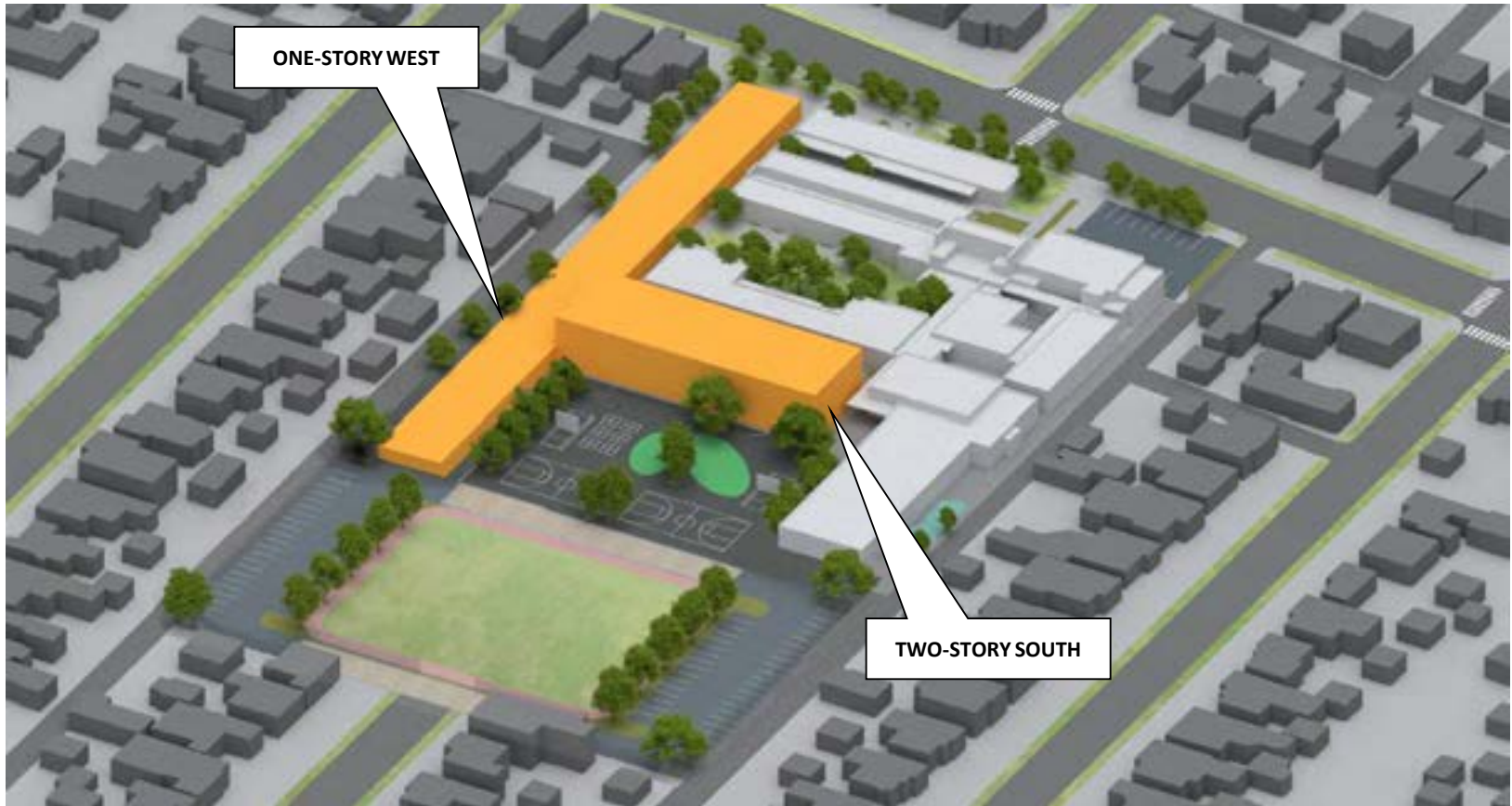


Phases 2 and 3 Projects





Phase 2 and 3 Classroom Buildings Alternate 1



Phase 2 and 3 Classroom Buildings Alternate 2



Phase 2 and 3 Classroom Buildings Alternate 3

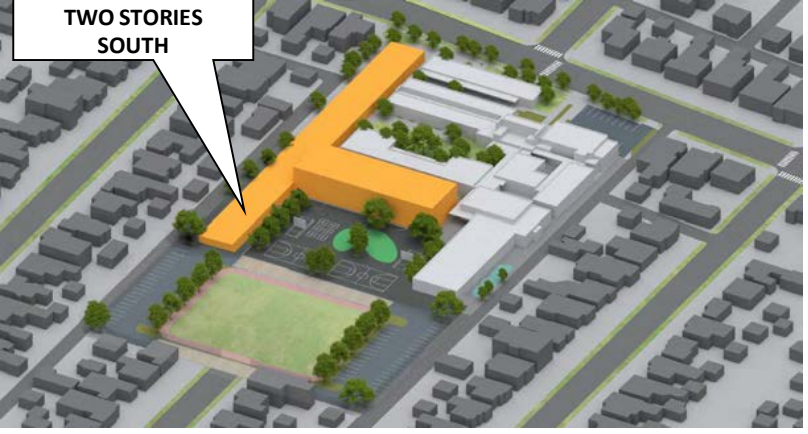


ONE-STORY SOUTH  
TWO STORIES WEST



ALTERNATE 1

ONE STORY WEST  
TWO STORIES  
SOUTH



ALTERNATE 2

ONE-STORY SOUTH  
TWO STORIES WEST



ALTERNATE 3

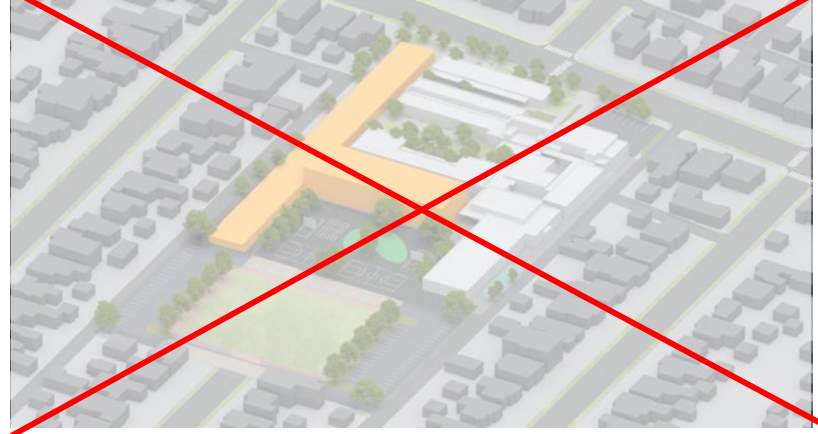
### Phase 2 and 3 Classroom Buildings



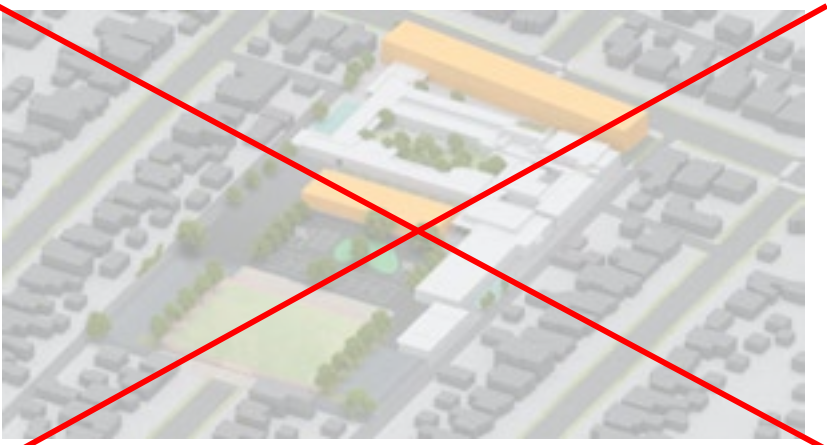
ONE-STORY SOUTH  
TWO STORIES WEST



ALTERNATE 1



ALTERNATE 2



ALTERNATE 3

### Phase 2 and 3 Classroom Buildings



Phase 2 and 3 Classroom Buildings Alternate 1



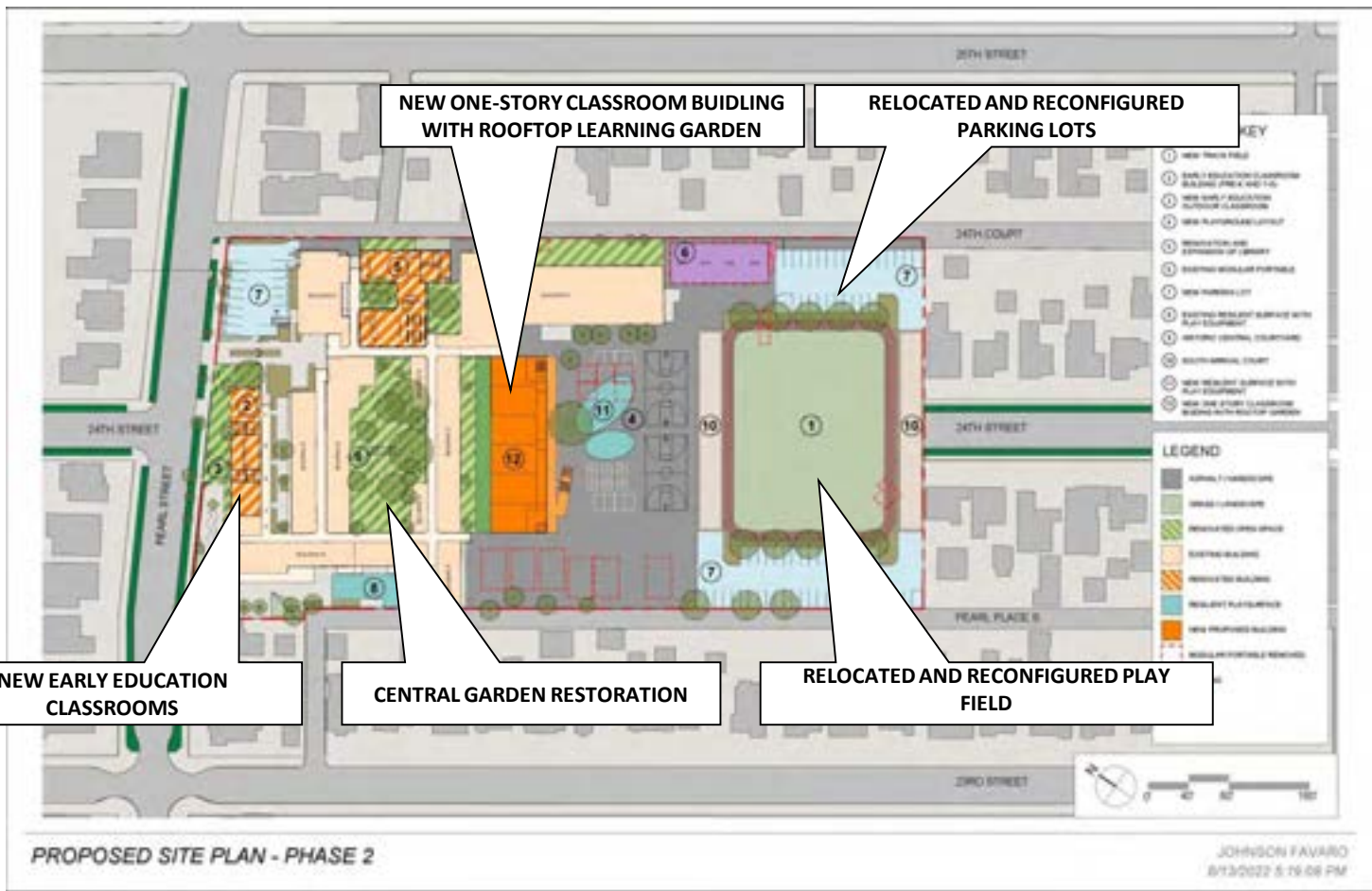
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# Phase 2

