



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Grant Elementary School

Campus Master Plan

4/18/2024



# 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

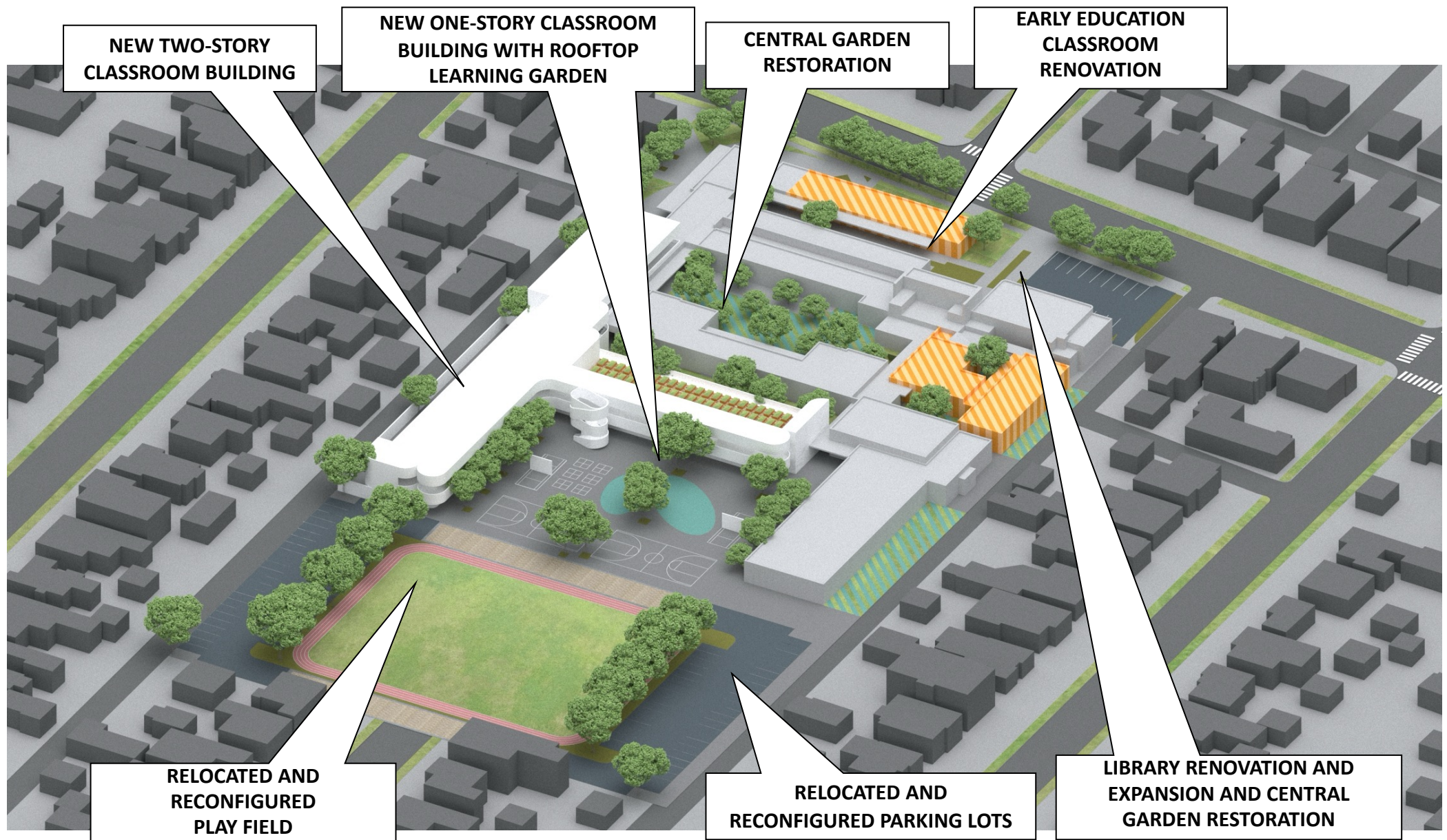
Grant Parent Teacher Association (PTA)

CEQA Community Meetings



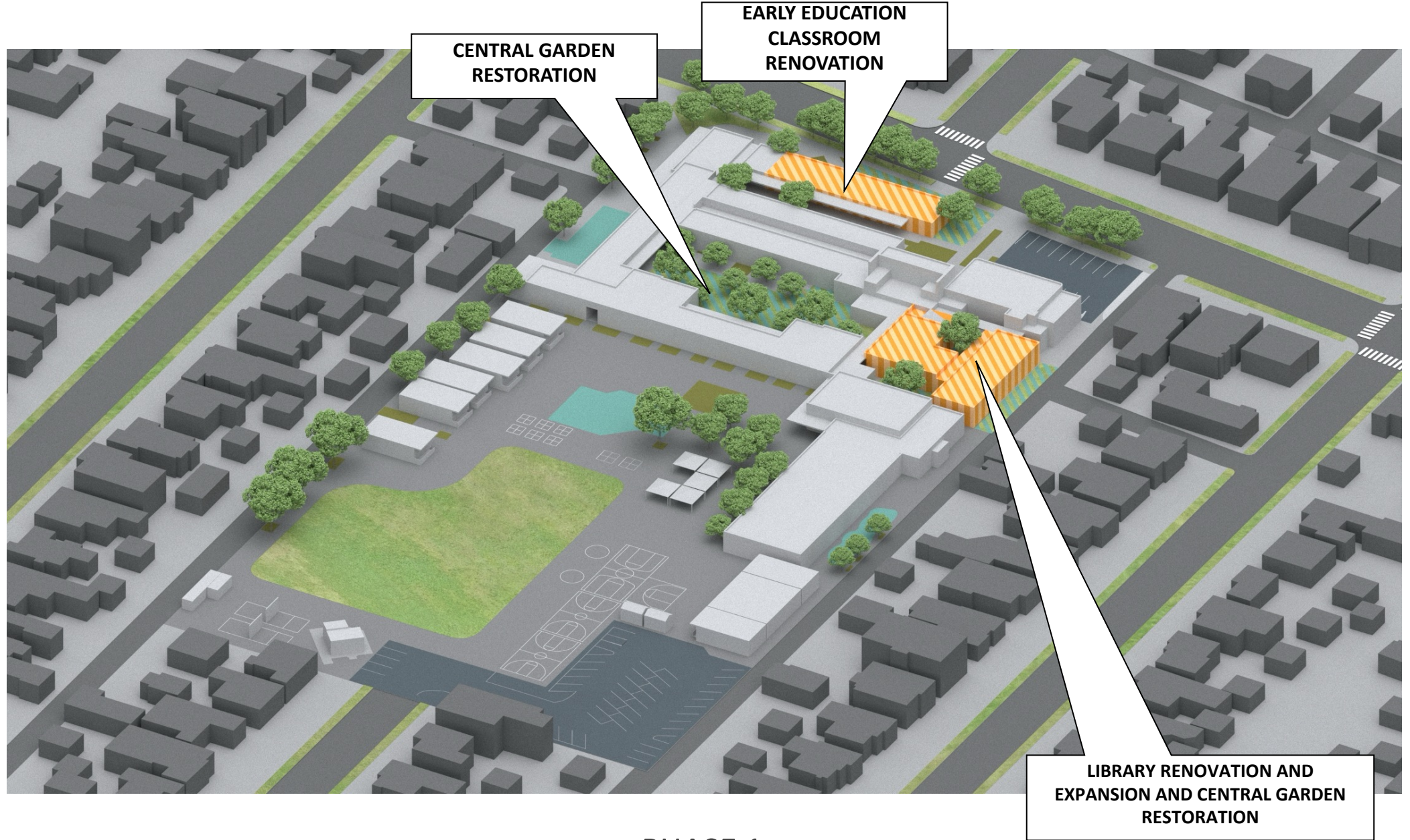
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Overview



CAMPUS AT COMPLETION



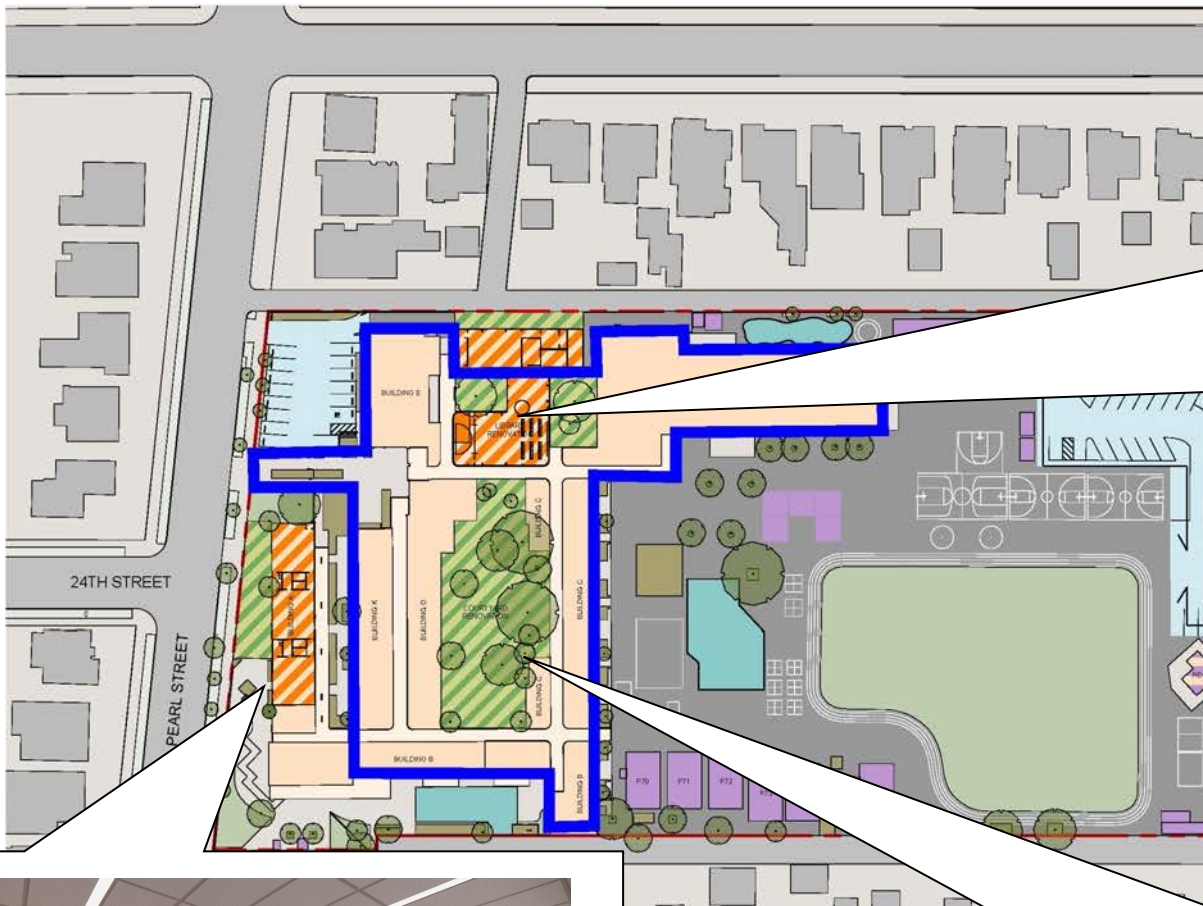




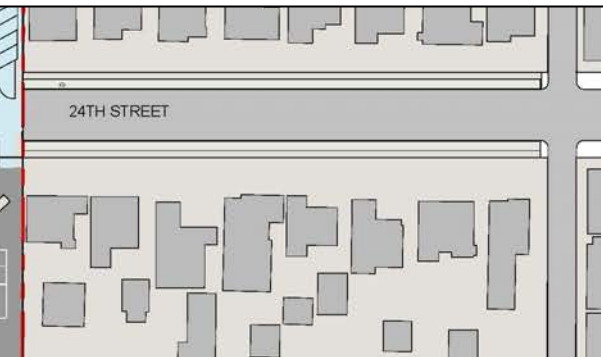
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Phase 1





**LIBRARY RENOVATION AND EXPANSION**



**EARLY EDUCATION CLASSROOMS RELOCATION  
RENOVATION**

Phase 1 projects



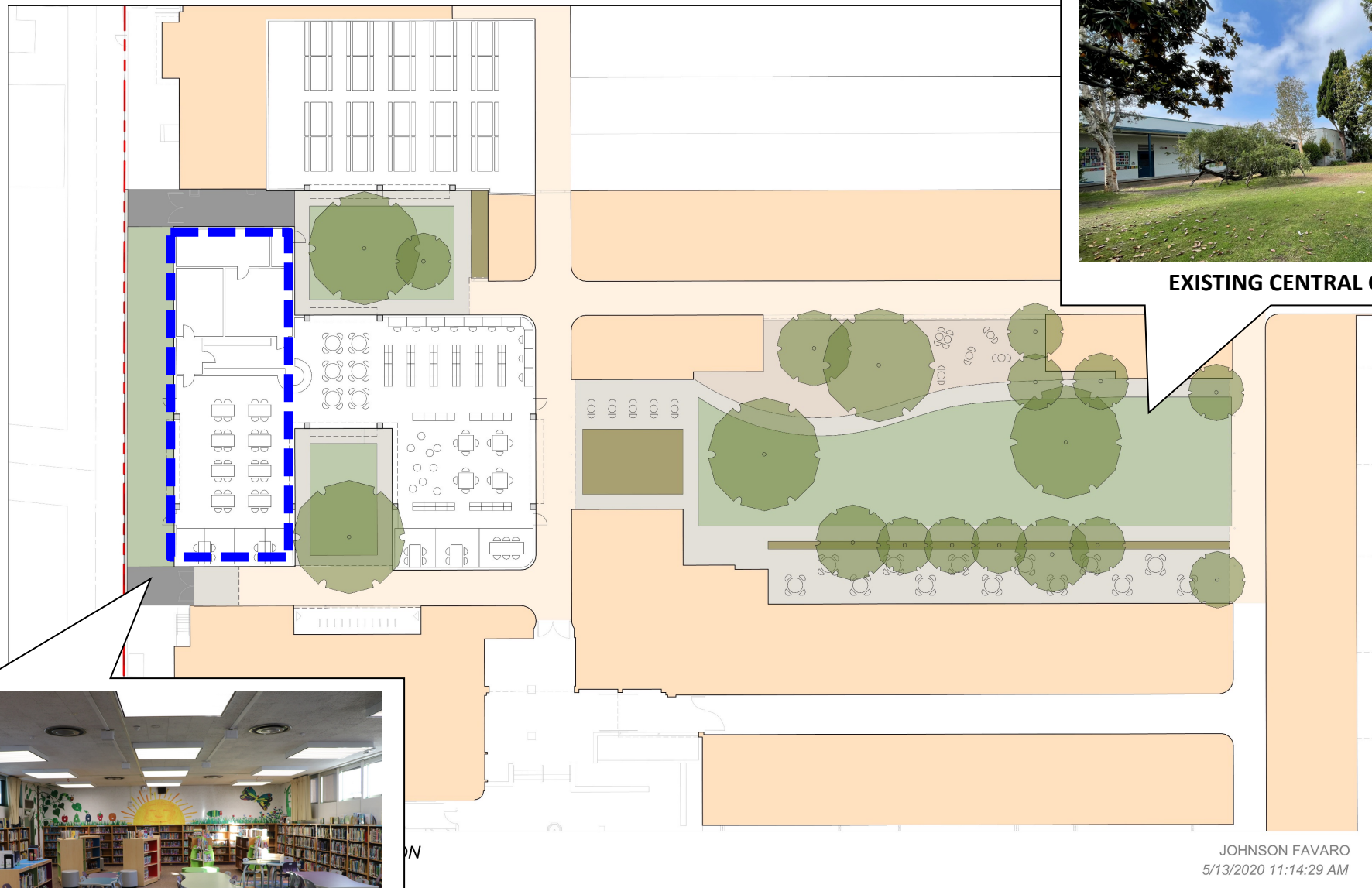
**CENTRAL GARDEN RESTORATION**



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Library Renovation and Expansion



