

2019079015

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Grand View Elementary School Renovation Project

Lead Agency: Manhattan Beach Unified School District

Contact Person: Dawnalyn Murakawa-Leopard

Mailing Address: 325 South Peck Avenue

Phone: 310.318.7345 x5943

City: Manhattan Beach

Zip: 90266

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Manhattan Beach

Cross Streets: 24th Street/Vista Drive

Zip Code: 90266

Longitude/Latitude (degrees, minutes and seconds): 33 ° 53 ' 44.64 " N / 118 ° 24 ' 42.25 " W Total Acres: 14.03

Assessor's Parcel No.: 4176-005-901, 4177-010-900, 4177-011-900, 4177-011-901, 4177-002-900

Section: S24

Twp.: T3S

Range: 15W

Base: San Bernardino

Within 2 Miles: State Hwy #: SR-1

Waterways:

Airports: Los Angeles International Airport

Railways:

Schools: American Martyrs Catholic School

Document Type:

- CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Mit Neg Dec [] Early Cons [] Neg Dec [] Other:
NEPA: [] EA [] Draft EIS [] FONSI [] Joint Document [] Final Document [] Other:
JUL 03 2019

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: School

STATE CLEARINGHOUSE

Development Type:

- [] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: School renovation
[] Recreational:
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other: _____

Present Land Use/Zoning/General Plan Designation:

Elementary School/PS-Public and Semi-Public/Public Facilities

Project Description: (please use a separate page if necessary)

The Manhattan Beach Unified School District (District) proposes to modernize and reconfigure the existing Grand View Elementary School (GVES) facilities by providing various new construction and renovation so that all areas of campus are more accessible and function more effectively as a single school. The maximum enrollment capacity would be increased by two classrooms or 24 students.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

7 - 3 - 2019

SCH COMPLIANCE

8 - 1 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 5
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
Y Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
X Aeronautics
Y CHP
X Caltrans# 7
Trans Planning
Other
X Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
X General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079015

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 7 / 6)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

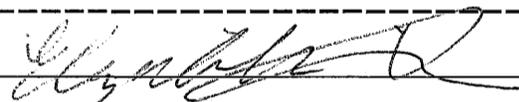
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 2, 2019 Ending Date July 31, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Manhattan Beach Unified School District</u>
Address: <u>3 MacArthur Place, #1100</u>	Address: <u>325 S. Peck Avenue</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Manhattan Beach, CA 90266</u>
Contact: <u>Elizabeth Kim</u>	Phone: <u>310.318.7345 x5943</u>
Phone: <u>714.966.9220</u>	

Signature of Lead Agency Representative:  Date: 7-2-2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The Manhattan Beach Unified School District (District) proposes to modernize and reconfigure the existing Grand View Elementary School (GVES) facilities by providing various new construction and renovation so that all areas of campus are more accessible and function more effectively as a single school. The maximum enrollment capacity would be increased by two classrooms or 24 students.

The proposed project would demolish the existing multipurpose building and four-story classroom buildings totaling 26,130 square feet on the Ladera portion of the project site and remove six portables from the Grand View portion of the campus. In place of the existing multipurpose building, a new three-story, 17,100-square-foot cafeteria/multipurpose building (which is one combined space) would be constructed to house administrative, food service, and multipurpose room functions. A new two-story classroom building (13,600 square feet) would be constructed to the south of the new multipurpose building. Other improvements would include a new drop-off and 24-space parking lot from Bell Avenue; new outdoor basketball courts, soccer playfields, and gaga ball courts; and two play apparatus areas. The proposed project would also modernize existing buildings to comply with current educational specifications and install more efficient HVAC systems.

The project site is not on any of the lists under Section 65962.5 of the Government Code, including but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.