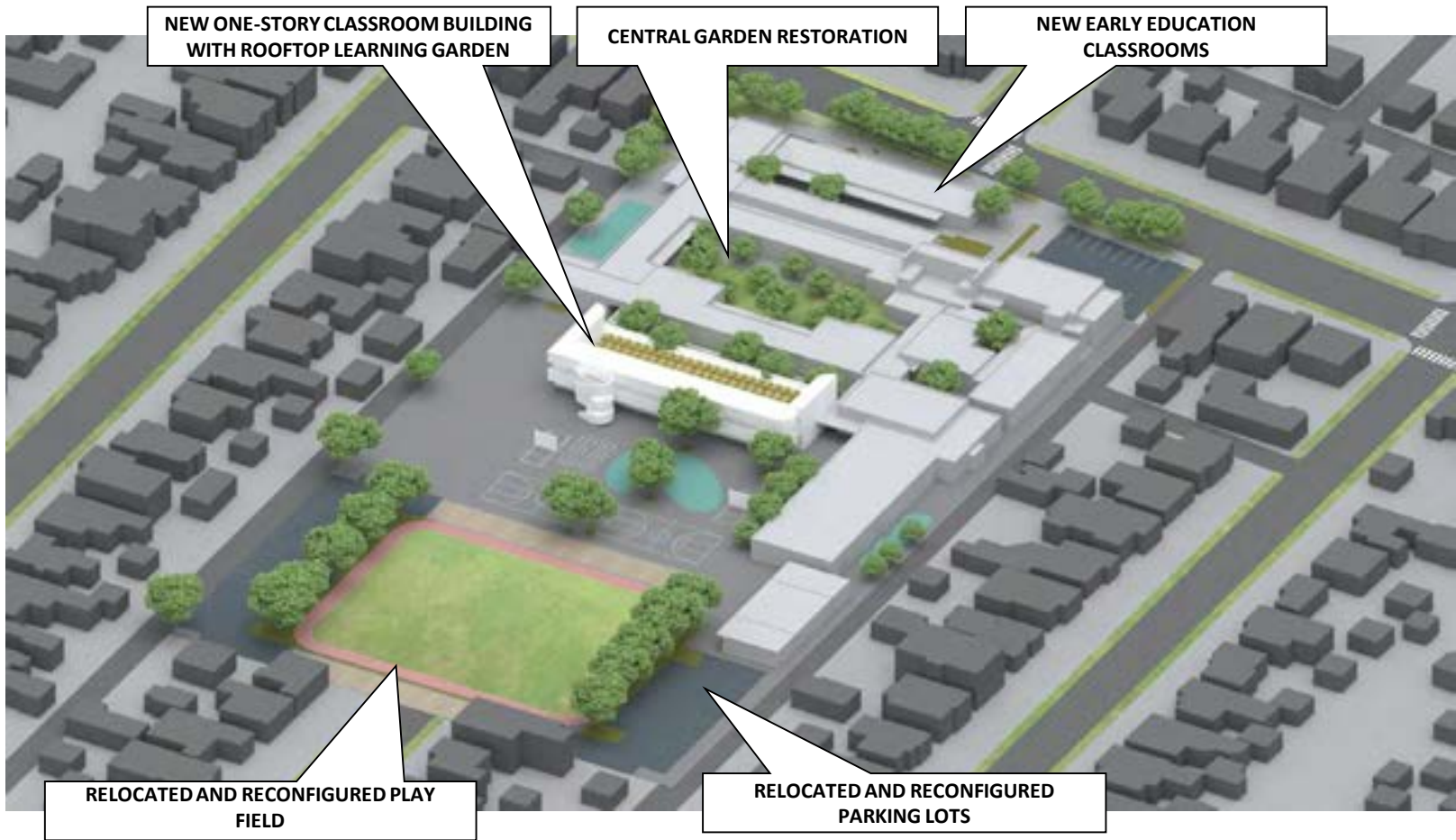


### Phases 2 and 3 Demolition





Campus at completion of phases 2 and 3



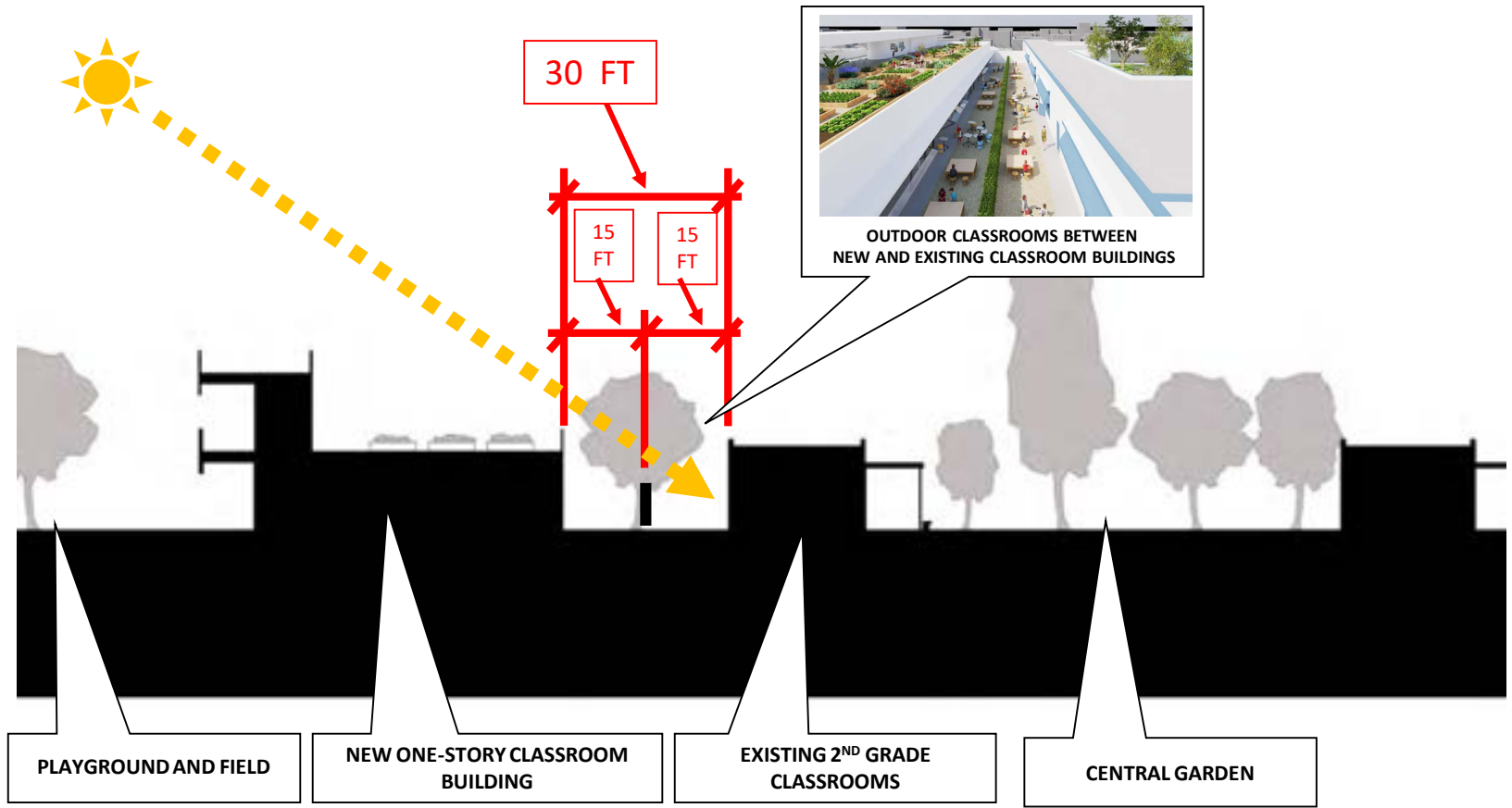
Campus at completion of phases 2 and 3



Rooftop Learning Garden



New outdoor classrooms



Site section looking west



New one-story classroom building



New one-story classroom building



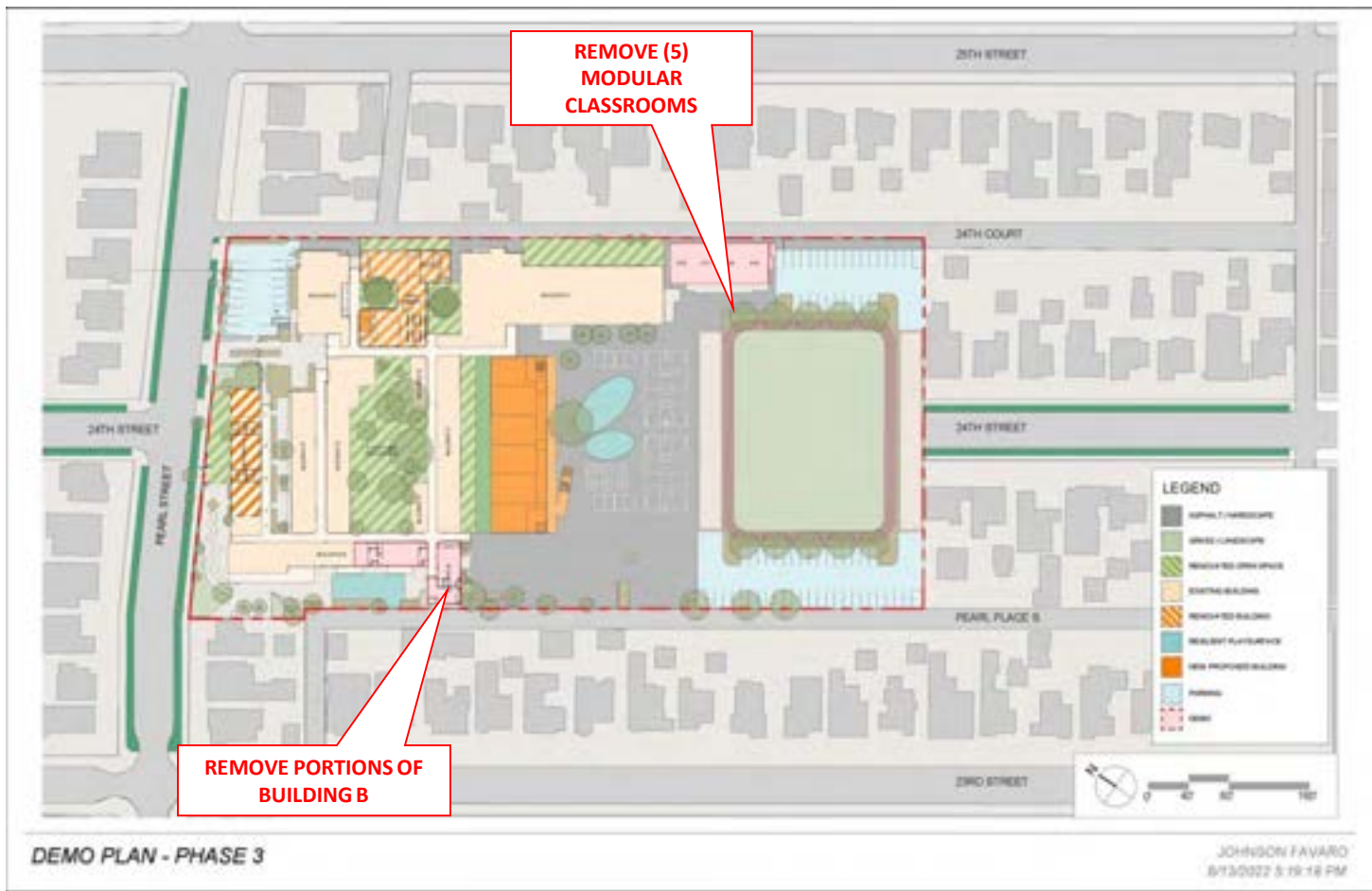
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# Phase 3

