



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: PUEBLO DEL SOL / ALISO VILLAGE - Felicitas and Gonzalo Mendez Learning Center Property Retention Application per 2 CFR 200.311(c)(1), Disposition of Federal Property

Responsible Entity: LAHD

State/Local Identifier: CA004VO0311

Preparer: SHELLY LO

Certifying Officer Name and Title: EDWIN C. GIPSON, DIRECTOR OF HOUSING

Grant Recipient (if different than Responsible Entity): HACLA

Project Location: 1200-1230, 1261-1341 and 1400 E. GABRIEL GARCIA MARQUEZ STREET, LOS ANGELES, CA 90033

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Background: As part of the Aliso Village redevelopment, the Housing Authority of the City of Los Angeles (HACLA) and the Los Angeles Unified School District (LAUSD) entered into a 77-year ground lease in 2005 for certain parcels that LAUSD assembled along with parcels that it owned to develop the Felicitas and Gonzalo Mendez Learning Center School site ("Mendez Learning Center"). The Mendez Center is one of 22 schools that are part of the Partnership for Los Angeles Schools, a turnaround project that focuses on targeted improvements for the city's most impoverished, historically struggling schools.

HACLA is applying to HUD's Special Application Center for approval, under 2 CFR 200.311(c)(1) to retain a section of the Mendez Learning Center site and release the Declaration of Trust, to ensure accuracy of local title records, as well as HUD and HACLA's property records. The Mendez Learning Center fully occupies this parcel, which is used solely for educational purposes serving the public. The Mendez Learning Center site is integral to the larger Pueblo del Sol affordable

housing community, which is undergoing significant reinvestment. The attached aerial map shows the property and parcels.

There is no physical work involved with this action.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: (5) Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the same use.

Funding Information

Grant Number	HUD Program	Funding Amount
N/A		

Estimated Total HUD Funded Amount: N/A; Federal land disposition/retention

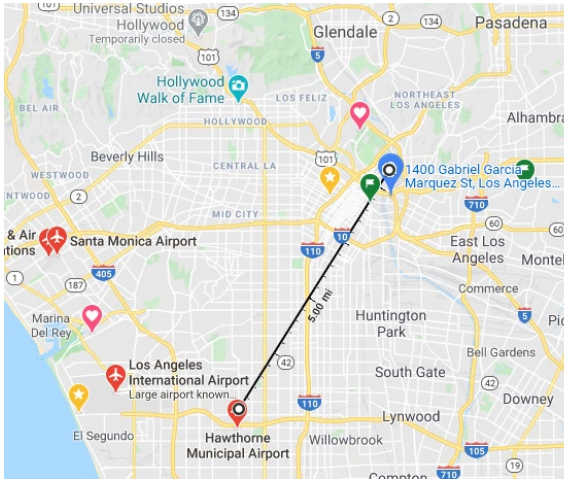
This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable): N/A

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: N/A; Federal Land Disposition/Retention

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Compliance steps are not invoked. This project site is not within 15,000 feet of a military airport nor 2,500

		<p>feet of a civilian airport. The nearest airports are more than 10 miles away. Google map attached.</p> 
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Compliance steps are not invoked. There is no CBRS units located in Southern California per U.S. Fish and Wildlife Service, Coastal Barrier Resources System Mapper attached.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Compliance steps are not invoked. The project is in Zone X, not in floodplain; (FEMA Flood Insurance Rate Map (FIRM) Community Panel Number 06037C1636G, dated December 21, 2018).</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>According to the U.S. Environmental Protection Agency (EPA) NEPassist tool accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx, the subject property is located within a Non-Attainment Area for 8-Hour Ozone (2015 standard), PM-2.5 Annual (2012 Standard), and PM-10 (1987 Standard). However, the subject property is being retained for title clarification and does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units; therefore, the project is in compliance with HUD's Air Quality regulations and no mitigation is required. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project does not trigger compliance procedures. The project is not in a coastal zone based on the Local Coastal Program (LCP) Status Maps for the South Coast areas, effective April 1, 1996</p> <p>https://www.coastal.ca.gov/maps/lcp/</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>This project as proposed will not emit hazardous, toxic or radioactive materials and substances. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of</p>

