

NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Compton Community College District

1111 East Artesia Boulevard

Compton, CA 90221

County Clerk
County of Los Angeles

12400 Imperial Highway

Norwalk, CA 90650

Compton College Student Housing Project

Project Title

1111 East Artesia Boulevard, Compton, CA 90221

Project Location – Specific

Compton

Project Location – City

Los Angeles

Project Location – County

The Compton Community College District (District) proposes to construct student housing for homeless and low-income students at the Compton College Campus (proposed project). The District proposes to develop a 251-bed (151 units) student housing structure to house homeless and low-income students on a 2.82-acre site at the northeastern quadrant of the campus. The project will be funded through the State's Student Housing Grant. Phase 1 development would include soil mitigation (deep soil mixing), installation of underground utilities and rough grading. Phase 2 of the project would include a 3-story structure totaling 90,422 square feet and 45 feet high, that would contain 50 two-bed units without in-suite bathrooms totaling 100 beds; 50 two-bed units with in-suite bathrooms totaling 100 beds; and 51 one-bed studio units for a combined total of 251 beds in 151 units as well as study lounges, shared kitchens, shared bathrooms, lobby, shared laundry, and an office. One of the studio units would be reserved for a resident director. Parking would consist of 6 new stalls with striping, for loading and unloading. Other site improvements would include new utility service connections and additional hardscape and landscape improvements along the north, south, west, and east sides of the buildings. Vehicular access to the east end and north end of the facility's parking lot/circulation aisle would be provided from Main Campus Drive and South Campus Drive. Main Campus Drive and South Campus Drive are supported by three-way stop signs. Parking for the students would be provided on the north and east side of the project site. One new van ADA stall, and five loading and unloading parking stalls would be added to Parking Lot F. No changes are proposed to the access and circulation of the parking lots. Construction is targeted to begin in June 2024 with a target completion date of August 2026. All construction equipment and workers will be within the boundaries of the project site, and contractors will adhere to construction noise regulations. Certain utility and street infrastructure as well as trees would be removed, and the remaining infrastructure and adjacent trees would be protected during project construction.

Description of Nature, Purpose, and Beneficiaries of Project

Compton Community College District

Name of Public Agency Approving Project

Compton Community College District

Name of Person or Agency Carrying Out Project

Exempt Status: (check one below)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: § 15332, Class 32, In-Fill Development Projects.

Statutory Exemptions. State code number:

CEQA Guidelines Section 15332 – In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. As described above, the project is a student housing project. Pursuant to CEQA Guidelines Section 15300.2 (Exceptions), a categorical exemption is not allowed if the project would have one of the following impacts: 1) cumulative impact; 2) significant effect; 3) impact to scenic highways; 4) hazardous impact due to project being located on any hazardous materials list compiled pursuant to Section 65962.5 of the Government Code; and 5) impact on historical resources. The proposed project has been reviewed under Section 15300.2 for any characteristics or circumstances that might invalidate findings that the project is exempt under Section 15332. A supplement is available for review at Compton College, 1111 East Artesia Boulevard, Compton, CA 90221. It determined that the proposed project would not have a significant impact, and exceptions under Section 15300.2 would not prohibit the use of an exemption for this project. Therefore, project implementation meets the criteria under Class 32, and the District has determined that the proposed project is categorically exempt under CEQA Guidelines Section 15332.

Reasons why project is exempt

Dr. Keith Curry

(310) 900-1600 ext. 2007

Contact Person:

Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings

2. Has a Notice of Exemption been filed by the public agency approving the project Yes No

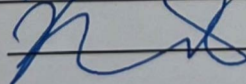
Date

Received for

Filing:

April 17, 2024

Signature:



Title: President, CEO