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ALFRED MATA, PE
INTERIM CITY ENGINEER

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<http://eng.lacity.org>

July 28, 2025

The Honorable Marqueece Harris-Dawson
President
Los Angeles City Council

c/o Petty Santos, Interim City Clerk
City Clerk
City Hall Room 360

**COUNCIL FILE NO. 22-1545 - CD 6 RECREATIONAL VEHICLE (RV) STORAGE LOT
LOCATED AT 16800 W. VICTORY BOULEVARD MINOR IMPROVEMENTS TO
SURFACE LOT AND NEW LEASE AGREEMENT CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) NOTICE OF EXEMPTION (NOE)**

Dear President Harris-Dawson and Honorable Members:

The attached environmental documentation is being transmitted for City Council's consideration related to the minor improvements, funding allocation, lease, and operation for a period extending from September 1, 2025 through December 31, 2027 for the Recreational Vehicle Storage Lot located at 16800 W. Victory Blvd in Council District 6.

RECOMMENDATIONS

Staff recommends that the Council find that the minor improvements, funding allocation, lease, and operation for a period extending from September 1, 2025 through December 31, 2027 for the Recreational Vehicle Storage Lot located at 16800 W. Victory Blvd, for those experiencing homelessness, are statutorily exempt from California Environmental Quality Act (CEQA) under Public Resources Code (PRC) Section 21080.10(c), applicable to contracts providing homelessness services and is categorically exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15301 Class 1 (a) *Existing Facilities*; Section 15303, Class 3(e) *New Construction or Conversion of Small Structures*; and Section 15304, Class 4(f) *Minor Alterations to Land*. Please refer to the attached NOE.

Honorable Marqueece Harris-Dawson
July 28, 2025
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If you have any questions, please contact Maria Martin at Maria.Martin@lacity.org or (213) 485-5753.

Sincerely,

Alfred Mata, PE
Interim City Engineer

ALM/PS/MM;jm

Box\EXE_2025 City Engineer\Transmittal BOE Report CF 22-1545

Attachment

cc: Deborah Weintraub, Bureau of Engineering
Patrick Schmidt, Bureau of Engineering
Marina Quinones, Bureau of Engineering
Maria Martin, Bureau of Engineering

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
1149 S. BROADWAY, 7th FLOOR
LOS ANGELES, CALIFORNIA 90015
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(Articles II and III – City CEQA Guidelines)

COUNTY CLERK'S USE

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650 and with the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation, if filed with the County Clerk, 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: City of Los Angeles c/o Bureau of Engineering 1149 S. Broadway, 6th Floor, MS 939 Los Angeles, CA 90015	COUNCIL DISTRICT 6
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PROJECT TITLE: Balboa RV Storage Lot (W.O. E1909365)	LOG REFERENCE C.F. 22-1545
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PROJECT LOCATION: 16800 W. Victory Boulevard, in the Encino Tarzana Community Plan Area of the City of Los Angeles. See *Figure 1: Project Location*. T.G. Page 531, Grids E7 and D7

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The Balboa Recreational Vehicle (RV) Storage Lot project (Project) involves (a) minor improvements to a surface parking lot including a new 10-foot high rolling security gate, 10-foot high chain link perimeter fencing, guard booth, and portable restroom; (b) new lease from approximately September 1, 2025 through December 31, 2027 (c) funding; and (d) use/operation of the lot for RV storage. The site will serve as a RV storage lot for up to 125 RVs for people experiencing homelessness. The site is located on a Los Angeles County Metropolitan Transportation Authority (Metro)-owned parcel and is currently approximately 95,000 square feet (SF) of primarily asphalt paved surface parking. The purpose of the Project is to provide secure and legal RV storage for people experiencing homelessness. Project beneficiaries include people experiencing homelessness, the public, and local businesses. On _____, 2024, the City Council determined the Project was exempt from the California Environmental Quality Act (CEQA) and approved the Project.

CONTACT PERSON Maria Martin (Maria.Martin@lacity.org)	CONTACT INFORMATION (213) 485-5753
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EXEMPT STATUS:		
STATUTORY EXEMPTION	PUBLIC RESOURCE CODE	21080.10(c)
CATEGORICAL EXEMPTION	STATE CEQA GUIDELINES	Sec. 15301 (a) Sec. 15303(e) Sec. 15304(f)

JUSTIFICATION FOR PROJECT EXEMPTION:

This Project is statutorily exempt from CEQA under Public Resources Code (PRC) Section 21080.10(c) as a contract approval providing homelessness services. This Project is also exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15301 Class 1 (a) *Existing Facilities*; Section 15303, Class 3(e) *New Construction or Conversion of Small Structures*; and Section 15304, Class 4(f) *Minor Alterations to Land*.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