		project occupants or conflict with the intended use of the property were not found.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The United States Fish and Wildlife Service identified 2 threatened species that live in the project quadrants: 1. Coastal California Gnatcatcher <i>Poliioptila californica californica</i> . There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8178 There are no critical habitats within the vicinity of the project as it is located in an already developed area that would be uninhabitable for these endangered species.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project area is surrounded by mostly residential buildings so the project will not be exposed to flammable or explosive hazards. Land Title transfer will not create any explosive or flammable operations.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Compliance steps are not invoked. The project is proposing to retain land under HACLA title to remain for educational use. It does not include any activities, such as new construction, acquisition of undeveloped land, or conversion, that could potentially convert one land use to another. Nor is the project area located in or near a densely suburban area with farmland or agricultural uses.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Compliance steps are not invoked. The project is in Zone X, not in floodplain; (FEMA Flood Insurance Rate Map (FIRM) Community Panel Number 06037C1636G, dated December 21, 2018).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site was built in 2003, less than 50 years old, hence, it has been determined that the project has no effect on any historic architectural or archeological resource and is exempt from Section 106 Historic Preservation Review. See Programmatic Agreement with SHPO.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not trigger compliance procedures. The project site is subject to higher than normal noise not typical of an urban neighborhood. The most common noise source at the project site is traffic along adjacent 101 freeway, streets and alleys among other typical traffic noise results from automobiles, buses, trucks, and emergency vehicles with siren operation. The project is land retention request for title clarification without new construction of housing units and no change of land use.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not trigger compliance procedures. There are no sole source aquifers in the City as confirmed by US EPA – Sole Source Aquifers for Drinking Water website. www.epa.gov/dwssa
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not trigger compliance procedures. The project is a title change request to HUD for property currently being utilized for educational purposes. The project does not involve new construction (as defined in Executive Order 11990),

		expansion of a building's footprint, or ground disturbance.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not near any wild or scenic river. The closest wild or scenic river in the vicinity is the Piru Creek which is about 40 miles away from the project site. www.rivers.gov
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Mendez Center is one of 22 schools that are part of the Partnership for Los Angeles Schools, a turnaround project that focuses on targeted improvements for the city's most impoverished, historically struggling schools.</p> <p>HACLA is applying to HUD's Special Application Center for approval, under 2 CFR 200.311(c)(1) to retain a section of the Mendez Learning Center site and release the Declaration of Trust, to ensure accuracy of local title records, as well as HUD and HACLA's property records. The Mendez Learning Center fully occupies this parcel, which is used solely for educational purposes serving the public. The Mendez Learning Center site is integral to the larger Pueblo del Sol affordable housing community, which is undergoing significant reinvestment.</p> <p>There is no environmental and human health impact of this action on minority and low-income populations.</p>

Determination:

- ☒ This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☐ This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain “Authority to Use Grant Funds”** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- ☐ This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: _____ Date: _____

Name/Title/Organization: Shelly Lo, Environmental Specialist III, HCIDLA

Responsible Entity Agency Official Signature:

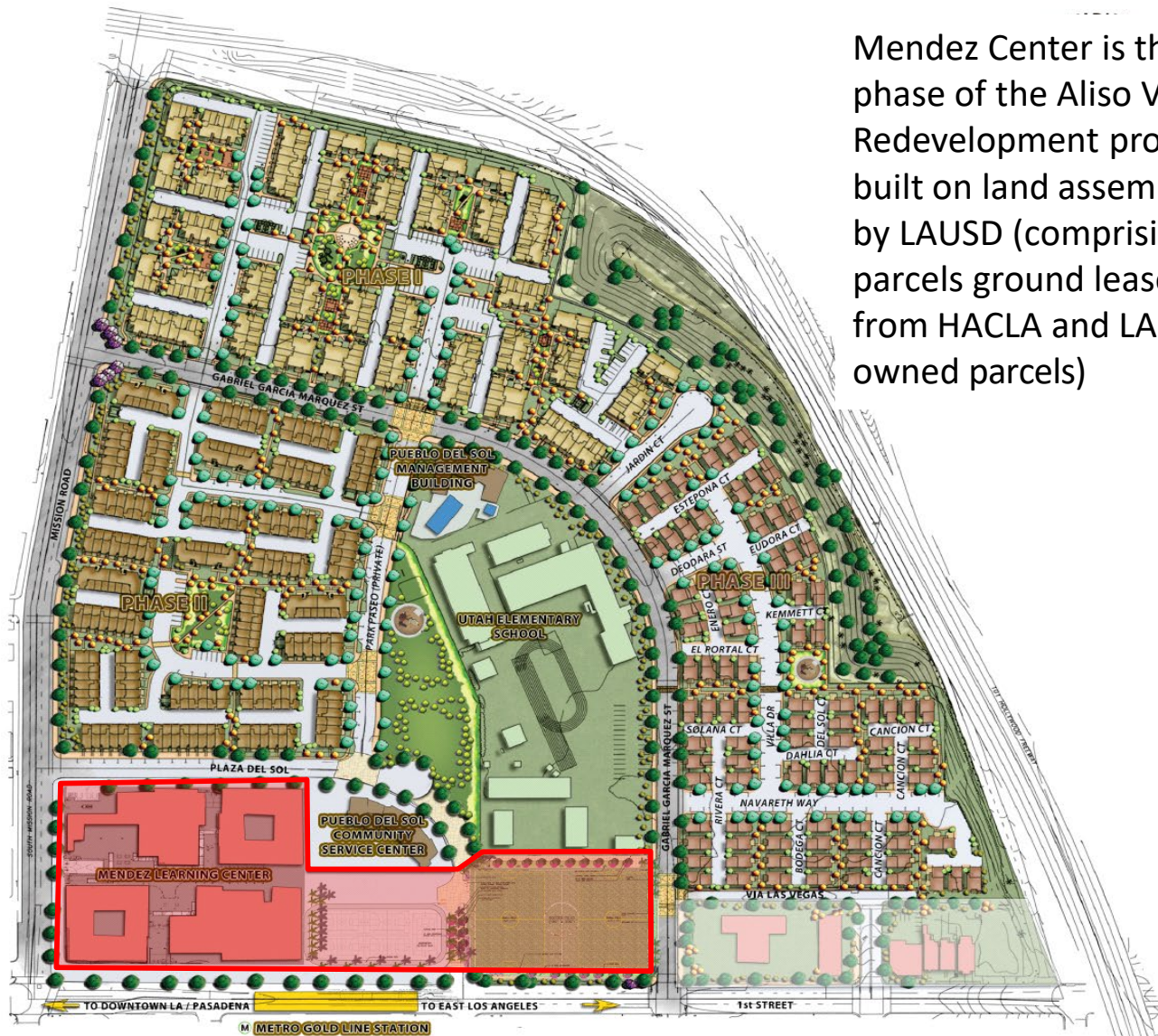
_____ Date: _____

Name/Title: Edwin C. Gipson, Director of Housing, HCIDLA

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program

Mendez Learning Center - Context

Mendez Center is the final phase of the Aliso Village Redevelopment project built on land assembled by LAUSD (comprising parcels ground leased from HACLA and LAUSD owned parcels)



