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Manhattan Beach Unified School District

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING FOR THE MIRA COSTA HIGH SCHOOL FIELD RENOVATION, LIGHTING IMPROVEMENT, AND FACILITIES MASTER PLAN PROJECT

TO: Agencies, Organizations, and Interested Parties

FROM: Manhattan Beach Unified School District
325 South Peck Avenue
Manhattan Beach, CA 90266

SUBJECT: Mira Costa High School Field Renovation, Lighting Improvement, and Facilities Master Plan Project—Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the Manhattan Beach Unified School District (District) is the lead agency responsible for preparation of an environmental impact report (EIR) addressing potential impacts associated with the project identified herein.

AGENCIES: The purpose of this document is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082 and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the District requests input on the environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the EIR prepared by the District when considering permits or other approvals for this project.

ORGANIZATIONS AND INTERESTED PARTIES: The District requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

PROJECT TITLE: Mira Costa High School Field Renovation, Lighting Improvements, and Facilities Master Plan Project

PROJECT LOCATION: The Mira Costa High School campus is at 1401 Artesia Boulevard (Assessor's Parcel Number 4168-002-906) in the City of Manhattan Beach. The project site is bounded by Artesia Boulevard to the south, S. Peck Avenue to the east, S. Meadows Avenue to the west, and residential homes and the Manhattan Beach Unified School District building to the north. The campus is mainly surrounded by residential neighborhoods to the north, south, east, and west (see Figure 1, Project Location).

PROJECT DESCRIPTION: The proposed project would replace existing field lights at the Waller Football Stadium in the northeast quadrant of the campus; install new field lights at the West Field in the northwest quadrant of the campus; and install new field lights on the softball/baseball fields in the southwest quadrant of the campus. The project would also include the installation of two e-bike parking areas and improvements identified in the District's

Mira Costa High School Facilities Master Plan, which include demolition, new construction, modernization, and renovation of buildings and facilities on campus (see Figure 2, Facilities Master Plan).

POTENTIAL ENVIRONMENTAL EFFECTS: Potentially significant environmental impacts associated with the proposed project could include aesthetics, air quality, cultural resources, geology and soils, noise, transportation, and tribal cultural resources. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Topics that are found to not have a significant impact include agriculture and forestry, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire. Topics found to not have a significant impact are evaluated in the Initial Study.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Comments must be submitted within 30 days of receipt. The NOP is available for a 30-day public review period beginning September 22, 2025, and ending October 21, 2025. The NOP and Initial Study are available online at https://www.mbusd.org/apps/pages/index.jsp?uREC_ID=141534&type=d&pREC_ID=2702259 and in hard copy at:

Manhattan Beach Unified School District
325 South Peck Avenue
Manhattan Beach, CA 90266

SCOPING MEETING: As a part of the NOP process, the District will conduct a public scoping meeting to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the Draft EIR. The scoping meeting will involve a presentation about the proposed project, the environmental review process, and schedule. After the presentation, public comments will be accepted either orally or in writing. The scoping meeting will be held at the following date and time:

Meeting Information

Location: Manhattan Beach Unified School District Board Room
325 S. Peck Avenue Manhattan Beach, CA 90266
Date: October 6, 2025
Time: 6:00 p.m. to 7:00 p.m.

RESPONSES AND COMMENTS: The District will accept written comments only during the aforementioned public review period ending on October 21, 2025, at 7:00 p.m. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Respondents and commenters should indicate a contact person for your agency or organization and send your written comments to:

