

Los Angeles Unified School District

Office of Environmental Health and Safety

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FEB 16 2018

LOS ANGELES, COUNTY CLERK

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NOTICE OF EXEMPTION

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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:

HVAC Replacement – West Hollywood Elementary School

Project Location – Specific:

West Hollywood Elementary School is located at 970 N. Hammond Street in the neighborhood of Hollywood, in the City of Los Angeles. The campus is bound by Harratt Street to the north, North San Vicente Boulevard to the east, North Hammond Street to the west, and private residences to the south. The Project would occur in the Main Building,¹ playground areas, quad and parking lot.

Project Location – City:

Los Angeles

Project Location – County:

Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The Project will entail the removal and replacement of heating, ventilating, and air conditioning (HVAC) equipment in the Main Building; the removal and replacement of four relocatable classroom units (portable classrooms)² on the playground areas; and implementation of Americans with Disabilities Act (ADA) compliance improvements in the quad and playground areas.

The HVAC replacement is required to upgrade the antiquated and deteriorated HVAC equipment in the Main Building. The portable classrooms will provide educational space for use as transitional and traditional kindergarten. The ADA compliance improvements are legal requirements mandated by the Division of State Architect (DSA) and will include upgrading and installing path of travel upgrades including ramps and retaining walls. The Project is anticipated to begin

¹ Also referred to as the Administrative & Classroom Building.

² The portable classroom units may range in size at each campus. The smaller units may be approximately 24' X 40'. The existing portables have not been certified by the Division of State Architect. The replacement portables are certified.

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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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in 2019 and will be completed in 2021.³ No increases in student enrollment, capacity or intensity of use are proposed as part of this Project.

The Project will be implemented pursuant to all applicable State, federal, and local regulations (such as DSA review and approval of design drawings) and all applicable LAUSD specifications, standards, and/or guidelines, such as those provided in LAUSD's Program Environmental Impact Report (EIR) for the School Upgrade Program which was completed in compliance with the California Environmental Quality Act (CEQA).⁴ LAUSD's standard conditions, design guidelines, and best management practices are designed to be incorporated into the Project design in order to avoid or limit potential adverse impacts associated with the District's projects.

The beneficiaries of this Project include students, faculty, staff, families, and the community at large who may request access to the West Hollywood Elementary School (Campus) facilities and grounds pursuant to the Civic Center Act (CA Ed. Code Sections 38130 - 38139).

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 15268⁵]:
- 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 15304 – Minor Alterations to Land*
 - *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 the removal and replacement of HVAC equipment, portable classrooms, and ADA upgrades on an existing campus. The Project will require the installation of utilities at the portable classrooms which will include minor trenching at the Campus. These components are considered minor alterations of facilities at an existing campus.

³ Project schedules (particularly start and end dates) may vary based on anticipated and unanticipated factors.

⁴ LAUSD OEHS, "School Upgrade Program Final Environmental Impact Report," <http://achieve.lausd.net/ceqa>, Adopted by the Board of Education on November 10, 2015. Including all applicable Standard Conditions of Approval.

⁵ CEQA Guidelines can be found at California Code of Regulations Title 14, Chapter 3, Section 15000 - Section 15387.

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ADA-compliant upgrades such as ramps and signage will be completed in the playground, quad, parking lot and in areas that currently contain ramps. No permanent buildings or structures will be installed or removed as a part of the Project. The Project will be located completely within the boundaries of the existing Campus and will not require or result in the expansion of use beyond the Campus. Additionally, the Project will not include or result in the growth of the student population or Campus. Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15301.

Section 15304 – Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

The Project consists of the installation of portable classrooms and minor alterations on an existing Campus. The Project components will not require major construction activities or demolition. The HVAC, portable classroom, and most of the ADA activities would be in-kind removal and replacement. The portable classrooms will arrive to the Campus preassembled. Although the installations may require foundations⁶ and utilities to be erected and installed, they will be placed in currently paved areas on the Campus that currently contain four portable classrooms. The anticipated construction related activities and equipment associated with the Project will be limited in size, duration, and scope. The construction-related activities will be temporary and will require minimal ground disturbance.

The Project will not require the removal of any healthy, mature, scenic trees from the Campus. However, should the Project require the removal of any vegetation that serves as a nesting bird site, LAUSD shall implement Standard Condition of Approval (SC) SC-BIO-3, as well as other applicable SCs as outlined in LAUSD's Program EIR.⁷ Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15304.

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.

As previously noted, the Project includes the installation of portable classrooms, ADA upgrades, and HVAC replacements on an existing school Campus. In accordance with the CEQA Guidelines Section 15314, the addition of a portable building is included in this exemption. The four portable classrooms will replace four portable classrooms that are currently on the Campus. Additionally, the Project is not intended or expected to result in an increase in the student population or campus capacity. 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.

