

**LBUSD HVAC Modernization Project  
Notice of Exemption (NOE)  
Los Cerritos ES**

The Long Beach Unified School District (District), as the Lead Agency under the California Environmental Quality Act (CEQA), proposes to continue the bond measure improvements at Minnie Gant Elementary School through the proposed all-campus HVAC and modernization project.

#### **Project Location**

Los Cerritos ES is located at 515 W San Antonio Dr, Long Beach, CA 90807. The school campus is north of Interstate 405 and east of Interstate 710 in the north corner of the intersection between West San Antonio Drive and Del Mar Avenue. The school site is bounded by Los Cerritos Park to the south, residential parcels to the west and north, and Del Mar Ave to the west.

#### **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), New tactile signage required throughout the campus for rooms and exits. The entire campus will undergo building/room re-numbering per current District standards, Window, glazing and/or door replacement as required, Campus-wide Fire Alarm upgrades, Seismic upgrades, if required, per DSA IR EB-4, Health department and city submission as required, Vision for Measure-Q upgrades, based on LBUSD's 2022 Facility Master Plan.

#### **Reasons why project is exempt**

The proposed activity is a project subject to CEQA. However, it is exempt from further environmental analysis under a Class 1, Existing Facilities (CEQA Guidelines §15301), Class 2, Replacement or Reconstruction (CEQA Guidelines §15302), Class 4 Minor Alterations to Land (CEQA Guidelines §15304), and Class 14 Minor Additions to Schools (CEQA Guidelines §15314).

- Class 1 categorical exemption 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.
- Class 2 consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity of the structure replaced.
- 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.
- 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 Proposed Project will result in installation of HVAC and modernization of the existing campus. The improvements will not involve an increase in student capacity, and include minor additions to an existing school campus. Therefore, the application of Class 1, Class 2, Class 4, and Class 14 categorical exemptions 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.** Los Cerritos is not close to any scenic highways. The closest scenic highway is Highway 1 but that Highway is over 3 miles away and the section closest to the project site is not scenic.
- (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 Los Cerritos ES 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

515 W San Antonio Dr, Long Beach, CA 90807

## Los Cerritos Elementary School Overview