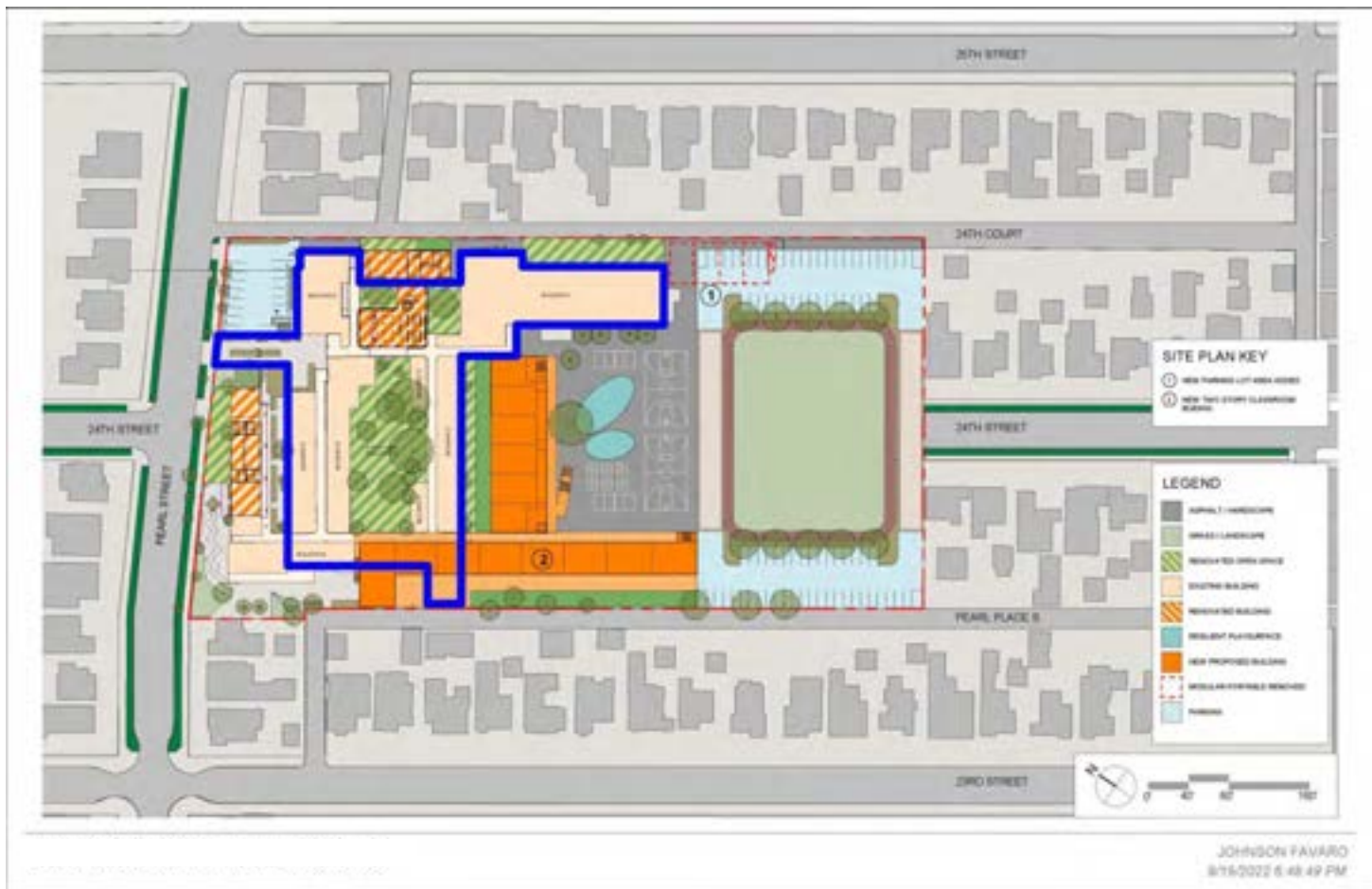




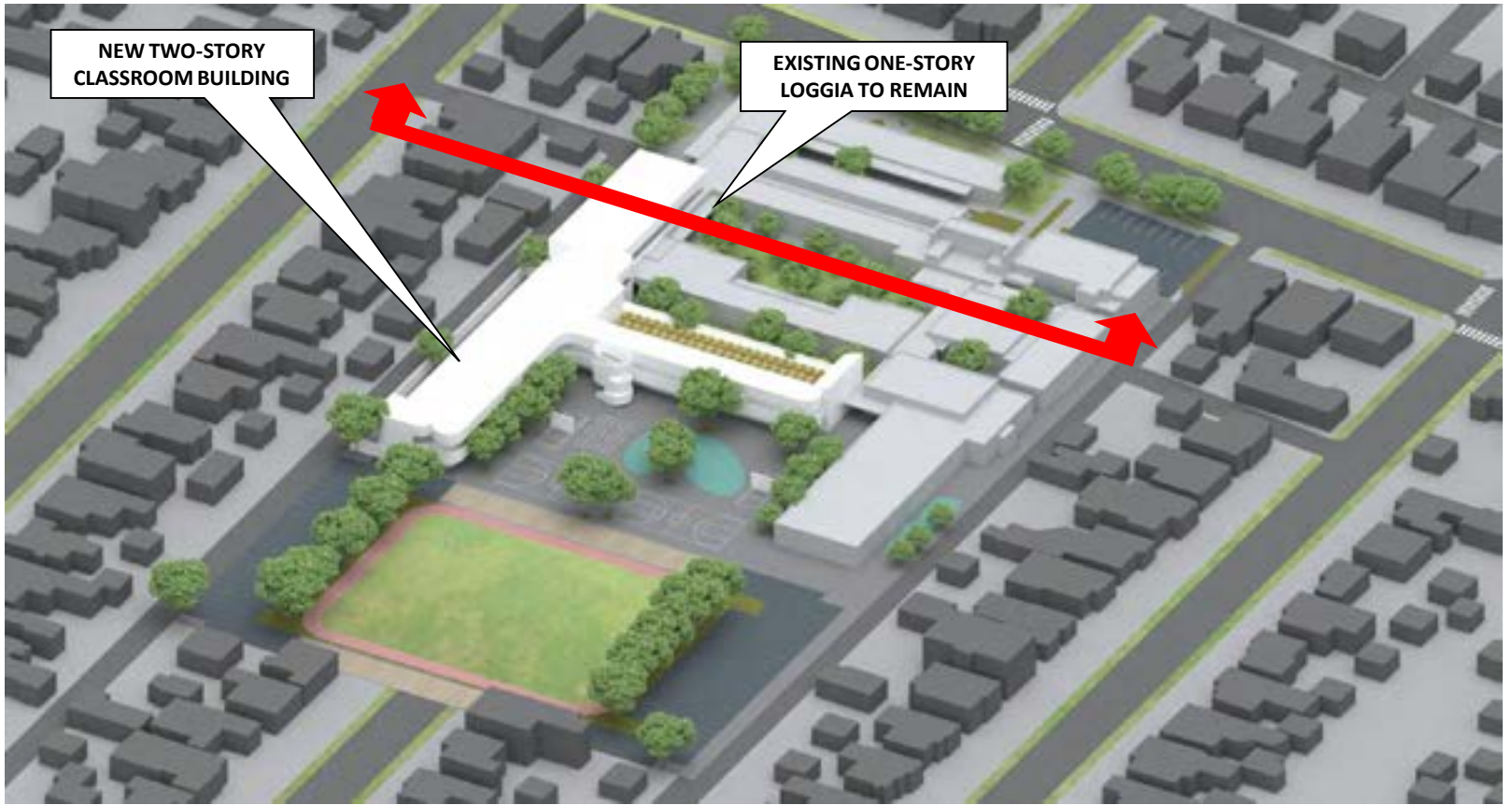
Campus at completion of Phases 2 and 3



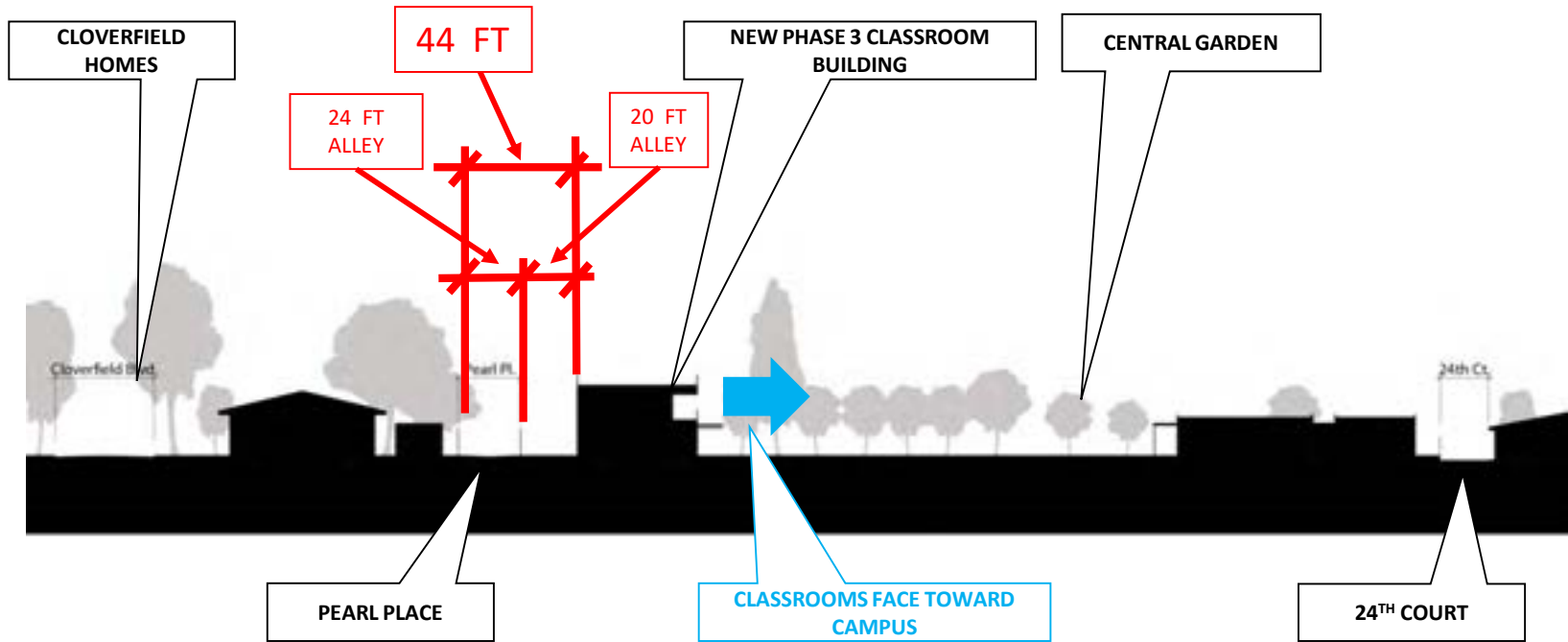
Phase 4 demolitions



