

Los Angeles Unified School District

Office of Environmental Health and Safety

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NOTICE OF EXEMPTION

ORIGINAL FILED

FEB 16 2018

LOS ANGELES, COUNTY CLERK

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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:

YES Academy Wellness Center

Project Location – Specific:

The YES Academy Wellness Center (Project) will be located on the 5.2-acre Young Empowered Scholars (YES) Academy (former Hyde Park Elementary School) campus. YES Academy is located at 3140 Hyde Park Boulevard in the City of Los Angeles, CA. The campus is bound by Hyde Park Boulevard to the north; 8th Avenue to the east; freight train tracks, Los Angeles Unified School District (LAUSD or District) Maintenance and Operations District #1 facilities and a salvage warehouse to the south; and 11th Avenue to the west. The Project will occur in the eastern portion of the campus.

Project Location – City:

Los Angeles

Project Location – County:

Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The Project will entail constructing and operating a new wellness center on the eastern portion of the campus. The wellness center will be a free-standing, approximately 5,200 square-foot (sq ft), one-story, permanent building. Construction of the wellness center will require removing five unused portable buildings that are currently located on the eastern side of the campus, relocating a parking lot that will be displaced by the new building, and installing utilities for the new building. The surrounding area will be enhanced with landscaping and redesigned to accommodate the new use and the parking that will be removed. There is an existing clinic located in a portable building on the northeastern portion of the campus at the corner of Hyde Park Boulevard and 8th Avenue that will continue to operate adjacent to the new wellness center or will be merged into the design of the new building. A historic building (referenced as the "East Building") that is also located on the east side of the campus and currently serves as a Family Service Center for the community will remain. General tenant improvements (e.g., interior partitions for new rooms/spaces/ restrooms, etc.) will also be completed in the historic building.

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 is designed to provide health care access for students, their families, and to the community and will expand upon the services that are currently provided in the existing clinic. Specifically, the Project will provide free and low-cost comprehensive medical, behavioral, and dental services to students, families, and the community.

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.

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, 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), and the Americans with Disabilities Act (ADA) compliance. 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 Additions 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 an elementary school campus such as: upgrades to a historic building, removal of unused portable buildings, and the installation of landscaping on the eastern portion of the existing campus. The Project will not require or result in the growth of enrollment or capacity of the student

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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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.

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 5,200 sq ft building, upgrades, and retrofitting the underutilized portion of an existing campus. The new building will require installation and connection of new utilities to the existing facilities for the campus and may require only minor improvements to the street. The Project will include minor improvements to an existing historic buildings, but the majority of the campus will remain untouched by the Project. Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15303.

Section 15314 – Minor Additions 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 Neither the campus nor the surrounding area have been designated as a biologically sensitive site or location and does not contain sensitive resources or habitat that will be impacted by the Project.⁴ The nearest critical habitat is designated as such for the Braunton's milk-vetch and is located more than 13 miles northwest of the campus.⁵ As such, the Project will not have the potential to impact any sensitive environments or locations.

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

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

⁵ Ibid.

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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 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 and 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.

LAUSD will ensure that all construction related activities comply with the applicable LAUSD Standard Conditions of Approval (SCs) which include but are not limited to:⁷ SC-USS-1, which requires that any construction waste will be recycled to the maximum extent feasible.⁸ Furthermore, as set forth in 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.⁹ 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 YES Academy campus is located more than 18 miles southwest of State Route 2 (SR 2), the officially designated State scenic highway.¹⁰ The Project will not be visible from SR 2. Therefore, the Project will not result

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

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.

⁹ LAUSD. 2015. School Upgrade Program Final Environmental Impact Report, <http://achieve.lausd.net/ceqa>. Adopted by the Board of Education on November 10, 2015.

¹⁰ 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 February 2017.

