

Los Angeles Unified School District

Office of Environmental Health and Safety

ANDRES E. CHAIT
Superintendent of Schools

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Director, Environmental Health and Safety

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Deputy Director, Environmental Health and Safety

NOTICE OF EXEMPTION

THIS NOTICE WAS POSTED
ON August 07 2026
UNTIL September 08 2026
REGISTRAR – RECORDER/COUNTY CLERK

2026 170583

FILED
Aug 07 2026
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by LORENA VALDEZ

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

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

Project Title:

Clover Elementary School Classroom Replacement Project

Project Location – Specific:

The Clover Elementary School Classroom Replacement Project (Project) will be located on the 15.35-acre Clover Elementary School (Clover ES) campus. The Clover ES campus (Campus) is located at 11020 Clover Avenue in the Palms neighborhood of the City of Los Angeles. It is bound by Clover Avenue to the north, Military Avenue to the east, Queensland to the south, and South Bentley Avenue to the west. The Campus is located in an urbanized community primarily consisting of commercial uses, multi-family, and single-family residences.

Project Location – City:

Los Angeles

Project Location – County:

Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The Project will remove aging relocatable buildings at Clover ES, which includes a total of 12 relocatable buildings containing 20 classrooms and support spaces. To replace them, the Project will construct five new permanent one-story classroom buildings comprising of a total of 19 classrooms and support and administrative spaces. Specifically, Building #10 New Kindergarten Classroom Building will consist of 4 classrooms; Building #11 New Kindergarten Classroom Building will consist of 2 classrooms; Building #12 New Elementary Classroom Building will consist of 7 classrooms; Building #13 New Elementary Classroom Building will consist of 4 classrooms; and Building #14 New Art/Flex Building will consist of 2 classrooms. The table below summarizes the classroom count of each new permanent building.

Table 1. Proposed Project (Demolition and Construction)

	Demolition (Classroom Count)	New Construction (Classroom Count)
Demolition		
12 Relocatable Buildings	20	
New Construction		
Building #10 New Kindergarten Classroom Building		4
Building #11 New Kindergarten Classroom Building		2
Building #12 New Elementary Classroom Building		7
Building #13 New Elementary Classroom Building		4
Building #14 New Art/Flex Building		2
Total	20	19

Site improvements include new parking, utility upgrades, new playground areas, a kindergarten play structure, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades; exterior painting of existing buildings and structures; and interim facilities necessary to support school programs during construction (Figure 1). The Los Angeles Unified School District Board of Education approved the Project's budget of \$105,819,442 on March 12, 2024.

The Project will be implemented pursuant to all applicable State, federal, and local regulations, and all applicable LAUSD specifications, standards, and/or guidelines, including those in compliance with the California Environmental Quality Act (CEQA) and the updated Standard Conditions of Approval for District Construction, Upgrade, and Improvements Projects (SCs) as adopted by the Board of Education in December 2023.¹ LAUSD's SCs, design guidelines, and best management practices are designed to be incorporated into the Project design in order to avoid or limit potential adverse impacts associated with the District's projects.

The beneficiaries of this Project are the Clover ES students, faculty, staff, families, school supporters, and the community at large who may request access to the facilities and grounds of the Campus pursuant to the Civic Center Act (CA Ed. Code Sections 38130 - 38139).

Name of Public Agency Approving the Project:

Los Angeles Unified School District

Name of Person or Agency Carrying Out Project:

Los Angeles Unified School District

Exempt Status: (check one below)

- ☐ Ministerial [Public Resources Code (PRC) Section 21080(b)(1); CEQA Guidelines Section 15268²]:
- ☐ Declared Emergency [PRC Section 21080(b)(3); CEQA Guidelines Section 15269(a)]:
- ☐ Emergency Project [PRC Section 21080(b)(4); CEQA Guidelines Section 15269(b)(c)]:
- ☒ Categorical Exemption [PRC Section 21084; CEQA Guidelines Sections 15300 -15333]:

¹ LAUSD OEHS, "Standard Conditions of Approval for District Construction, Upgrade, and Improvements Projects," Adopted by the Board of Education on December 12, 2023.

² CEQA Guidelines can be found at California Code of Regulations Title 14, Chapter 3, Section 15000 - Section 15387.



- *CEQA Guidelines Section 15301 – Existing Facilities*
- *CEQA Guidelines Section 15302 – Replacement or Reconstruction*
- *CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures*
- *CEQA Guidelines Section 15314 – Minor Additions to Schools*

☐ Statutory Exemption:

Reasons why project is exempt:

Section 15301 - Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The Project will remove aging relocatable buildings at Clover ES, which includes a total of 12 relocatable buildings containing 20 classrooms and support spaces. The Project will construct five new permanent one-story classroom buildings consisting of 19 classrooms and support and administrative spaces. Site improvements include new parking, utility upgrades, new playground areas, a kindergarten play structure, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades; exterior painting of existing buildings and structures; and interim facilities necessary to support school programs during construction. The Project would constitute operation, repair, maintenance, and minor alteration of existing public structures involving no expansion of the facilities' use. Therefore, the Project constitutes minor alterations to an existing school site that result in no expansion of use and meets the requirements of CEQA Guidelines Section 15301.

Section 15302 - Replacement or Reconstruction

Class 2 consists of replacing or reconstructing 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.