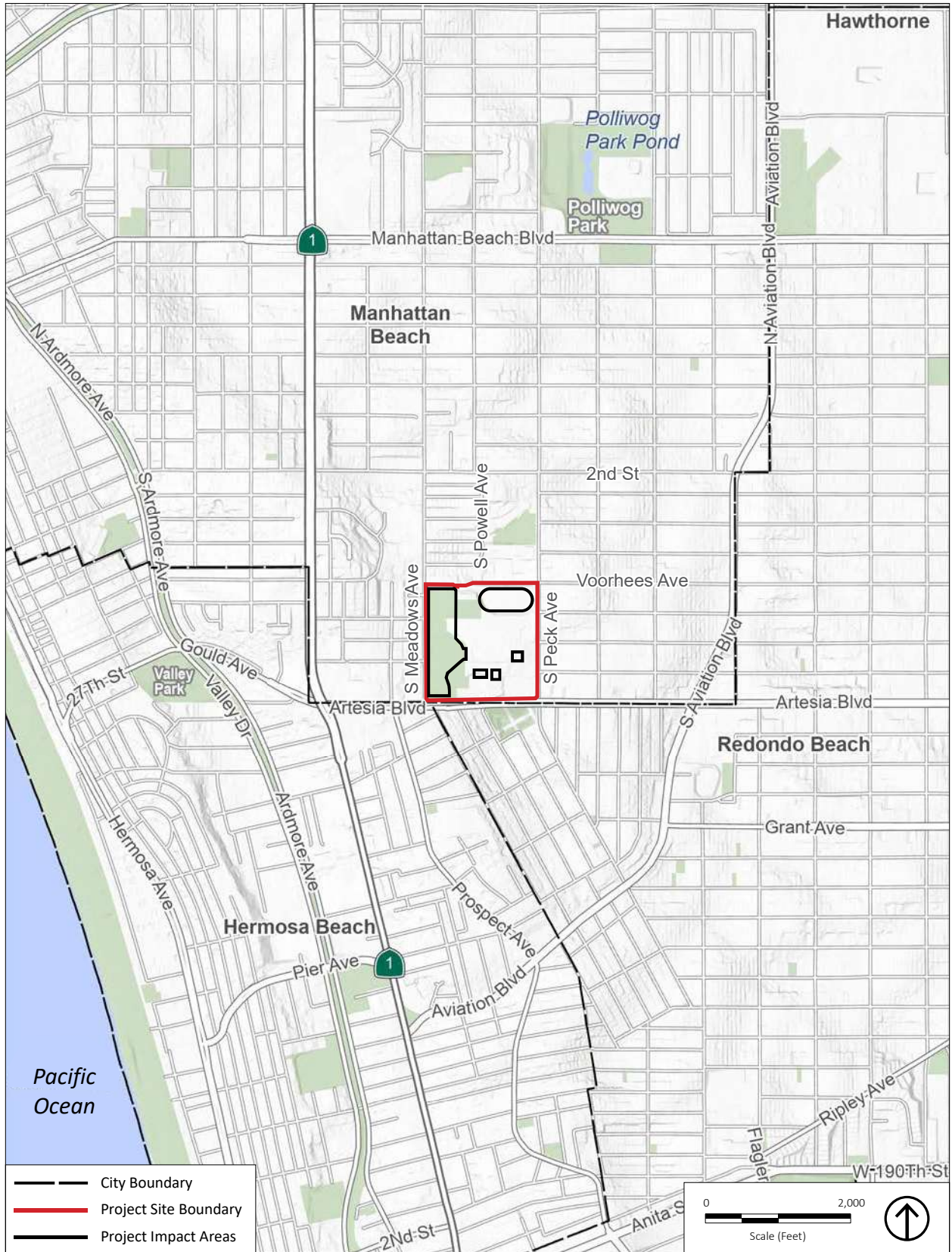
Attn: Dawnalyn Murakawa-Leopard, Deputy Superintendent
Manhattan Beach Unified School District
325 South Peck Avenue
Manhattan Beach, CA 90266
Ph: (310) 318.7345
dmurakawa@mbusd.org

Attachments:

Figure 1, Project Location

Figure 2, Facilities Master Plan

MIRA COSTA HIGH SCHOOL FIELD RENOVATION, LIGHTING IMPROVEMENTS,
AND CAMPUS MASTER PLAN PROJECT
MANHATTAN BEACH UNIFIED SCHOOL DISTRICT



Source: Generated using ArcMap 2025.

