

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3, City CEQA Guidelines)

FORM RP 1-1-91

Submission of this form is optional. This form shall be filed with the County Clerk, 12400 East Imperial Highway, Norwalk, California 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21168(d), the filing of this notice starts a 35-day statute of limitation on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitation being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS: City of Los Angeles Department of Recreation and Parks, 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012	COUNCIL DISTRICT: 01
PROJECT TITLE: DOWNEY RECREATION CENTER - ALBION RIVERSIDE PARK PROJECT - Property transfer	LOG REFERENCE: BR 23-050

PROJECT LOCATION: 1772 North Albion St, Los Angeles, CA, 90031

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The proposed Project consists of the non-financial transfer of six parcels of real property as legally with the approximate street address of 1739 North Albion Street, Los Angeles, 90031, with Assessor Parcel Nos. 5477-027-906, 5477-027-907, 5477-027-908, 5477-027-909, 5477-027-910, and 5477-027-911, together being approximately six (6) acres from the jurisdiction of the City of Los Angeles, Department of General Services (GSD) to the City of Los Angeles, Department of Recreation and Parks (RAP).

Beneficiaries of the project are the patrons of the park.

CONTACT PERSON: ELENA MAGGIONI	AREA CODE 213	TELEPHONE NUMBER: 482-6980	EXT.
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EXEMPT STATUS: (Check One)	<u>CITY CEQA GUIDELINES</u>	<u>STATE CEQA GUIDELINES</u>																				
<input type="checkbox"/> DECLARED EMERGENCY <input type="checkbox"/> EMERGENCY PROJECT <input type="checkbox"/> MINISTERIAL PROJECT <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION <input type="checkbox"/> GENERAL EXEMPTION <input type="checkbox"/> STATUTORY EXEMPTION	Art. II, Sec. 2a(1) Art. II, Sec. 2(a)(2)(3) Art. II, Sec. 2b Art. II, Sec. 2(c) See Below Art. II, Sec. 2(d) Art. II, Sec. 2(i)	ART. 18, Sec. 15269(a) ART. 18, Sec. 15269(b)(c) ART. 18, Sec. 15268 ART. 19, Sec. 15300 -15333 ART. 18, Sec. 15262 ART. 18, Sec. 15282																				
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25		Art. III, Sec(s). 1(y)	Art. 19, Sec(s). 15325(f)																			
<input type="checkbox"/> OTHER (See Public Resources Code Sect. 21080(b) and set forth in state & city guidelines provisions)																						

JUSTIFICATION FOR PROJECT EXEMPTION:

The proposed Board action included in this report consists of transfers of ownership of interests in land in order to preserve open space. It is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25, of City CEQA Guidelines and to Article 19, Section 15325(f) of California CEQA Guidelines. None of the limitations set forth in State CEQA Guidelines 15300.2 apply, see attached narrative.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: ELENA MAGGIONI Environmental Supervisor	DATE: 3/2/2023
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FEE \$75.00	RECEIPT NO.	REC'D. BY:	DATE:
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**DOWNEY RECREATION CENTER - ALBION RIVERSIDE PARK
PROJECT - Property transfer
CATEGORICAL EXEMPTION NARRATIVE**

I. PROJECT DESCRIPTION

The proposed Project consists of the non-financial transfer of six parcels of real property as legally with the approximate street address of 1739 North Albion Street, Los Angeles, 90031, with Assessor Parcel Nos. 5477-027-906, 5477-027-907, 5477-027-908, 5477-027-909, 5477-027-910, and 5477-027-911, together being approximately six (6) acres (collectively, the "Property"), from the jurisdiction of the City of Los Angeles, Department of General Services (GSD) to the City of Los Angeles, Department of Recreation and Parks (RAP).

On August 13, 2010, The City Council adopted the action(s), relative to the Albion Dairy and Park demolition and remediation project (Council File No. 09-0571)

The Property was identified as a potential future park, and on June 1, 2016, the Board approved the final plans and specifications, for the Albion Riverside Park (PRJ20647) (W.O. #EW40060F) Project - Approval of Final Plans (Report No. 16-101) (Albion Project).

The Project consisted of the development of a new approximately six (6) acre park site as well as improvements to portions of the existing and adjacent Downey Recreational Center. The project development consists of a new small size synthetic athletic field, new sports field lighting, walking and bike path, new fitness equipment area with resilient surfacing, new children's play area with resilient surfacing, new parking lot with permeable parking spaces, installation of landscaping, reconfiguration of the existing Downey Recreational Center baseball field, renovation of the pedestrian pathway to the Downey Child Care Center, and reconfiguration of and improvements to the staff access road and parking lot to provide a buffer from the baseball field.