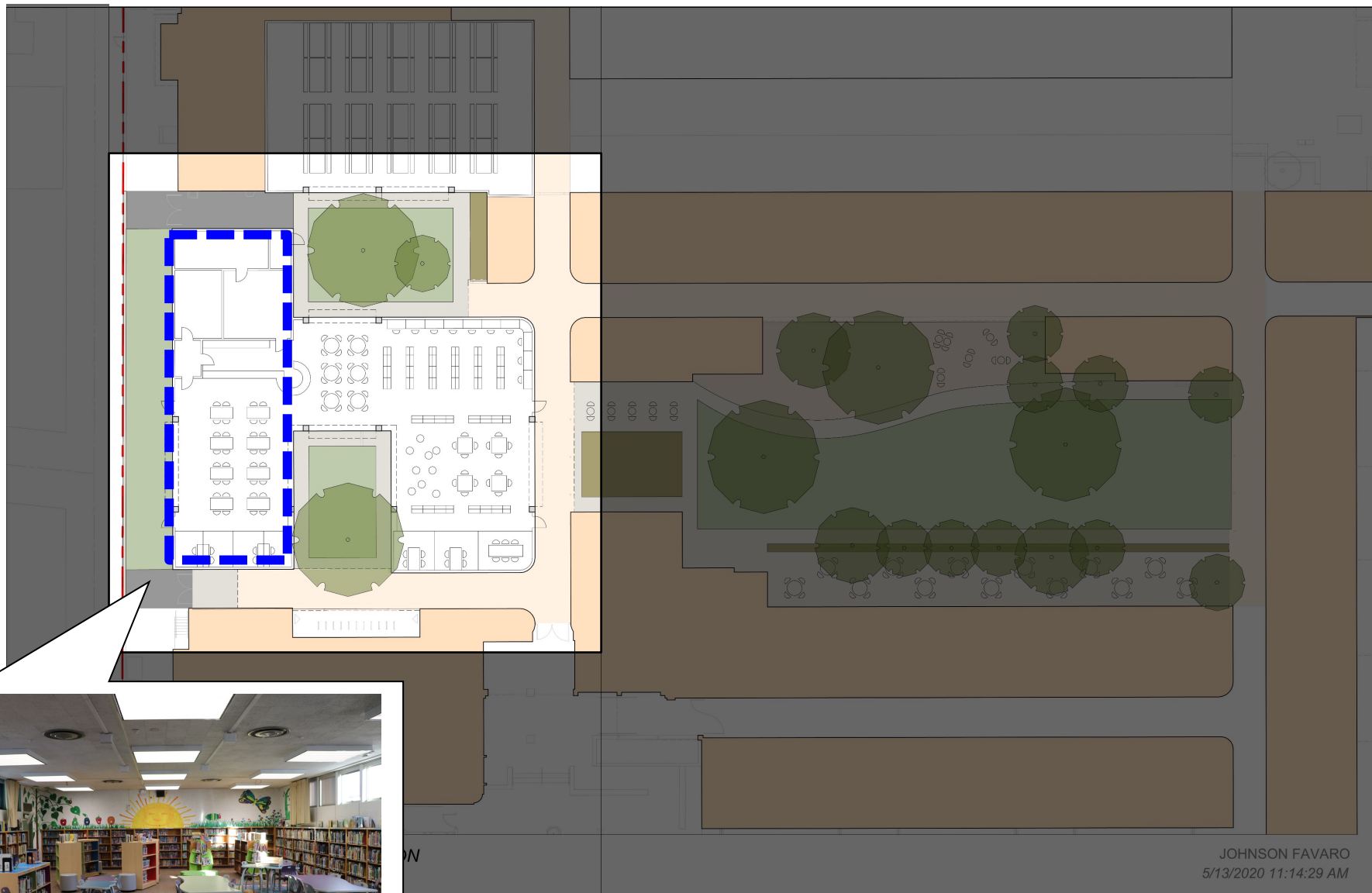


**EXISTING LIBRARY**



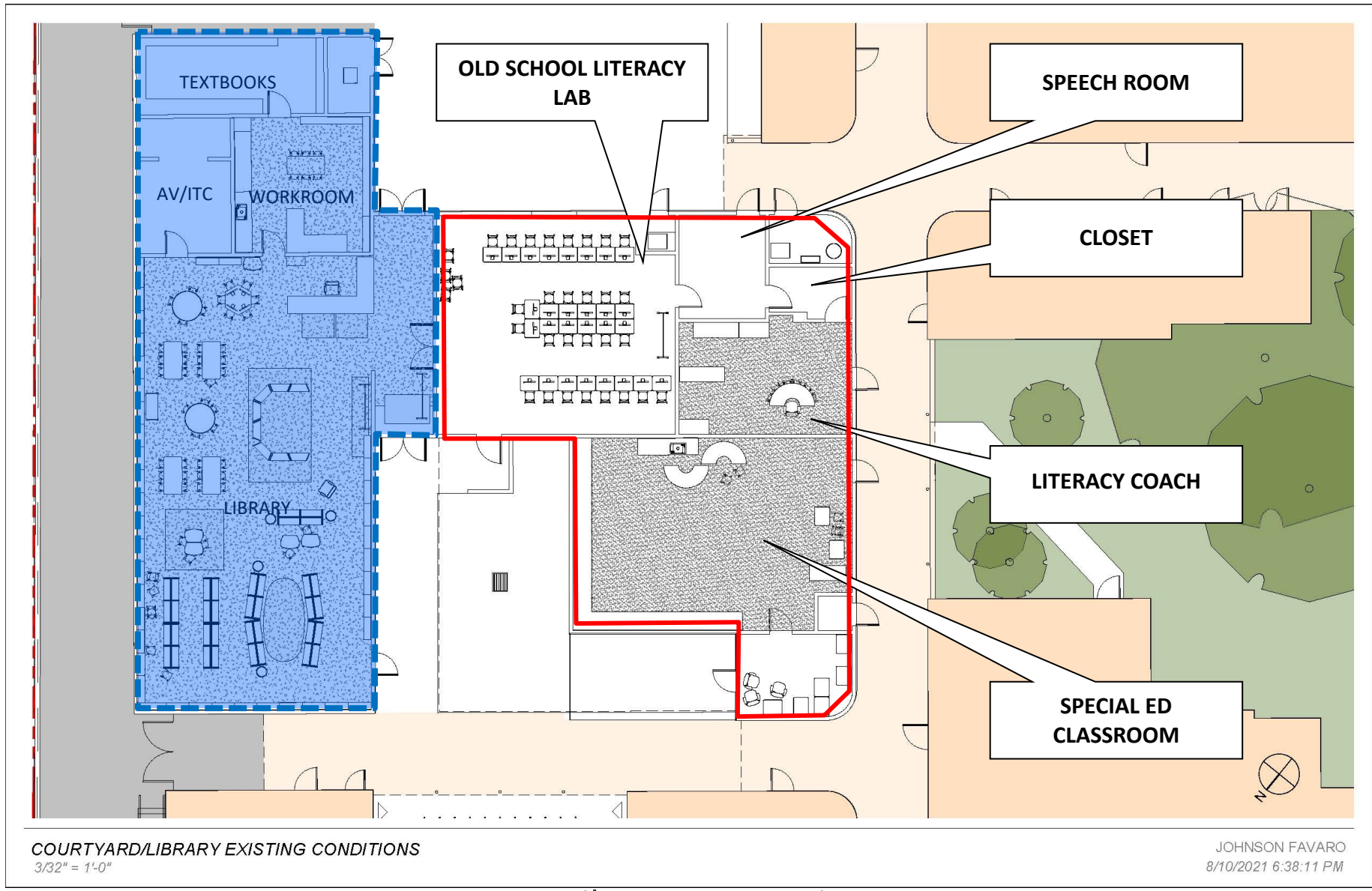
**EXISTING CENTRAL GARDEN**

**Library Renovation**

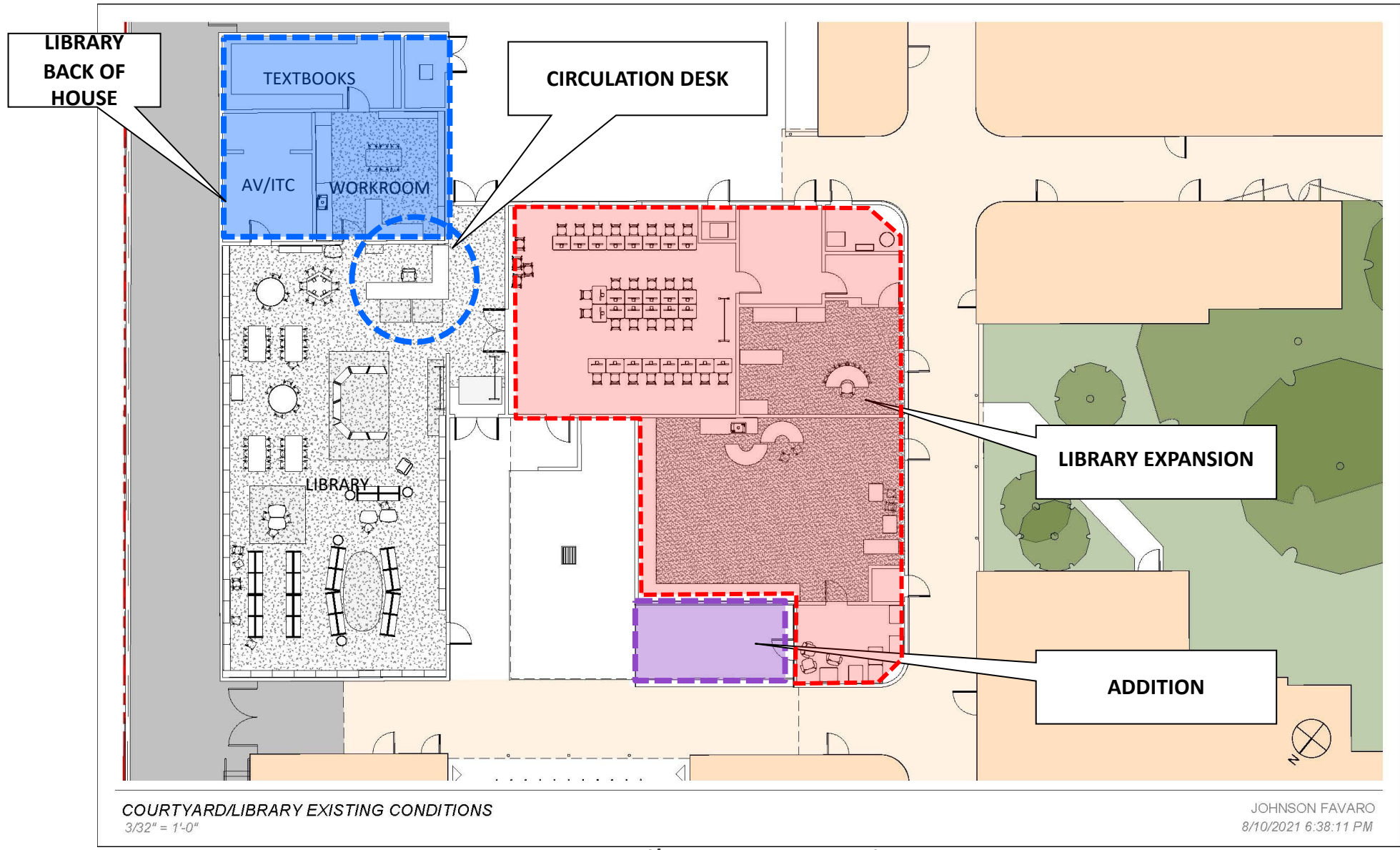


**EXISTING LIBRARY**

**Library Renovation**

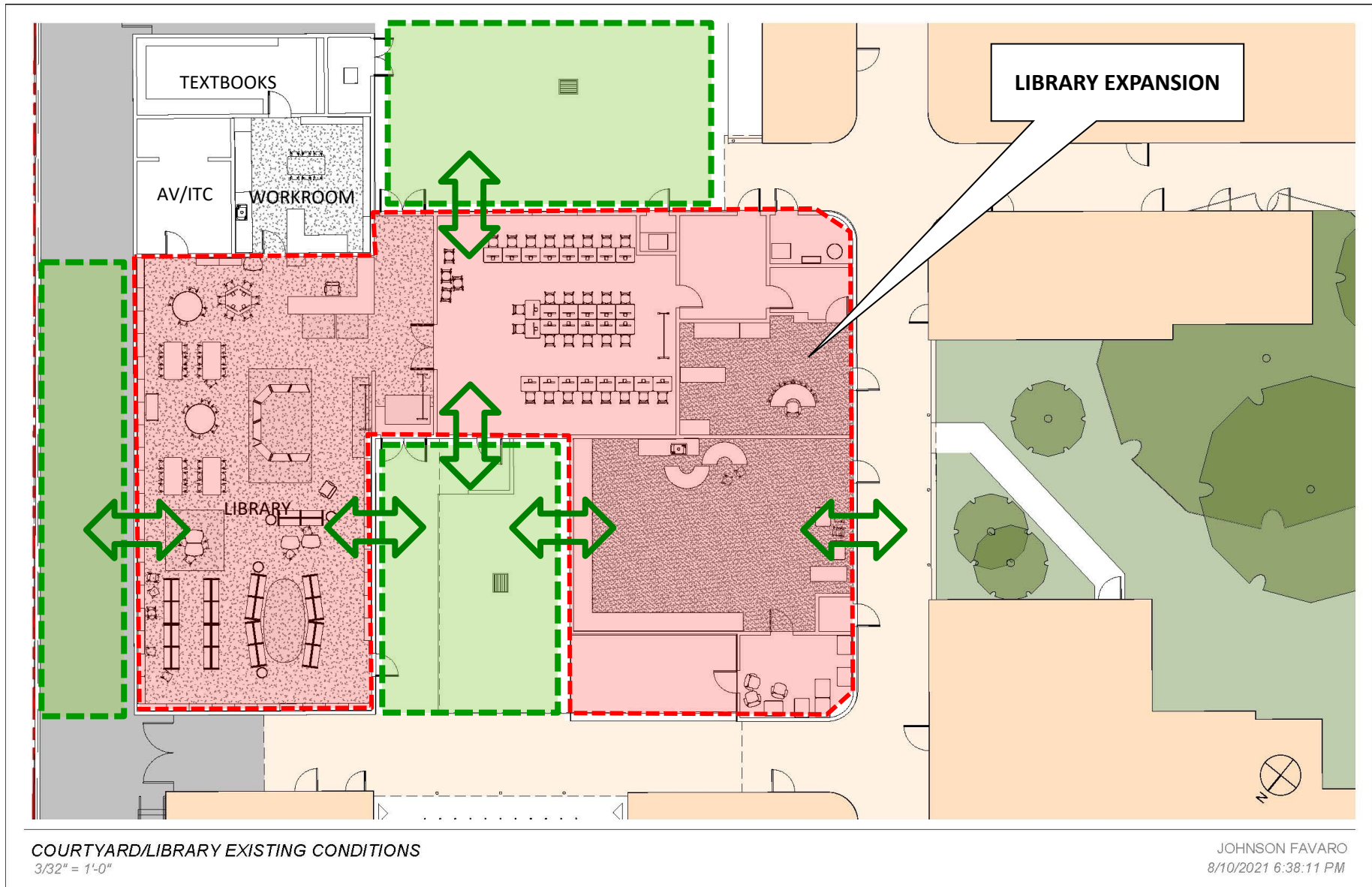






Library Renovation





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



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Central Garden Restoration





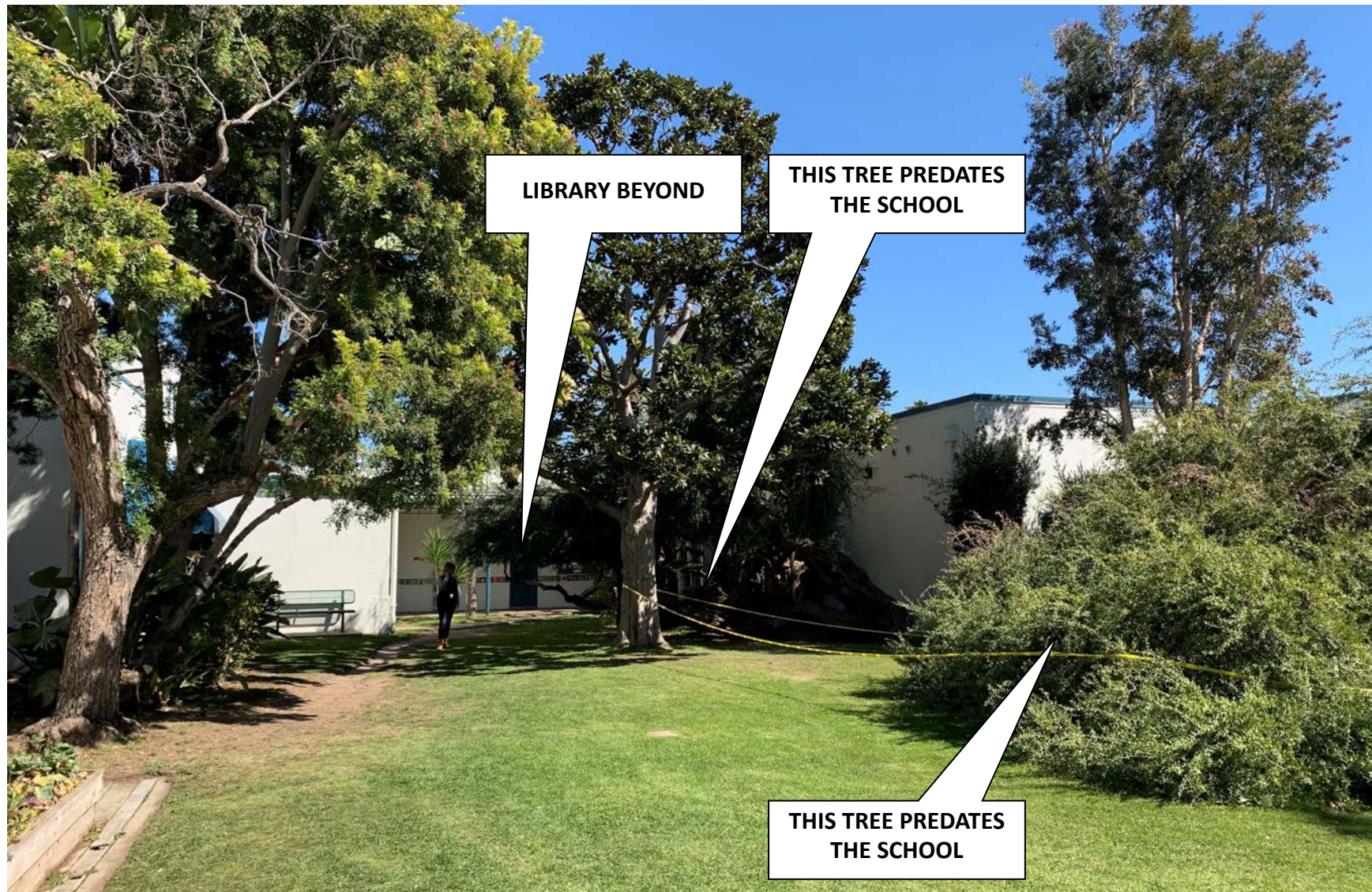
Central Garden Looking West





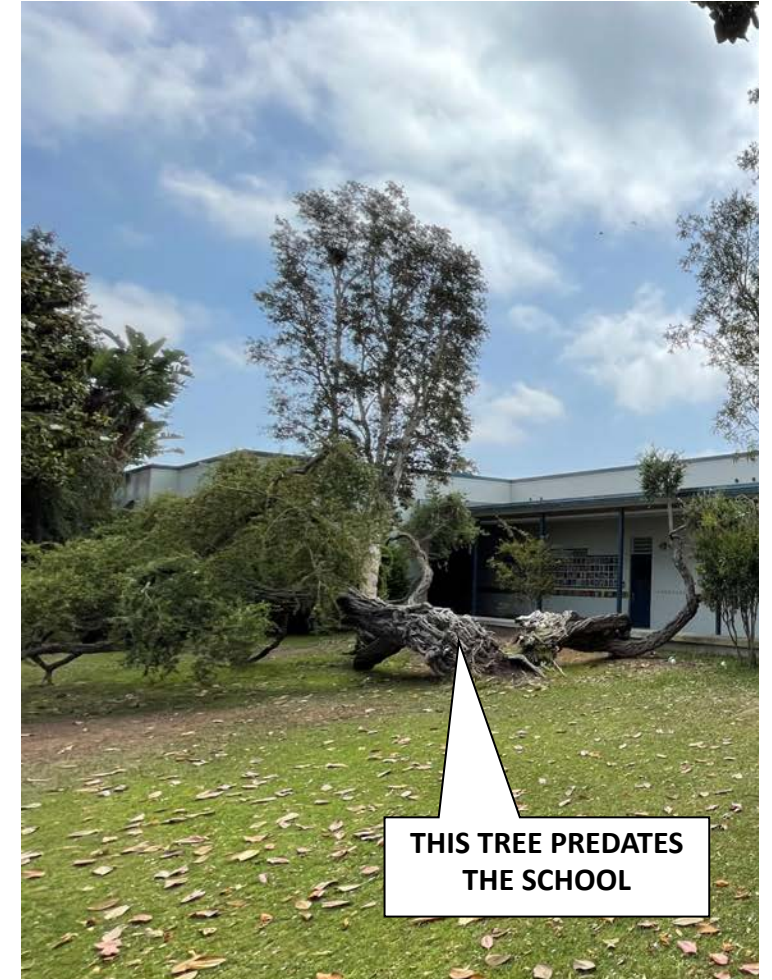
Central Garden Looking West





Central Garden Looking East





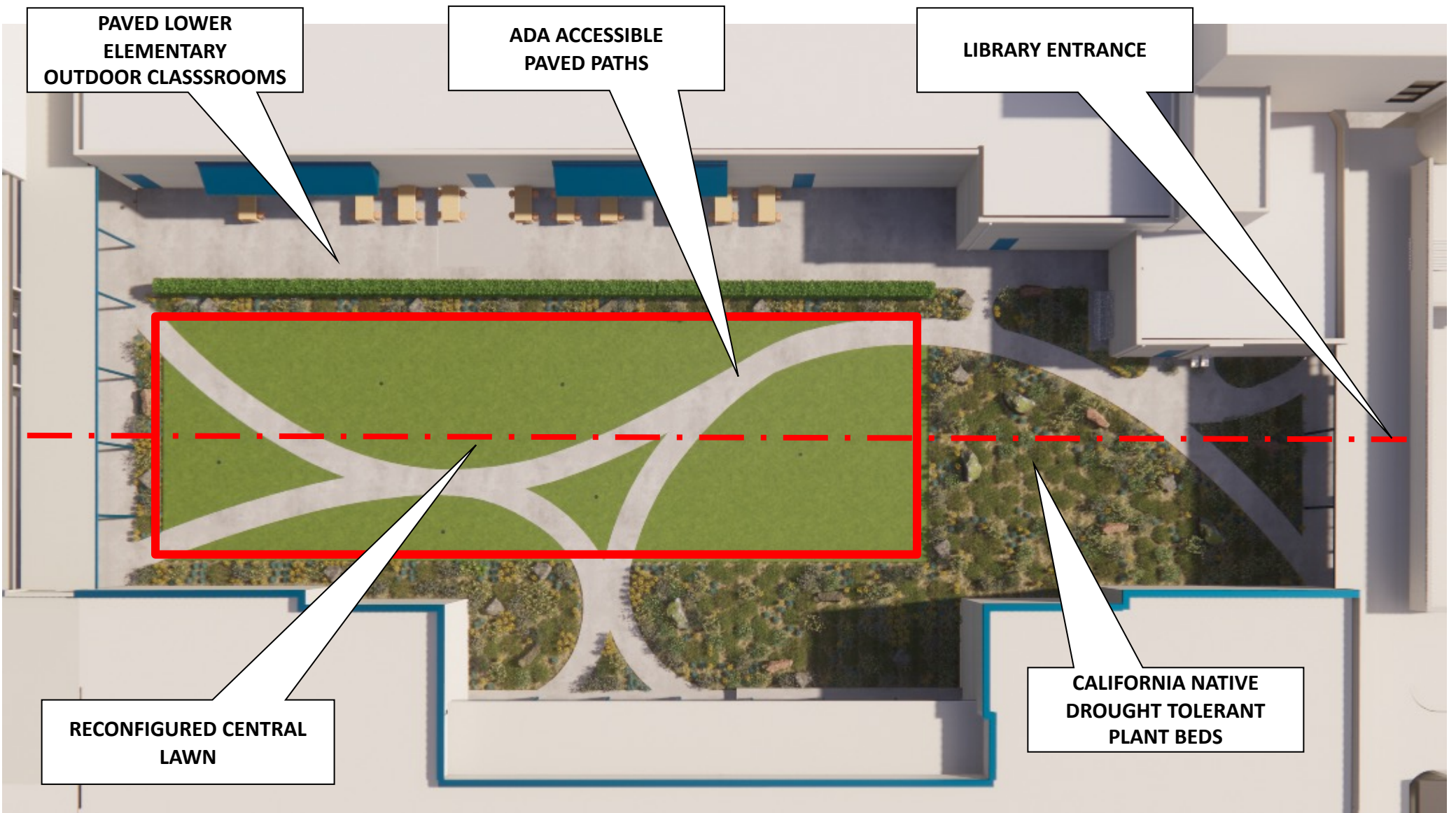
