



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

NOTICE OF AVAILABILITY OF DRAFT 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 Roosevelt Elementary School Campus Plan Project

Project Title: Roosevelt Elementary School Campus Plan Project

NOTICE IS HEREBY GIVEN that the Santa Monica-Malibu Unified School District (SMMUSD or District), as lead agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Roosevelt Elementary School Campus Plan Project (Proposed Project), pursuant to the California Environmental Quality Act Guidelines (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.). 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 Proposed Project site is located at 801 Montana Avenue (assessor's parcel number [APN]: 4280-022-900), north of the Lincoln Boulevard and Montana Avenue intersection, in the City of Santa Monica, Los Angeles County, California. The school campus consists of an approximately 6.5-acre rectangular parcel developed with the Roosevelt Elementary School, and is entirely owned by the District, and is bordered by 9th Street on the east/northeast, Montana Avenue on the south/southeast, Lincoln Boulevard on the west/southwest, and Alta Avenue on the north/northwest. The school campus 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 Pacific Coast Highway.

PROJECT DESCRIPTION: The Proposed Project would renovate and modernize the existing campus to develop new and updated facilities that would support a project-based learning approach and provide learning opportunities that are flexible, adaptable, and with access to technology and resources in real time at Roosevelt Elementary School. The Proposed Project would be constructed in five phases, which would occur at the District's discretion when funding becomes available. Redevelopment and modernization of Roosevelt Elementary School consists of removing and demolishing six buildings and 12 portables, constructing five new buildings and one building addition, renovating four buildings and outdoor play areas, and creating new green spaces for outdoor learning and play in areas that are currently paved over or part of the building footprint on the existing school campus. Additionally, each school entry point would include a security gate to control access. Table 1, Summary of Proposed Project's Total Development, provides an overview of the proposed improvements over 5 phases. The maximum height of the renovated existing and new buildings would not exceed 32 feet. Implementation of the Proposed Project would not increase the capacity of the school and would not change the attendance boundaries. Refer to Figures 1 and 2 showing the existing campus and proposed campus plan, respectively.

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

1717 4th Street • Santa Monica • California 90401 • (310) 450-8338 • www.smmusd.org

Board of Education: • Alicia Mignano • Jon Kean • Maria Leon-Vazquez

Laurie Lieberman • Jennifer Smith • Dr. Richard Tahvildaran-Jesswein; Stacy Rouse

Superintendent: Dr. Antonio Shelton

Table 1. Summary of Proposed Project's Total Development

Campus Area (Existing Structure or Proposed Campus Plan)	Proposed Campus Plan Activity	Existing Size	Final Conditions (Existing to Remain and Proposed Campus Plan)
Phase 1			
Building K (Transitional-Kindergarten (T-K)/ Kindergarten and Outdoor Play Areas)	Demolition of Existing and New Construction	2,452 SF (two classrooms to be demolished)	11,450 SF (seven classrooms at 1,350 SF/classroom and 1,600 SF teacher collaboration room, 400 SF storage/utility room and restrooms)
Three Portable Buildings (north of Building K and southeast of Building J)	Demolition	2,880 SF total (~960 SF each)	--
Library	New Construction	2,639 SF	4,900 SF
Phase 2			
Sports Fields	Demolition and New Construction	U8	U8
Parking	Demolition and New Construction	48 spaces	67 spaces (if surface lot) or 165 spaces (if sub-grade lot)
Four Portable Buildings (SW of basketball/ tennis courts)	Demolition	3,840 SF (~960 SF each)	--
Phase 3			
Restroom Building (along 9th St)	Demolition	510 SF	--
Building C (along 9th Street)	Demolition of Existing and New Construction	5,197 SF (~890 SF/ classroom)	21,800 SF (1,200 SF/16 classrooms)
Cafeteria/Kitchen Building (along 9th Street)	New Construction	4,405 SF	6,000 SF
Phase 4			
Building B (central campus area, north of the North Courtyard)	Demolition	3,915 SF	--
Building D (Cafeteria)	Demolition	4,405 SF	--
Five Portable Buildings (north of Building B)	Demolition	4,800 SF (~960 SF/each)	--
Auditorium (along Lincoln Boulevard)	New Construction	(Existing 4,963 SF Auditorium to be demolished during Phase 5)	5,500 SF
Maker Space & Teaming Area (central campus area)	New Construction	--	12,400 SF
Addition to and Renovations to Building A	New Construction and Renovations	--	4,800 SF
Phase 5			
Building H (Auditorium)	Demolition	4,963 SF	--
Building G	Partial Demolition	800 SF	--
Entryway (along Montana Avenue)	New Construction	--	--
South Courtyard	Renovation	--	--
Building E	Renovation	4,861 SF	4,861 SF

Table 1. Summary of Proposed Project's Total Development (continued)

Campus Area (Existing Structure or Proposed Campus Plan)	Proposed Campus Plan Activity	Existing Size	Final Conditions (Existing to Remain and Proposed Campus Plan)
Building J (Administrative Building)	Renovation	4,435 SF	4,435 SF

PUBLIC REVIEW PERIOD: September 16, 2024 – October 31, 2024

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 no later than 5:00 p.m. on Thursday, October 31, 2024. 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 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: September 25, 2024

Location: Roosevelt Elementary School, Auditorium, 801 Montana Avenue, Santa Monica, CA 90404

The presentation will be recorded and available to view after September 25, 2024, at <https://www.smmusd/Page/5595>.

POTENTIAL ENVIRONMENTAL EFFECTS: The Proposed Project would result in no environmental impacts related to Agriculture and Forestry Resources, Land Use, Mineral Resources, Population and Housing, or Wildfire. Impacts related to Aesthetics, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems were determined to be less than significant with no mitigation required. Impacts related to Cultural/Archaeological Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation were determined to be less than significant after the implementation of mitigation measures. Impacts to Cultural/Historic Resources were determined to be significant and unavoidable, even after implementation of feasible 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/Page/5595>

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



Figure 1. Existing Campus Facilities



Figure 2. Proposed Project Site Layout