The Department of Public Works (PW) informed RAP that it has obtained a certificate of completion for the Albion Project and is now prepared for RAP to formally assume control of the site. On November 24, 2021, the City Council directed the Department of General Services (GSD) to process a non-financial transfer of jurisdiction of the Property to RAP, and the

City Council requested the Board to consider and accept such transfer and to dedicate the Property as park property in perpetuity.

Staff has inspected the Albion Project improvements and deemed them completed and satisfactory to RAP's requirements and PW/BOE has furnished RAP with all permits, drawings, operation and maintenance manuals, warranties and guarantees, and final as-built plan(s) for the Project.

The project is located at 1772 North Albion St, Los Angeles, CA, 90031, in the Northeast Los Angeles Community Planning Area (Fig.1).

II. ENVIRONMENTAL REVIEW

Basis for Categorical Exemption

The City Council approved the Albion Riverside Park project on April 13, 2011 (Council File 09-0571) and found that there is no substantial evidence that the Albion Dairy

Demolition and Remediation and Albion Riverside Park Project would have a significant effect on the environment and adopted a Mitigated Negative Declaration (IS/MND). At the time the project did not include the transfer of property. Since the project was approved in 2011 and completed in January 2021, the acquisition constitutes an independent action that requires a determination pursuant to the California Environmental Quality Act (CEQA).

The proposed Board action included in this report consists of transfers of ownership of interests in land in order to preserve open space. It is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25, of City CEQA Guidelines and to Article 19, Section 15325(f) of California CEQA Guidelines.

Consideration of Potential Exceptions to Use of a Categorical Exemption

The State CEQA Guidelines (CCR Sec 15300.2) limit the use of categorical exemptions in the following circumstances:

1. Location. Exemption 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 be significant in a particularly sensitive environment. Therefore, these classes are considered to apply to 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 proposed project falls under Class 25, therefore, this exception has no application here.

2. Cumulative Impact. This exception applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project consists of the acquisition of a property already equipped as park. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. Therefore, this exception has no application here.

3. Significant Effect. This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

RAP is not aware of any unusual circumstances associated with this project. Therefore, this exception has no application here.

4. Scenic Highway. A categorical exemption shall not be used for a project that 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 proposed project is not within sight of any state designated scenic highway, nor of any other historic and scenic resource. Therefore, this exception has no application here.

5. Hazardous Waste Site. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5.

As of December 16, 2021, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has listed the Project site with number T0603700787, closed in 1996 and as site T10000003600, closed in 2014. As previously discussed, City Council approved the site remediation on April 13, 2011 (Council File 09-

0571) and adopted an IS/MND which found that, if appropriate mitigation measures were adopted, the project impact related to hazardous materials would be not significant. In addition, contaminated soil identified during construction was removed and appropriately disposed and an existing leaking underground tank was removed. LAFD issued a no further action letter once the vertical and lateral impact was defined, tank was removed, and contaminated soil was properly disposed. As a result of the remediation process, soil the employees or visitors of the park come in direct contact with will have concentrations of chemicals of concern below the site Remedial Goals, which were previously developed using a conservative residential land use scenario. Therefore, this exception has no application here.

6. Historical Resources. [This exception applies when a project may cause a substantial adverse change in the significance of a historical resource.](#)

The proposed project area is not located in proximity of known historical, paleontological or archeological resources. No excavation that could affect archaeological and paleontological resources is required for the acquisition, therefore, this exception has no application here.

Figure 1. Project Location



List of References

California Regional Water Quality Control Board. *GeoTracker*. Retrieved, December 16, 2022, from [https:// geotracker.waterboards.ca.gov](https://geotracker.waterboards.ca.gov).

City of Los Angeles Department of City Planning Parcel Profile Report. Retrieved on December 16, 2022, from NavigateLA <http://boemaps.eng.ci.la.ca.us/navigate/la/>

City of Los Angeles Department of Public Works Bureau of Engineering. *NavigateLA*. Retrieved on December 16, 2022 from <http://boemaps.eng.ci.la.ca.us/navigate/la/>

City of Los Angeles Environmental Quality Act Guidelines.

Health and Safety Code Section 7050.5

Los Angeles Municipal Code.

Public Resources Code Section 5097.98

Standard Specifications for Public Works Construction. Greenbook, 2012 edition.

State CEQA Guidelines.

State Department of Toxic Substances Control. *EnviroStor*. Retrieved December 16, 2022, from www.envirostor.dtsc.ca.gov

State Department of Transportation. *California Scenic Highway Mapping System.*, from <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>