Historic Trees





Existing Central Garden





Central Garden Restoration





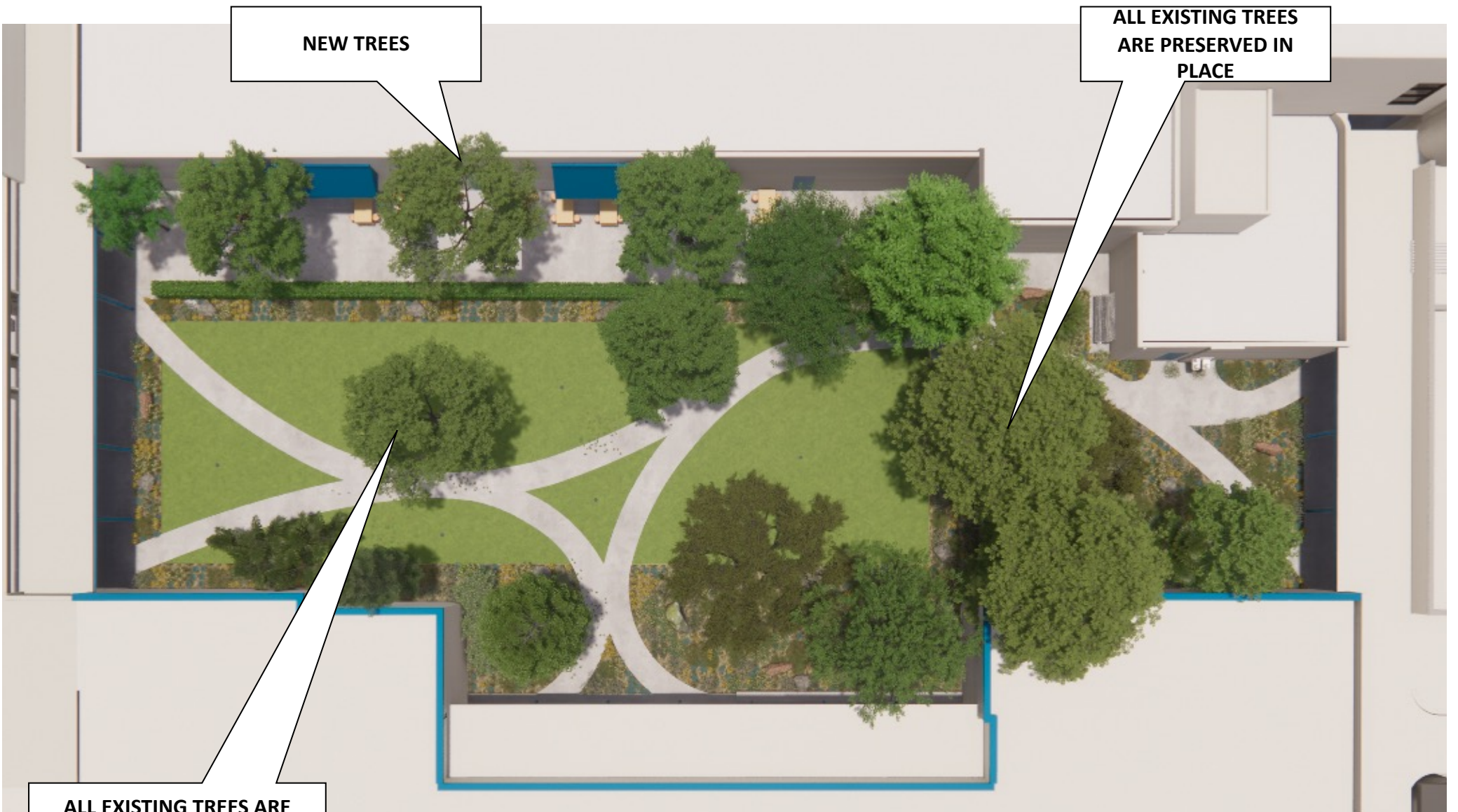
**THIS TREE PREDATES THE SCHOOL**



**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





Central Garden Restoration Looking West





Central Garden Restoration Looking East  
Grant Elementary School Campus Master Plan





Central Garden Restoration Looking East  
Grant Elementary School Campus Master Plan





Central Garden Restoration Looking North

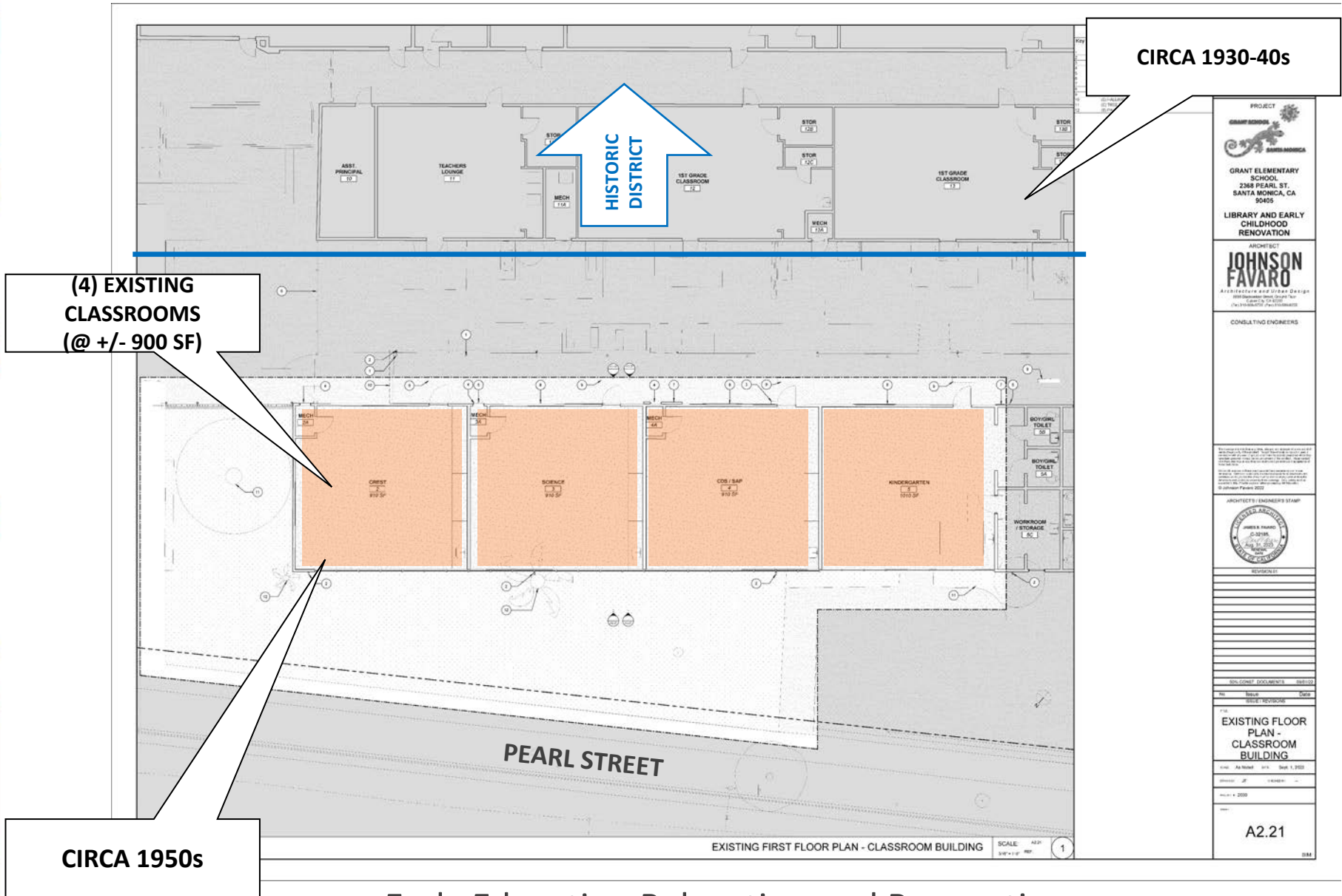




SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

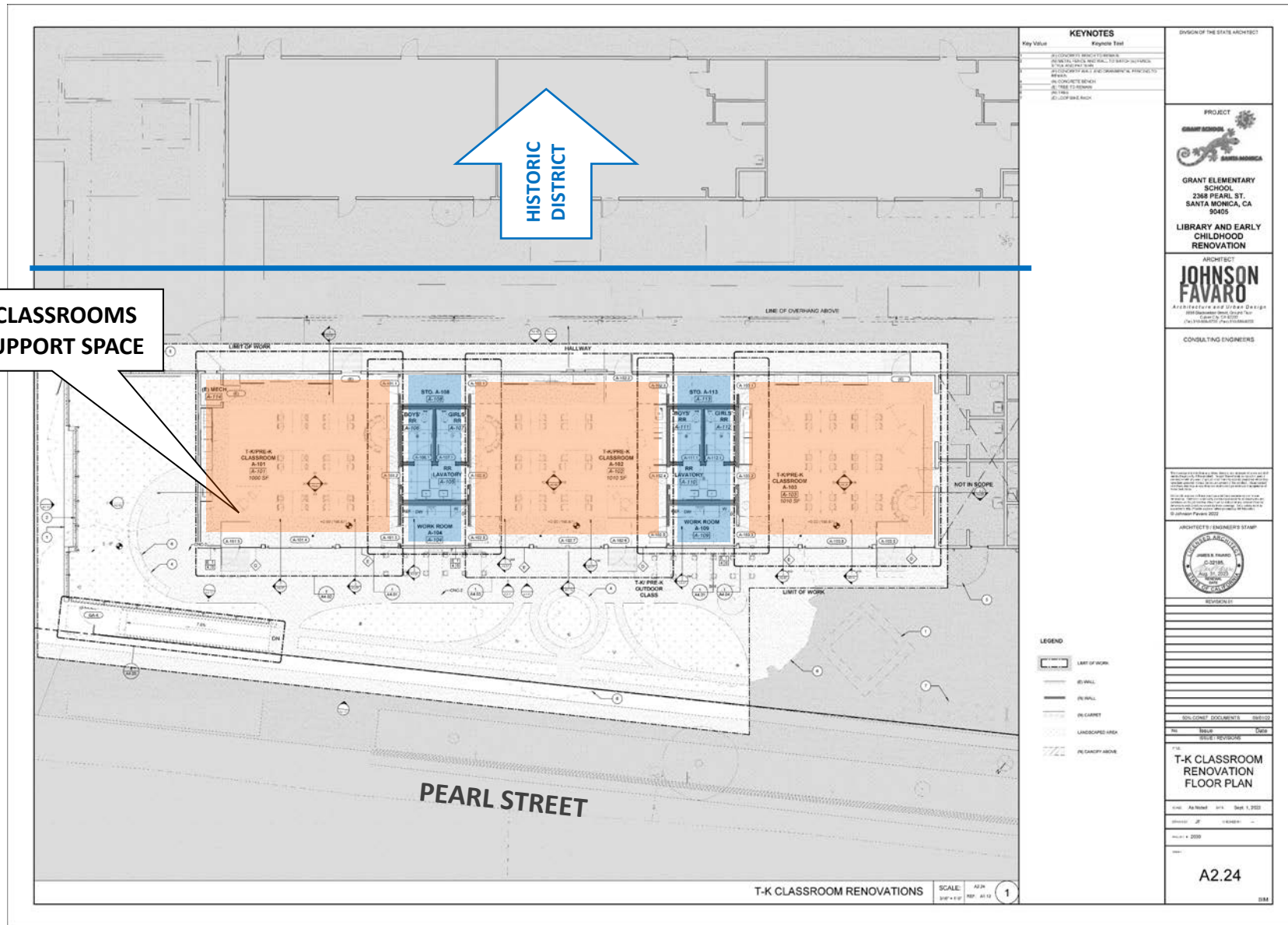
# Early Education Relocation and Renovation



