

Los Angeles Unified School District

Office of Environmental Health and Safety

MICHELLE KING
Superintendent of Schools

THELMA MELÉNDEZ, PH.D.
Chief Executive Officer, Office of Educational Services

ROBERT LAUGHTON
Director, Environmental Health and Safety

CARLOS A. TORRES
Deputy Director, Environmental Health and Safety

NOTICE OF EXEMPTION

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ORIGINAL FILED

FEB 26 2018

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LOS ANGELES, COUNTY CLERK

To: County Clerk and Registrar-Recorder
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: LAUSD OEHS
333 South Beaudry Avenue
21st Floor
Los Angeles, CA 90017

Project Title:

Fremont High School Wellness Center Expansion Project

Project Location – Specific:

The Fremont High School Wellness Center Expansion Project (Project) will be located on the 26.1-acre Fremont High School campus, located at 7676 S. San Pedro Street in the City of Los Angeles, CA. The campus is bound by E. 76th Street to the north; Avalon Boulevard to the east; E. 79th Street to the south, and S. San Pedro Street to the west. The Project will occur in the southeastern portion of the campus.

Project Location – City:

Los Angeles

Project Location – County:

Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The Project entails expansion of an existing wellness center on the southeastern portion of the campus. The approximately 2,500 square-foot (sq ft), one-story, permanent building will be located on a site adjacent to the existing wellness center. The Project site is currently occupied by a portion of a parking lot, sidewalk, and landscaping. The Project will include reconfiguration of the parking lot, as well as landscape and hardscape improvements to connect the new clinic to the existing clinic.

The Project is designed to provide health care access for students, their families, and the community and will expand upon the services that are currently provided in the existing clinic. The existing Fremont Wellness Center is operated by the University Muslim Medical Association (UMMA) Community Clinics. The new building will allow UMMA to expand the health services provided at the Fremont Wellness Center to include dental services. Construction of the Project will be complete within approximately 18 months once the design is approved. No increases in student enrollment or campus growth are proposed as part of this Project.

333 South Beaudry Avenue, 21st Floor, Los Angeles, CA 90017 • Telephone (213) 241-3199 • Fax (213) 241-6816

Our Mission: To ensure a safe and healthy environment for students to learn, teachers to teach, and employees to work.

Our Vision: To eliminate all environmental, health, and safety risks at schools.

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The Project will be constructed per Division of State Architect approved design specifications. The Project will be implemented per all applicable local and State regulations, the Americans with Disabilities Act (ADA), as well as all District Standards and Specifications; such as those provided in LAUSD's Program Environmental Impact Report for the School Upgrade Program (Program EIR),¹ which was completed in compliance with the California Environmental Quality Act (CEQA). The Project will not cause an increase in student capacity or enrollment. The beneficiaries of this Project include the District's students and staff as well as families, school supporters and the community at large who may be served by the wellness center.

Name of Public Agency Approving the Project:

Los Angeles Unified School District

Name of Person or Agency Carrying Out Project:

Los Angeles Unified School District

Exempt Status: (check one below)

- Ministerial [Public Resources Code (PRC) Section 21080(b)(1); CEQA Guidelines Section 15268²];
- Declared Emergency [PRC Section 21080(b)(3); CEQA Guidelines Section 15269(a)];
- Emergency Project [PRC Section 21080(b)(4); CEQA Guidelines Section 15269(b)(c)];
- Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):
- *CEQA Guidelines Section 15301 – Existing Facilities*
 - *CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures*
 - *CEQA Guidelines Section 15314 – Minor Addition to Schools*
- Statutory Exemption:

Reasons why project is exempt:

Section 15301 – Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The Project will entail site improvements and minor alterations to buildings located on a high school campus such as: reconfiguration of a parking lot and sidewalks, and the installation of new landscape and hardscape features. The Project will not require or result in the growth of enrollment or capacity of the student population or campus. While the Project is designed to support the services provided by the existing clinic, the Project is not designed to increase student enrollment. The Project will be constructed completely within the boundaries of the existing campus and will not require or result in the expansion of use beyond the campus. The Project will be constructed in an underutilized area on the existing campus. The remaining campus will not be adversely impacted or altered as a result of the Project. Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15301.

¹ LAUSD. 2015. School Upgrade Program Final Environmental Impact Report, <http://achieve.lausd.net/ceqa>. Adopted by the Board of Education on November 10, 2015.

² CEQA Guidelines can be found at California Code of Regulations Title 14, Chapter 3, Section 15000 - Section 15387.

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Section 15303 – New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

As previously noted, the Project entails constructing one new 2,500 sq ft building, reconfiguration of the parking lot and sidewalk, and new landscape and hardscape features. The new building will require installation and connection of new utilities to the existing facilities for the campus. Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15303.

Section 15314 – Minor Addition to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

The Project entails construction of a new small building and improvements to a portion of an existing campus. The Project is not designed to increase the student enrollment or capacity and does not include the addition of any new classrooms. Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15314.

Section 15300.2 – Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *The project will occur in certain specified sensitive environments or locations;*

The Project will occur on an existing campus that is located within an urban-residential setting. The surrounding uses are primarily residential with single and multi-family homes, commercial uses, and some light industrial uses.³ The campus and the surrounding area have not been designated as a biologically sensitive site or location and do not contain sensitive resources or habitat that will be impacted by the Project.⁴ The nearest critical habitat is designated as such for the California Gnatcatcher and is located more than 10.3 miles northwest of the campus.⁵ As such, the Project will not have the potential to impact any sensitive environments or locations.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place over time;*

The Project will not be expected to result in significant cumulative environmental impacts. As an active school campus, it is anticipated that projects such as routine maintenance activities or upgrades will occur on the campus in the future. However, there are currently no known successive projects of the same type or scale

³ City of Los Angeles. ZIMAS. Available at: <http://zimas.lacity.org/>. Accessed April 2017.

