

4. Project Description

Stormwater captured by the swale and inlets would be carried via new underground storm drain lines to a retention tank under the parking area; the tank's stormwater quality design volume (SWQDV²) would be 3,564 cubic feet. The proposed planter boxes would have SWQDVs of 234 and 208 cubic feet and would capture and treat stormwater prior to discharging it onto 25th Street via underground drains. The project site would continue to discharge stormwater at the same offsite locations as existing conditions, and the project would not change the offsite drainage system.

The new structures would meet current code requirements for electrical systems, which are more efficient than the existing buildings. New underground electrical lines would connect site facilities to cable/electrical lines beneath the south curb on 26th Street. The new buildings would also meet current fire codes, including automatic sprinkler system, fire extinguishers, and 1- and 2-hour-rated fire protection walls. The existing fire hydrants at the northwestern and northeastern sidewalks would remain, and the southeastern hydrant and a water meter would be moved to accommodate the 25th Street curb improvements. Finally, the new buildings would be connected to the existing underground sewer lines near the site's western and eastern boundaries.

4.2.5 Project Operation

The reopened school would have a maximum capacity of 510 seats, although the District anticipates no more than 400 students. For the purposes of a conservative environmental analysis, this EIR assumes 510 seats.

The reconstructed North School would accommodate the District's third- and fourth-grade students. Hermosa View Elementary School program would shift from grades K-3 to K-2. Hermosa Valley School would shift from grades 4-8 to 5-8.

North School would follow the District's calendar—end of August/beginning of September to June. School hours would generally be from 8:30 am to 3:00 pm. Summer school programs may also be offered. Similar to other public schools, the reopened school would have nighttime events such as back to school night, open house, talent shows, and awards ceremonies. The proposed facilities would also be available for community use through the Civic Center Act.³

4.2.6 Construction

The whole of the proposed project would be completed in two phases, demolition and construction, which would begin in 2018 and end in 2019, prior to the start of the 2019-2020 school year. Project implementation would disturb the entire site and require the demolition and removal of all improvements. Approximately 28,900 square feet of existing structures would be demolished, and 57,560 square feet of asphalt and concrete paving would be removed. The project would require approximately 1,000 cubic yards of soil import to support the extension of the developed footprint over the vegetated slope.

² Stormwater quality design volume is defined as the greater of:

1. The 0.75-inch, 24-hour rain event, or
2. The 85th percentile, 24-hour rain event as determined from the Los Angeles County 85th percentile precipitation isohyetal map.

SWQDV is used to determine the volume of runoff that can be retained onsite.

³ Sections 38130 et seq. of the California Education Code, known as the Civic Center Act, state that every public school in the state must make available a "civic center" for community use. Specific uses and users of the civic center are in the Education Code.

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After demolition until the start of building construction, the site would be vacant with exposed soil—without structures or vegetation. A chain-link fence with a tarp would be installed around the project site to limit access and views into the construction worksite. Construction staging would be set up in the eastern part of the site, which is closest to the designated access for construction vehicles at the intersection of Morningside Drive and 26th Street. Additional measures during construction would include presence of construction flaggers to control traffic, cones, and construction signs indicating stating that the site is a construction zone.

4.3 INTENDED USES OF THE EIR

This is a project EIR that examines the potential environmental impacts of the proposed North School Reconstruction. This EIR also addresses various actions by the District and others to adopt and implement the proposed project. It is the intent of the EIR to evaluate the environmental impacts of the proposed project, thereby enabling the District, other responsible agencies, and interested parties to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are:

Lead Agency	Action
HBCSD Board of Education	Final EIR for Certification and Project Approval
Responsible Agencies	Action
California Coastal Commission	Coastal Development Permit Approval
City of Hermosa Beach Public Works Department	Drainage Improvements Approval and Offsite Roadway Improvements
Los Angeles Regional Water Quality Control Board	NPDES Permit; Possible Section 401 Water Quality Certification
State Water Resources Control Board (SWRCB)	Notice of Intent (NOI) to Obtain Permit Coverage; Issue General Permit for Discharges of Stormwater Associated with Construction; Storm Water Pollution Prevention Plan (SWPPP)
Reviewing Agencies	Action
California Department of Education, School Facilities and Transportation Services Division	Review School Design and Program
California Department of General Services, Division of the State Architect	Review Building and Construction Plans