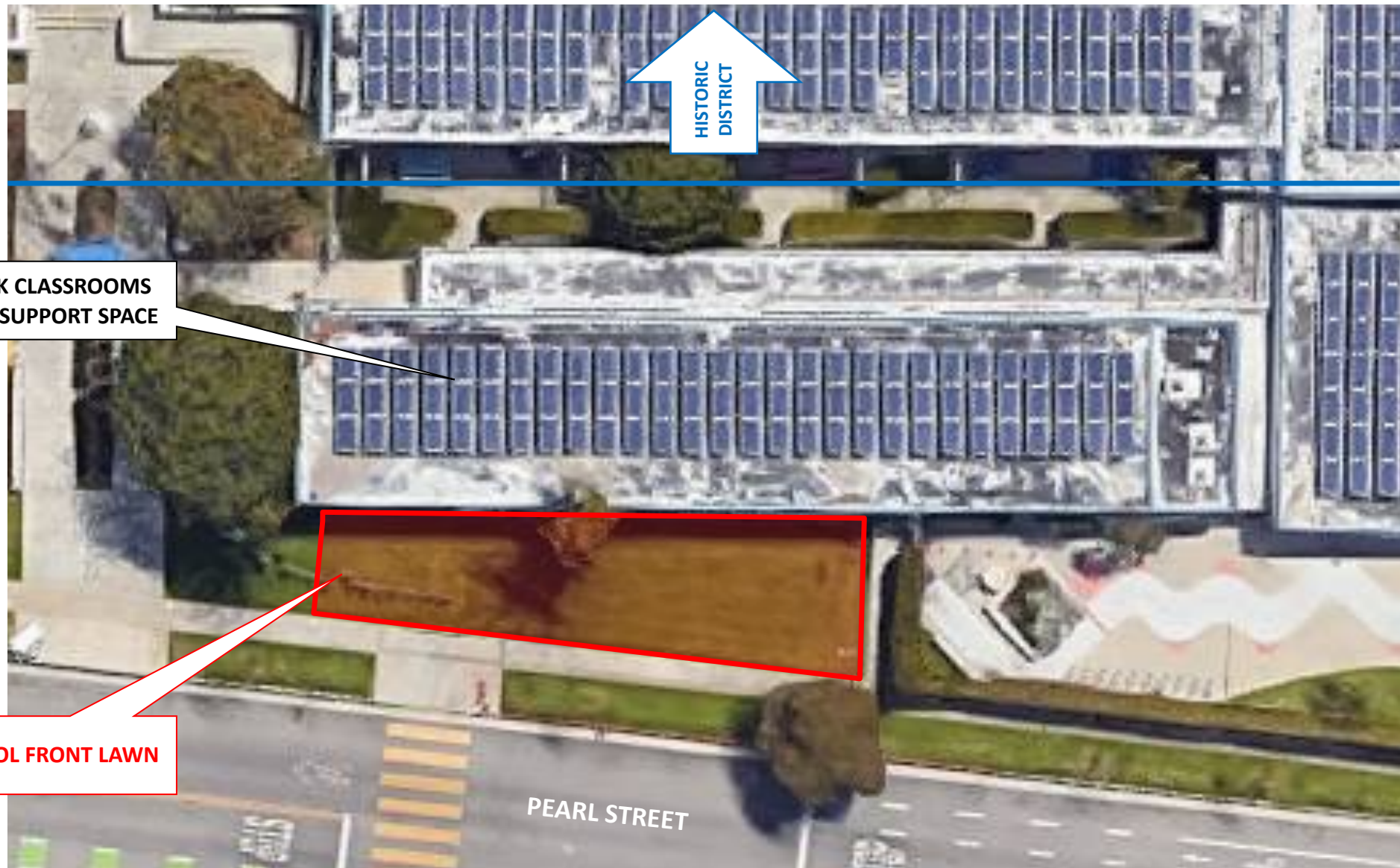


## Early Education Relocation and Renovation





# Grant Elementary School Campus Master Plan

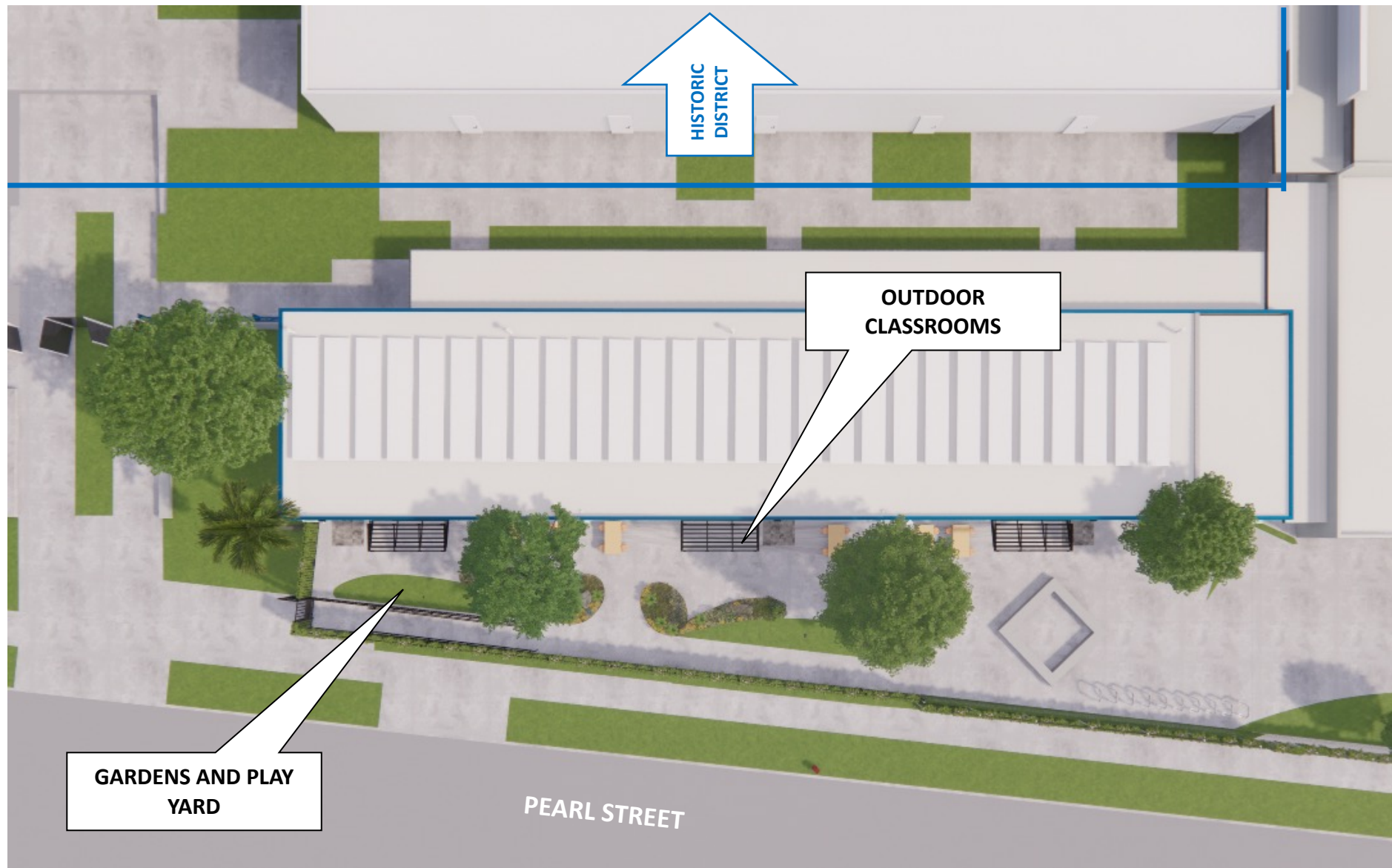


Early Education Relocation and Renovation





## Early Education Relocation and Renovation



Early Education Relocation and Renovation





View Along Pearl Street Looking West





Outdoor Classrooms Looking West





Outdoor Classrooms Looking East





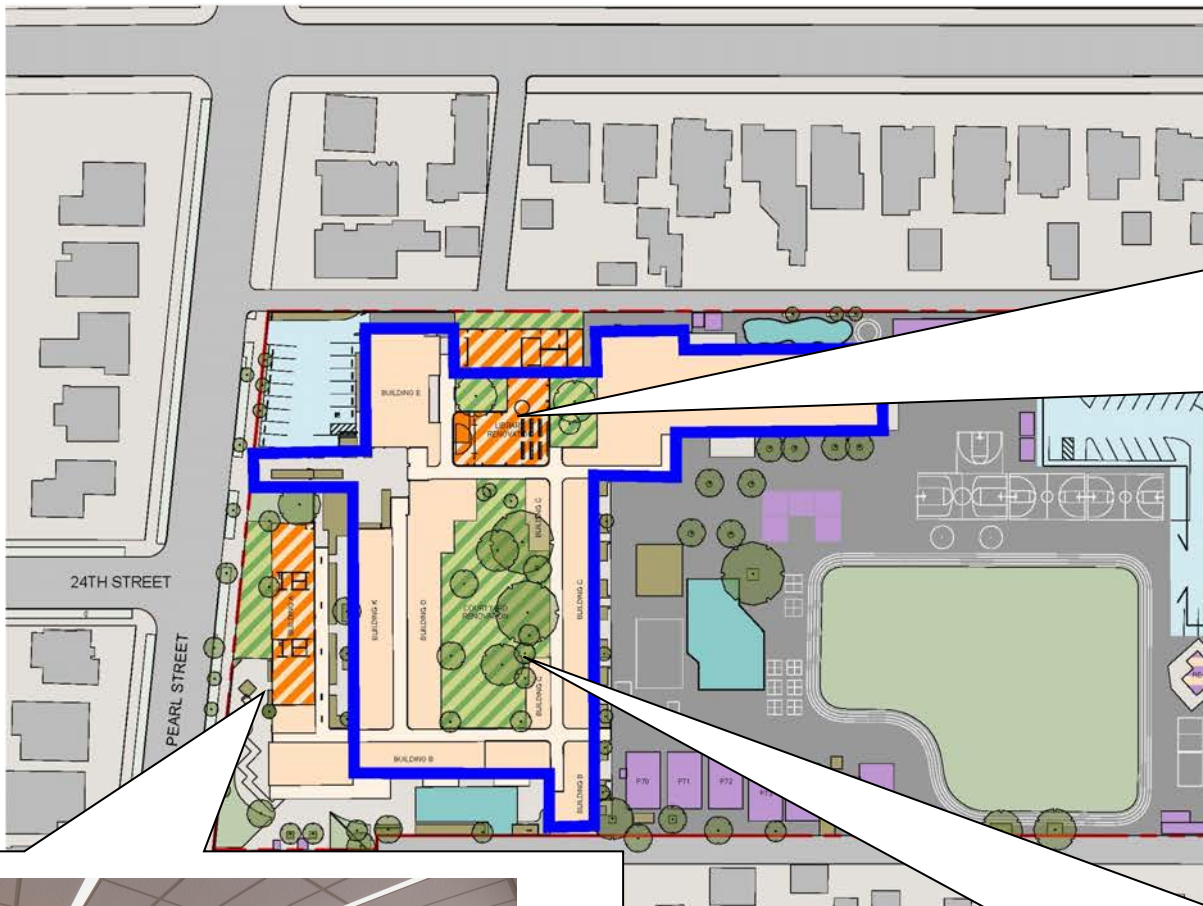
Outdoor Classrooms





T-K Classrooms





**LIBRARY RENOVATION AND EXPANSION**



**EARLY EDUCATION CLASSROOMS RELOCATION  
RENOVATION**

Phase 1 projects



**CENTRAL GARDEN RESTORATION**

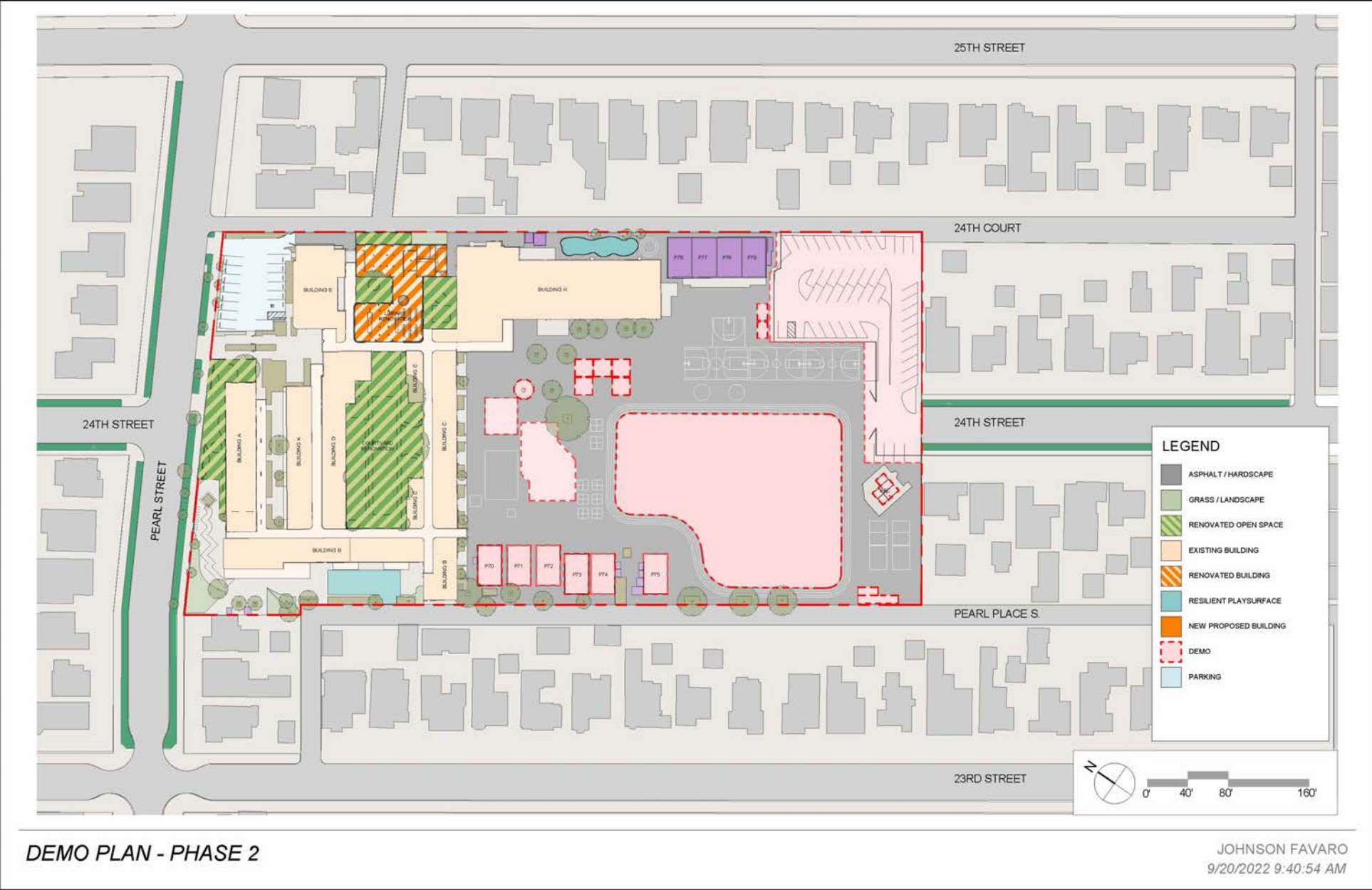




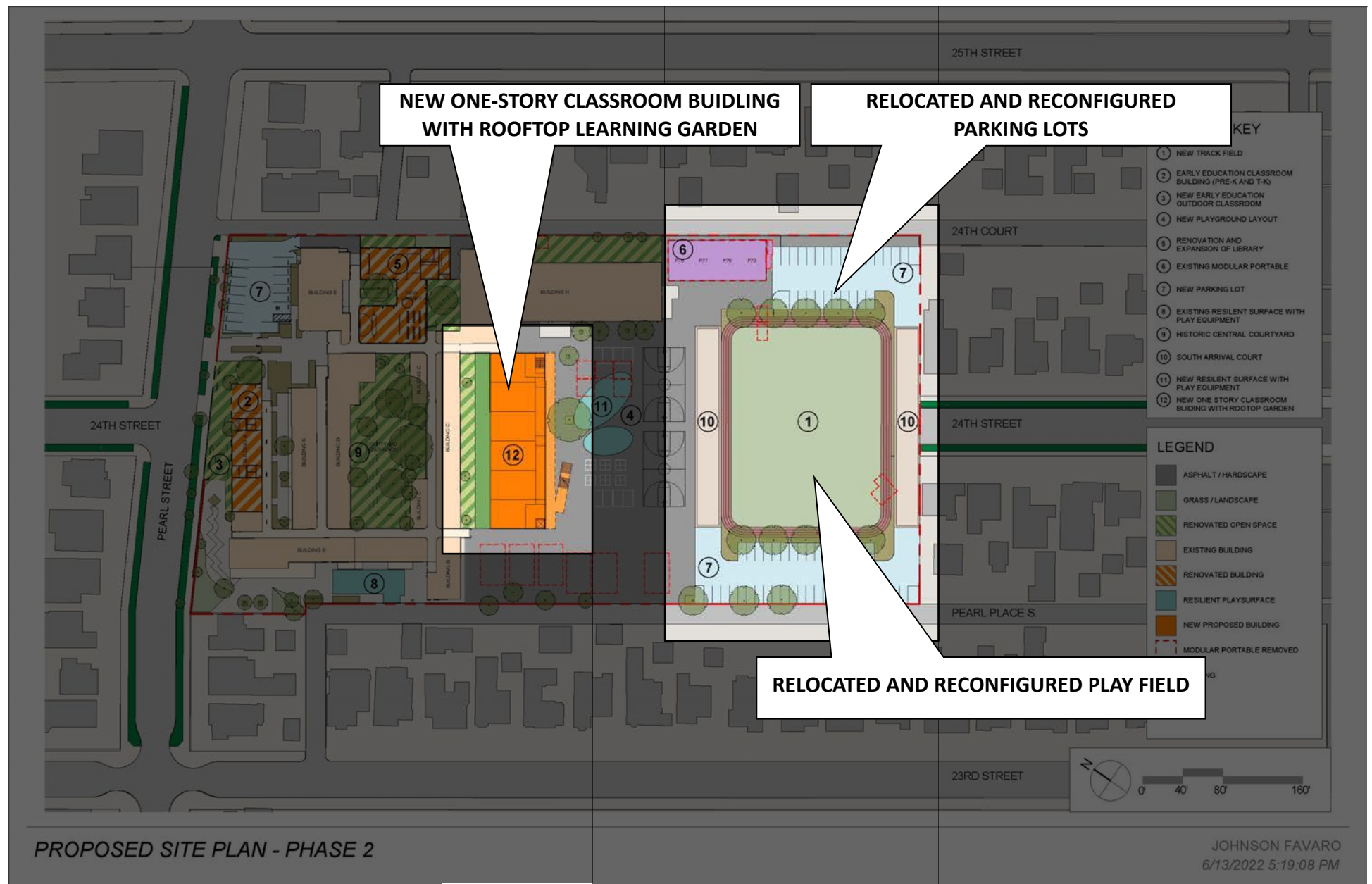
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Phases 2