Campus at completion of Phase 4



Campus at completion of phase 4



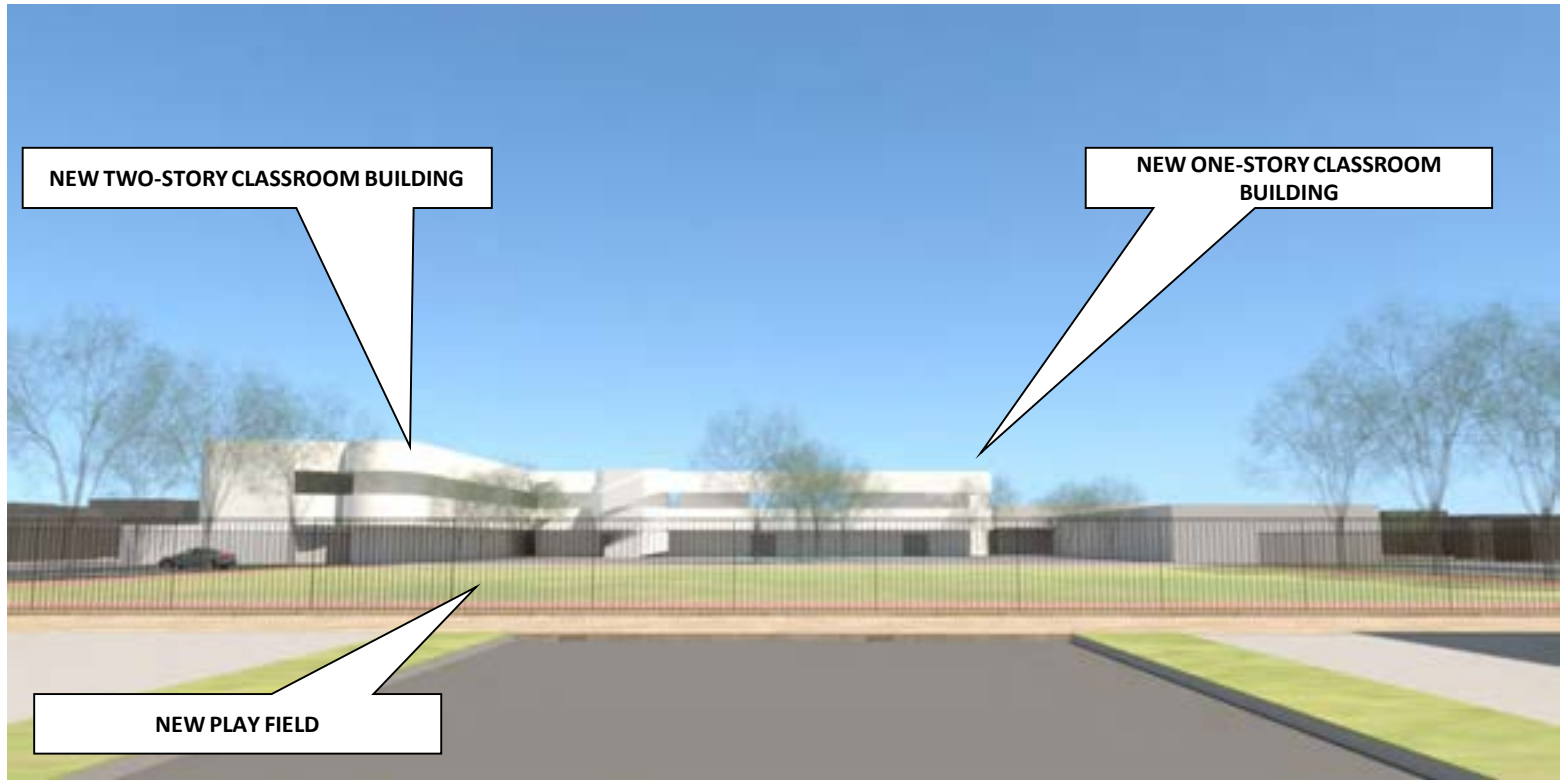
Cross Section through Phase 3 Classroom Building and Pearl Place Looking North



