

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR GREEN DOT – ANIMO COMPTON
SCHOOL PROJECT
PROJECT NO.: PRJ2021-002810-(2)
Conditional Use Permit No. RPPL2021007647
Environmental Plan No. RPPL2021007648
Conditional Use Permit Modification No. RPPL2021007644**

The Los Angeles County Planning (“County Planning”) Department, acting in the capacity of “Lead Agency” under the County Environmental Guidelines, Chapter III, Section 304, has prepared an Initial Study – Mitigated Negative Declaration (IS-MND) for the Project in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the “Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Sections 15162 and 15164).

STATE AGENCY PUBLIC REVIEW PERIOD

The formal public review period for the IS-MND will be from September 18, 2023. to October 18, 2023 (30 days). All comments received by the closing of the public review period will be considered by the Regional Planning Commission at a later-scheduled public hearing as described below.

SITE LOCATION

900 East Rosecrans Avenue, West Rancho Dominguez (unincorporated)

PROPOSED PROJECT

The proposed project involves the development of a public charter school that would be a combined charter middle school and high school for grades 6 through 12 on 2.2 acres. The proposed project would consist of the construction of a new, 33,769-square-foot, two-story school building and the repurposing and remodeling of the existing 5,646-square-foot, one-story building. The new, two-story school building would include 26 classrooms (ranging from 728 to 750 square feet in size) and four laboratories (779 square feet each) for a total of 30 classrooms. The remodeling of the existing one-story building would include the incorporation of administrative offices, a 2,190-square-foot

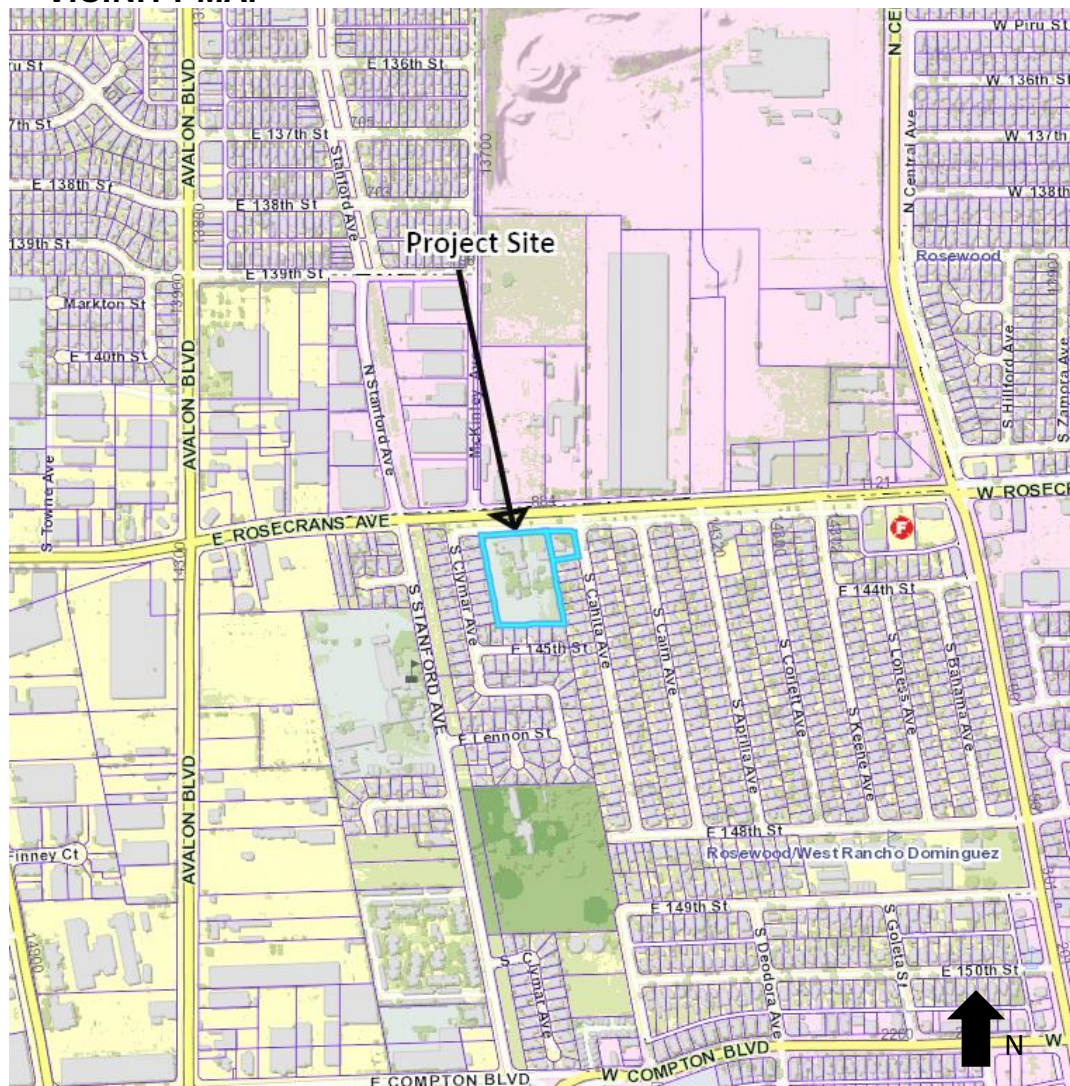
multi-purpose room, and a 1,612-square-foot outdoor shade structure on the eastern side of the building. The school would have a maximum enrollment of 600 students and 45 staff members, and would operate on weekdays from 7:30 a.m. to 5:00 p.m.

The project would also provide 61 parking spaces for the school on the existing parking lot, although only 59 are required by the Los Angeles County Code. Of these 61 parking spaces, 36 would be standard parking spaces, 22 would be compact parking spaces, and 3 would be ADA-accessible parking spaces. The Church would maintain a separate 80 parking spaces at the same parking lot. Additionally, the project would provide 120 uncovered, “U-racks on rails” bicycle parking spaces (short-term parking), and 3 permanently attached bicycle lockers (long-term parking). Access to the parking lot is provided off East Rosecrans Avenue (local access). As part of project operations and to facilitate access to the parking lot, Green Dot Public Schools California would distribute materials to parents/caregivers that detail drop-off/pick-up procedures on a bi-annual basis.

PUBLIC HEARING

A public hearing on the proposed project and the IS-MND will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined.

VICINITY MAP



Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek AICP
Director

Christina Nguyen
Metro Development Section