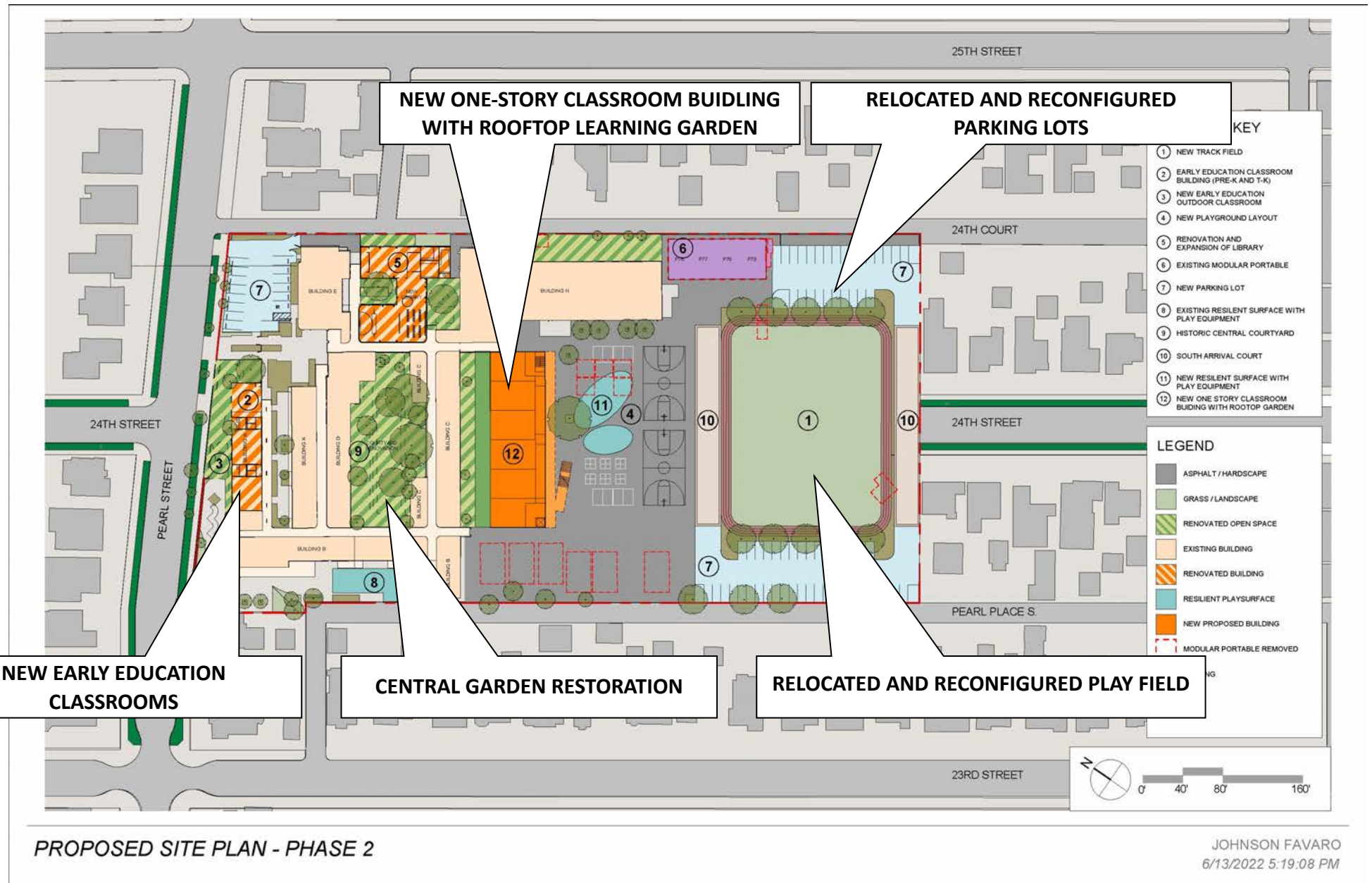


Phases 2 and 3 Demolition



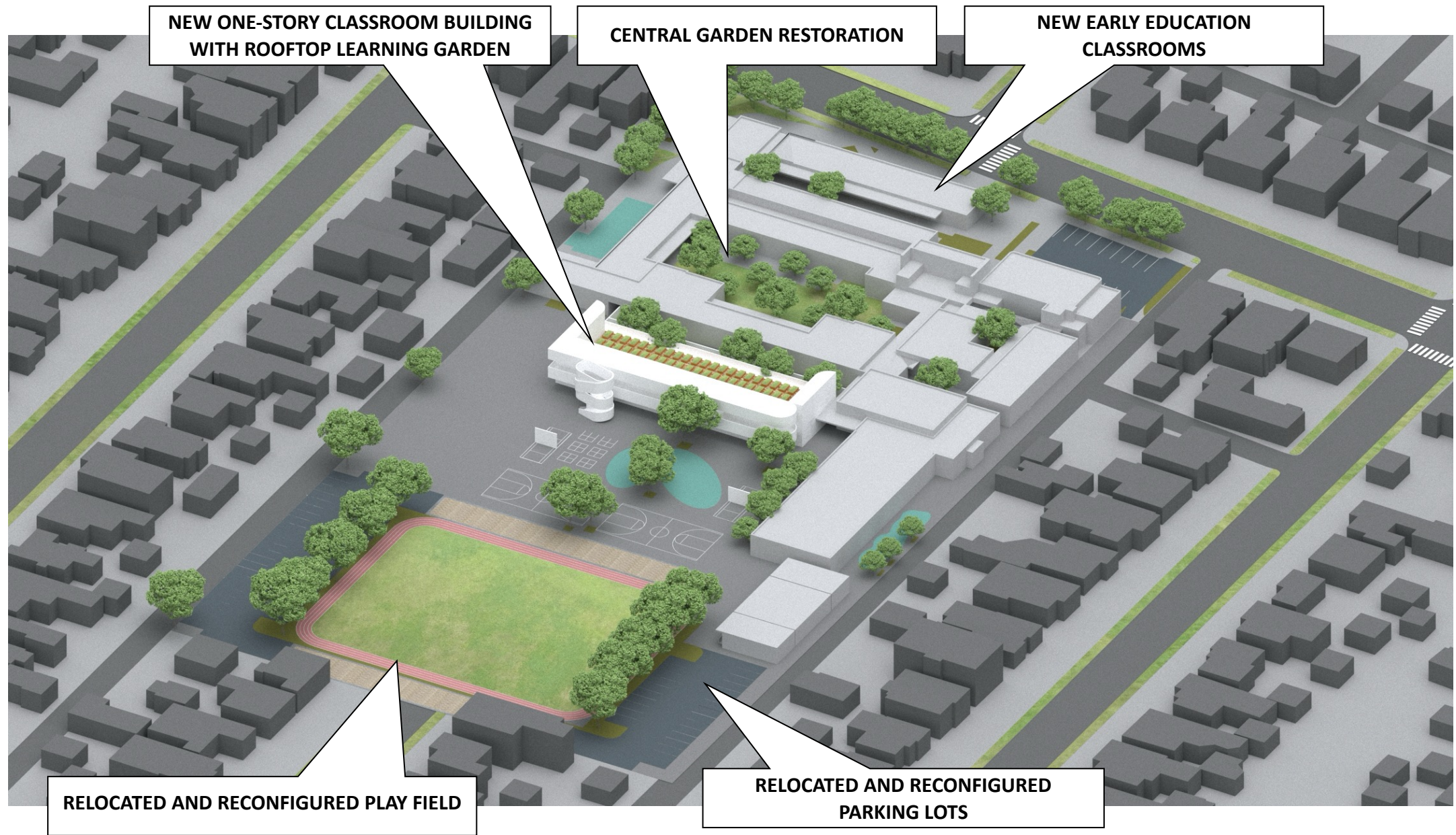
Phases 2 and 3 Projects





Campus at Completion of Phases 2 and 3





Campus at Completion of Phases 2 and 3





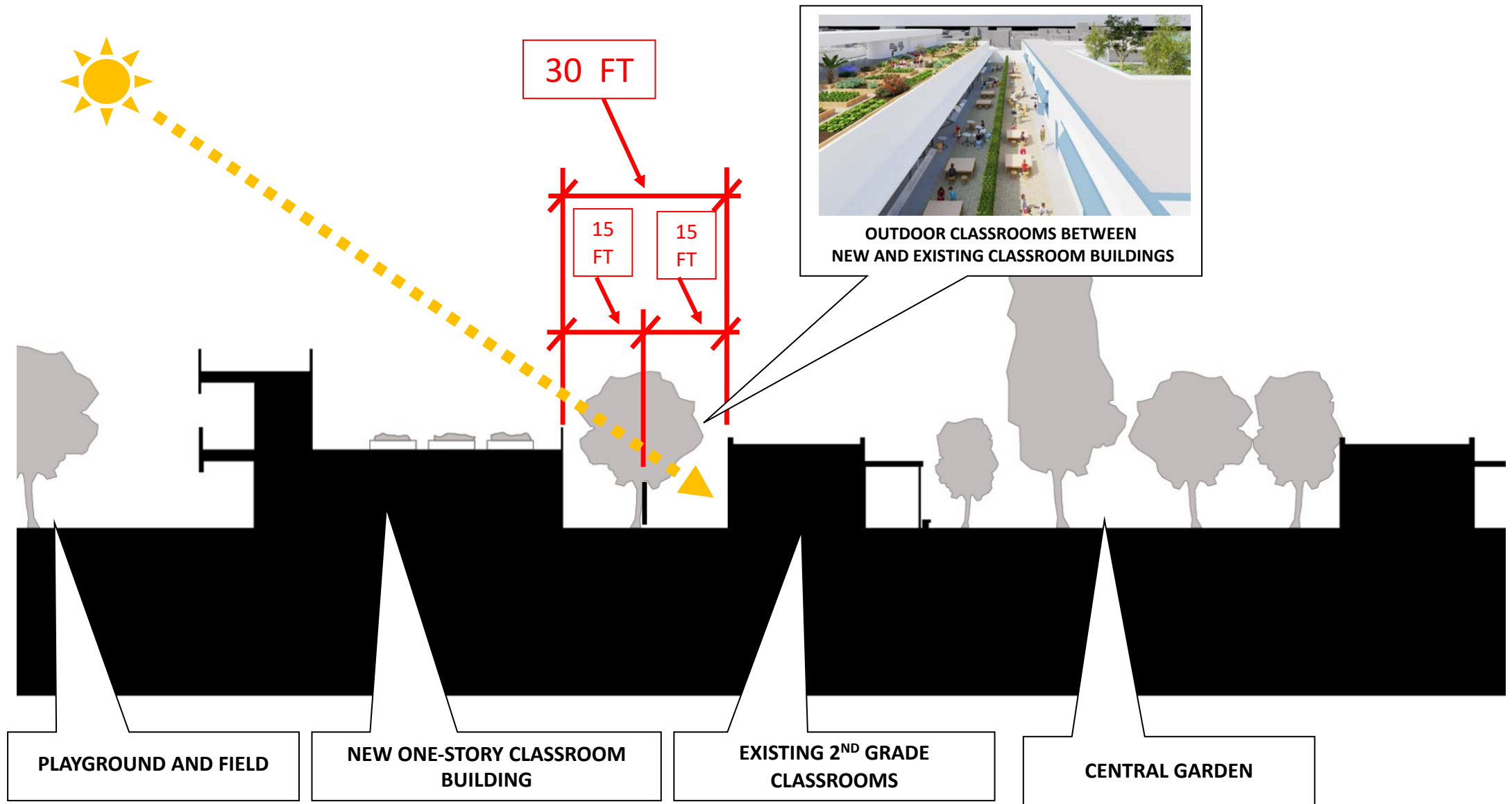
Rooftop Learning Garden





New Outdoor Classrooms





Site Section Looking West



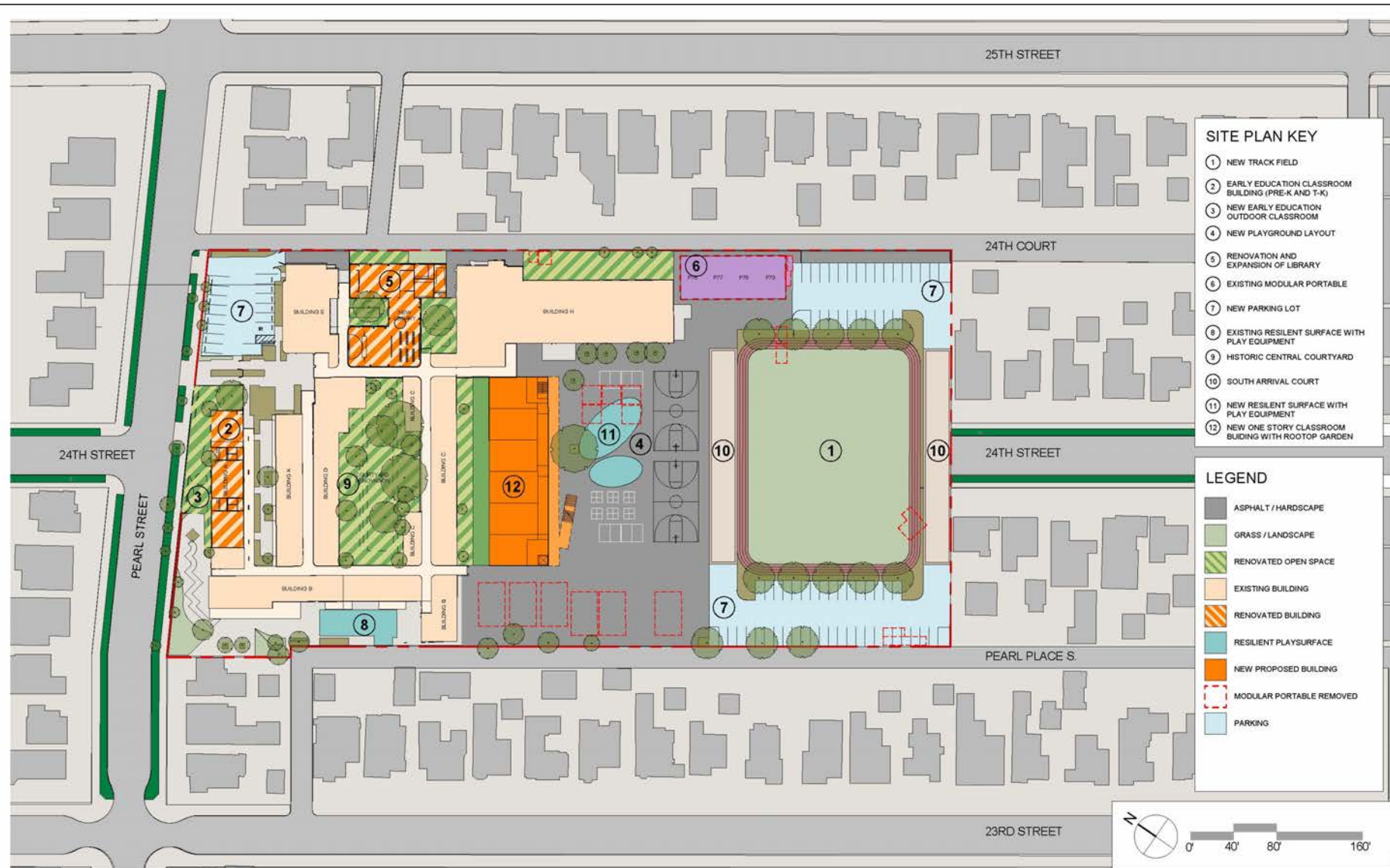
New One-story Classroom Building





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Phase 3

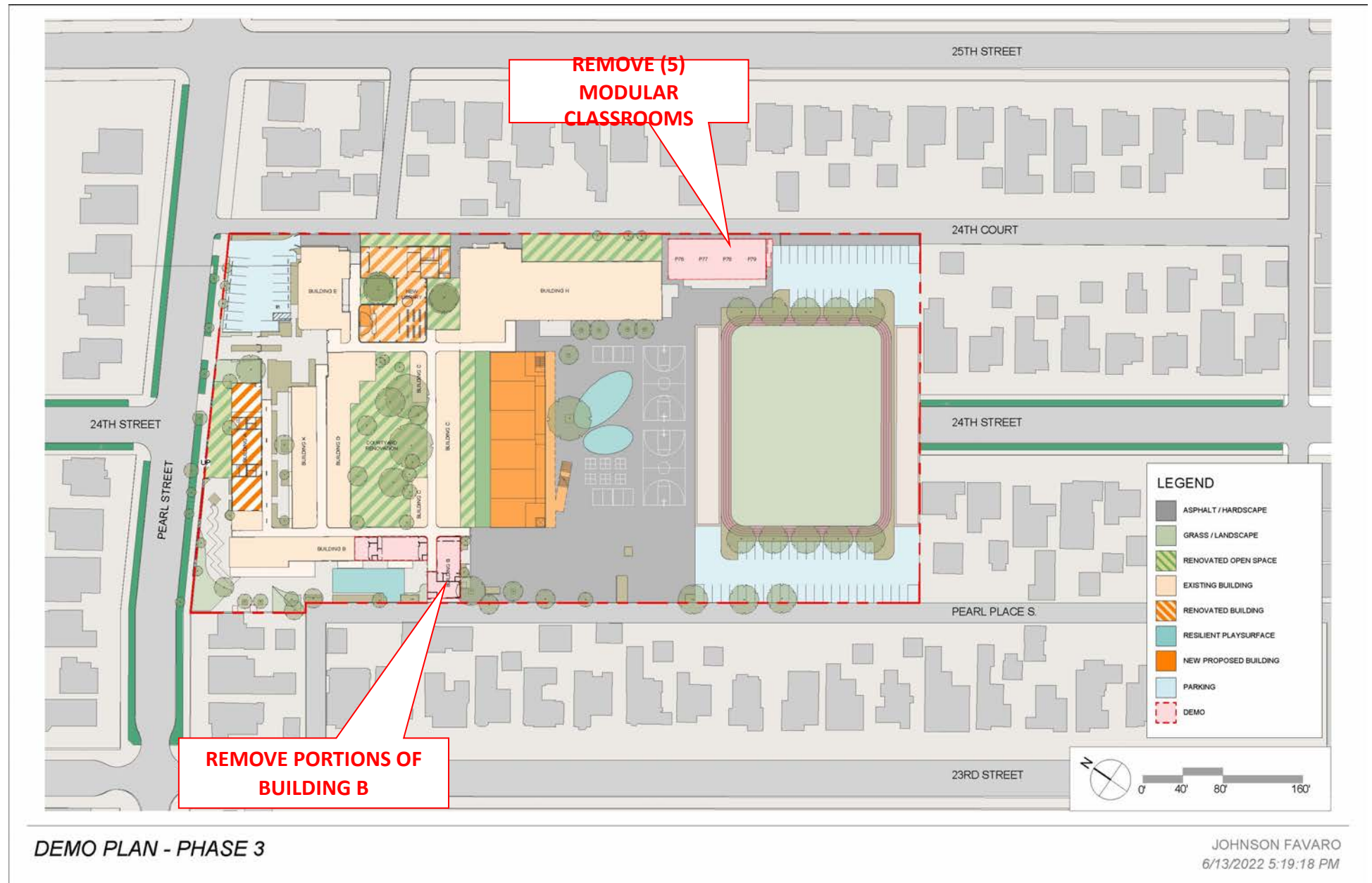


PROPOSED SITE PLAN - PHASE 2

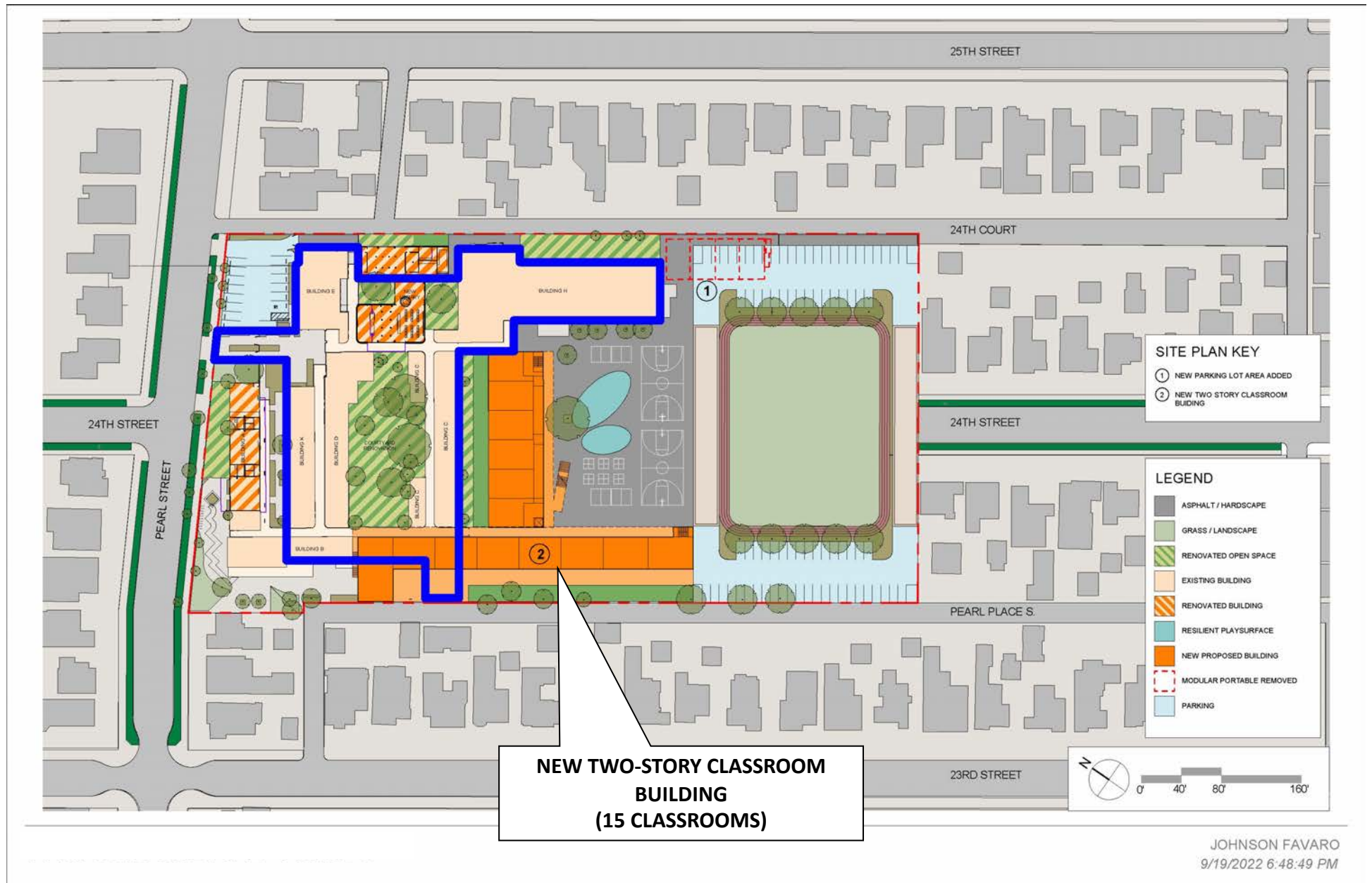
