John Bowes, Ed.D.
Superintendent

Dawnalyn Murakawa-Leopard, Ed.D.
Deputy Superintendent

Board of Trustees

Jen Dohner
Jen Fenton
Cathey Graves
Tina Shivpuri
Wysh Weinstein

Manhattan Beach Unified School District

325 South Peck Avenue • Manhattan Beach • CA 90266 • 310.318.7345 x5943 • FAX 310.303.3823

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

Attention:	Agencies, Organizations, and Interested Parties
Date:	January 30, 2026
State Clearing House No.:	2025090918
Project Name:	Mira Costa High School Field Renovation, Lighting, and Facilities Master Plan
Lead Agency:	Manhattan Beach Unified School District 325 South Peck Avenue Manhattan Beach, CA 90266
Comment Period:	January 30, 2026 to March 16, 2026
Document Availability:	The Mira Costa High School Field Renovation, Lighting Improvements, and Facilities Master Plan Project Draft Environmental Impact Report can be viewed here: https://www.mbusd.org/apps/pages/index.jsp?uREC_ID=141534&type=d&pREC_ID=2702259

The Manhattan Beach Unified School District (MBUSD or District), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the Mira Costa High School Field Renovation, Lighting Improvements, and Facilities Master Plan Project (proposed project). The Draft EIR has been prepared in conformance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq.). This Notice of Availability has been issued to notify interested parties that the Draft EIR is available for public review and comment. The District is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

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.

PROJECT DESCRIPTION: The 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 on campus and include various improvements identified in the District's Mira Costa High School Facilities Master Plan. The project site includes the entire 37-acre campus. The proposed project would not increase student enrollment or capacity at the athletic fields or on the main campus and would not include improvements to the fields beyond the proposed new field lighting. The proposed project would not result in significant changes to programming beyond extending current practice times into evening hours, which would not extend beyond 10:00 pm.

POTENTIAL ENVIRONMENTAL EFFECTS: The Draft EIR assesses potential impacts related to the following environmental topics: aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, transportation, and tribal cultural resources. In addition, the Draft EIR describes 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, 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, which is available at:
https://www.mbusd.org/apps/pages/index.jsp?uREC_ID=141534&type=d&pREC_ID=2702259

PUBLIC REVIEW PERIOD: The Draft EIR is available for a public review period commencing on **January 30, 2026,** and ending on **March 16, 2026**. In accordance with the State CEQA Guidelines, if you have any comments pertaining to the environmental analysis in the Draft EIR, please provide your comments during this time. Please submit all comments in writing so that they are received no later than **March 16, 2026, at 5:00 pm**. 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

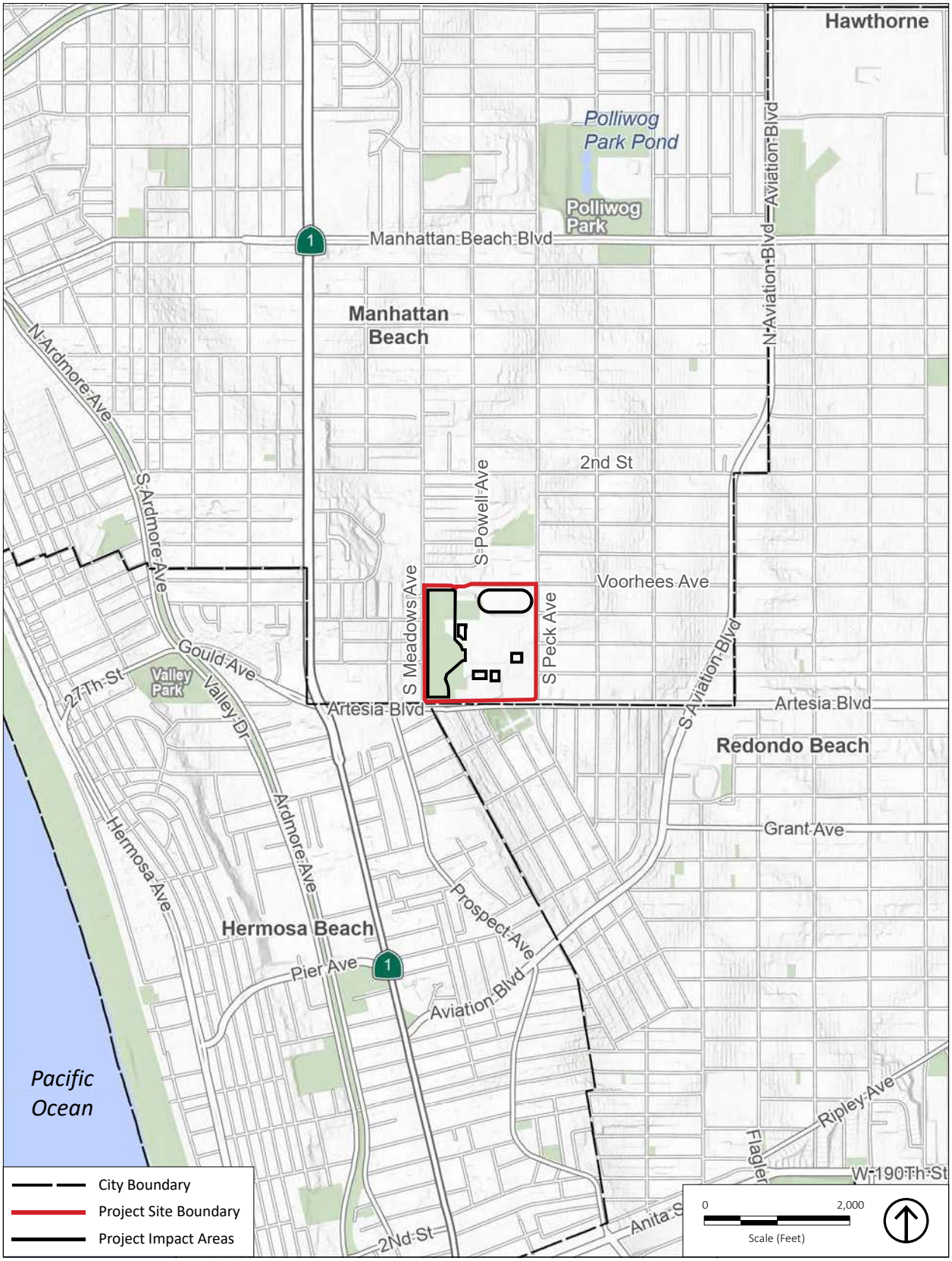
DOCUMENT AVAILABILITY: Electronic copies of the Draft EIR and all documents referenced therein are available for download on the District's website at
https://www.mbusd.org/apps/pages/index.jsp?uREC_ID=141534&type=d&pREC_ID=2702259