Mendez Project – Parcel Ownership



MELENZ HIGH SCHOOL SITE

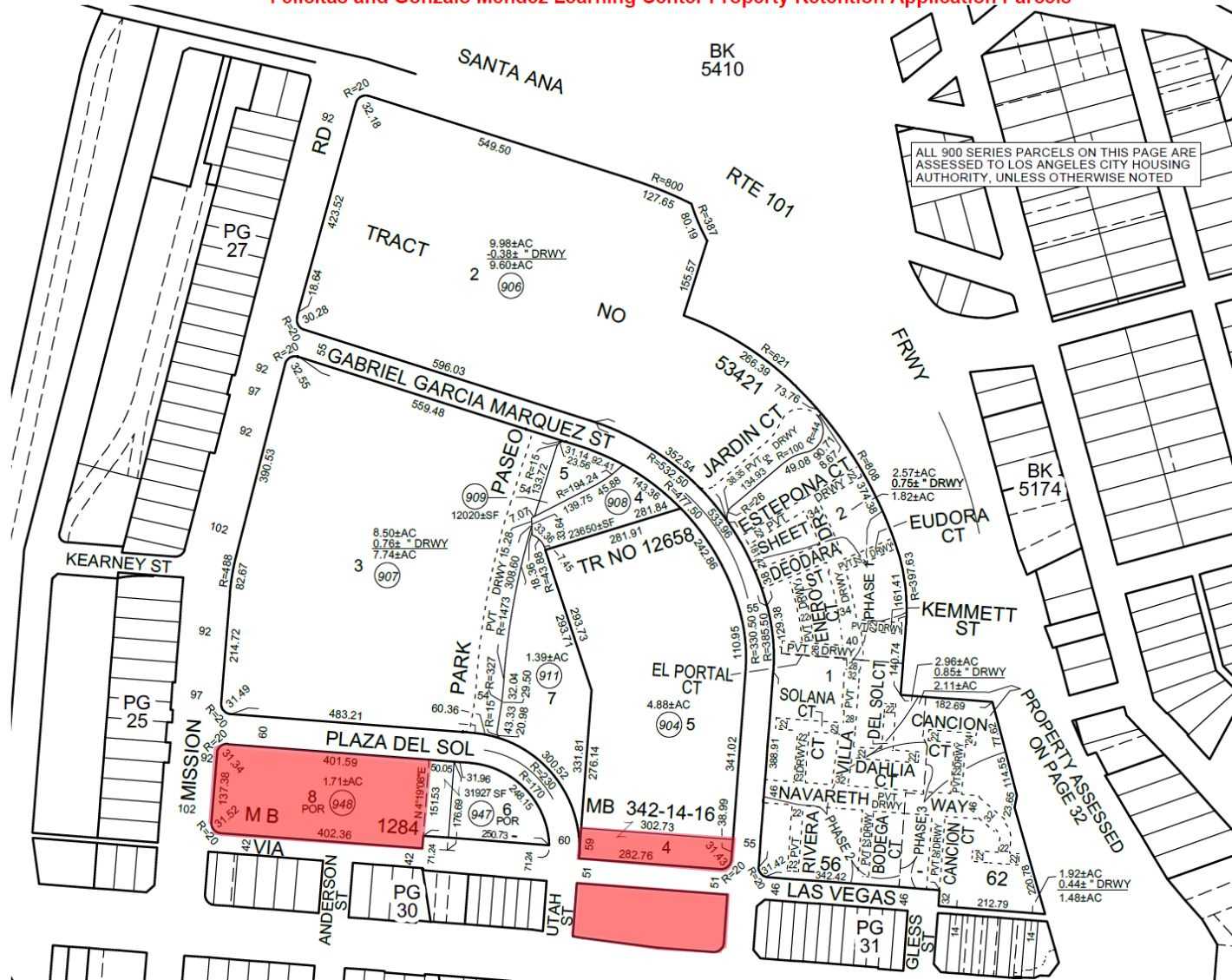
HACLA Parcels under Retention Application

Felicitas and Gonzalo Mendez Learning Center Property Retention Application Parcels