Figure 1
Project Location

MIRA COSTA HIGH SCHOOL FIELD RENOVATION, LIGHTING IMPROVEMENTS,
AND FACILITIES MASTER PLAN PROJECT
MANHATTAN BEACH UNIFIED SCHOOL DISTRICT

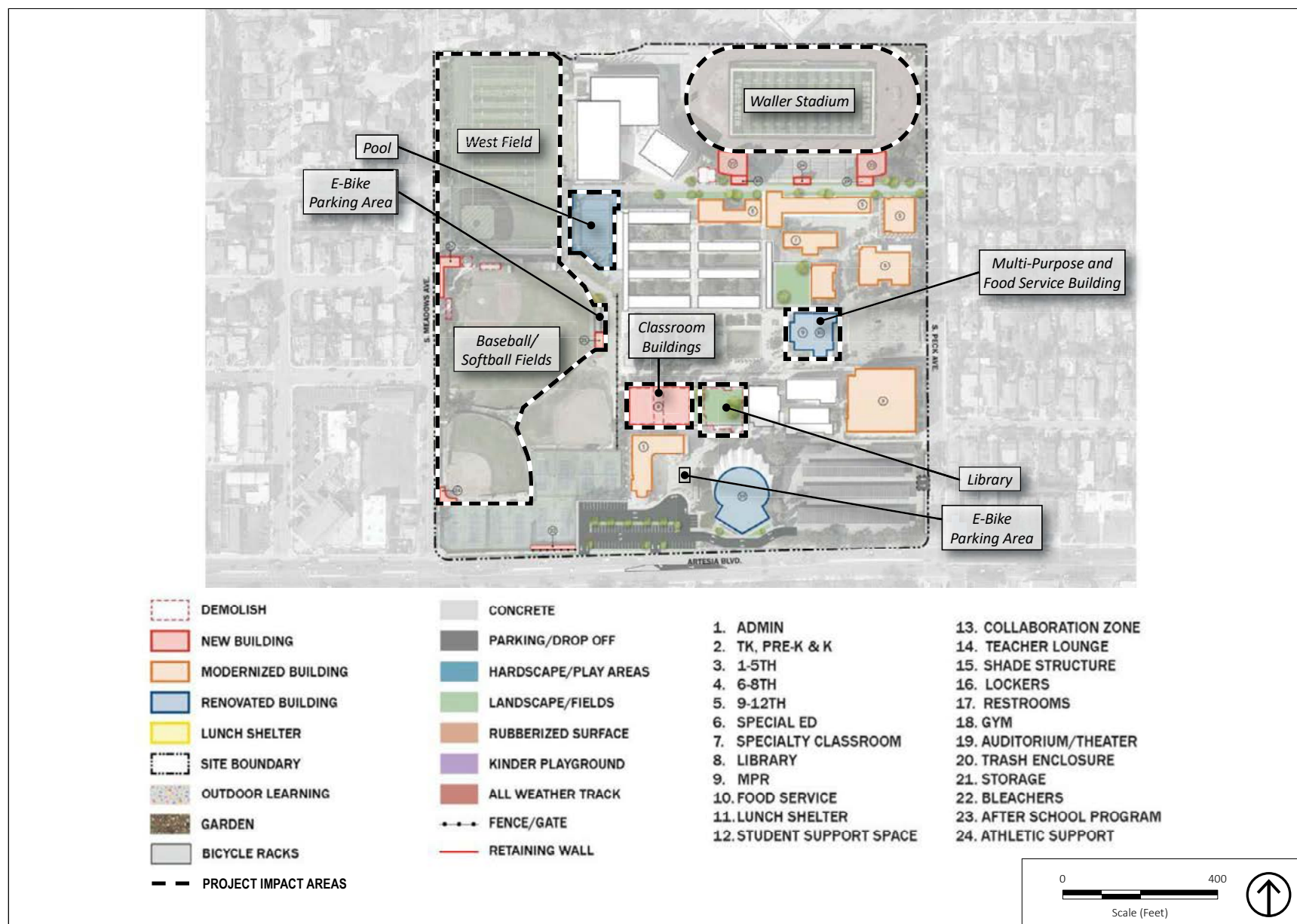


Figure 2
Facilities Master Plan