

**CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(Articles II and III – City CEQA Guidelines)**

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS: Environmental Management Group Los Angeles City Engineer 1149 S. Broadway, MS 939 Los Angeles, CA 90015	COUNCIL DISTRICT 3
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PROJECT TITLE: Alley Vacation Ely/o Reseda Blvd from Erwin St to Approx 153' Nly/o Bessemer St. (W.O. E140126)	LOG REFERENCE
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PROJECT LOCATION: Alley, east of Reseda Boulevard from Erwin Street to approximately 153 feet northerly of Bessemer Street within the Reseda - West Van Nuys Community Plan Area. T.G. 530-J7

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The project consists of the vacation of the alley located east of Reseda Boulevard from Erwin Street to approximately 153 feet northerly of Bessemer Street. The alley has been removed from public use since May 1, 2000, as part of the Nuisance Alley Conversion project. The alley to be vacated is a rectangular area approximately 20 feet wide by 918 feet long (18,374 square feet) between Erwin Street and Bessemer Street east of Reseda Boulevard (APN 4239021020). When the street vacation is completed, the owners would be able to completely close off the alley. Several conditions of approval may be added by City Council to the project as discussed in the attached narrative. These may include minor sidewalk and street modifications adjacent to the petitioner's properties.

CONTACT PERSON Shokoufe Marashi	TELEPHONE NUMBER (213) 485-5759
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EXEMPT STATUS: (Check One)	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Art. II, Sec. 2.b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. II, Sec. 2.a(1)	Sec. 15269(a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. II, Sec. 2.a(2)(3)	Sec. 15269(b)(c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. II, Sec. 1	Sec. 15061(b)(3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION*	Art. III, Sec. 1 Class 5 Cat. 3	Sec. 15305
	Art. III, Sec. 1 Class 1 Cat. 3	Sec. 15300
<input type="checkbox"/> STATUTORY*	Art. _____	Sec. _____

* See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions.

JUSTIFICATION FOR PROJECT EXEMPTION: Article III, Section 1, Class 5(3) of the City CEQA Guidelines exempts projects involving "minor alterations in land use limitations in areas with less than 20% slope, which do not result in any changes in land use or density, including . . . 3) Minor street, alley and utility easement vacations where the vacated property does not constitute a buildable site that would allow a commercial or industrial development of more than 10,000 square feet or a residential development of more than 25 units." The project is a minor street easement vacation which meets all of the requirements of this exemption. Additionally, the minor sidewalk and street improvements are exempt under Class 1(3) of the City CEQA Guidelines, as repair, maintenance or minor alteration of existing street, sidewalk, and gutter involving negligible or no expansion of use beyond that previously existing.

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:  Maria Martin	TITLE: Environmental Affairs Officer Environmental Management Group	DATE: 4/11/16
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FEE: \$75.00	RECEIPT NO.	REC'D BY	DATE
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CATEGORICAL EXEMPTION NARRATIVE

I. PROJECT HISTORY

Tarzana Five Properties, LLC has requested the vacation of the subject area. The alley has been removed from public use since May 1, 2000 by addition of gates, as part of the Nuisance Alley Conversion Project. A vacation would allow the owners to completely close off the alley. The street vacation was evaluated based on existing zoning (LA City Zimas). The area project area is approximately 18,734 sq. ft. The portion of the proposed vacation that may revert to single family homes will not allow additional units. Reversion of square footage to adjacent apartment buildings would allow two (2) additional units per building and a total of 10 units maximum, which is lower than 25 dwellings under existing zoning and General Plan.

2. Project Description

The project consists of the vacation of the alley located east of Reseda Boulevard from Erwin Street to approximately 153 feet northerly of Bessemer Street. The alley has been removed from public use since May 1, 2000, as part of the Nuisance Alley Conversion project. The alley to be vacated is a rectangular area approximately 20 feet wide by 918 feet long (18,374 square feet) between Erwin Street and Bessemer Street east of Reseda Boulevard (APN 4239021020). When the street vacation is completed, the owners would be able to completely close off the alley.

Prior to granting the vacation, the City Council will consider several conditions of approval including the following, which are in draft form and may be approved in whole or part by City Council:

- That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - Dedicate 5 ft. along Reseda Boulevard as a public street to provide a 55-ft. side half right-of-way in accordance with the Boulevard II standard for *Mobility Plan 2015*, together with a 20-ft. radius property line return at the intersection with Irwin Street.
 - Dedicate 3 ft. along Erwin Street as a public street to provide a 33-ft. wide half right-of-way in accordance with the Collector Street standard for *Mobility Plan 2015*.
- That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - Construct additional concrete sidewalk along Reseda Boulevard to provide a 15-ft. sidewalk.
 - Construct additional concrete sidewalk along Erwin Street to provide a 15-ft. sidewalk.
 - Close the alley intersection at Erwin Street with standard street improvements or with a standard driveway apron.
 - Provide any necessary improvements to collect or divert surface flows from impounding within the area to be vacated.
- That arrangements be made with all utilities maintaining facilities in the area, including but not limited to the Department of Water and Power (DWP) and Pacific Bell Telephone Company, dba AT&T, for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
- That through lot-tie or other means acceptable to the City Engineer, the petitioner provide sufficient evidence that Lots 2 through 5 of Tract 22807 will satisfy the "no vehicular access to Reseda Boulevard" clause of the recorded Tract Map upon vacation.

- That street lighting facilities be installed as required by the Bureau of Street Lighting.
- That street trees be planted and tree wells be installed as may be required by the Urban Forestry Division (UFD) of the Bureau of Street Services.

Implementation of these conditions may result in relocation of street trees, street lights, utility poles, utility boxes, traffic signals, and a fire hydrant within the project site. The minor sidewalk and street improvements described above may result in removal of approximately four to eight mature street trees. Additionally, a B-permit may be required from the City Engineer and if tree removals are required to accommodate the improvements, a tree removal permit may also be required from the UFD. City policy requires that removed trees be replaced on a ratio of 2 to 1. In compliance with City policy, the trees would be planted in Reseda Boulevard and Erwin Street, as feasible. Any surplus trees would be planted in other locations within the project vicinity as determined by UFD.

II. ENVIRONMENTAL REVIEW

Basis for Categorical Exemption

The project is a minor street easement vacation which meets the requirements of Class 5, Category 3 of the exemptions listed in the City CEQA Guidelines. Conditions of approval may require minor sidewalk improvements within the project site and immediate vicinity.

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 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 project is exempt under Class 5 (Alterations in land Use Limitations); however, there are no environmental resources of hazardous or critical concern in the project site and vicinity.
- 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 minor sidewalk improvements may result in removal of approximately four to eight mature street trees in the affected right-of-way. City policy requires that removed trees be replaced by a ratio of 2 to 1 within the project site or vicinity, as defined by Urban Forestry Division. To comply with the policy, replacement trees would be planted in Reseda Boulevard and Erwin Street and the surplus would be planted in other locations to be determined by Urban Forestry Division. At this time, there are no other known projects that could involve cumulatively significant impacts. The applicant has two years from Council approval to complete the conditions of approval. However, the actual construction may occur at a later date yet to be determined. Other street tree removals within the project vicinity would also require tree replacement in accordance with City policy and environmental review.
- 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. There are no unusual circumstances known to this office. Therefore, this exception has no application here.
- 4. Scenic Highway.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar

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resources, within a highway officially designated as a state scenic highway. The proposed project is not within sight of any state designated scenic highway. 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 April 4, 2016, the project site was not on any such list. 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. No historical resource is involved in the proposed project so this exception has no application here.