



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 Grant Elementary School Campus Master  
Plan Project.

**Project Title:** Grant 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 Grant Elementary School (Grant ES) Campus Master Plan Project (Proposed Project). While the Proposed Project is 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 Grant ES campus (Project Site) is located at 2368 Pearl Street (Assessor's Parcel Map Numbers [APN] 4273-009-900) in the Sunset Park neighborhood of the city of Santa Monica, Los Angeles County, California. The campus consists of a 6.01-acre rectangular parcel that includes the existing Grant ES campus and is entirely District-owned. The campus is approximately 0.5-mile south of Interstate 10 (I-10), two miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach, and is bounded by Pearl Street to the north, residences across 24th Court (alley) to the east, residences across Pearl Place South (alley) to the west, and a residential neighborhood immediately to the south.

**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 Grant 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 5.41 acres of the 6.01-acre District-owned campus. Redevelopment and modernization of Grant ES includes the demolition and removal of some existing structures, renovation of structures to remain, construction of two new buildings, new and reconfigured playfields and playgrounds, and two new and reconfigured parking lots. As listed in **Table 1, Summary of Building Removal and Demolition**, 10 existing modular classrooms (P70 through P79), playground restrooms, shade structures, and a portion of one permanent building (Building B) would be selectively demolished and removed as part of the Proposed Project, totaling approximately 55,445 square feet of demolition. Each phase of the Proposed Project is dependent on funding availability. Phase 1 is funded, and design is complete.

**Table 1. Summary of Building Removal and Demolition**

Name	Square Footage
Phase 1	

### 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**

Library Renovation and Expansion	N/A
Transitional Kindergarten and Kindergarten Classroom Renovation	N/A
Central Garden Improvements	N/A
<b>Phase 2</b>	
Six Portable Classrooms (P70-P75)	34,560 (5,760 sq. ft. x 6)
Playground Restrooms	400
Shade Structures	1,500 sf
<b>Phase 3</b>	
Four Portable Classrooms (P76-P79)	15,440 (3,860 sq. ft. x 4)
Building B – One Kindergarten Classroom	1,810
Building B – One Special Education Classroom	1,735
<b>Total Demolition Square Footage</b>	<b>55,445</b>
Source: SMMUSD 2023.	

The Proposed Project would result in 21 new classrooms and support spaces for a total of 142,971 square feet of building space, providing the Grant ES campus with a total of 42 classrooms for a total of 207,986 square feet of building space (see **Table 2, Summary of Proposed Project's Total Development**). New building heights would not exceed 34 feet.

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

Building	Status	Classrooms	Square Footage	Maximum Height
<b>Renovation and Improvements</b>				
<b>Phase 1</b>				
Library Renovation and Expansion	Existing	-	5,955	No Change
Transitional Kindergarten and Kindergarten Classroom Renovation (Building A)	Existing	3 <sup>1</sup>	4,415	No Change
Central Garden Renovation	Existing	-	7,625	-
<b>Subtotal – Renovation and Improvements</b>		<b>3</b>	<b>17,995</b>	<b>-</b>
<b>New Construction</b>				
<b>Phase 2</b>				
New Elementary Classrooms	New	6	10,626	34 ft.
New Playfields and Playgrounds	New	-	73,700	-
New Parking Lots Along 24th Court and Pearl Place	New	-	35,000	-
<b>Phase 3</b>				
New Two-Story Building	New	15	23,645	34 ft.
<b>Subtotal – New Development</b>		<b>21</b>	<b>142,971</b>	<b>-</b>
<b>Existing Buildings</b>				
Building A	Existing	3 <sup>1</sup>	4,415	12 ft-1 in
Building B	Existing	4	3,285	16 ft-2 in (Original) 12 ft-1 in (addition)
Building C	Existing	4	5,815	16 ft-2 in
Building D	Existing	2	5,110	30 ft-7 in
Building E	Existing	-	5,105	22 ft-8 in
Building F	Existing	-	3,125	15 ft
Building G	Existing	-	2,830	16 ft-2 in
Building H	Existing	5	13,965	20 ft
Building K	Existing	3	3,370	18 ft-6 in
<b>Subtotal - Existing Development</b>		<b>21</b>	<b>47,020</b>	<b>-</b>
<b>Total</b>		<b>42</b>	<b>207,986</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 12, 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 Grant 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 Grant 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:** February 7, 2023

**Location:** Grant Elementary School, Auditorium  
2368 Pearl Street, Santa Monica, CA 90405

The presentation will be recorded and available to view after February 7, 2023, at the <https://www.smmusd.org/Page/5592>.

**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/5592>

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