As previously noted, the Project will remove aging relocatable buildings at Clover ES, which includes a total of 12 relocatable buildings containing 20 classrooms and support spaces. The Project will construct five new permanent one-story classroom buildings consisting of 19 classrooms and support and administrative spaces. Site improvements include new parking, utility upgrades, new playground areas, a kindergarten play structure, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades; exterior painting of existing buildings and structures; and interim facilities necessary to support school programs during construction. The Project will not result in an increase or alteration of the current use, function, or capacity of the existing Campus. Therefore, the Project meets the requirements of CEQA Guidelines Section 15302.

Section 15303 - New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the structure.

The Project consists of site improvements including new parking, utility upgrades, new playground areas, a kindergarten play structure, landscaping, hardscaping, fencing and gates, security enhancements, and accessibility upgrades; exterior painting of existing buildings and structures; and interim facilities necessary to support school programs during construction. These improvements constitute operation, repair, maintenance and minor alteration of an existing campus



involving no expansion in enrollment or of the facilities' use. Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15303.

Section 15314 – Minor Additions to Schools

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.

The Project entails the removal of 12 existing relocatable buildings containing 20 classrooms and the construction of five new permanent one-story classroom buildings consisting of 19 classrooms on an existing campus. The Project will not increase the original student capacity by more than 25% or ten classrooms. Therefore, the Project satisfies the requirements of CEQA Guidelines Section 15314.

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 they would not violate any of the exceptions, as described below.

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

The Project site is a fully developed Campus within an urbanized community.³ The Project site is not designated as a biologically sensitive location. The nearest significant ecological area to the Project site is Ballona Wetlands, located 3 miles southwest of Clover ES and the nearest critical habitat is the Western snowy plover, located approximately 4.8 miles west of the Campus.^{4,5} 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 Campus is an active school site and there will likely be ongoing maintenance activities and minor projects on the Campus to keep the school operational. As the Project would not result in any lasting impacts once construction of the Project is complete, the Project would 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 would have a significant effect on the environment. The removal of trees is anticipated as part of the proposed scope of work. District policy requires consultation with an arborist to determine if the trees are a protected native species. Additionally, written approval from the school principal will be required before any trees can be removed.⁶ If tree removal is scheduled to occur between February 1 and

³ City of Los Angeles Planning Department, *Zoning and Information Management System*, <http://zimas.lacity.org/>, accessed July 2026.

⁴ United States Fish and Wildlife Service Critical Habitat Portal, <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> accessed July 2026.

⁵ Los Angeles County Department of Regional Planning, http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html, accessed July 2026.

⁶ LAUSD OEHS, "Tree Trimming and Removal Procedure", <http://www.lausd.org/ceqa>



August 31, a nesting bird survey would be performed prior to removal activities, per Standard Condition of Approval (SC) SC-BIO-3 of the Subsequent Program Environmental Impact Report (SPEIR).^{7,8}

As the Project involves the removal of pavement, soil sampling and testing for characterization is required prior to demolition and removal of the paving materials. If construction or earthmoving activities require import or export of soils and materials, OEHS must be notified to provide oversight to ensure that these activities are conducted in compliance with the requirements of District Specification 01 4524, relevant provisions of South Coast Air Quality Management District Rule 1466, and other applicable environmental agency rules and requirements.⁹ Furthermore, as set forth in SC-CUL-6, SC-CUL-7, SC-CUL-9, SC-CUL-10, and SC-GEO-2 of the SPEIR, construction activities must be stopped immediately and OEHS notified upon discovery of subsurface features, such as buried resources (i.e., paleontological resources, archaeological resources), tanks or seepage pits, or stained/odoriferous soils.¹⁰ Lastly, any construction and demolition waste shall be recycled to the maximum extent feasible per SC-USS-1 of the Program EIR.¹¹ 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;*

The closest designated state scenic highway to Clover ES is Topanga Canyon Boulevard (State Route 27), which is located approximately 9 miles northwest of the Campus.¹² In addition, the Project would not result in the removal of historic buildings, rock outcroppings, or other scenic resources. Therefore, the Project would not result in damage to scenic resources or similar resources within a highway officially designated as a state scenic highway.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not listed on any list compiled pursuant to Section 65962.5 of the Government Code.¹³ Therefore, the Project would have no impacts related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historical resource.*

Clover ES is over 45 years old, meeting LAUSD's threshold for review as a potential historic resource and requiring evaluation for historic eligibility. LAUSD's Historic Preservation Specialist has determined that Clover ES is not eligible for federal, State, or local listing under any of the applicable criteria and is therefore not considered a historical resource pursuant to CEQA.¹⁴ Therefore, the Project will not cause substantial adverse change in the significance of a historic resource.

⁷ LAUSD OEHS, "Standard Conditions of Approval for District Construction, Upgrade, and Improvements Projects," Adopted by the Board of Education on December 12, 2023.

⁸ LAUSD OEHS, "Tree Trimming and Removal Procedure", <http://www.lausd.org/ceqa>.

⁹ LAUSD OEHS, "Section 01 4524 Environmental Import/Export Materials Testing", http://www.laschools.org/documents/file?file_id=219798234&show_all_versions_p=t

¹⁰ LAUSD OEHS, "School Upgrade Program Final Subsequent Environmental Impact Report," <http://www.lausd.org/ceqa>. Adopted by the Board of Education on December 12, 2023.

¹¹ *Ibid.*

¹² Los Angeles County Department of Regional Planning, http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html, accessed July 2026.

¹³ http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed July 2026.

¹⁴ LAUSD OEHS. 2025. LAUSD Historic Resource Inventory Database.



Prepared By:

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Signed by:

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Date:

[illegible]

FILED
Aug 07 2026

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by LORENA VALDEZ

Figure 1. Site Plan