**NEW TWO-STORY CLASSROOM BUILDING  
BEYOND**

**EXISTING ONE-STORY LOGGIA TO  
REMAIN**

Central Garden looking West



24<sup>th</sup> Street Looking North



**24<sup>TH</sup> STREET LOOKING NORTH**



**PEARL PLACE ALLEY LOOKING NORTH**

Neighborhood Views





PEARL STREET LOOKING WEST



PEARL STREET LOOKING EAST



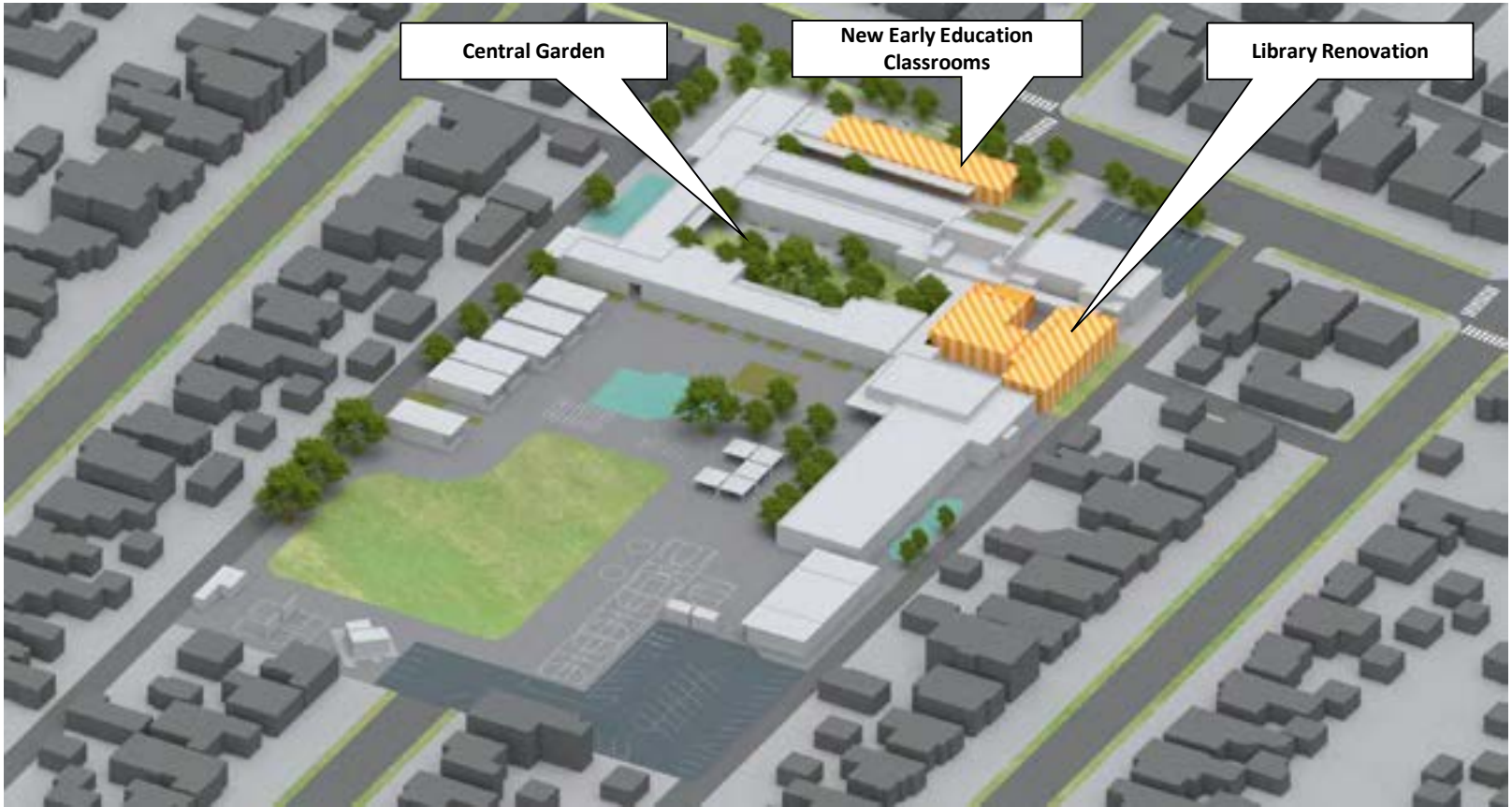


SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Summary



Existing campus



Phase 1 Projects

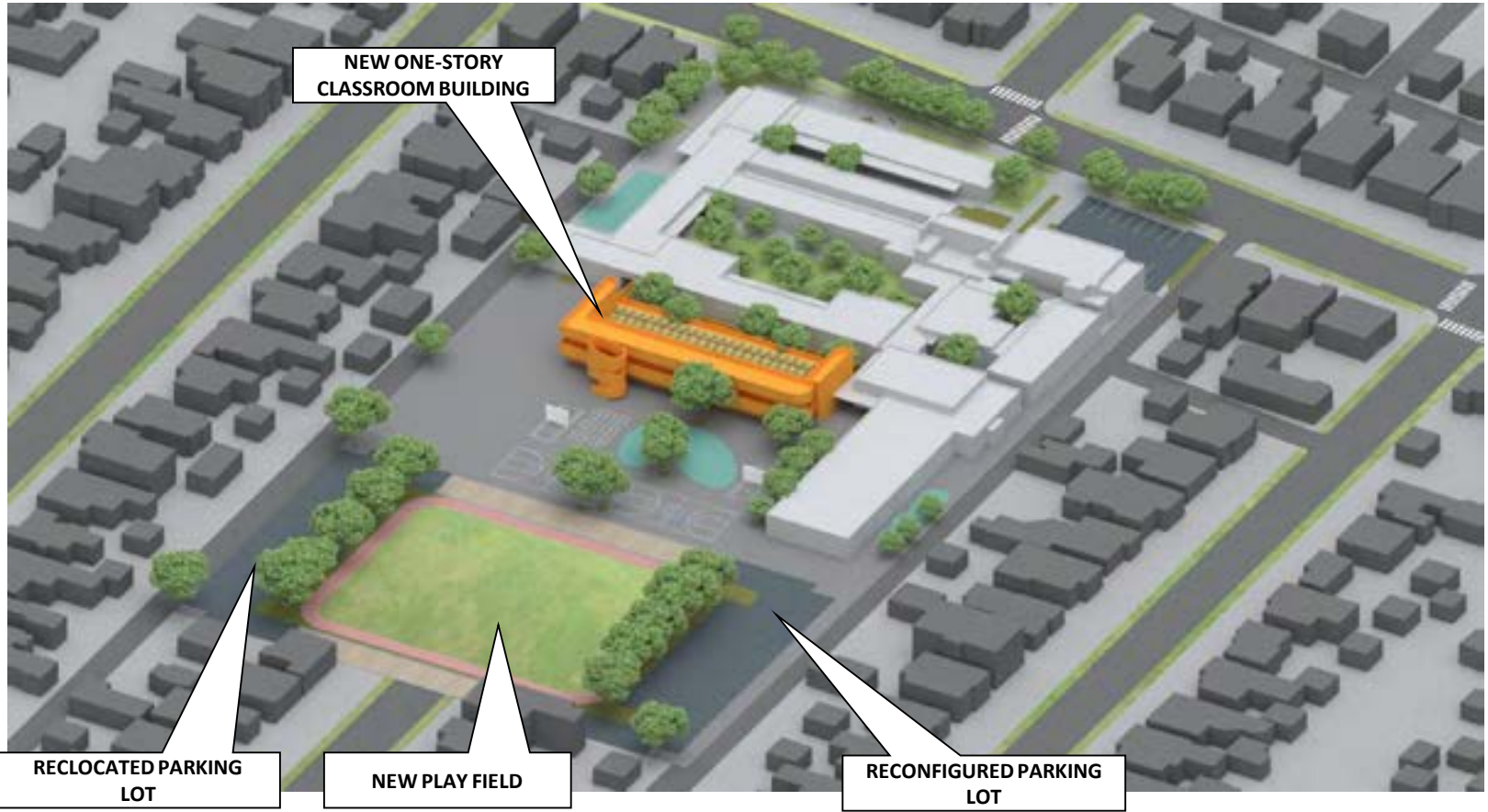


**REMOVE PORTABLE CLASSROOMS**

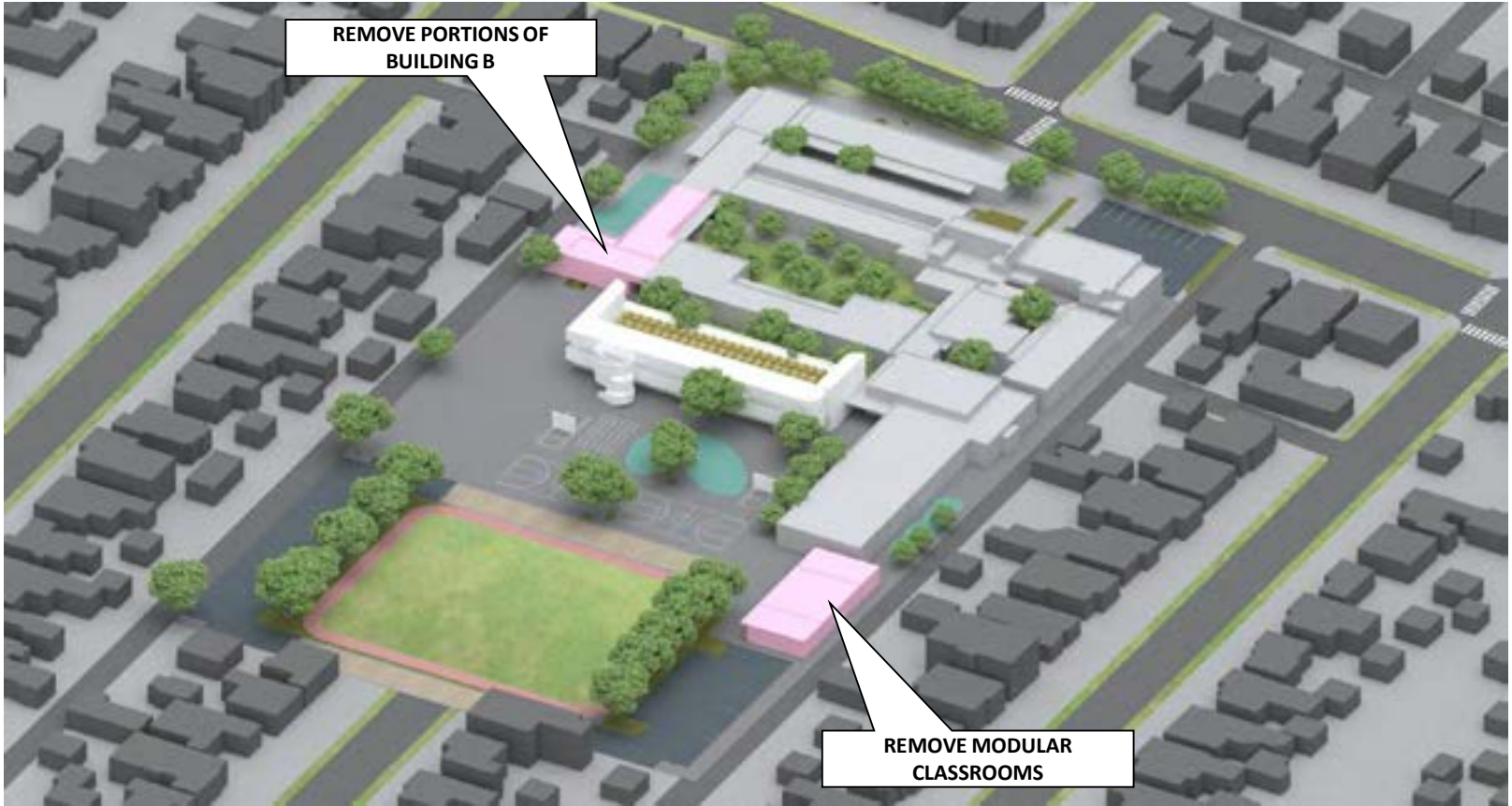
**REMOVE PLAY FIELD**

**REMOVE PARKING LOT**

**Phase 2 Demolitions**



Campus at completion of phases 2 and 3



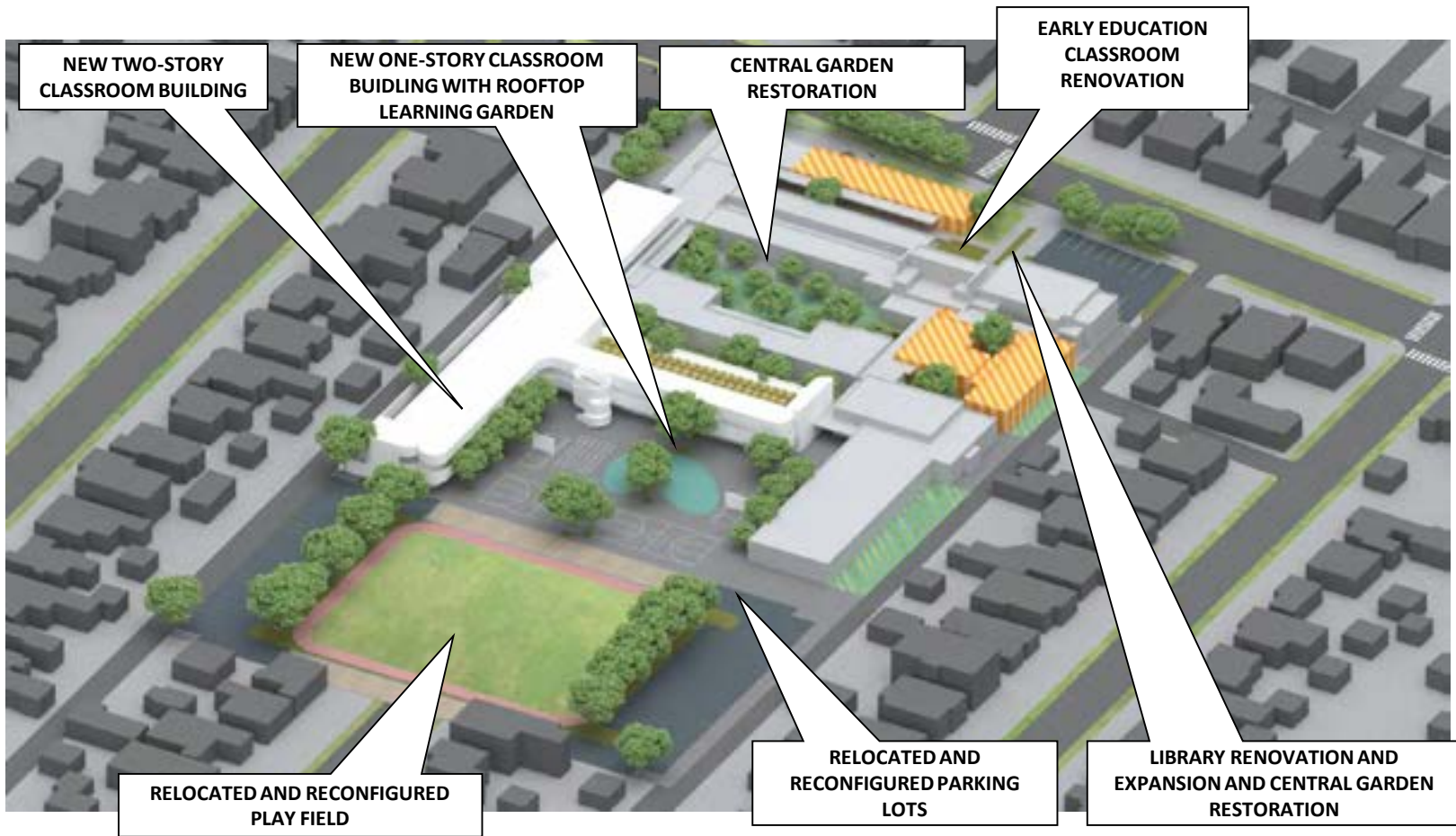
Phase 4 Demolitions



NEW TWO-STORY CLASSROOM  
BUILDING

New Two-Story Classroom Building





Campus at Completion



Architectural  
Resources Group



# Grant Elementary School Historical Resources Impact Analysis

November 29, 2023



# Grant Elementary School

## Historic Resources Inventory (HRI)

- Board Policy/Administrative Regulation 7113 (Feb. 2021)

“To identify and clarify the treatment of historical resources present on properties under SMMUSD jurisdiction...”

- Integrate the consideration of historic resources into campus planning, while acknowledging the need for adaptation and evolution of facilities to meet present-day educational needs