JOHNSON FAVARO  
6/13/2022 5:19:08 PM

Campus at completion of Phases 2 and 3



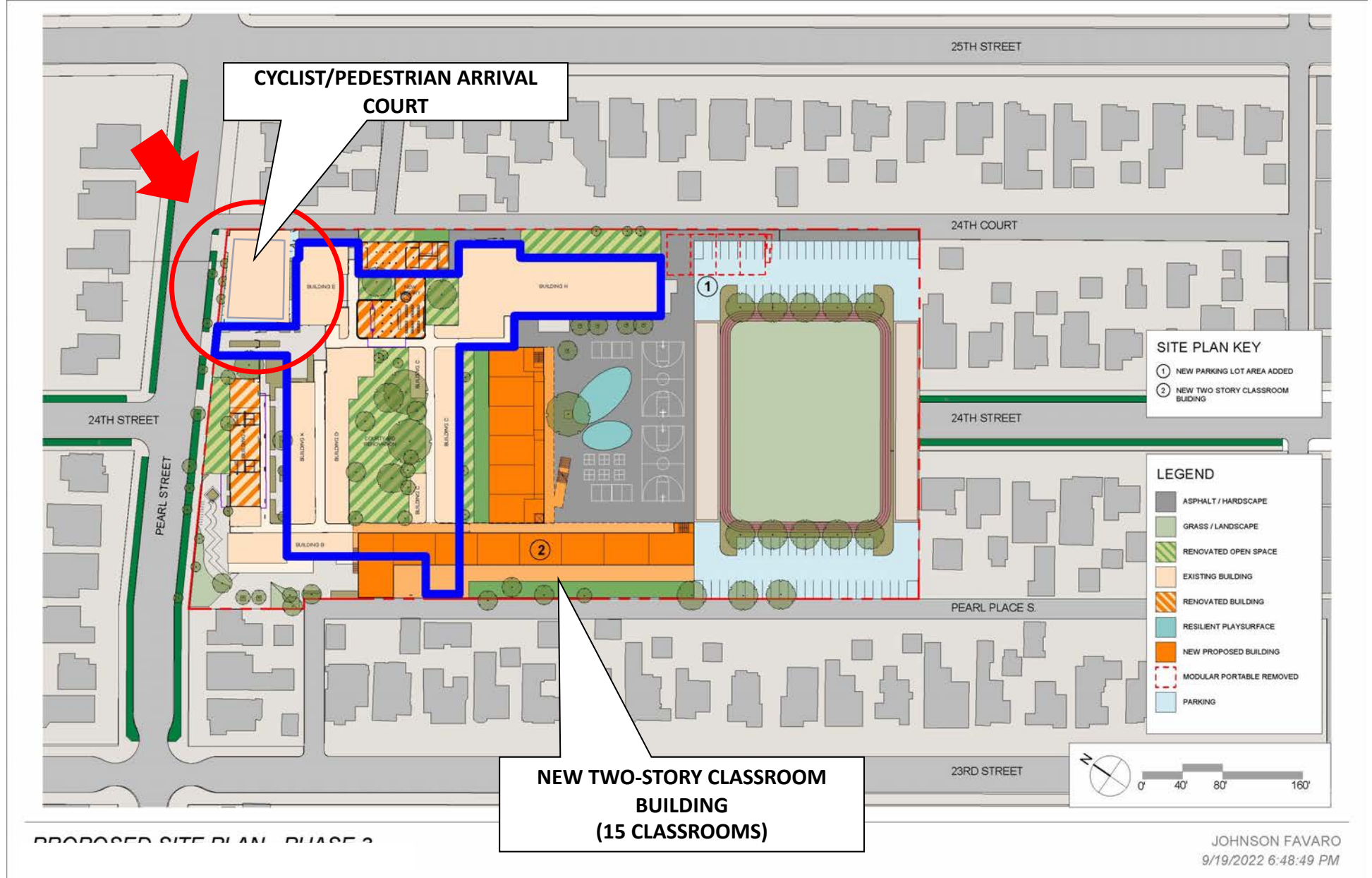


## Phase 4 Demolitions



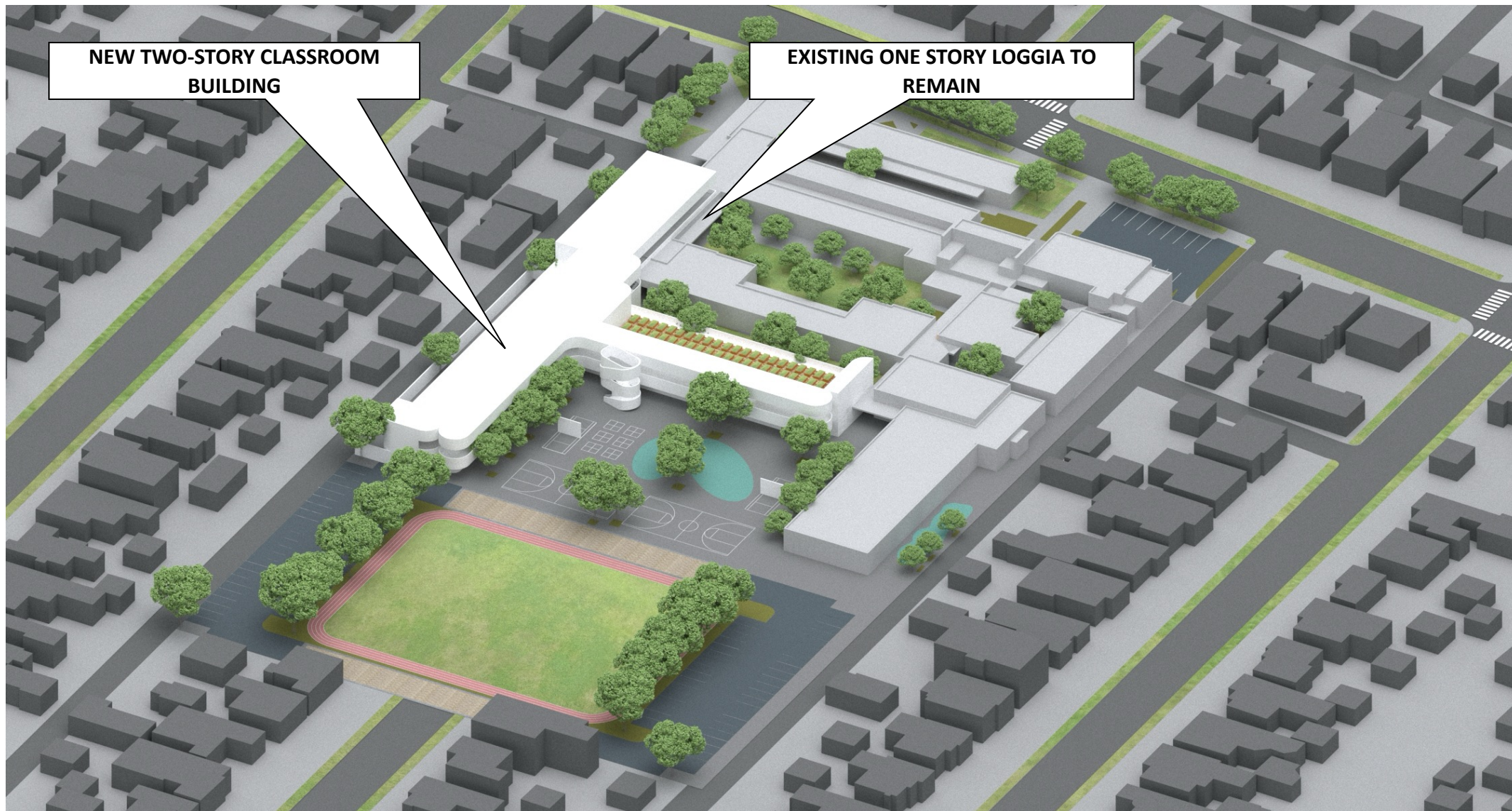
## New Two-story Classroom Building





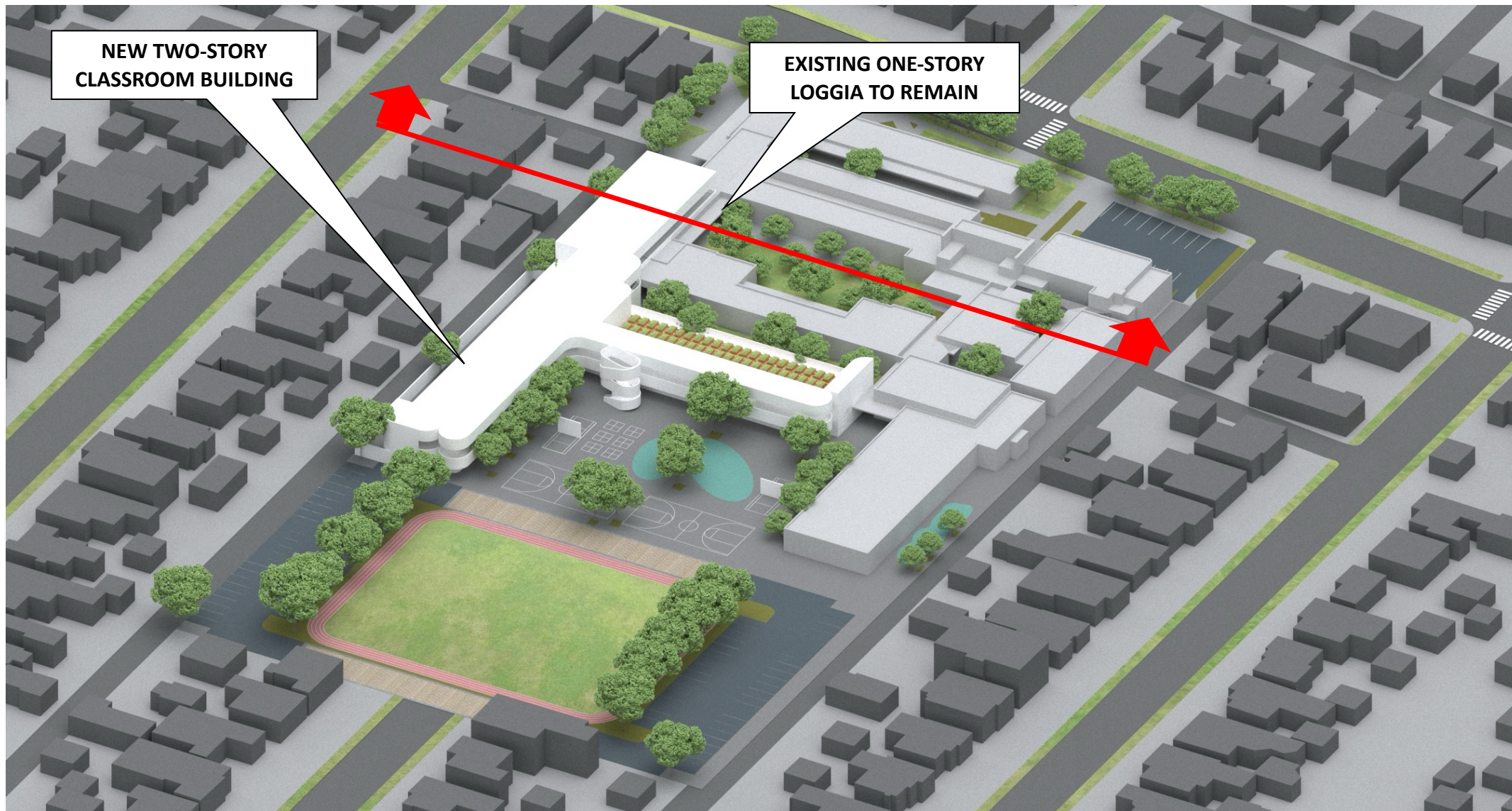
Campus at Completion of Phase 4



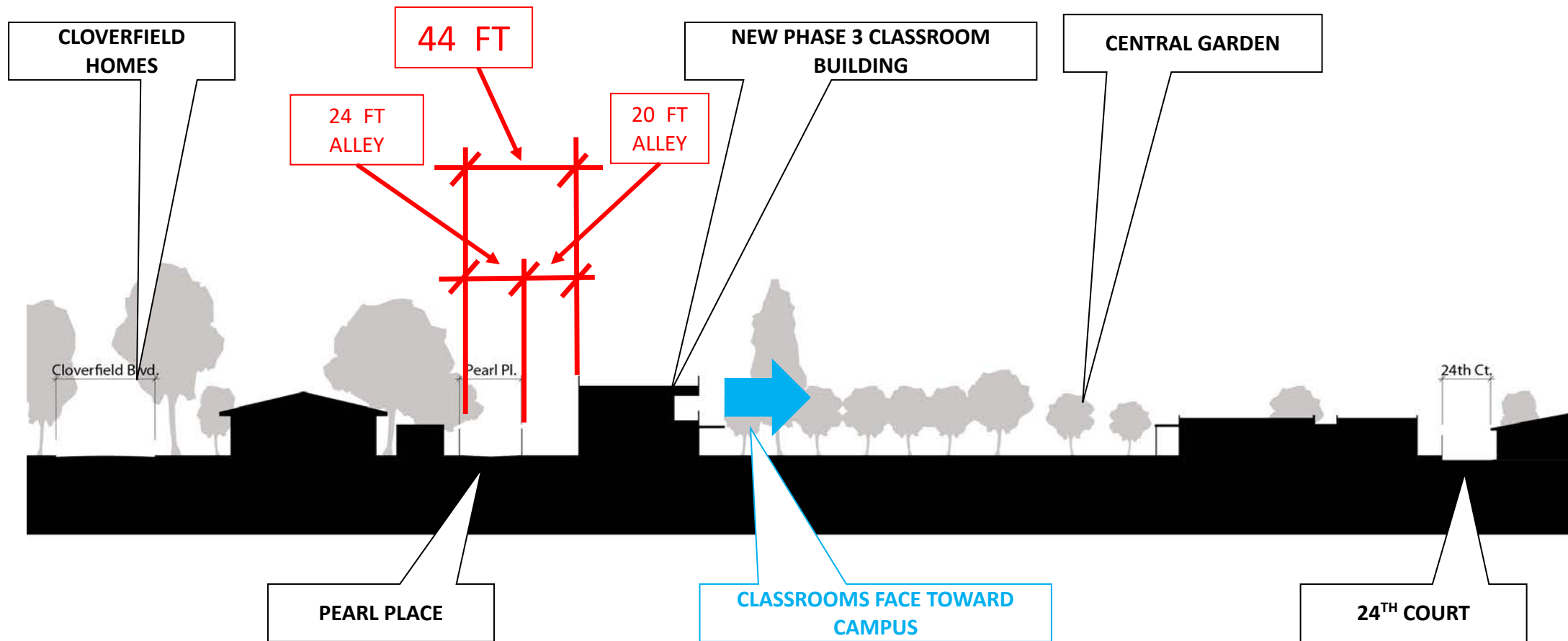


Campus at Completion of Phase 4



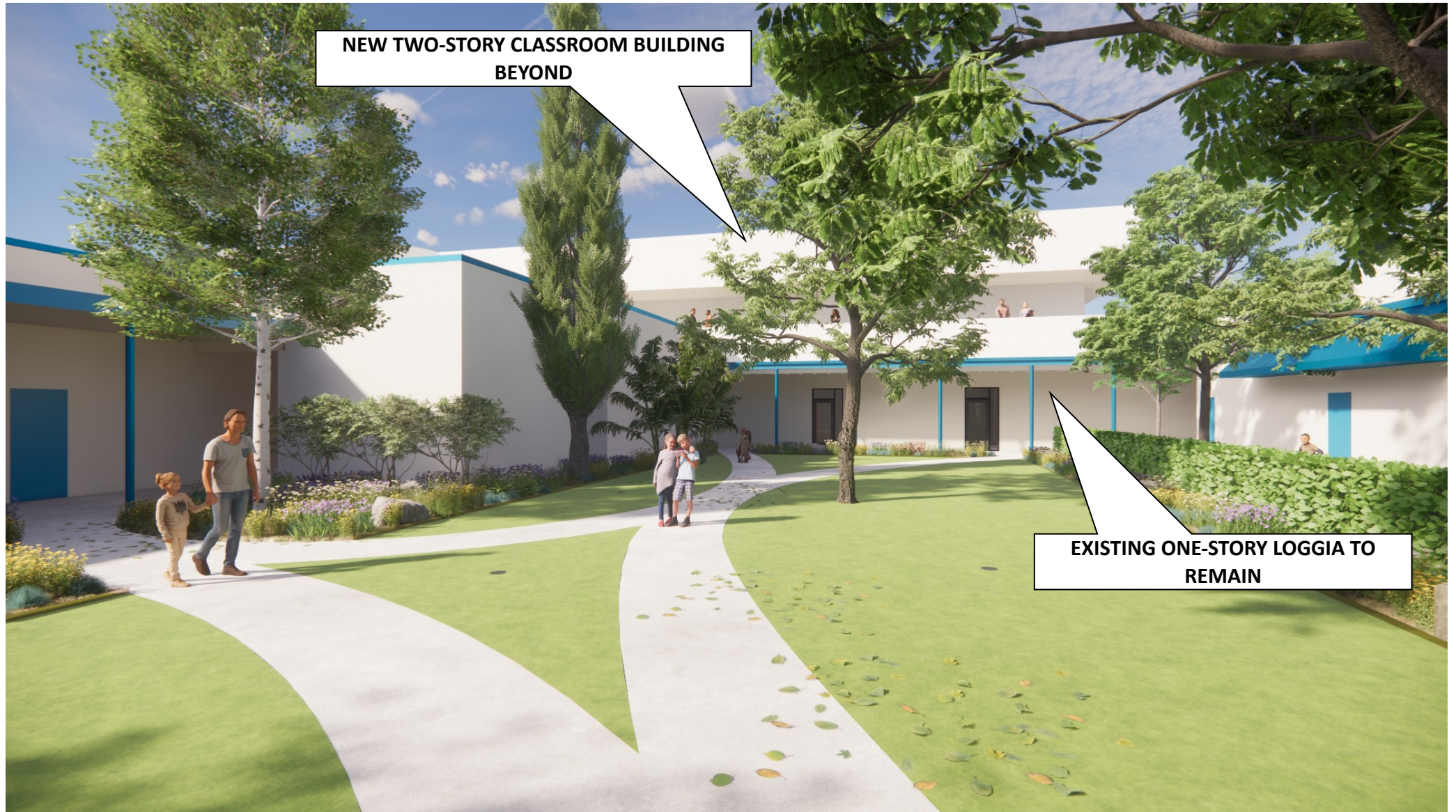


Campus at completion of phase 4



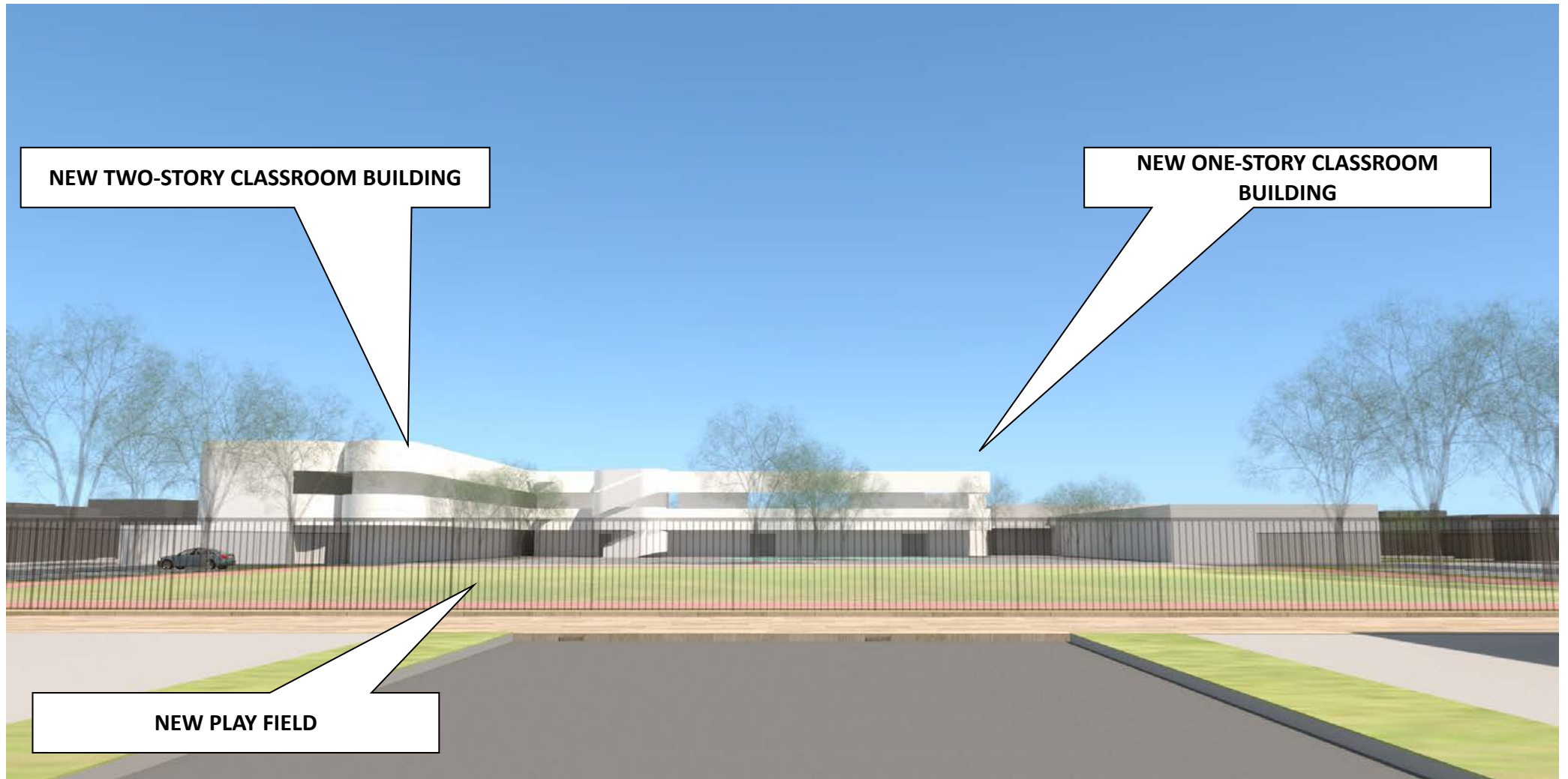
Cross Section through Phase 3 Classroom Building and Pearl Place Looking North





