

# Los Angeles Unified School District

## Office of Environmental Health and Safety

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### NOTICE OF EXEMPTION



**To:** County Clerk and Registrar-Recorder  
County of Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

**From:** LAUSD OEHS  
333 S. Beaudry Avenue  
21<sup>st</sup> Floor  
Los Angeles, CA 90017

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**Project Title:**

LAUSD Administrative Office – Cooling Tower Replacement

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**Project Location – Specific:**

The Project will be located at the Los Angeles Unified School District's (LAUSD or District) Administrative Office at 333 South Beaudry Avenue, Los Angeles, Los Angeles County. The District Administrative Office building site is approximately 1.09 acres in size and is located in the Westlake Community Plan Area of Los Angeles. The site is located approximately 0.03 mile west of State Route 110 (SR 110, Harbor Freeway), approximately 0.7 mile south of State Route 101 (SR 101, Hollywood Freeway), and approximately 1.6 miles north of Interstate 10 (I-10, Santa Monica Freeway). Locally, the Administrative Office is bounded by Beaudry Avenue to the east, South Boylston Street to the west, 3rd Street to the north, and 4th Street to the south. Uses in the immediate vicinity of the site include major transportation infrastructure of the SR 110 to the east, commercial and residential uses to the north, and commercial uses to the west and south.

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**Project Location – City:**

Los Angeles

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**Project Location – County:**

Los Angeles

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**Description of Nature, Purpose, and Beneficiaries of Project:**

The proposed Project consists of the replacement of existing cooling towers and HVAC infrastructure with substantially the same equipment, and installation of associated equipment on the roof. The replacement cooling towers will be mounted on existing structural support beams with new support rail and spring isolators. The new cooling towers will be connected to existing condenser water, chemical treatment, water makeup and drain piping systems.

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333 South Beaudry Avenue, 21<sup>st</sup> Floor, Los Angeles, CA 90017 • Telephone (213) 241-3199 • Fax (213) 241-6816

*Our Mission: To ensure a safe and healthy environment for students to learn, teachers to teach, and employees to work.*

*Our Vision: To eliminate all environmental health and safety risks at schools.*

PLACE  
"FILED"  
STICKER  
HERE

#### Section 15300.2 – Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the project indicates that construction and implementation would not violate any of the exceptions, as described below.

1. *The projects would occur in certain specified sensitive environments or locations;*

The Project site is a fully developed office building within an urbanized community.<sup>2</sup> The Project site is not designated as biologically sensitive location and does not contain sensitive resources or habitat that will be impacted by the Project. The nearest threatened or endangered species is the Coastal California gnatcatcher located approximately 9.3 miles east of the Project site. The nearest sensitive environment to the Project site is Griffith Park, located approximately 4.5 miles to the northwest of the Project site.<sup>3,4</sup> As such, the Project will not impact sensitive environments or locations.

2. *Cumulative impacts would be considerable because successive projects of the same type would occur at the same place over time;*

The Project site is an active office building occupied by LAUSD administrative staff and there will likely be ongoing maintenance activities and minor projects on the site to keep the Administrative Office operational. As the Project will not result in any lasting impacts once construction of the Project is complete, the Project will not contribute to cumulative impacts when considered with expected successive projects.

3. *There is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances.*

There are no known unusual circumstances that will have a significant effect on the environment. All Project activities will occur on the roof of the existing District Administrative Office. No ground disturbing activities will occur, nor will the removal of any trees be required. The District will be required to coordinate with the City of Los Angeles Department of Building and Safety to ensure that traffic impacts are minimized during installation activities; however, this is typical of HVAC related installation projects. Lastly, any construction and demolition waste shall be recycled to the maximum extent feasible per SC-USS-1 of the Program EIR.<sup>5</sup> Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway;*

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<sup>2</sup> City of Los Angeles Planning Department, *Zoning and Information Management System*, <http://zimas.lacity.org/>, accessed April 2023.

<sup>3</sup> United States Fish and Wildlife Service Critical Habitat Portal, <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> accessed April 2023.

<sup>4</sup> Los Angeles County Department of Regional Planning, [http://gis.planning.lacounty.gov/GIS-NET3\\_Public/Viewer.html](http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html), accessed April 2023.

<sup>5</sup> *Ibid.*