COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2023-6763-CU / Conditional Use Permit

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2023-6764-CE
PROJECT TITLE	COUNCIL DISTRICT
College Bridge Academy	15

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
9702 South Holmes Avenue (1800-1804 East 97th Street & 9702-9718 South Holmes Avenue)

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The project is for the change of use of a 12,062 square foot Sunday school to a charter high school (grades 9-12). The scope of work does not propose any physical changes and will maintain the existing 30 foot in height building. The campus will utilize the fellowship hall for assemblies and will maintain 40 existing parking spaces. The school enrollment will have 96 students maximum and hours of operation Monday through Friday 7:30am to 6:30pm with a limited number of special events annually extending beyond these hours.

NAME OF APPLICANT / OWNER:
Tree of Life Missionary Baptist Church

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Anacany Hurtado	(213) 482-7085

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Section 15301 and 15305**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached
The Project qualifies for a Class 1 and a Class 5 Categorical Exemption as it is developed on an infill site and meets the conditions as follows:
(a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations: (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses: (c)The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.
☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Anacany Hurtado	City Planner

ENTITLEMENTS APPROVED
Conditional Use Permit

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION
ENV-2023-6763-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the CEQA Guidelines designate the subject project as Categorically Exempt under State CEQA Guidelines, Article 19, Section 15301 (Class 1) and 15305 (Class 5), Case No. ENV-2023-6763-CE.

A project qualifies for a Class 5 Categorical Exemption if it is developed on an infill site and meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare, or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

Project

The proposed project is for the legalization of a change of use of a portion of a 12,062 square foot Sunday school to a charter high school (College Bridge Academy) at 9702-9718 South Holmes Avenue in the [Q]R4-1 Zone. The scope of work does not propose any physical changes at this time and will maintain the existing 30 foot in height building. The campus will utilize the fellowship hall for assemblies and will maintain their 40 existing parking spaces. The charter school enrollment will have a maximum of 24 students in each grade (grades 9-12) for a total of 96 students. Hours of operation for the charter school will be Monday through Friday 7:30 am to 6:30 pm with a limited number of special events annually extending beyond these hours. The church and Sunday school will remain on the first floor of the building.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions
The City has considered whether the Proposed Project is subject any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are six (6) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

a. **Location**. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment*

may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The subject site is located within the Southeast Los Angeles Community Plan area and the Urban Agriculture Incentive Zone. The subject site is not located on or near an environmental resource that is precisely mapped, and officially adopted pursuant to federal, state, or local law. Thus, the location of the Project will not result in a significant impact based on its location.

b. **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is located at 9702 South Holmes Avenue within the Southeast Los Angeles Community Plan. There is not a succession of known projects of the same type and in the same place as the subject project. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected, and this exception does not apply.

c. **Significant Effect Due to Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes to legalize the change of use from a portion of a Sunday school to a charter high school with the approval of the Conditional Use. All adjacent lots are developed with a rehabilitation center and residential uses, and the subject site is of a similar size and slope to nearby properties. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

d. **Scenic Highways.** *A categorical exemption shall not be used for a project which 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.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 20 miles from the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

e. **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, and Geotracker, neither the subject site nor any site in the vicinity, is identified as a hazardous waste site per Government Code Section 65962.5.

f. **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

SurveyLA conducted a Historic Resources Survey Report Southeast Los Angeles Community Plan Area in March 2012 and a Supplemental Historic Resources Survey Report Industrial Zone Properties in the Southeast Los Angeles Community Plan Area in December 2015 that identified eligible historic residential, commercial, and industrial properties. The existing church and Sunday school building on the site were not identified as an eligible historical resource in either of the SurveyLA Southeast Los Angeles Community Plan Area surveys, either as an individual property or as contributing buildings to an historic district. The project does not have the potential to cause a substantial change to the significance of an historical resource.

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2023-6764-CE

Aracany Hurtado

Department Representative