

## 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 #: \_\_\_\_\_

Project Title: Grand View Elementary School Renovation Project

Lead Agency: Los Angeles Unified School District

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Project Location: Manhattan Beach  
City

Los Angeles  
County

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

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 (four classrooms and two restrooms) from the Grand View portion of the campus. In place of the existing multipurpose building, a new three-story, 17,100 square feet, 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 on the Ladera portion would include a new drop-off and 24-space parking lot from Bell Avenue; new outdoor basketball courts, soccer playfield, and gaga ball courts; and two play apparatus areas. The existing Buildings J and K, currently being leased to the Montessori operation, would be modernized to comply with current educational specifications.

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

Construction Air Quality Impact - Construction-related VOC and NOx emissions would exceed the SCAQMD regional significance threshold.

Mitigation Measure (MM) AQ-1: Use interior paints with a VOC (volatile organic compound) content of 0 grams per liter (g/L) for all existing buildings.

MM AQ-2: Use equipment that meets the EPA's Tier 3 emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower.

Cultural Resources Impact - Four buildings as well as the landscaping and corridors of the Grand View Campus are more than 45 years old and recommended eligible for the California Register of Historical Resources (CRHR).

MM CUL-1: Document eligible areas to Historic American Buildings Survey (HABS) Level 2 standards or develop interpretative signs to communicate the significance of Grand View Elementary School to the community.

Paleontological Resources impact on certain geologic units.

MM GEO-1: Retain a qualified paleontologist to monitor ground-disturbing activities that occur in older Quaternary deposits that could potentially contain paleontological resources.

Construction noise impact:

MM NOI-1: Construction hours shall comply with the City of Manhattan Beach Municipal Code and also incorporate various best management practices.

Transportation impact:

MM TRAN-1: Coordinate with the City of Manhattan Beach to install appropriate signage and striping.

MM TRAN-2: Incorporate traffic operational features to better manage vehicles during pick-up/dropoff.

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

No areas of controversy are known to Manhattan Beach Unified School District.

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

- City of Manhattan Beach, Public Works Department. Permit for curb, gutter, and other offsite improvements
- City of Manhattan Beach Fire Department.
- California Department of General Services, Division of State Architect (DSA).
- California Department of Education, School Facilities Planning Division (CDE).
- State Water Resources Control Board (SWRCB).
- Los Angeles Regional Water Quality Control Board (LARWQCB).
- South Coast Air Quality Management District (SCAQMD).

Governor's Office of Planning & Research

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