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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 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.¹¹ 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.*

YES Academy (formerly Hyde Park Grammar School) was commissioned for construction in 1915.¹² The initial buildings on the campus were completed in 1916. In 1923, the school (and the City of Hyde Park) were annexed to the City of Los Angeles and the school was renamed Hyde Park Elementary School.¹³ According to a Department of Parks and Recreation (DPR) form completed for the East Building in 2013, the East Building (built in 1916) and the Auditorium (built in 1937) were the only two buildings to survive a 1953 demolition of the campus buildings.¹⁴ The East Building, as described in the DPR, represents a "rare example of a small, vaguely Mission Revival-inspired World War I Era classroom building exhibiting a relatively high level of integrity within the LAUSD" and appears to meet National Register Criterion C for architectural merit as well as Criterion A for important historic associations where the subject property (also one of the last surviving representations of a modest early classroom building within the LAUSD) is a tangible link to the early years of the 20th century in Greater Los Angeles when classroom buildings were relatively small in size, having recently evolved from wood-framed single-room schoolhouses.¹⁵ The DPR also assigns the East Building a 3S status code, which indicates that the property appears eligible for National Register as an individual property through survey evaluation.¹⁶ The DPR further notes that the East Building retains integrity of design, materials, workmanship, setting, location, feeling and association because it continues to serve as a classroom building at its original site within the school campus.¹⁷

A preliminary historical assessment of the Auditorium was prepared in 2010 and found that the Auditorium does not appear to be eligible as an historical resource for the purposes of CEQA.¹⁸ The preliminary historical assessment was completed for a specific upgrade project at the campus and noted that the Auditorium has "lost integrity due to alterations and does not appear to rise to the level of historical significance to be eligible for the California Register of Historical Resources under Criterion 3".¹⁹ The assessment further noted that the potential for significance under other criteria such as event or important person associations were not conducted or researched for the assessment.²⁰ No known subsequent assessments for the Auditorium (or the campus as a whole have been completed) and the aforementioned DPR acknowledges the presence of the Auditorium but does not

¹¹ California Department of Toxic Substances Control. DTSC Databases. Available at: <http://www.dtsc.ca.gov/database/>. Accessed February 2017.

¹² LAUSD. Department of Parks and Recreation (DPR) Form for the Yes Academy - East Building (005DAF) dated July 10, 2013.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ LAUSD. Department of Parks and Recreation (DPR) Form for the Yes Academy - East Building (005DA1) dated July 10, 2013.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ LAUSD (prepared by ICF International). Preliminary Historical assessment and CEQA Analysis Review for the Hyde Park Elementary School Auditorium Building Boys and Girls Restroom ADA Upgrade Project Memo dated October 13, 2010.

¹⁹ Ibid.

²⁰ Ibid.

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included in the scope of the Project and will not be directly impacted by the Project. The new construction however will occur adjacent to the Auditorium and the East Building. As such and as a part of the Project, the Design-Build team will include a qualified historic architect. The historic architect will provide ongoing input through the design process (beginning with development of design materials/concepts) to ensure that the siting, mass/scale, character/detailing of the new construction, as well as related site plan features/landscaping, are compatible with (but differentiated from) the adjacent historic resource(s). The historic architect will provide input to ensure ongoing compliance with the Secretary of the Interior's (SOI) Standards and LAUSD requirements and guidelines for the treatment of historical resources.^{22,23} The OEHS Historic Preservation Specialist will review project drawings and participate in design team meetings in order to ensure ongoing compliance with applicable standards.

In accordance with CEQA Guidelines Section 15064.5(b)(3), a project that has been determined to conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *SOI Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* is generally considered to be a project that will not cause a significant adverse impact and material impairment (14 CCR Section 15126.4(b)(1)). If a project meets the *Secretary's Standards*, the project can, in most cases, be considered categorically exempt from CEQA (14 CCR Section 15331) and qualify for a Notice of Exemption.

The Project will conform with the SOI Standards and does not entail components that will adversely impact the historic significance of the campus. As such, the Project does not have the potential to cause a substantial adverse change to a historic resource.

Prepared By:

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Signed by:



Robert Laughton
CEQA Officer of the Los Angeles Unified School District

Date:



²² National Park Service, Department of the Interior, Washington, DC. 1995. *The Secretary of the Interior's Standards for Rehabilitation, with Guidelines for Rehabilitating, Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.*

²³ LAUSD. 2015. *Los Angeles Unified School District Design Guidelines and Treatment Approaches for Historic Schools.* Los Angeles, CA.