# Grant Elementary School

## Historic Resources Inventory (HRI) – cont.

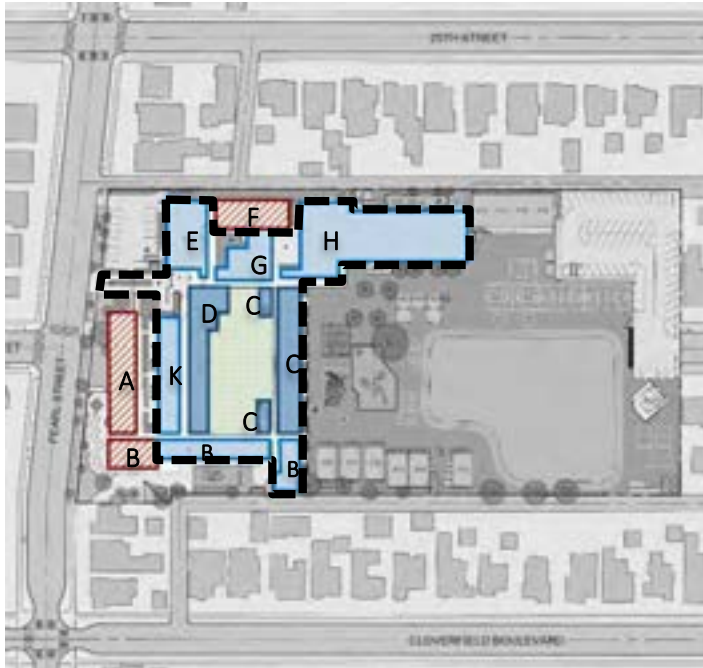
- Potential historic district identified as eligible for state (California Register) and local (Santa Monica) designation

“...a significant concentration, linkage, or continuity of sites, buildings, or objects united historically aesthetically by plan or physical development.”

- Potential district is a “historical resource” per CEQA
- No buildings on campus are individually eligible for designation

# Grant Elementary School

Historic Resources Inventory (HRI) – cont.



# Grant Elementary School

## Historic Resources Inventory (HRI) – cont.



Building B (1940)



Building C (1936)



Building D (1936)



Building E (1945)



Building G (1940)



Building H (1945)



Building K (1945)



Courtyard (1936)



# Grant Elementary School

## Historical Resources Impact Analysis

- Historical resources are a part of the environment under CEQA
- Impacts to historical resources occur when a project has a “substantial adverse change” to the significance of a resource
  - ...“the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” (CEQA Guidelines § 15065.5)
- The resource being analyzed is the district as a whole



# Grant Elementary School

## Historical Resources Impact Analysis – cont.

- Alterations would not have an adverse impact on the district