Also, all materials are available electronically at the State Clearinghouse via the CEQAnet Web Portal (https://ceqanet.opr.ca.gov/). Hard copies of the Draft EIR are also available for public review at:

- Manhattan Beach Unified School District, 325 S. Peck Avenue, Manhattan Beach, CA 90266
- Mira Costa High School, 1401 Artesia Boulevard, Manhattan Beach, CA 90266

ATTACHMENTS:

Figure 1, Project Location
Figure 2, Facilities Master Plan



Source: Generated using ArcMap 2025.

Figure 1
Project Location

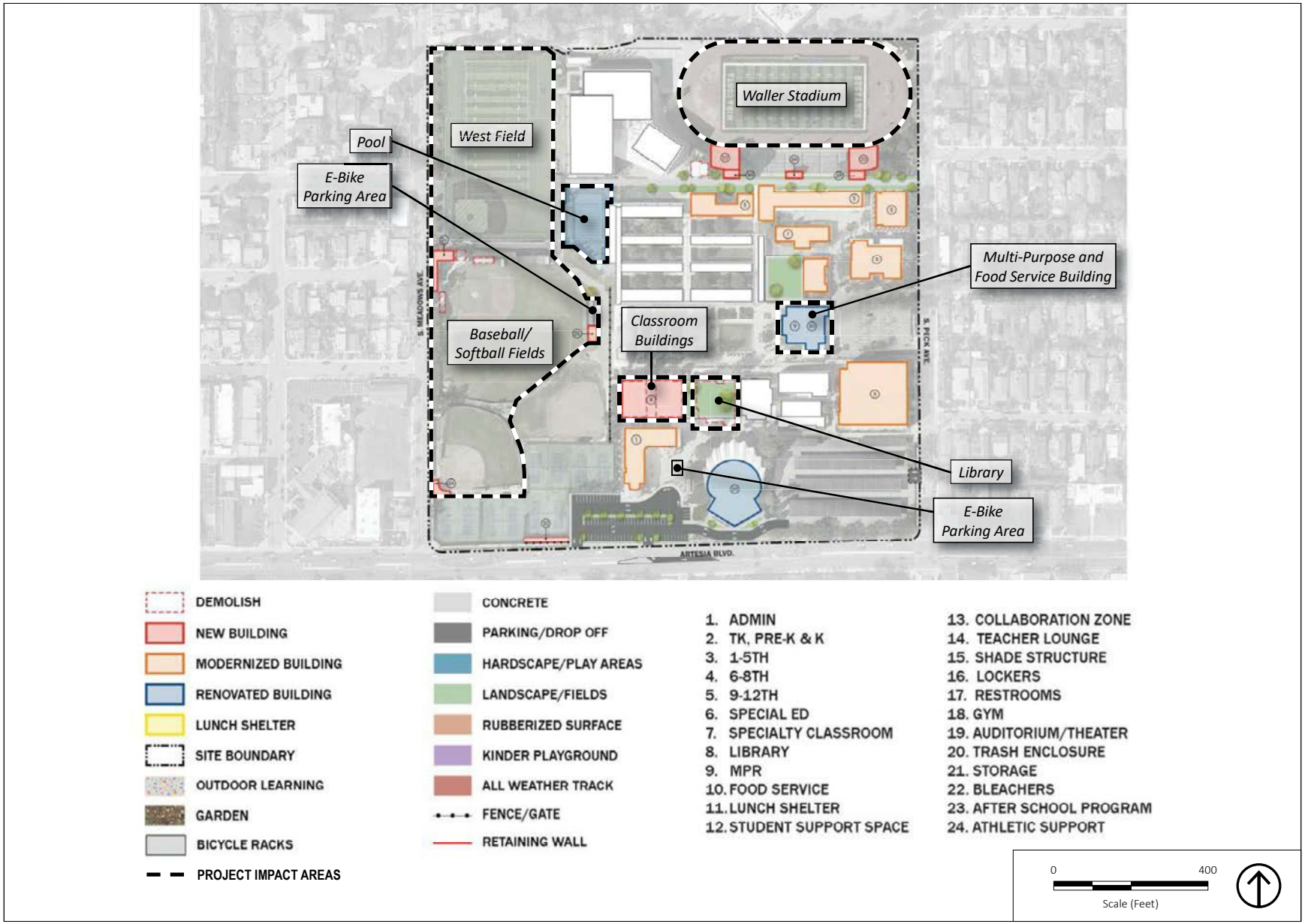


Figure 2
Facilities Master Plan