

# Los Angeles Unified School District

## Office of Environmental Health and Safety

ALBERTO M. CARVALHO  
Superintendent of Schools

CARLOS A. TORRES  
Director, Environmental Health and Safety

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Deputy Director, Environmental Health and Safety

### NOTICE OF EXEMPTION



THIS NOTICE WAS POSTED

ON June 17 2025

UNTIL July 17 2025

REGISTRAR – RECORDER/COUNTY CLERK

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

**From:** LAUSD OEHS  
333 S. Beaudry Avenue  
21<sup>st</sup> Floor  
Los Angeles, CA 90017

#### Project Title:

Downtown Business Magnet Bungalow Removal

#### Project Location – Specific:

The Downtown Business Magnet School Bungalow Removal Project (Project) will be located on the approximately 2.8-acre Downtown Business Magnet School campus (DBM or Campus). The Campus is located on 1081 West Temple Street in the Downtown Los Angeles area of the City of Los Angeles. It is bound by 101 Freeway to the north, 110 Freeway to the east, Temple Street to the south, and Beaudry Avenue to the west. The Campus is located in an urbanized community primarily consisting of commercial uses, multi-family, and single-family residences.

#### Project Location – City:

Los Angeles

#### Project Location – County:

Los Angeles

#### Description of Nature, Purpose, and Beneficiaries of Project:

The Project will involve abatement, demolition and removal of an existing bungalow building at the former Downtown Business Magnet site. The Project is located in the lower parking lot along Temple Street. The bungalow is currently unoccupied and used for storage. Once removed, the area will be repaved and restriped for 8-9 parking spaces and a drive aisle. The total budget for this Project is \$100,000.

The Project will be implemented pursuant to all applicable State, federal, and local regulations and all applicable Los Angeles Unified School District (LAUSD) specifications, standards, and/or guidelines, including those in compliance with the California Environmental Quality Act (CEQA) and the updated Standard Conditions of Approval for District Construction, Upgrade, and Improvements Projects (SC) as adopted by the Board of Education on December 12, 2023.<sup>1</sup> LAUSD's SCs, design guidelines, and best

LAUSD OEHS, "Standard Conditions of Approval for District Construction, Upgrade, and Improvement Projects (SCs)" [https://www.lausd.org/cms/lib/CA01000043/Centricity/Domain/135/ccqa/2023\\_Standard\\_Conditions\\_UPDATE\\_Final.pdf](https://www.lausd.org/cms/lib/CA01000043/Centricity/Domain/135/ccqa/2023_Standard_Conditions_UPDATE_Final.pdf)

**333 South Beaudry Avenue, 21<sup>st</sup> 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.*



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 the Project include DBM students, faculty, staff, families, school supporters, and the community at large who may request access to the Campus pursuant to the Civic Center Act (CA Ed. Code Sections 38130 - 38139).

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**Name of Public Agency Approving the Project:**

Los Angeles Unified School District

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**Name of Person or Agency Carrying Out Project:**

Los Angeles Unified School District

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**Exempt Status: (check one below)**

- ☐ Ministerial [Public Resources Code (PRC) Section 21080(b)(1); CEQA Guidelines Section 15268<sup>2</sup>]:
- ☐ 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*
- ☐ 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 remove one uncertified bungalow (AA-822) that is currently being used for storage. The Project involves abatement and demolition and will repurpose existing land rather than expanding beyond the current educational use. Once removed, the area will be designated a parking area with an additional 8-9 parking spaces along with a drive aisle. As such, the Project would constitute operation, repair, maintenance, and minor alteration of existing public facilities involving no expansion of the facilities' use.

All proposed Project components would involve minor alterations to the existing Campus and will occur within the area occupied by the existing facility. The Project components will not present a new or expanded use of the Campus. Therefore, the Project constitutes minor alterations to existing school sites that result in no expansion of use and meets 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.

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<sup>2</sup> CEQA Guidelines can be found at California Code of Regulations Title 14, Chapter 3, Section 15000 – Section 15387.





The Project will involve minor alterations to land including abatement and demolition of one bungalow. Once removed, the area will be repaved and restriped with 8-9 parking spaces designated where the bungalow resided. Moreover, the Project will result in minimal environmental disruption. Therefore, the Project fulfills the requirements of CEQA Guidelines Section 15304.

#### Section 15300.2 – Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of these Projects indicates that they would not violate any of the exceptions, as described below.

