

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

7807 Compton Ave

Los Angeles, CA 90001

From: (Public Agency): Alhambra Unified School Dist.
1515 Mission Road
Alhambra, CA 91802

(Address)

Project Title: Scanlon Early Education Center Renovation

Project Applicant: Alhambra Unified School District

Project Location - Specific:

15 West Alhambra Road, Alhambra, CA 91801

Project Location - City: Alhambra

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Remodeling and possible new construction at the 1.75-acre facility referenced above. The proposed project includes:

- Extensive renovation of an existing 21,778 square-foot single-story administration building to create a preschool center for students with disabilities and severe disabilities.
- Construction of an approximately 20,000 square-foot multi-purpose building(s) that will connect to existing utilities.
- Modification of existing hardscape for parking, drop off/pick up, playground, and perimeter landscape areas.

Name of Public Agency Approving Project: Alhambra Unified School District

Name of Person or Agency Carrying Out Project: Alhambra Unified 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: Class 2, CEQA Section 15302
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

CEQA Section 15302 categorically exempts 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 (Class 2 Project) including:

- Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
- Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

Lead Agency

Contact Person: George Murray

Area Code/Telephone/Extension: (626) 943-6550

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: George Murray Date: 9/17/21 Title: Asst. Supt. of Facilities & Planning Dev.

■ Signed by Lead Agency ■ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

2021 214913



FILED

Sep 29 2021

Deen C. Logan, Registrar - Recorder/County Clerk

Electronically signed by GLADYS LITTON

THIS NOTICE WAS POSTED

ON September 29 2021

UNTIL October 29 2021

Revised 2011

REGISTRAR - RECORDER/COUNTY CLERK

**NOTICE OF EXEMPTION
ATTACHMENT
Scanlon Early Education Center Renovation**

The Scanlon Early Education Center (SEEC), a District-owned property, will require renovation to create an appropriate preschool center for approximately 154 students with disabilities, including students with severe disabilities. The project will include replacement of a school structure with new structures of substantially the same total size, purpose, and capacity. Below is a description of the past and current uses, and proposed renovations to the property.

Past and Current Uses

A former Administration Building Annex within the west side of the Site was used for school classrooms or administration purposes since at least 1925, and was demolished by 1977. The property currently includes a single-story Administration Building constructed in the 1950s, asphalt parking, and limited planter and landscape areas. The Administration Building includes a small basement, ground-level offices and conference rooms currently used for storage of office and other equipment. The property has always been used by the District to support student services.

Proposed Renovation

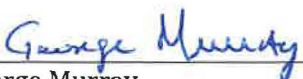
The following remodeling and new construction activities are currently planned.

- Renovation, demolition and/or additions to the existing 21,778 square-foot single-story Administration Building to create a preschool center for students with disabilities and severe disabilities.
- Upgrading of existing electrical, fire alarm, and gas services, and construction of new multi-purpose buildings that will connect to existing utilities, and satisfy building codes that address earthquake resistance.
- Modification of existing hardscape and planter areas for parking, drop off/pick up, playground, and perimeter landscape areas.

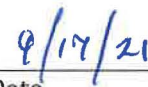
The anticipated reconstructed facility will be approximately 20,000 square feet, and include 6,500 square feet in administrative and 2,000 square feet in multipurpose space. There will be a small kitchenette with residential appliances for use by the campus. Existing driveway entrances, water systems and storm drainage systems will be used. No street improvements are anticipated. A centralized play yard will be protected by new surrounding buildings. The reconstructed campus will require new fire sprinkler systems. The site should be ready for use by Fall 2024.

Exemption Finding Certification

The existing structure will be replaced or reconstructed with new structures on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced (CEQA Section 15302 - Class 2 Project)(see **Attachment**).



George Murray
Assistant Superintendent, Facilities & Planning Development
Alhambra Unified School District



Date

Attachment

Preliminary Program and Drawing

2021 214913

FILED
Sep 29 2021

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by GLADYS LIMON

A4E # A-2021-00

AUSD-Scanlon Early Education Center

Pre-Design Programming



PROGRAM	PROGRAM DETAIL	PROGRAM AREA (SF)	# STUDENTS	ACTUAL AREA (SF)	DIFFERENCE
Parking Count		50 stalls			
Playground					
Academic					
Classroom A-1	Mild to Mod & RR	960	12		
Classroom A-2	Mild to Mod & RR	960	12		
Classroom A-3	Mild to Mod & RR	960	12		
Classroom A-4	Mild to Mod & RR	960	12		
Classroom A-5	Mild to Mod & RR	960	12		
Classroom A-6	Mild to Mod & RR	960	12		
Classroom A-7	Mod to Sev & RR	1000	12		
Classroom A-8	DHH & RR	960	12		
Classroom A-9	DHH & RR	960	12		
Classroom B-1	Options & RR	1000	24		
Classroom B-2	Options & RR	1000	24		
Covered Walkway	1/3 total SF*	800			
Academic Total		11480	154		
Multipurpose					
MPR/OT Clinic		1000			
IEP Meeting Rooms	mtg room 1	500			
	mtg room 2	250			
	Storage	250			
Multipurpose Total		2000	0		
Administrative					
Main Office	Clerk	1000			
	Office Manager				
	Principal (office)				
	Coordinator (office)				
Parent Waiting Area		400			
Health Office & Quarantine Area		300			
Speech Language Pathologists (SLP) Office	Office 1	120	3 SLP 30 minutes each		
	Office 2	120			
	Office 3	120			
	Office 4	120			
	Office 5	120			
	Office 6	120			

