



NOTICE OF AVAILABILITY OF ENVIRONMENTAL IMPACT REPORT

TO: Agencies, Organizations, and Interested Parties

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

SUBJECT: Notice of Availability 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), as lead agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed McKinley Elementary School (McKinley ES) Master Plan Project (Proposed Project). Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines). The purpose of this notice is 1) to serve as a Notice of Availability (NOA) of a DEIR for a 45-day public comment period pursuant to the CEQA Guidelines Section 15087, and 2) to announce a community meeting to be held by SMMUSD during the 45-day comment period.

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 miles 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 Buildings 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 the design is complete.

Table 1 Summary of Building Removal and Demolition

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

Source: SMMUSD 2023.

The Proposed Project would provide 14 new classrooms, new and reconfigured playfields/playgrounds and parking lots, for a total of 121,443 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 166,697 square feet of building space. The new buildings constructed along Chelsea Avenue would have a maximum height of approximately 38 feet–8 inches above natural grade, and would not contain any mechanical equipment on the roof.

Table 2 Summary of Proposed Project's Total Development

Building	Status	Classrooms	Square Footage	Maximum Height
New Construction				
Phase 1				
One New Classroom Building (New Elementary Classrooms and New Front Office and School Support Spaces)	New	8	24,410	38 ft– 8 in.
New Parking Lot (Arizona Avenue/Chelsea Avenue)	New	-	32,000	-
Renovated Library	Existing	-	1,354	No Change
Interim Playgrounds ¹ and New Open Space	New	-	15,587	-
Phase 2				
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	-
Phase 3				
New Two-Story Building for T-K/Kindergarten and Elementary Classrooms	New	6	26,500	38 ft– 8 in.
New Parking Lots (Arizona Avenue/23rd Court)	New	-	23,000	-
Reconfigured Playfields and New Open Space	New	-	- 8,108	-
Subtotal – New Development		14	121,443	-
Existing Buildings				
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
Subtotal - Existing Development		19	45,254	-
Total		33	166,697	-

Source: SMMUSD 2023.

1: Interim playground located in place of portable buildings

PUBLIC REVIEW PERIOD: March 21, 2023 – May 5, 2023

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 DEIR. Your complete and detailed response should be sent at the earliest possible date, but not later than 5:00 p.m. on Friday, May 5, 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 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 DEIR. The purpose of the meeting is to discuss the findings of the DEIR and to provide an opportunity for the public to comment on environmental issues.

Time: 5:30 PM – 7:00 PM

Date: April 18, 2023

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

The presentation will be recorded and available to view after April 18, 2023, at

<https://www.smmusd.org/Page/5594>

POTENTIAL ENVIRONMENTAL EFFECTS: The Proposed Project would result in no impacts on Agriculture and Forestry Resources, Mineral Resources, and Population and Housing. Impacts related to Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Public Services, Recreation, Tribal Cultural Resources, Utilities, and Service Systems, and Wildfire were determined to be less than significant with no mitigation required. Impacts related to Aesthetics, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation were determined to be less than significant after the implementation of mitigation measures. 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 DEIR and Notice of Availability 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
- SMMUSD website: <https://www.smmusd.org/Page/5594>

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