  - *Exterior alterations to Building G (contributor) would complement historic conditions*
  - *Renovation of central courtyard (contributor) would retain historic configuration and trees*
  - *Other alterations would occur in non-historic interior spaces or outside the district*
- Demolition/new construction would not have an adverse impact on the district
  - *Demolition within the historic district is limited to one contributing building (Building B)*
  - *New buildings would be visually compatible with the district*
  - *Other demolition/new construction would occur outside the district*





# Grant Elementary School

## Historical Resources Impact Analysis – cont.

- The district would continue to be eligible at project completion
- No adverse impacts to historical resources per CEQA



# Grant Elementary School Campus Plan Project

Draft Environmental Impact Report Informational Meeting  
November 29, 2023



# Introduction

## **SANTA MONICA- MALIBU UNIFIED SCHOOL DISTRICT**

- Carey Upton
- Michael Burke
- Steve Massetti
- Julian Capata

## **JOHNSON FAVARO**

- Jim Favaro
- Brian Davis

## **ARCHITECTURAL RESOURCES GROUP**

- Andrew Goodrich

## **PLACEWORKS**

- Addie Farrell
- Alen Estrada-Rodas



# Agenda

1. Purpose of the Public Meeting
2. Proposed Project Overview
3. California Environmental Quality Act (CEQA)
4. Summary of Draft EIR Findings
5. Public Participation and Public Comments



