



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 Roosevelt Elementary School Campus Master Plan Project.

Project Title: Roosevelt Elementary School Campus Master Plan Project

Notice is hereby given that the Santa Monica-Malibu Unified School District (District) has prepared an Initial Study EIR Scoping Document for the proposed Roosevelt Elementary School (Roosevelt 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 Roosevelt ES campus (Project Site) is located at 801 Montana Avenue (Assessor's Parcel Number [APN] 4280-022-900) in the North of Montana neighborhood of the City of Santa Monica, Los Angeles County, California. The campus consists of an approximately 6.5-acre rectangular parcel that includes the existing Roosevelt ES campus and is entirely District-owned. The Proposed Project's site is located approximately 1.3 miles northwest of Interstate 10, approximately 3.5 miles southwest of Interstate 405, and approximately 0.65 miles northeast of Santa Monica State Beach and the Pacific Coast Highway. The main school campus is bordered by 9th Street to the east/northeast; Montana Avenue to the south/southeast; Lincoln Boulevard to the west/southwest; and Alta Avenue to the north/northwest. Vehicular access into the site is provided via 9th Street.

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 Roosevelt 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's components consist of removing and demolishing six buildings and 12 portables, constructing five new buildings and one building addition, and renovating three buildings and outdoor areas on the existing school campus. The plan also creates new green spaces for outdoor learning and play in areas that are currently paved or part of the building footprint. Additionally, each school entry point would include a security gate to control access. Refer to the following table, *Summary of Proposed Project's Total Development*. The Proposed Project would be constructed in five phases.

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

1717 Fourth Street • Santa Monica • California 90401 • (310) 450-8338 • 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

Summary of Proposed Project's Total Development

Campus Area	Status	Existing Features	Final Conditions (Existing to Remain and Proposed Campus Plan)	Maximum Height
Phase 1				
Transitional-Kindergarten (T-K)/ Kindergarten and Outdoor Play Areas	Demolition of Existing and New Construction	2,425 SF (1,365 SF and 1,060 SF)	11,050 SF (seven classrooms at 1,350 SF/classroom and 1,600 SF teacher workroom & restrooms)	32 feet
Library	New Construction	2,639 SF	5,000 SF	32 feet
Demolition of Three Portable Buildings	Existing	2,880 SF total (~960 SF each)	--	--
Phase 2				
Sports Fields	New Construction	U8	U	
Parking	New Construction	48 spaces	67 spaces (if surface lot) or 165 spaces (if sub-grade lot)	
Demolition of Four Portable Buildings	Existing	3,840 SF (960 SF each)	--	--
Phase 3				
Demolition of One Restroom Building	Demolition	510 SF	--	--
Classrooms (along 9 th St)	Demolition of Existing and New Construction	6,162 SF (~890 SF/classroom)	21,800 SF (1,200 SF/classroom)	32 feet
Cafeteria Building	New Construction	4,405 SF	6,000 SF	32 feet
Phase 4				
Demolition of Building B	Existing	3,915 SF	--	--
Demolition of Existing Cafeteria	Existing	4,405 SF	--	--
Demolition of Five Portable Buildings	Existing	4,800 SF (960 SF/each)	--	
Auditorium	New Construction	--	5,500 SF	32 feet
Maker Space & Teaming	New Construction	--	12,400 SF	32 feet
Addition to Building A	New Construction	--	4,800 SF	32 feet
Phase 5				
Demolition of Existing Auditorium	Existing	4,963 SF	--	--
Partial Demolition of Building G	Existing	800 SF	--	--
Entryway Completion	New Construction	--	--	--
Renovation of the South Court	New Construction	--	--	--
Renovation of the Existing Administrative Building	Renovation	4,435 SF		

PUBLIC REVIEW PERIOD: September 11, 2023 - October 11, 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, October 11, 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 Roosevelt Elementary School Campus Master Plan Project to: Carey Upton Santa Monica-Malibu Unified School District, 1717 Fourth Street, Santa Monica, CA 90401 or via e-mail to cupton@smmusd.org.

SCOPING MEETING: A scoping meeting for responsible, trustee agencies, and other interested persons will be held at the Roosevelt ES campus to discuss the Proposed Project and the preparation of an EIR to assist the District 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: September 27, 2023
Location: Roosevelt Elementary School, Auditorium
801 Montana Avenue, Santa Monica, CA 90403

The presentation will be recorded and available to view after October 4, 2023, at:
<https://www.smmusd.org/Page/5595>

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, greenhouse gas emissions, hazards and hazardous materials, noise, 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, 1717 Fourth Street, Santa Monica, CA 90401
- District website: <https://www.smmusd.org/Page/5595>