

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044  
 County Clerk  
 County of: Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

**From:** (Public Agency): Lawndale Elementary School  
District  
4161 West 147th Street, Lawndale, CA 90260  
 (Address)

Project Title: Will Rogers Middle School New Classroom Building Project

Project Applicant: Lawndale Elementary School District

Project Location - Specific:

4110 West 154th Street, Lawndale, California 90260

Project Location - City: Lawndale Project Location - County: Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project:

Please see Attachment A.

Name of Public Agency Approving Project: Lawndale Elementary School District

Name of Person or Agency Carrying Out Project: Lawndale Elementary School District

Exempt Status: **(check one):**

- 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: §15302 and §15314  
 Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Please see Attachment A.

Lead Agency  
 Contact Person: Karla Bertran Area Code/Telephone/Extension: 310-973-1300

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature:  Date: 11/5/24 Title: Director of Maintenance

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

## **Will Rogers Middle School New Classroom Building Project Notice of Exemption (NOE)**

The Lawndale School District (District), as the Lead Agency under the California Environmental Quality Act (CEQA), proposes to remove three existing portable classroom structures and three striped sports courts for the construction of a new two-story classroom building to address campus needs (hereinafter referred to as the “project”).

An Initial Study was prepared in 2024 for the project as part of this NOE, which identifies the existing conditions of the school site and surrounding land uses and analyzes the project’s environmental impacts on existing conditions.

### **Project Location:**

The project site is located on the Will Rogers Middle School campus at 4110 West 154<sup>th</sup> Street, in the City of Lawndale, California. The project site is identified by Assessor Parcel Number 4076-022-900 and includes approximately 28,157 square feet of lot area (0.65 acre) within the total 6.7-acre Will Rogers Middle School campus. All components of the project would occur within the boundaries of the school campus. Access to the site is available via West 154<sup>th</sup> Street, West 156<sup>th</sup> Street, and Manhattan Beach Boulevard.

### **Existing Conditions:**

The Will Rogers Middle School campus is located in a developed residential neighborhood. The campus is bounded by West 154<sup>th</sup> Street to the north, single-family residential adjacent to Prairie Avenue to the East, Rogers-Anderson Park and single-family residential adjacent to Manhattan Beach Boulevard to the south, and single-family residential to the west. Will Rogers Middle School includes an enrollment of 799 students and 43 faculty as of the 2023-2024 school year, and the campus includes a variety of buildings and facilities, including educational buildings (both stationary and portable structures), a library, a gymnasium, asphalt hardcourt areas, and a field south of the hardcourt areas. The District also shares jurisdiction over the adjacent Rogers-Anderson Park through a Joint Powers Agreement with the City of Lawndale. The Rogers-Anderson Park consists of 14.73 acres and includes six outdoor basketball courts, one full-sized baseball field, one soccer field, one multi-use athletic field, two playgrounds, one gymnasium, one restroom, and open green space.

### **Description of Project:**

The proposed project would include the modernization of a portion of the campus as described below:

- Demolition –
  - Three existing portable classroom structures and three striped sports courts would be demolished.
- New Construction –

- A new two-story classroom building to be 27,838 square feet and would include 14 new classrooms.
  - Seven classrooms would be provided on each of the two floors, along with restrooms, storage and maintenance areas, and workrooms.
- New water, wastewater, and electrical systems would be constructed for the proposed building that would connect to the campus's existing underground utilities systems.
- Graded per the drainage specifications of Section 1804A.4 of the 2022 California Building Code.
- New 20-foot fire access road along the southern side of the building, to connect with existing fire roads on the eastern and western sides of the project footprint.
- New asphalt paving around the western and southern sides of the building, and repaving of the volleyball and basketball courts, and new concrete paving along the northern side of the building and provide a new concrete walkway.

Overtime, an additional 11 portable classrooms would be removed from the site and accommodated in the new building. The project would support student learning and instruction, upgrade school accessibility and code compliance, and improve student safety and security. The project would serve the existing student enrollment and would not result in an increase in student or program capacity, nor would the project result in an increase of employees at the project site. In addition, there would be no off-site circulation or traffic changes, and construction activities would take place within the boundaries of the campus. Construction is anticipated to be completed within one phase over a 16-month duration.

#### **Applicability of Exempt Status:**

The proposed project is subject to CEQA. However, the proposed project is Categorically Exempt. The project is Categorically Exempt under Section 15302 "Replacement or Reconstruction," and Section 15314 "Minor Additions to Schools." The proposed project is considered categorically exempt for the following reasons.

#### Replacement or Reconstruction (Class 2)

Class 2 consists of 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 as the structure replaced.

The project involves the replacement of up to 14 existing portable classroom structures with a new two-story classroom building, new utilities systems to accommodate the building, new grading and drainage per 2022 California Building Code standards, a new fire access road, and new asphalt and concrete paving. Construction activities would be conducted within the boundaries of the existing school campus. The project would maintain the same purpose and capacity as is currently present on campus. No change in student capacity or faculty would occur

as a result of construction and operation of the project. Therefore, the proposed work on campus would be Categorical Exempt under Class 2.

Minor Additions to Schools (Class 14)

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 addition of portable classrooms is included in this exemption (State CEQA Guidelines Section 15314).

The project involves the replacement of up to 14 existing portable classroom structures with a new two-story classroom building, new utilities systems to accommodate the building, new grading and drainage per 2022 California Building Code standards, a new fire access road, and new asphalt and concrete paving. The proposed upgrades are intended to serve the existing student body and would not induce any increase in student enrollment or faculty. In addition, the project does not include the construction of any new classrooms or other facilities that would increase the student capacity or require the employment of additional faculty. Therefore, the project would not increase original student capacity by more than 25% or ten classrooms. As noted above, no increase in student enrollment or staffing would occur as a result of the project.

**Exceptions to Use of a Categorical Exemption (State CEQA Guidelines Section 15300.2):**

The District prepared an Environmental Checklist that identifies that the proposed project does not have the potential to trigger any of the exceptions identified in State CEQA Guidelines Section 15300.2 prohibiting the use of a categorical exemption.

**References:**

Lawndale Elementary School District. 2024. Will Rogers Middle School 2-Story Addition Project Notice of Exemption and Environmental Checklist. September 2024.