1. *The projects would occur in certain specified sensitive environments or locations;*

The Project will occur on an existing campus that is located within an urbanized setting. The surrounding uses of the Campus are residential uses to the north, south, east and west. The site is not designated as a biologically sensitive location. The nearest significant ecological area (SEA) is the Puente Hills which are located approximately 19.7 miles southeast of the Campus.<sup>3</sup> The nearest critical habitat is designated as such for the Coastal California Gnatcatcher and is located approximately 17.8 miles southeast of the site.<sup>4</sup> As such, the Project will not impact sensitive environments or locations.

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

The Campus is not an active school site and there will likely be no ongoing maintenance activities or minor projects on the Campus. There are currently no known successive projects of the same type or scale planned for the Campus. As the Project would not result in any lasting impacts once construction of the Project is complete, the Project would not contribute to cumulative impacts when considered with expected successive projects. 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 would 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. The upgrades associated with the Project are comparable to other modernizations and improvements that are being completed throughout the District under the School Upgrade Program. The removal of trees is not anticipated as part of the proposed scope of work. However, should the Project be altered to include the removal of trees, LA Unified's Office of Environmental Health & Safety (OEHS) must be notified immediately. District policy requires consultation with an arborist to determine if the trees are a protected native species. Additionally, written approval from the school principal will be required before any trees can be removed. If tree removal is scheduled to occur between February 1 and August 31, a nesting bird survey would be performed prior to

<sup>3</sup> Los Angeles County Department of Regional Planning, [http://gis.planning.lacounty.gov/GIS-NET3\\_Public/Viewer.html](http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html), accessed April 2025.

<sup>4</sup> United States Fish and Wildlife Service Critical Habitat Portal, <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> accessed April 2025.

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removal activities, per standard condition (SC) of approval SC-BIO-3 of the Standard Conditions of Approval for District Construction, Upgrade, and Improvements Projects.<sup>5</sup>

The Project will include minor ground-disturbing activities. These activities are not considered unusual circumstances for the classes of projects under which an exemption is claimed. All Project related ground disturbing activities would comply with SC-AQ-1, SC-AQ-2, SC-AQ-3, and SC-AQ-4. As the Project involves the removal of pavement, soil sampling and testing has or will be conducted, and a determination memorandum will be created for all Campuses prior to demolition and removal of the paving materials. Excavated soils will only be reused onsite if they are placed beneath paved areas. If construction or earthmoving activities require import or export of soils and materials, OEHS must be notified to provide oversight to ensure that these activities are conducted in compliance with the requirements of District Specification 01 4524, relevant provisions of South Coast Air Quality Management District Rule 1466, and other applicable environmental agency rules and requirements.<sup>6</sup> Furthermore, as set forth in SC-CUL-6, SC-CUL-7, SC-CUL-10, and SC-CUL-11 and in District protocols, 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.<sup>7</sup> Lastly, any construction and demolition waste shall be recycled to the maximum extent feasible per SC-USS-1. Therefore, the Project will 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 state scenic highway;*

The closest designated state scenic highway to the Project site is the Angeles Crest Highway, which is located approximately 23.8 miles north of the Campus.<sup>8</sup> The Project will not result in the removal of historic buildings, rock outcroppings, or other scenic resources. Therefore, the Project will not result in damage to scenic resources or similar resources within a highway officially designated as a state 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*

None of the Project sites are located on sites that are included on any list compiled pursuant to Section 65962.5 of the Government Code.<sup>9</sup> Therefore, the Project will 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.*

<sup>5</sup> LAUSD OEHS, "Standard Conditions of Approval for District Construction, Upgrade, and Improvements Projects," available at [https://www.lausd.org/cms/lib/CA01000043/Centricity/domain/135/ceqa/2023\\_Standard\\_Conditions\\_UPDATE\\_Final.pdf](https://www.lausd.org/cms/lib/CA01000043/Centricity/domain/135/ceqa/2023_Standard_Conditions_UPDATE_Final.pdf).

<sup>6</sup> LAUSD OEHS, "Section 01 4524 Environmental Import/Export Materials Testing", [http://www.laschools.org/documents/file?file\\_id=219798234&show\\_all\\_versions\\_p=t](http://www.laschools.org/documents/file?file_id=219798234&show_all_versions_p=t)

<sup>8</sup> Los Angeles County Department of Regional Planning, [http://gis.planning.lacounty.gov/GIS-NET3\\_Public/Viewer.html](http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html), accessed April 2025.

<sup>9</sup> California Department of Toxic Substances Control. DTSC Databases. Available at: <https://dtsc.ca.gov/dtscs-cortese-list/> Accessed April 2025.