I. 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 setting. The Campus has not been designated as a biologically sensitive site or location and does not contain sensitive resources that will be impacted

⁶ Temporary portable buildings are generally situated above ground on wood or concrete foundations.

⁷ LAUSD. 2015. Program EIR for the School Upgrade Program. Available at: <http://achieve.lausd.net/ceqa>.

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by the Project.⁸ The Campus does not contain sensitive vegetation, habitat, or resources and as such, the Project will not impact 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 site, it is anticipated that projects such as maintenance activities or upgrades will occur on this Campus in the future, however, there are currently no known successive projects of the same type or scale planned for the Campus.⁹ 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 that would have a significant effect on the environment. Some minor ground-disturbing activities associated with removal and repaving of asphalt and concrete for underground utilities at the Campus will occur. These activities are not considered unusual circumstances for the classes of projects under which an exemption is claimed. Nevertheless, consideration must be given to the management of excavated soils associated with earthwork activities for the Project. Excavated soils will only be reused onsite if they are to be placed beneath paved areas. If construction or earthmoving activities require import or export of soils and materials, the Office of Environmental Health & Safety (OEHS) must be notified to provide oversight to ensure that these activities are conducted in compliance with the requirements of District Specification 01 4524¹⁰ and applicable environmental agency rules and requirements. Furthermore, as set forth in LAUSD's Standard Conditions of Approval (SC) SC-CUL-13, SC-CUL-15, SC-CUL-18, and SC-CUL-19,¹¹ 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. Lastly, any construction and demolition waste shall be recycled to the maximum extent feasible per SC-USS-1, which requires that any construction waste will be recycled to the maximum extent feasible.¹² Therefore, the Project would not 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 closest designated scenic highway is the State Route 2 (SR2), which is located more than 13 miles northeast of the Campus.¹³ SR2 is not visible from the Campus. Therefore, the Project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a State scenic highway.

⁸ City of Los Angeles. ZIMAS. Available at: <http://zimas.lacity.org/>. Accessed January 2018.

⁹ LAUSD. Facilities Service Division. Available at: <http://www.laschools.org/new-site/>. Accessed January 2018.

¹⁰ LAUSD. 2011 (and as amended). 01 4524 Environmental Import/Export Material Testing. Available at: http://www.laschools.org/documents/file?file_id=219798234&show_all_versions_p=t

¹¹ LAUSD OEHS, "School Upgrade Program Final Environmental Impact Report," <http://achieve.lausd.net/ceqa>, Adopted by the Board of Education on November 10, 2015.

¹² LAUSD OEHS, "School Upgrade Program Final Environmental Impact Report," <http://achieve.lausd.net/ceqa>, Adopted by the Board of Education on November 10, 2015.

¹³ 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 January 2018.

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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 Campus is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.¹⁴ Therefore, the Project would have no impacts 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.*

The Project will consist of minor, in-kind, and/or reversible additions and upgrades to the Campus. While most of the Project components will not occur within the immediate proximity of any permanent buildings or structures (i.e., the Main Building or lunch shelter); the removal and replacement of HVAC equipment will occur within the Main Building.

The Main Building was constructed in 1923 and has been considerably altered since its construction. The Campus was evaluated as part of a historic resource survey commissioned by the District in 2004 and assigned a California Historic Resource code 6Y2,¹⁵ indicating the Campus was found ineligible for listing on the National Register of Historic Places, but was not evaluated for the California Register of Historic Resources, or local listing. In 2017, the District's Historic Preservation Specialist noted that the Campus requires evaluation for the California Register of Historic Resources or local listing.¹⁶

The Project does not entail components that are expected to significantly alter the Campus. The Project will not result in the permanent alteration, change, or removal of the Main Building or lunch shelter and the minor Project components (including the in-kind HVAC replacement) do not have the potential to result in a substantial adverse change in the significance of a historic resource. However, the contractor and subcontractors shall be made specifically aware that the work will occur within a Campus that qualifies as a historic resource. The drawings and specifications shall include (in the demolition section or other general conditions) discussion of the procedures for protection of the existing elements contained within the Main Building in accordance with the *Los Angeles Unified School District Design Guidelines and Treatment Approaches for Historic Schools*.¹⁷

Prepared By:

Eimon Smith
CEQA Project Manager/Contract Professional

Signed by:



Robert Laughton
CEQA Officer of the Los Angeles Unified School District

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Date:

2/15/18

¹⁴ California, State of, Department of Toxic Substances Control, Envirostor Database, <http://www.envirostor.dtsc.ca.gov/public/search.asp>, accessed January 11, 2017.

¹⁵ Los Angeles Unified School District. 2004. *Historic Schools Survey - LAUSD*. Los Angeles, CA.

¹⁶ Ibid.

¹⁷ LAUSD. 2015. *Los Angeles Unified School District Design Guidelines and Treatment Approaches for Historic Schools*. Available at: <https://achieve.lausd.net/ceqa>