

**LBUSD HVAC Modernization Project
Notice of Exemption (NOE)
Tincher Prep**

The Long Beach Unified School District (District), as the Lead Agency under the California Environmental Quality Act (CEQA), proposes to install HVAC in all classrooms, offices and support spaces (including Auditorium, Cafeteria and Kitchen) located in permanent buildings on site, Accessibility upgrades to path of travel, parking, restrooms and drinking fountain per current building code, Utility systems upgrades (e.g. electrical, low voltage, water, sewer, etc.) as required to support HVAC installation, Hardware upgrades (e.g. LED lighting, Extron audio-visual system, overhead projectors, etc.), Upgrades to building finishes (e.g. new ceilings, flooring, painting), Window and/or door replacement as required, Campus-wide Fire Alarm upgrades, New tactile signage required throughout the campus for rooms and exits, Seismic upgrades, if required, per DSA IR EB-4 (No seismic upgrade is anticipated at this time), Innovation/media center, Field development: new outdoor learning space, new ADA ramp, asphalt replacement, new bleachers, new running track, new synthetic turf, TK/K expansion, new play equipment and play equipment consolidation.

Project Location

Tincher Prep is located at 1701 Petaluma Ave, Long Beach, CA 90815. The school campus is located within the neighborhood that is south of Interstate 405. The school site is bounded by E Atherton Street to the north, Vuelta Grande Avenue to the west, E Driscoll St to the south, and Petaluma Avenue to the east.

Description of Project

HVAC installation in all classrooms, offices and support spaces (including Auditorium, Cafeteria and Kitchen) located in permanent buildings on site, Accessibility upgrades to path of travel, parking, restrooms and drinking fountain per current building code, Utility systems upgrades (e.g. electrical, low voltage, water, sewer, etc.) as required to support HVAC installation, Hardware upgrades (e.g. LED lighting, Extron audio-visual system, overhead projectors, etc.), Upgrades to building finishes (e.g. new ceilings, flooring, painting), Window and/or door replacement as required, Campus-wide Fire Alarm upgrades, New tactile signage required throughout the campus for rooms and exits, Seismic upgrades, if required, per DSA IR EB-4 (No seismic upgrade is anticipated at this time), Innovation/media center, Field development: new outdoor learning space, new ADA ramp, asphalt replacement, new bleachers, new running track, new synthetic turf, TK/K expansion, new play equipment and play equipment consolidation.

Reasons why project is exempt

The proposed activity is a project subject to CEQA. However, it is exempt from further environmental analysis under Class 1, Existing Facilities (CEQA Guidelines §15301) and Class 14 Minor Additions to Schools (CEQA Guidelines §15314. 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 existing or former use. 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 types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The Proposed Project will result in campus improvements, which will not involve an increase in student capacity, and will include minor additions to existing school campuses. The Proposed Project will not result in significant environmental impacts and is exempt from further review under the conditions in Article 19. Therefore, the application of Class 1 categorical exemption is appropriate for the Proposed Project. The Proposed Project does not have the potential to trigger any of the exceptions identified in CEQA Guidelines §15300.2. Consequently, as documented below, the Proposed Project is exempt from further CEQA review.

- (a) **Location.** The Project site has not been designated as a biologically sensitive site or a location and does not contain sensitive resources or habitat that will be impacted by the Project. The Project will occur on an existing campus that is located within an urban setting
- (b) **Cumulative Impact.** The Project will not be expected to result in significant cumulative environmental impacts. There are no known successive projects of the same type or scale planned for the site.
- (c) **Significant Effect.** All aspects of this project are considered routine and will occur within school grounds and in building interiors. Also, normal operations will be similar and consistent with current uses within the project boundary.
The proposed project is located within a disturbed, urbanized environment in Long Beach. The proposed project will not involve the removal of any vegetation or scenic trees, nor would it impact any scenic vistas in the immediate area. No reasonable possibility exists that the Proposed Project would have a significant effect on the environment due to unusual circumstances. This exception does not apply to this Project.
- (d) **Scenic Highways.** California State Route 1 is below Tincher Preparatory School. While it is designated a historic highway, the section close to Tincher is not (Caltrans 2022).
- (e) **Hazardous Waste Sites.** The Project will occur on an existing school campus, which is not on any list of hazardous waste sites. Therefore, the Project will not have an impact related to being located on a hazardous waste site.
- (f) **Historical Resources.** As part of the District-Wide Cultural Resources Assessment, PCR services recommended that Tincher Prep is not eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR) (LBUSD 2017). Therefore, this exception does not apply to the Notice of Exemption.

References:

California Department of Transportation (Caltrans). 2022. California Scenic Highway Mapping System. Online URL: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

State Water Resources Control Board. 2022. GeoTracker Database. Online URL: <https://geotracker.waterboards.ca.gov>

Department of Toxic Substances Control. 2022. EnviroStor Database. Online URL: <http://www.envirostor.dtsc.ca.gov/public/>

Long Beach Unified School District (LBUSD). 2017. Cultural Resource Assessment for Long Beach Unified School District. Online URL: <http://lbschoolbonds.net/pdfs/lbusd-part1-historic-resources-report-20170206-web.pdf>

Attachment B

Project Area

1701 Petaluma Ave, Long Beach, CA 90815

Tincher Preparatory School Overview