# Public Meeting Purpose

- Inform the public about Santa Monica-Malibu Unified School District's (Lead Agency) CEQA evaluation of the Grant Elementary School Campus Master Plan (Proposed Project)
- Provide the content and findings of the Draft Environmental Impact Report (DEIR)
- Provide an opportunity for public input on CEQA environmental topics



# What This Meeting Is Not

- Public Hearing
- Last Opportunity for Feedback
- Decision on the Proposed Project
- Merits of the Proposed Project
  
- Focus of the Meeting is the content of the Draft EIR



# Project Objectives

**The following objectives have been established based on the SMMUSD Districtwide Educational Specifications for the design of future learning environments at Grant Elementary School:**

1. Provide properly sized learning environments to accommodate students and a variety of 21<sup>st</sup>-century learning activities at the Grant ES campus.
2. Advance educational facilities to support 21<sup>st</sup>-century learning and properly support the enrollment at the Grant ES campus.
3. Improve learning at Grant ES by replacing undersized and inflexible facilities with larger, flexible spaces that accommodate modern, diverse learning styles and allow for variable uses, such as rotational learning in the classroom and project-based learning that allows simultaneous individualized, small group, and large group instruction.
4. Provide enhanced, modern support spaces—such as libraries, cafeteria, labs, maker spaces, and other student services—that promote “whole child” development.
5. Organize the campus to provide safe student circulation.
6. Reorganize open space and foster intracampus circulation.
7. Provide safe and secure schools.
8. Maintain the campus’ existing student capacity.



# California Environmental Quality Act (CEQA)





# Purpose of CEQA



Disclose Potential Project Impacts to Public and Decision Makers



Identify Ways to Avoid or Reduce Significant Environmental Impacts



Analyze Alternatives



Foster Inter-Agency Coordination and Review

# Overview of CEQA Process

- 30-day public review period

(01/13/23 – 02/12/23)

- CEQA Scoping Meeting (02/07/23)

- 45-day Public Review Period

(10/30/23 – 12/13/23)

- Public Meeting (11/29/23)

- School Board adopts Findings
- School Board adopts a Mitigation Measures and Monitoring Program
- School Board adopts a Statement of Overriding Considerations, if necessary

Issue Notice of Determination





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Draft Environmental Impact Report



# Environmental Impact Report (EIR)

## Purpose of an EIR:

- Informs the lead agency, responsible agencies, decision makers, and the public about the environmental effects of the development and operation of the Project
- Provides a detailed analysis of issue areas and identifies environmental impacts associated with the construction and operation of the Project
- Evaluates possible ways to reduce or avoid adverse effects through mitigation measures and/or alternatives to the Proposed Project
- Identifies specific discretionary actions to be considered by the SMMUSD and other responsible agencies
- Provides sufficient information to allow the SMMUSD to make an informed decision on whether to approve the Proposed Project



# Initial Study Findings: No Impacts

The project would have “No Impact” on:

- Agricultural and Forestry Resources
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

# Initial Study Findings: Less Than Significant Impacts

The project would have a “Less Than Significant Impact” on:

- Biological Resources
- Public Services
- Utilities and Services Systems
- Tribal Cultural Resources

(Initial Study is included in Appendix B of the Draft EIR)



# Issues Analyzed in the Draft EIR

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology And Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation



# Types of Impacts Identified in the Draft EIR

## LESS THAN SIGNIFICANT

- Would cause no substantial adverse change in the environment
- No mitigation required

## LESS THAN SIGNIFICANT WITH MITIGATION

- Could cause significant adverse effect in the environment
- Mitigation measures implemented to reduce impacts

## SIGNIFICANT AND UNAVOIDABLE

- Would cause substantial adverse changes in the environment
- All feasible mitigation considered would not reduce impacts



# Less than Significant Impacts

- Aesthetics
- Air Quality
- Cultural Resources
  - Historical Resources
- Energy
- Greenhouse Gas Emissions
- Hazardous Materials
  - Transport, use, and disposal of hazardous materials
  - Hazardous materials site
  - Emergency Response or evacuation plan
- Hydrology and Water Quality
- Noise
  - Operational Impacts
- Transportation
  - Conflict with a plan or policy addressing circulation system.
  - Vehicle Miles Traveled (VMT)





# Less than Significant with Mitigation

- Cultural Resources
  - Archaeological Resources
- Geology and Soils
  - Paleontological Resources
- Hazards and Hazardous Materials
  - Release of hazardous materials into the environment
  - Emit hazardous emissions or handle hazardous materials within one-quarter mile of a school.
- Noise
  - Construction groundborne vibration
- Transportation
  - Hazards due to a geometric design feature or incompatible uses
  - Emergency access



# Proposed Mitigation Measures

## ■ Cultural Resources

- **CUL-1:** Retain a qualified archaeologist, prior to any ground disturbance, to reduce potential impacts to any previously undiscovered archaeological resources during construction activities

## ■ Geology and Soils

- **GOE-1:** Prepare a Paleontological Resources Management Plan to reduce impact to any previously undiscovered paleontological resources during construction activities

## ■ Hazards and Hazardous Materials

- **HAZ-1:** Inspect existing buildings, prior to demolition, for the presence of asbestos-containing materials, lead-based paint, and polychlorinated biphenyls. And removal of potential hazardous materials in accordance with applicable federal, state, and local guidelines.
- **HAZ-2:** Conduct hazardous materials and soil sampling to identify and remove potentially contaminated soils prior to any ground-disturbing activities

## ■ Noise

- **N-1:** Prepare a Construction Noise Control Plan to reduce potential noise impacts during construction activities
- **N-2:** Reduce potential groundborne vibration impacts during construction activities

## ■ Transportation

- **T-1:** Implement a Construction Management Plan which will include a Temporary Traffic Control Plan to address anticipated impacts to or closures of public rights-of-way, demonstrate appropriate traffic handling during construction activities, and minimize hazards through traffic control practices.



# Significant and Unavoidable Impacts

- Noise
  - Construction noise



# Alternatives

- No-Project Alternative

- Avoids All Proposed Project Impacts
- Does Not Meet Any Project Objectives

- Alternative 2: One-Story Building Along Pearl Place

- Similar impacts to aesthetics, hydrology and water quality, noise, and transportation, compared to the Proposed Project
- Would increase impacts to air quality, cultural resources, energy, greenhouse gas emissions, geology and soils, and hazardous materials, compared to the Proposed Project.
- Would provide the same number of classrooms on the campus as the Proposed Project due to the extended length of the one-story building and would still meet the Project objectives

- Alternative 3: Alternate Location on Pearl Street

- Similar impacts to hydrology and water quality and noise, compared to the Proposed Project
- Would increase impacts to aesthetics, air quality, cultural resources, energy, greenhouse gas emissions, geology and soils, hazardous materials, and transportation, compared to the Proposed Project
- Would meet Objectives 1 through 4, and 6 through 8. This alternative would not result in the full benefits of reconfiguring the campus to provide safe student circulation (Objective 5) because the implementation of the new two-story building would encompass the entire northern boundary of the campus and alter the existing main entrance to the campus



# Opportunities for Public Participation



# Opportunities for Public Participation

## **Notice of Availability:**

- Review period started on October 30, 2023, and ends on December 13, 2023

## **Documents Available For Review:**

- Santa Monica-Malibu Unified School District Website  
<https://www.smmusd.org/Page/5592>
- Santa Monica–Malibu Unified School District, 1717 4th Street, Santa Monica, CA 90401
- Grant Elementary School Administrative Office, 2368 Pearl Street, Santa Monica, CA 90405



# Public Comments

- Focus on environmental issues addressed in DEIR
- Comments may be submitted to the District at:
  - **Mail:** Carey Upton, Chief Operations Office  
Santa Monica-Malibu Unified School District  
1717 4th Street Santa Monica, CA 90401
  - **Email:** [cupton@smmusd.org](mailto:cupton@smmusd.org)
  - **Heading:** “Grant Elementary School Campus Plan Project”

**SUBMIT IN WRITING NO LATER THAN 5:00 PM ON DECEMBER 13, 2023**



# Future Opportunities to Participate

## DRAFT EIR

- Draft EIR is circulated for 45 days
- Documents available for review
- Public Meeting during review period

## FINAL EIR

- Will include all comments and District's responses
- Mitigation Monitoring and Reporting Program
- Findings

## SCHOOL BOARD

- Board to consider approval
- Board Meeting date: March 7, 2024





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Comments?

# Public Comments

- 3-Minutes per Speaker
- Provide Name
- Identify the Environmental issues regarding the Draft EIR
  - May submit comments today or mail/email later
  - Include your name and contact information if you want to be notified about the Proposed Project



**Thank You**





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Questions?