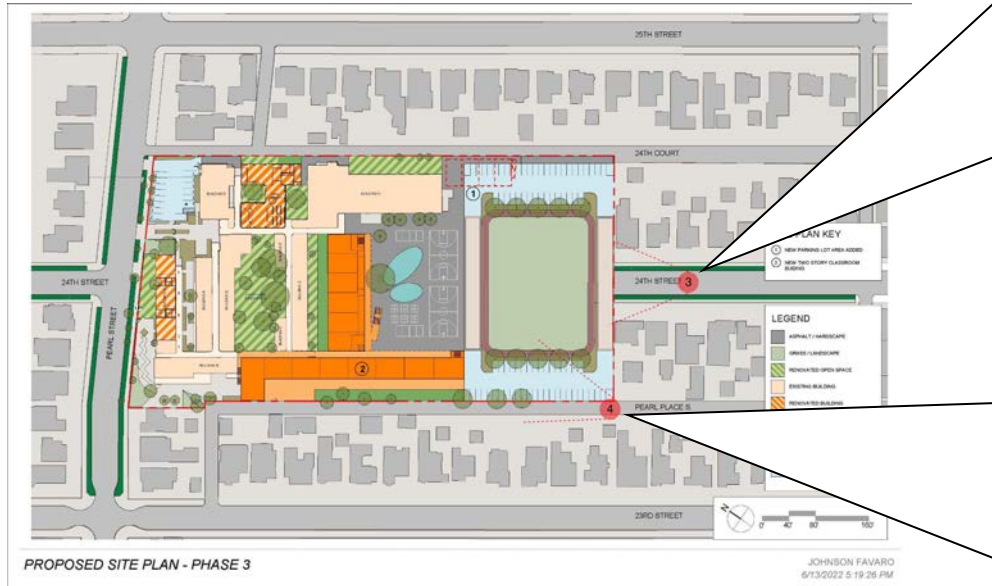
Central Garden Looking West





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





## Neighborhood Views

### Grant Elementary School Campus Master Plan



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



PEARL PLACE ALLEY LOOKING NORTH

### Neighborhood Views

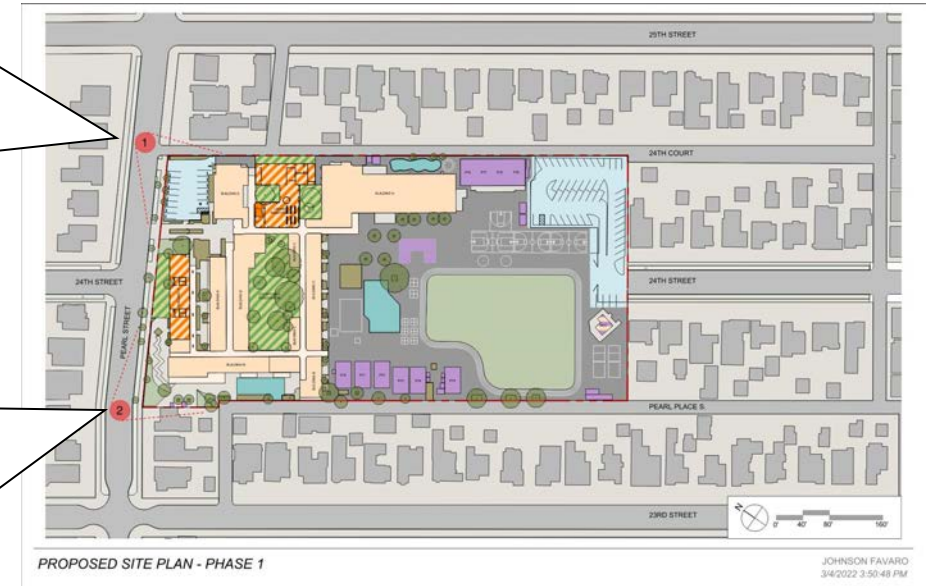




**PEARL STREET LOOKING WEST**



**PEARL STREET LOOKING EAST**

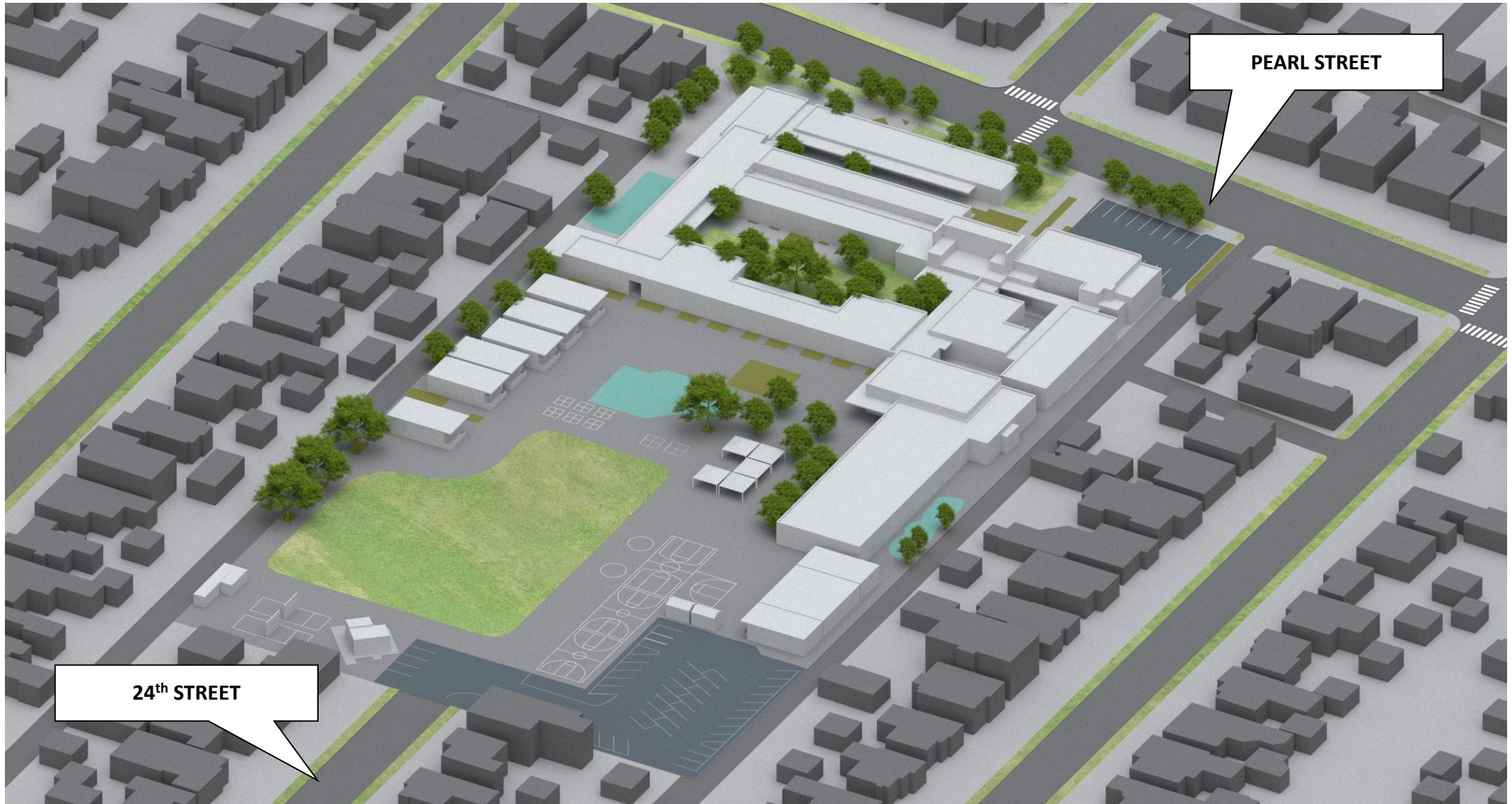






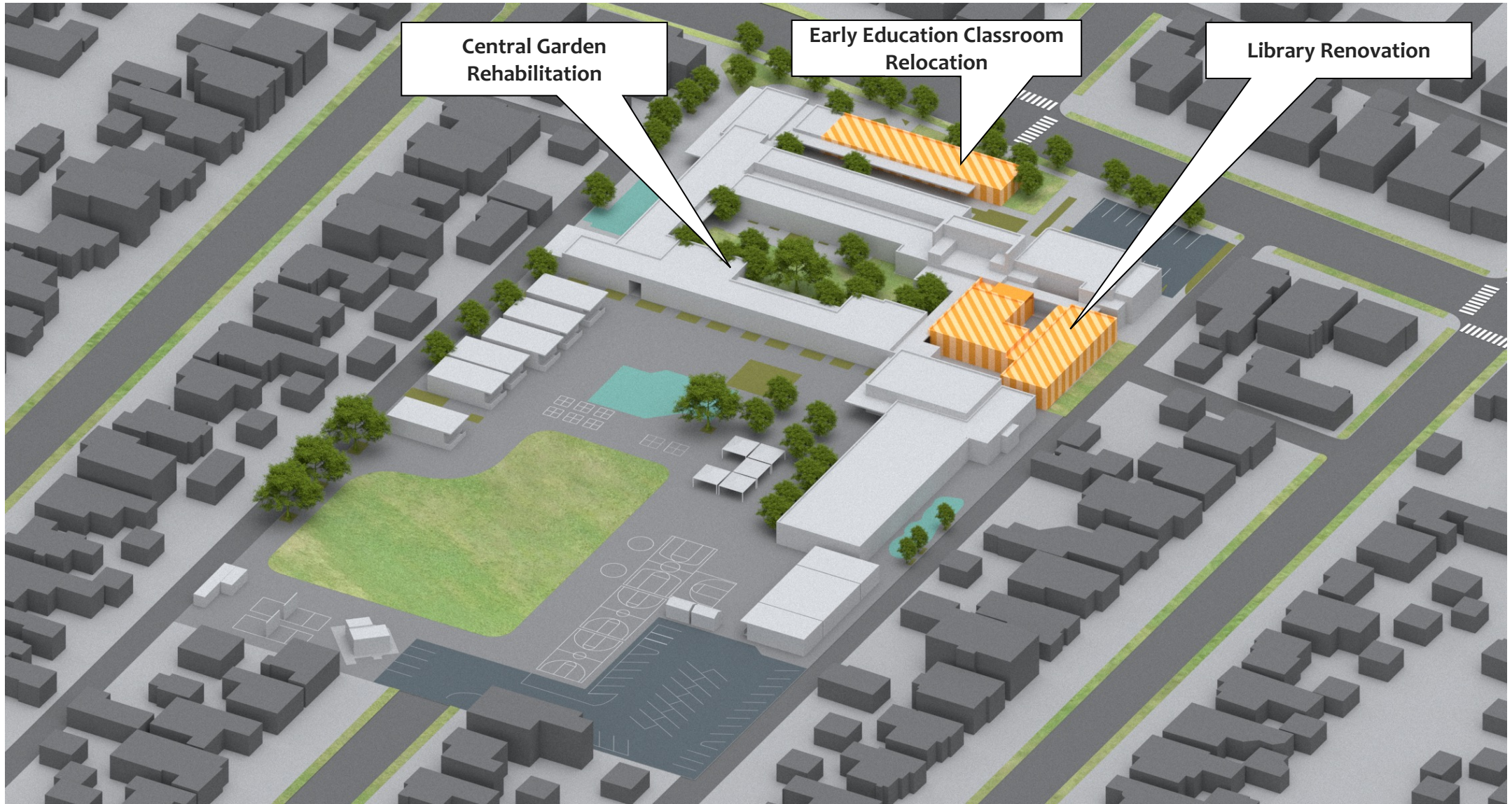
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Summary



