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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025090918

Project Title: Mira Costa High School Field Renovation, Lighting Improvement, and Facilities Master Plan

Lead Agency: Manhattan Beach Unified School District

Contact Name: Dawnalyn Murakawa-Leopard

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Project Location: 325 South Peck Avenue, Manhattan Beach, Los Angeles County, CA 90266

City *County*

Project Description (Proposed actions, location, and/or consequences).

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.
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 new e bike parking areas, and improvements identified in the District's Mira Costa High School Facilities Master Plan, which includes demolition, new construction, modernization, and renovation of buildings and facilities on campus.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential impacts to light and glare (Section 3.1, Aesthetics, see Mitigation Measure AES-1 and AES-2). Potential impacts to biological resources (Section 3.3, Biological Resources, BIO-1 through BIO-4).
Potential impacts to cultural resources (Section 3.4, Cultural Resources, see Mitigation Measures CUL-1). Potential impacts to paleontological resources (Section 3.5, Geology and Soils, see Mitigation Measures GEO-1). Potential impacts to tribal cultural resources (Section 3.8, Cultural Resources, see Mitigation Measures TCR-1 through TCR-3).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The District determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) on September 22, 2025, for a 30-day public review period from September 22, 2025 to October 21, 2025 (see Appendix A). The NOP process helps determine the scope of the environmental issues to be addressed in the Draft EIR. As a part of the NOP process, the District conducted a public scoping meeting on October 6, 2025, from 6:00 p.m. to 7:00 p.m. at 325 S. Peck Avenue Manhattan Beach, CA 90266. The scoping meeting purpose was to present the proposed project, environmental process, and receive public comments and suggestions regarding the proposed project. Comments received during the 30-day public review period, are provided in Chapter 1, Introduction, of the Draft Environmental Impact Report. At the conclusion of the presentation, attendees of the scoping meeting were able to provide comments and questions about the project to City staff and the project consultant during the question-and-answer portion of the meeting. The NOP process helps determine the scope of the environmental issues to be addressed in the DEIR. Based on this process and the analysis in the Initial Study for the project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this DEIR, and issues identified as Less Than Significant or No Impact are addressed in the Initial Study. Please refer to the Initial Study in Appendix A of the Draft Environmental Impact Report for a discussion of how these determinations were made. Based on the scoping process, the primary areas of controversy known to the District include lighting, noise and transportation.

Provide a list of the responsible or trustee agencies for the project.

Division of the State Architect (Approval of Construction Drawings)