

NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

From: California Department of General Services
707 3rd Street
Sacramento, CA 95605

Project Title: Adult Interim Housing, Transitional Age Youth (TAY) Interim Housing, TAY Psychiatric Subacute Facilities, and Permanent Supportive Housing Lease at Metropolitan State Hospital

Project Location – Specific: 11401 Bloomfield Avenue

Project Location – City: Norwalk

Project Location – County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

DGS is granting a lease to the County of Los Angeles to occupy existing cottages on the California Department of State Hospitals, Metropolitan campus. The project would remodel six of eight existing buildings to provide approximately 75 beds for Adult Interim Housing, approx. 77 beds for TAY Interim Housing, approx. 32 beds for TAY Psychiatric Subacute Facilities, and approx. 104 beds for Permanent Supportive Housing. (TAY is an acronym for young people between the ages of 18 and 24 who are in the process of transitioning from adolescence into adulthood.) The proposed number of staff is uncertain at this time, however, each cottage could accommodate up to 26 staff members. In total, the project could house up to 288 residents and up to 156 staff at full capacity. In addition to residents and staff, a maximum of 100 visitors are assumed to visit each day. The facilities would operate 24 hours, 7 days a week. The buildings on the project site would need to be upgraded, repaired, and brought into the current code. The lease includes conditions such as the design of the project shall be reviewed and concurred by multiple agencies, including DSH, SHPO, the State Fire Marshal, the City of Norwalk, and Los Angeles County Building and Safety, to ensure compliance and consistency with current codes, regulations, and standards.

Typical construction equipment would include excavators, dump trucks, cranes, and concrete mixers. During construction, all adjacent facilities on the Metropolitan State Hospital campus would remain fully operational and secured. Perimeter fencing will be provided to separate the buildings being converted from the rest of the campus. The fencing height and materials would be compatible with the proposed site uses, and existing uses surrounding the project site. Other improvements anticipated but not limited to include remodeling the interior and exterior of buildings, converting the layout from patient rooms to residential units, to provide dining areas, kitchens, multi-purpose/community rooms, conference/group rooms, therapy spaces, staff spaces, case management services, and nurse stations. Complete hazardous material abatement (e.g., asbestos and lead-based paint), cleaning and painting the building exterior and interior, installing signage, replacing/repairing windows, repairing or providing exterior lighting for improved security, adding a new paved walkway and provide other accessibility improvements, restoring the exterior courtyard and shade canopies are also included. Additional parking stalls would be constructed for employees and accessible parking and bike parking, and ambulance drop-off locations and service yard and trash areas. Utility improvements including a storm drains/stormwater management system and fire water line connections, existing transformer upgrade, etc. Some tree removal may be required to expand the parking lot, and to restore the exterior courtyard; however, healthy, mature, scenic trees would remain protected in place. Operational activities would include the provision of supportive and psychiatric services for residents and patients in the facilities; general maintenance, repairs, and cleaning of the buildings; and landscape maintenance of the exterior courtyard, as needed. The project would provide critical housing and services in a now vacant portion of Metropolitan State Hospital campus.

Name of Public Agency Approving Project: California Department of General Services

Name of Person or Agency Carrying Out: County of Los Angeles

Exempt Status: Categorical Exemptions Classes 1(a),(d),(h)-Existing Facilities, 2(c)-Replacement or Reconstruction, 3 (d),(e)-New construction or Conversion of Small Structures, 4(b),(f)-Minor Alteration to Land, 11(a),(b) -Accessory Structures, and 31-Historical Resource Restoration/Rehabilitation

Reason Why Project is Exempt:

The project meets the requirements of Categorical Exemptions Classes 1, 2, 3, 4, 11, and 31. The project site cottages (e.g., buildings) were used as part of the Metropolitan State Hospital campus for patients with mental health disorders, providing 24/7 services. The project proposes providing housing with supportive and psychiatric services similar to previous uses of providing care to patients with mental health disorders. Because the buildings have been unoccupied for decades, the buildings would need repair and upgrades to brought into current codes. Project activities includes interior and exterior alterations, restoration or rehabilitation of deteriorated and damaged structures, infrastructure repairs and replacement, and mechanical equipment installation. The project scope has similar listed activities of categories mentioned in the classes cited and because no building additions or new structures would be constructed, and all improvements would be completed within the existing building footprints, the project involves negligible or no expansion of use. In addition, because the project includes maintenance, repair, stabilization, restoration, preservation, conservation or reconstruction of historical resources in compliance with Secretary of Interior standards for Rehabilitation, the project will not have a significant impact. The State confirms that none of the exceptions would preclude use of the Categorical Exemptions.

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Signature:

Jason Kenney

Signed by Lead Agency