2021 214913



FILED
Sep 29 2021

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by GLADYS LIMON

A4E # A-2021-00

AUSD-Scanlon Early Education Center

Pre-Design Programming



PROGRAM	PROGRAM DETAIL	PROGRAM AREA (SF)	# STUDENTS	ACTUAL AREA (SF)	DIFFERENCE
Early Assessment Team Office	School Psychologist Office 1	64			
	School Psychologist Office 2	64			
	Instructional Specialist Office 3	64			
	Nurse Office (additional) office 4	64			
	Future Office 5	64			
	Future Office 6	64			
	Assessment Room	240			
Zen Den		450			
Occupational Therapy Clinic (additional student space)	Office 1	64			
	Office 2	64			
	Office 3	64			
	Office 4	64			
	Office 5	64			
	Office 6	64			
	Zen-Den				
	Storage	200			
	Records Storage	200			
	Copy Room/Work Room	200			
	Restrooms	400			
	Kitchen/Lounge	600			
	Custodian	100			
	Electrical/Tele/ Comm Room	150			
Covered Walkway	1/3 total SF	800			
Administrative Total		6528	0	0	0
TOTAL GROSS SF		20,008			



11 NORTH FAIR OAKS AVENUE
PASADENA, CA 91103
276.366.4080
276.366.3080 F
www.schmidtsurfboards.com

SCANLON
EARLY
EDUCATION
CENTER

101 N. Garfield Ave.
Sunnyvale, CA 91803

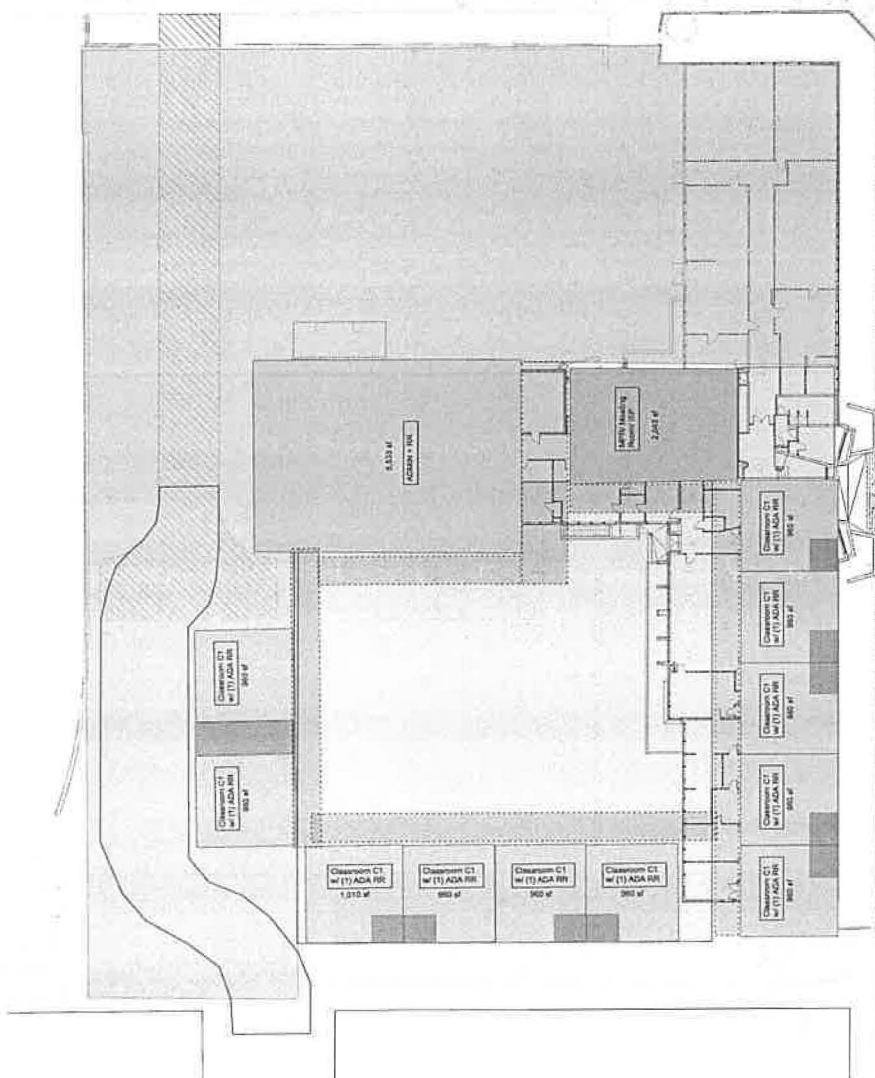
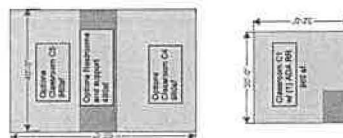
ALHAMBRA UNIFIED
SCHOOL DISTRICT115 West Main Street
Bismarck, ND 58101[illegible]

DATE	_____
JOB NUMBER	_____
SCALE	ALL NOTED
DRAWN	_____
CHECKED	_____
APPROVED	_____
KEY PLAN	_____

RECONSTRUCTION
TEST FIT

1300

A2.10



FLOOR PLAN - L1 1
1/16" = 1'-0"

2021 214913



FILED
Sep 29 2021