The LAUSD Historic Preservation Specialist determined that DBM is ineligible as a historic resource.<sup>10</sup> Therefore, the Project would have no impact to a historic resource.

Prepared By:

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Signed by:

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Carlos A. Torres,  
CEQA Officer of the Los Angeles Unified School District

Date:

<sup>10</sup> LAUSD. 2020. Historic Resources Inventory. Los Angeles, CA, last accessed April 2025.



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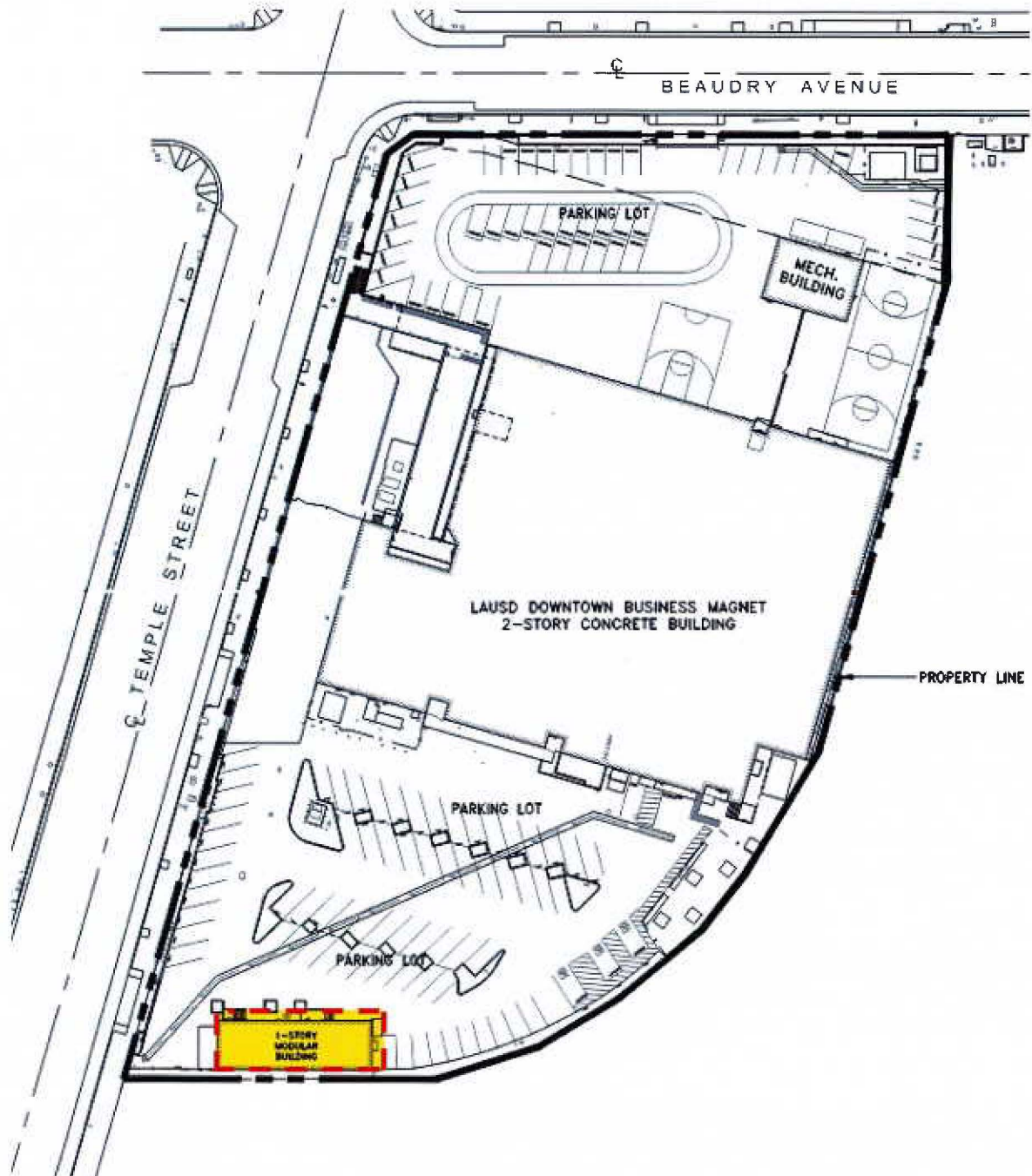
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# EXHIBIT A – Downtown Business Magnet High School Site Plan (not to scale)



 PROJECT SITE