⁴ US Fish and Wildlife Service. FWS Maps. Available at: <https://ecos.fws.gov/ipac/location/index>. Accessed April 2017.

⁵ Ibid.



planned for the campus. As it stands, the Project is not expected to result in significant impacts. Therefore, no cumulative impacts will result from the Project and successive projects of the same type occurring at the same place over time.

3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

There are no known unusual circumstances associated with the Project that will have a significant effect on the environment. The Project will require minor ground disturbance and soil excavation associated with construction of the new building, installation of utility lines, and replacing asphalt. Therefore, consideration must be given to the management of excavated soil. LAUSD will prepare a Preliminary Environmental Assessment-Equivalent (PEA-E) and complete soil sampling for chemicals of potential concern: lead, arsenic, and organochlorine pesticides (OCPs). Due to the location of the campus in an area that is designated as a high radon zone, LAUSD will also incorporate radon design standards into the plans for the Project.⁶ Construction or earthmoving activities that require import or export of soils and materials will require oversight by LAUSD's Office of Environmental Health & Safety (OEHS) to ensure that these activities are conducted in compliance with the requirements of District Specification 01 4524 and the applicable environmental agency rules and requirements.⁷

LAUSD will ensure that all construction related activities comply with the applicable LAUSD Standard Conditions of Approval which include but are not limited to:⁸ SC-USS-1, which requires that any construction waste will be recycled to the maximum extent feasible.⁹ Furthermore, as set forth in standard conditions of approval SC-CUL-13, SC-CUL-15, SC-CUL-18, and SC-CUL-19 of the Program EIR, construction activities must be stopped immediately and OEHS notified upon discovery of subsurface features, such as buried resources (i.e., paleontological resources, archaeological resources), tanks or seepage pits or stained/odoriferous soils.¹⁰ Therefore, no reasonable possibility exists that the Project will have a significant effect on the environment due to unusual circumstances.

4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*

The Fremont HS campus is located more than 17.3 miles southwest of State Route 2 (SR 2), the officially designated State scenic highway.¹¹ The Project will not be visible from SR 2. Therefore, the Project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the*

⁶ LAUSD. 2016. Radon Zone Map. Based in part off information provide California Department of Public Health (CDPH). 2016. Indoor Radon Program. (2/26/16).

⁷ LAUSD. District Specification 01 4524 Reference. Available at: http://www.laschools.org/documents/file?file_id=219798234&show_all_versions_p=i

⁸ LAUSD. 2015. School Upgrade Program Final Environmental Impact Report, <http://achieve.lausd.net/ceqa>. Adopted by the Board of Education on November 10, 2015.

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¹⁰ LAUSD. 2015. School Upgrade Program Final Environmental Impact Report, <http://achieve.lausd.net/ceqa>. Adopted by the Board of Education on November 10, 2015.

¹¹ California Department of Transportation. California Scenic Highway Mapping System. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed April 2017.

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Government Code; or

The Project will occur on an existing school campus which is not included on any list compiled pursuant to Section 65962.5 of the Government Code.¹² Therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

Originally opened in 1924, Fremont HS was evaluated as part of an historic resources survey conducted in 2002 and was assigned a California Historical Resource Status Code of 3S, which indicates that the property appears eligible for listing in the National Register as an individual property through survey evaluation. The Edwin Bergstrom Auditorium, which is located in the central portion of the campus at the corner of S San Pedro St. and E 78th St., is the only building on the campus that received this designation. The remainder of the campus was not found to be eligible.

The Auditorium is not included in the scope of the Project and will not be directly impacted by the Project. It was determined by the OEHS Historic Preservation Specialist that the location of the proposed project is adequately removed from the campus core as to not impact the eligibility of the Bergstrom Auditorium. As such, the Project does not have the potential to cause a substantial adverse change to a historic resource.

Prepared By:

Edward Paek, AICP
CEQA Project Manager/Contract Professional

Signed by:

Phone and Email:

(213) 241-4676
edward.paek@lausd.net

Date:

Robert Laughton
CEQA Officer of the Los Angeles Unified School District

¹² California Department of Toxic Substances Control. DTSC Databases. Available at: <http://www.dtsc.ca.gov/database/>. Accessed April 2017.

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Signed by:

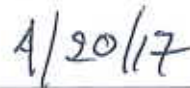


Robert Laughton
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Date:



¹² California Department of Toxic Substances Control. DTSC Databases. Available at: <http://www.dtsc.ca.gov/database/>. Accessed April 2017.

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: L. MCCOY



Monday, February 26, 2018 3:03 PM

<u>Item(s)</u>	<u>qty</u>	<u>Total</u>
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NOE - County Posting Fee	1	\$75.00
2018047645		
NOE - County Posting Fee	1	\$75.00
2018047646		
NOE - County Posting Fee	1	\$75.00
2018047647		
NOE - County Posting Fee	1	\$75.00
2018047648		

Total **\$300.00**

Total Documents: 4

Customer payment(s):

Check \$300.00

Check List:

#53622	\$75.00
#53623	\$75.00
#53624	\$75.00
#53606	\$75.00