2021



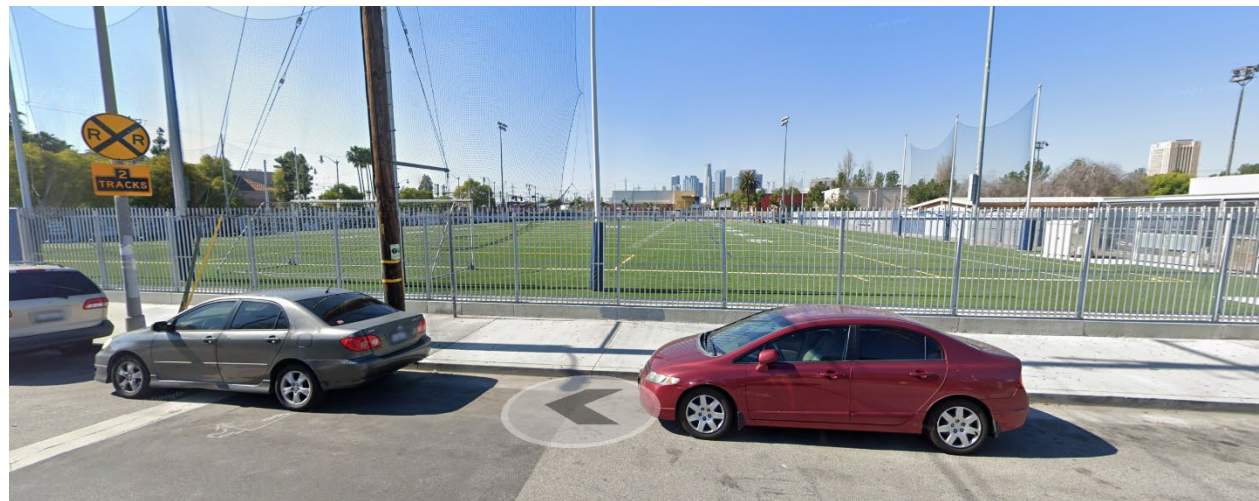
MAPPING AND GIS
SERVICES
SCALE 1" = 200'



Photos of Mendez Center

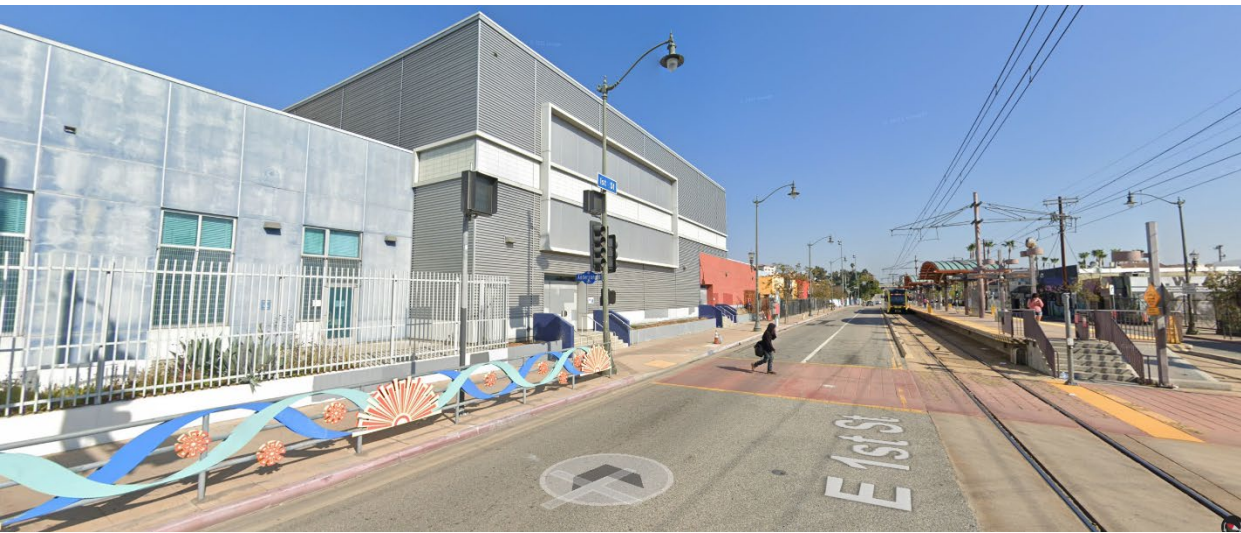


View of the Mendez Learning Center from Plaza Del Sol



View of the Mendez Learning Center soccer field from Gabriel Garcia Marquez St.

Photos of Mendez Center



View of the Mendez Learning Center from First St.



View of the Mendez Learning Center from Mission Road