Existing Campus



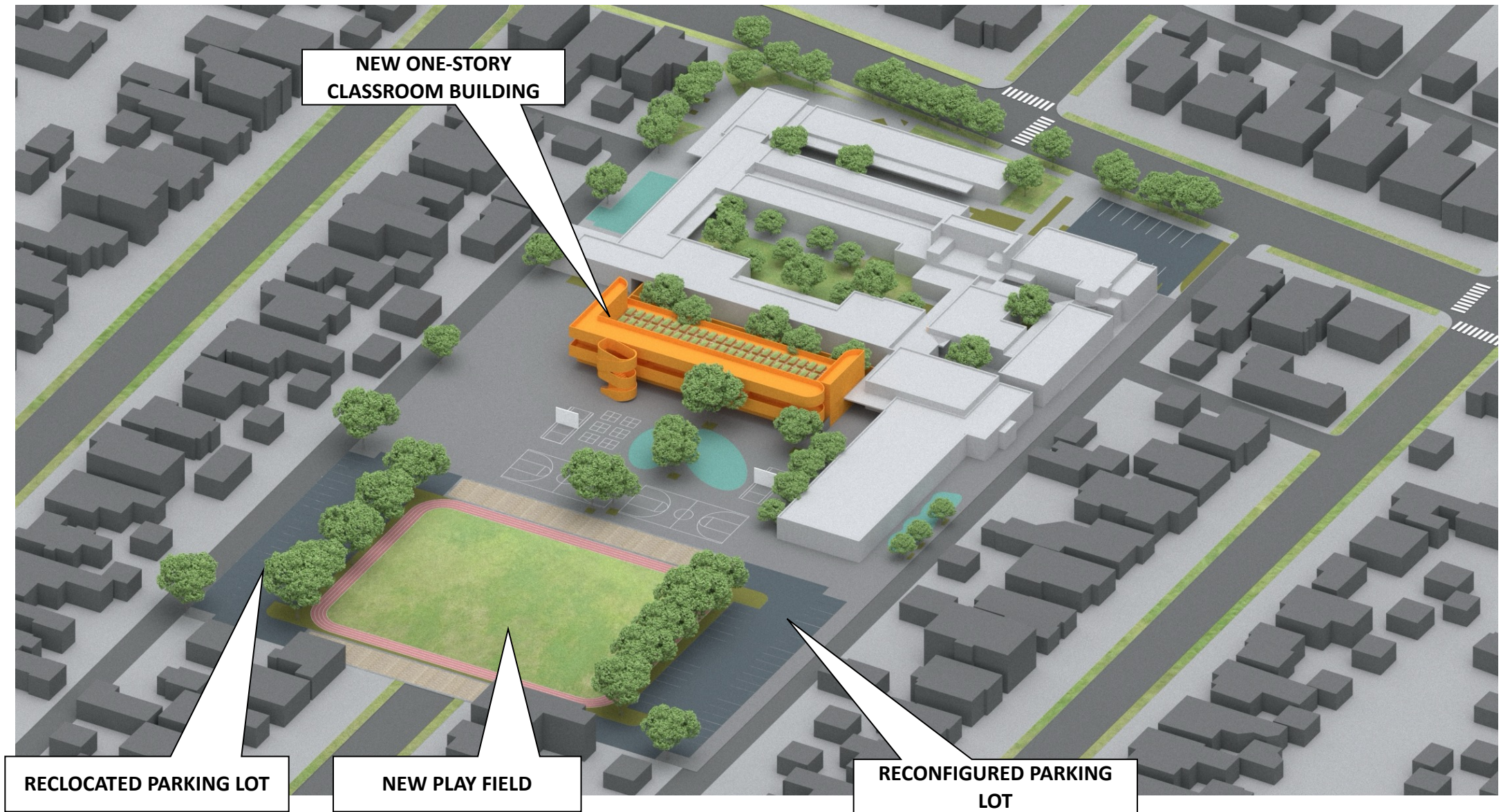


Phase 1 Projects



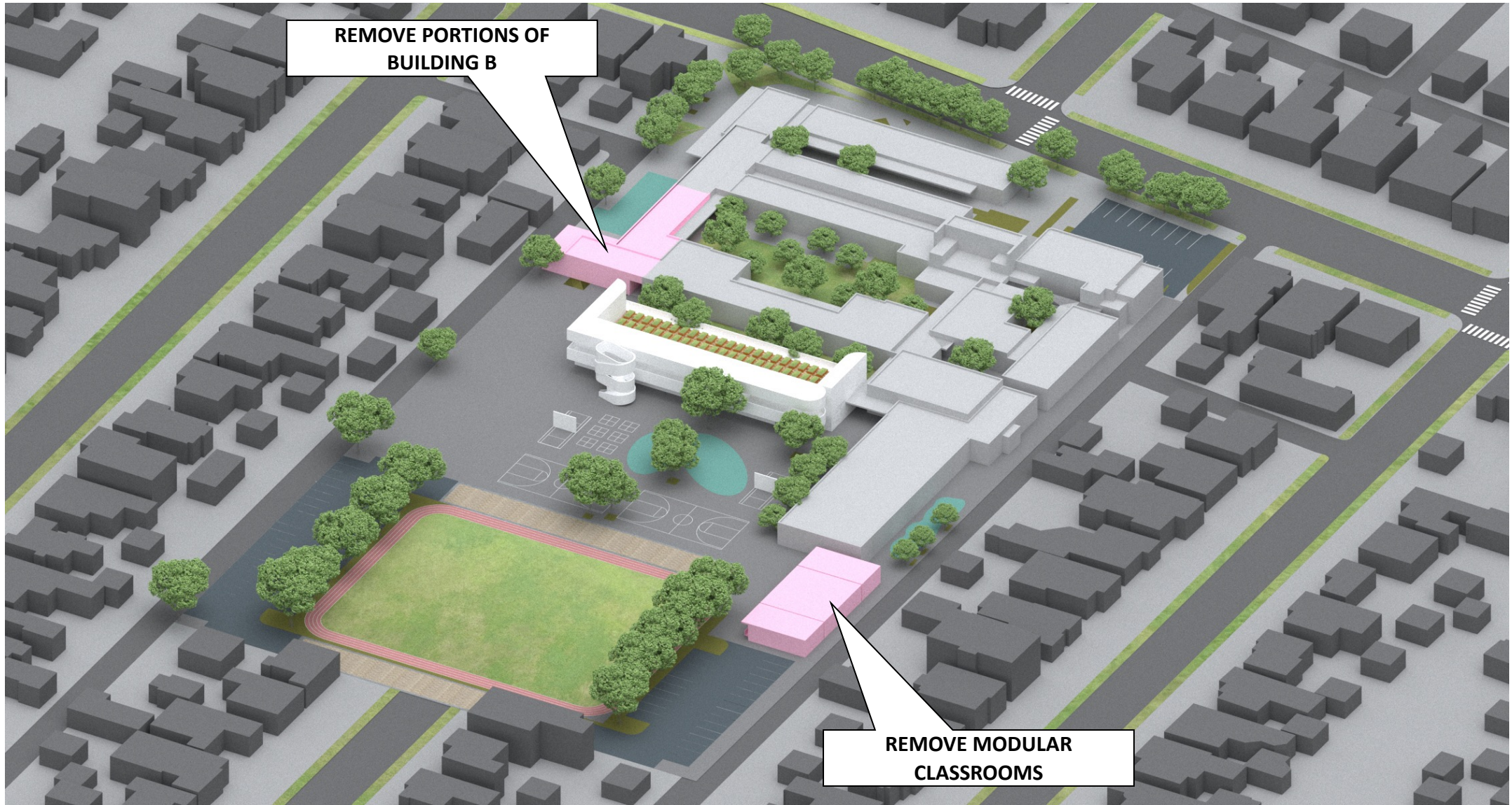






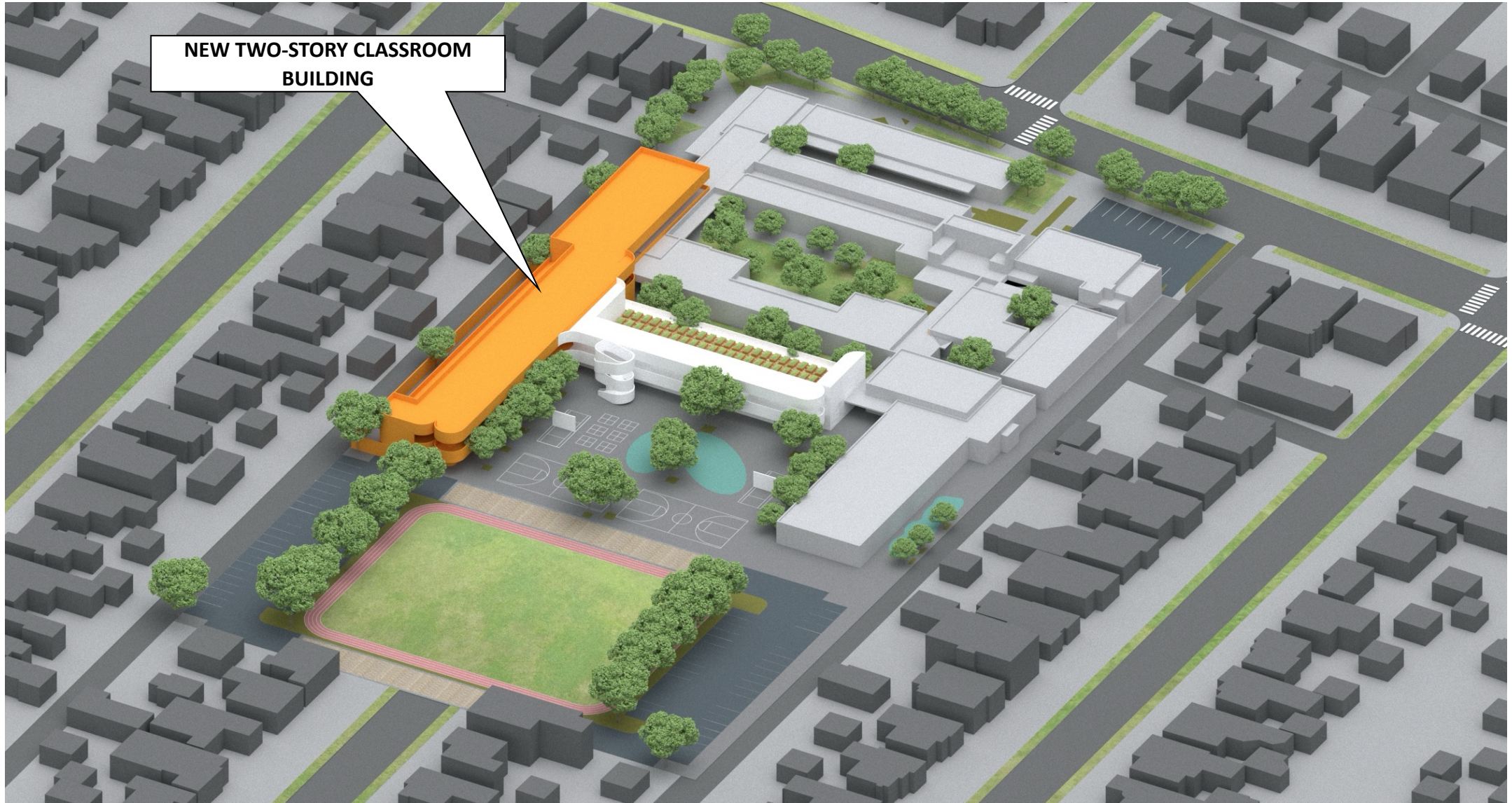
Campus at completion of phases 2 and 3





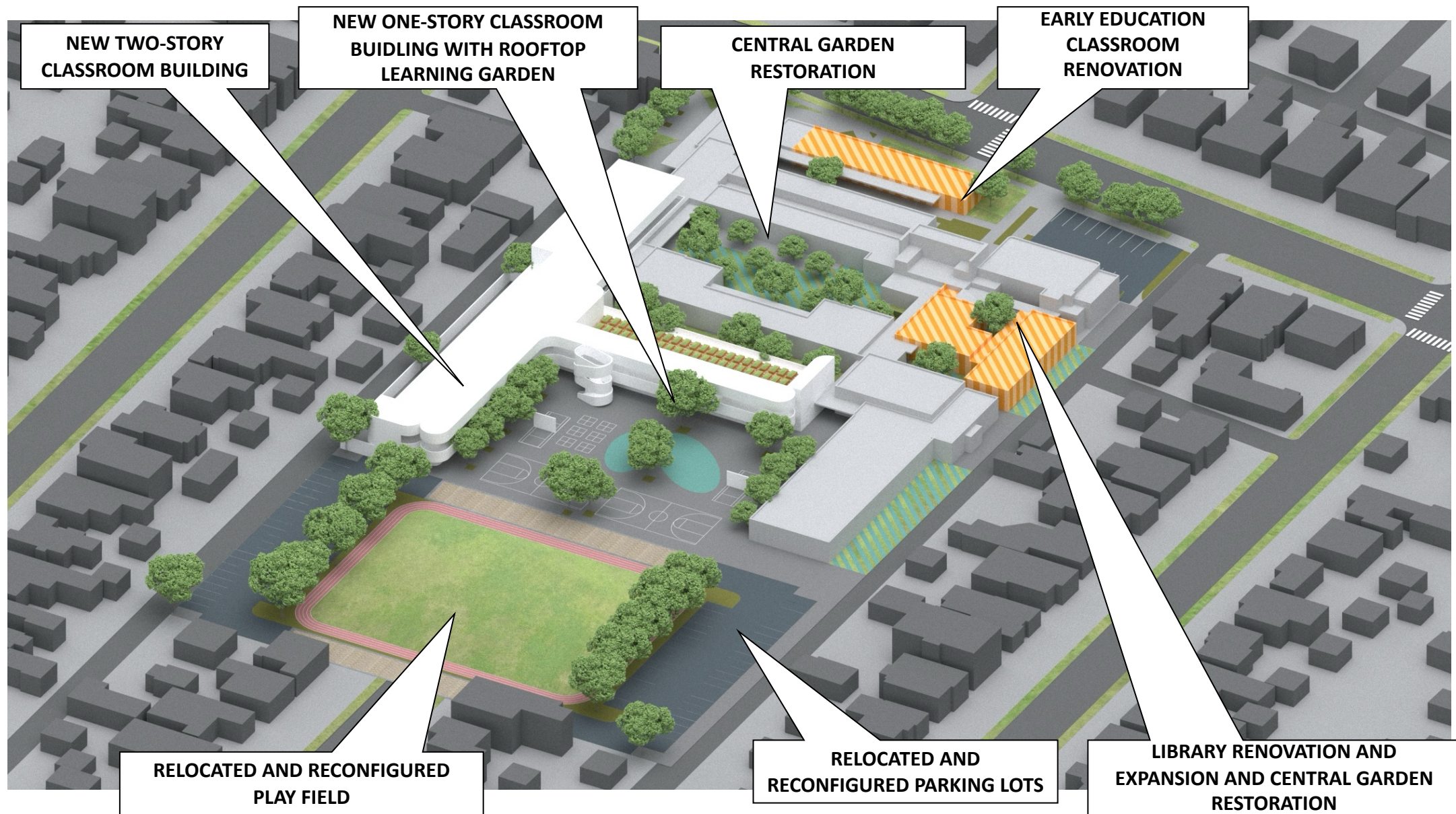
## Phase 4 Demolitions





New Two Story Classroom Building





Campus at Completion





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Grant Elementary School Campus Plan Project

Environmental Impact Report



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# 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

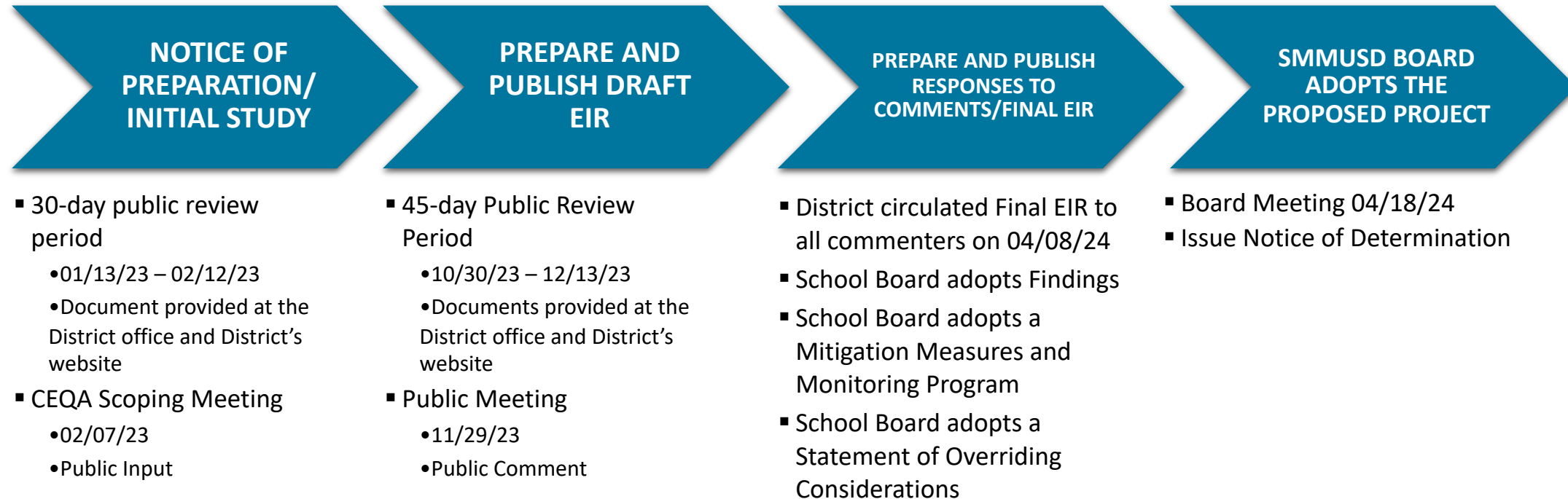


Analyze Alternatives



Foster Inter-Agency Coordination and Review

# Overview of CEQA Process







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
- Recreation
- 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

- Temporary Construction Noise

### Mitigation Measures:

Community notification of construction

Best available construction equipment

Use of sound blankets and noise walls near sensitive receptors

All feasible noise reducing mitigation measures during construction have been implemented and would reduce noise by 12 dBA, but given off-site residences are 2 stories, noise impacts to offsite residences may still exceed City of Santa Monica thresholds at certain times during construction.



# 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
  - Increase impacts to air quality, cultural resources, energy, greenhouse gas emissions, geology and soils, and hazardous materials, compared to the Proposed Project.
  - 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
  - Increased impacts to aesthetics, air quality, cultural resources, energy, greenhouse gas emissions, geology and soils, hazardous materials, and transportation, compared to the Proposed Project
  - Meets 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



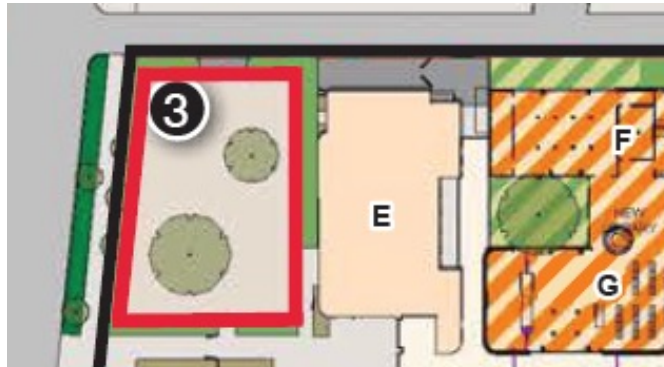


SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

# Final Environmental Impact Report and Responses to Comments

# Comments on the Draft EIR

- A total of 17 comments received
  - California Department of Transportation
  - Department of Toxic Substance Control
  - Santa Monica Families for Safe Streets
  - Comments from surrounding neighbors and school families
- All comments were responded to in the Final EIR
  - Modified project to include the Pearl Street Plaza to eliminate the 14-space parking lot along Pearl Street and provide a pedestrian and bicycle arrival and departure area







# Final EIR

- The District provided responses and posted on District website for 10-day review on April 8, 2024
- No additional environmental issues were raised
- No need for recirculation of the EIR



# Statement of Overriding Considerations

- District balanced the specific economic, legal, social, technological, and other benefits of the Proposed Project.
- Determined that the benefits of the proposed project outweigh the unavoidable adverse construction noise impacts.

## Benefits of the Proposed Project

- The Proposed Project represents an improvement to Grant Elementary School that would renovate and modernize the existing campus.
- Will implement the goals of the Districtwide Educational Specifications which shift the instructional design of the past to one that provides for rotational learning in the classroom, incorporating a variety of project-based learning experiences that allow simultaneous individualized, small group, and large group instruction.
- Will include learning spaces that would be adapted with enhanced flexibility, mobility, and access to technology and resources in real time.
- Will include larger classrooms and multipurpose rooms, and several new shared spaces that do not currently exist. The redesigned campus would have more square feet of interior space.





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

**Thank You**