

Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Public Agency): Rio Hondo Community College District  
3600 Workman Mill Road  
Whittier, CA 90601-1616

County Clerk  
County of: Los Angeles

(Address)

THIS NOTICE WAS POSTED

ON March 12 2020

UNTIL April 13 2020

REGISTRAR - RECORDER/COUNTY CLERK

Project Title: Music/Wray Theater Renovation  
Project Applicant: Rio Hondo Community College District

Project Location - Specific: The project is located situated on the Rio Hondo College Campus.

Project Location - City: Whittier

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project: This project includes the reconstruction and expansion of the existing two-story, 20,441 assignable square foot (ASF) building that contains unsafe building materials, the original fire alarm system, accessibility issues, and has functional building system deficiencies into a modern 23,569 ASF facility that meets the modern instructional needs in the Music and Performing Arts programs.

Name of Public Agency Approving Project: Rio Hondo Community College District

Name of Person or Agency Carrying Out Project: Rio Hondo Community College 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: \_\_\_\_\_
- Statutory Exemptions. State code number: 15302, Class 2 Replacement or Reconstruction



FILED  
Mar 12 2020

Beso C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TANIA IBARRA

Reasons why project is exempt: This project is exempt pursuant to categorical exemption per CEQA Guidelines §15302 - Class 2, Replacement or Reconstruction, which identifies exemptions for 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. This project consists of the reconstruction of the Music and Wray Theater Building, constructed in 1966, to address structural deficiencies, meet changing program needs, and expand program space by utilizing spaces currently housing oversized and outdated mechanical equipment. The proposed modernization of and addition to the existing building includes the replacement of the original building systems and remove hazardous substances (asbestos and lead in floor tiles, acoustical treatments, and pipe coverings). The modernized 23,569 ASF performing arts facility will consist primarily of laboratory, assembly and meeting space to support modern instructional delivery and learning methodologies. The existing two-story, 20,441 ASF Music and Theater Building has had no major modifications since its original construction in 1966. Building systems are energy inefficient, the mechanical system has passed its life expectancy, and both the fire alarm system and fire sprinkler system need replacement. The building's electrical systems need to be upgraded as they are unable to accommodate the loads from up-to-date theater and lighting equipment, which further curtails program offerings. Parts of the building such as the stage, dressing rooms, and second floor, are not accessible to disabled students and staff due to various level changes in the building which are only accessible by stairs. Significant roof leaks due to deterioration and the age of the roofing material are causing water damage in class labs and offices. The building lacks hot water for showers in the dressing rooms, and there are no restrooms available to students. To meet the learning needs of a diverse student population, faculty and staff provide specialized, individual attention through hands-on experience in a classroom environment. The program offerings include an Associate Degree in Music and Theater, appropriate course offerings to transfer to four-year institutions, training, skills and experience leading to careers in music and theater-related fields. Providing an updated facility that is accessible, safe, with new technology, and effectively utilized space to meet today's teaching and learning needs will allow students to participate and achieve higher levels of success in the performing arts programs. The current facility cannot support advanced classes in acting and crafts, as they require specialized class lab and support spaces, as well as sound and lighting equipment.

Lead Agency \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**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: Arturo Reyes Date: 3/3/2020 Title: Super / Pres

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: \_\_\_\_\_

Revised 2011

Governor's Office of Planning & Research

**MAR 13 2020**

**STATE CLEARINGHOUSE**

2020 062087



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Mar 12 2020

Dam S. Lopez, Registrar - Recorder/County Clerk

Electronically signed by TANIA IBARRA



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SUPERINTENDENT/PRESIDENT

Date: 2/27/2020

Lan Yuan, Facilities Specialist  
College Finance & Facilities Planning  
California Community College  
Chancellor's Office,  
1102 Q Street, Suite 4400  
Sacramento, CA 95811-6549

Dear Ms. Yuan,

Re: Music & Wray Theater – Request for Preliminary Plan Approval

Rio Hondo Community College District is requesting approval of Preliminary Plans and the release of Working Drawings funds for this Music & Wray Theater Renovation Project at Rio Hondo College.

Enclosed are the following:

- X   District letter requesting the approval of preliminary plans and release of working drawings.
- X   Preliminary Plans (including 2- 11"x17" copies of the site plans, elevations, and floor plans) and Specifications.
- X   JCAF 31 - Analysis of Building Space Use and WSCH (space array).
- X   JCAF 32 - Cost Estimate Summary and Anticipated Project Schedule.
- X   Quantities and Unit Costs Supporting the JCAF 32 (Architect's Cost Estimate).
- X   Final "Notice of Exemption" stamped by the State Clearinghouse.
- X   Energy Savings Report describing the design recommendations that will meet the Board of Governor's energy incentive criteria.

I certify the following:

- Project is within the scope and costs as approved by the Legislature.
- Project is consistent with CEQA requirements.
- District acknowledges full responsibility for clearing due diligence issues for general obligation bond projects.

Sincerely,

  
Dr. Arturo Reyes  
Superintendent/President Rio Hondo College

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

MAR 12 2020

*Deane C. Linn* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA