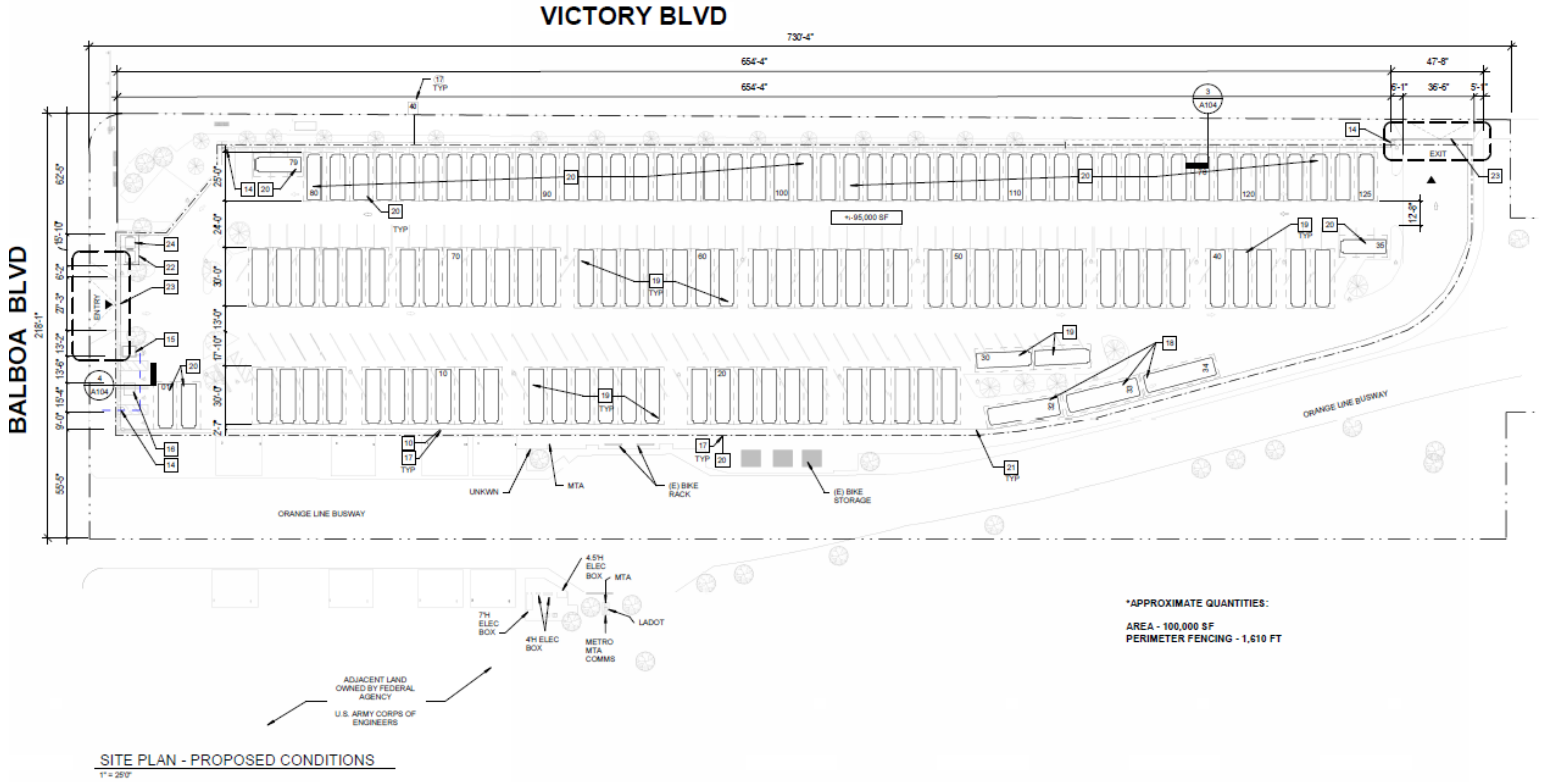
SIGNATURE:		TITLE:	DATE:
Pending project approval. Maria Martin		Environmental Affairs Officer Environmental Management Division	Pending project approval.
FEE: \$75.00	RECEIPT NO.	REC'D BY	DATE

DISTRIBUTION: (1) COUNTY CLERK, (2) STATE CLEARINGHOUSE, (3) AGENCY RECORD

Figure 1: Project Location



Figure 2: Site Layout Plan View



STATUTORY and CATEGORICAL EXEMPTION NARRATIVE

I. DESCRIPTION OF NATURE, PURPOSE, AND HISTORY OF PROJECT, CONTINUED

The Project consists of minor improvements to a Metro-owned surface parking lot, a new lease from approximately September 1, 2025 - December 31, 2027, funding, and use/operation of the lot for RV storage for people experiencing homelessness. No shelter of unhoused people is proposed. The Project will provide up to 125 RV parking stalls, a new 10-foot high security gate, 10-foot high chain link perimeter fencing, a new prefabricated guard booth, and new portable restrooms.

The Project site is located on a Metro-owned, 95,000-SF asphalt paved parking lot at the intersection of Victory Boulevard and Balboa Boulevard. The site was previously used as a park and ride parking lot for commuters using the LA Metro Orange Line busway. The Project site has a public facilities general plan land use designation and is zoned PF-1XL-RIO within the Lake Balboa neighborhood of Los Angeles. Commercial land uses are located to the east, commercial and residential to the north, and Lake Balboa/Anthony C. Beilenson Park to the south and west.

III. ENVIRONMENTAL REVIEW

A. Basis for Statutory Exemption

The Project is exempt pursuant to Public Resources Code 21080.10(c) because this code exempts CEQA local agency actions “to approve a contract for providing services for people experiencing homelessness.” This Project is exempt from CEQA because it involves the City and/or LAHSA entering into a lease or similar operating and/or funding agreement in the form of a contract with a service provider that will provide RV storage services for people experiencing homelessness.

B. Basis Categorical Exemption

The proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15301 Class 1 (a) Existing Facilities; Section 15303, Class 3(e) *New Construction or Conversion of Small Structures*; Section 15304, Class 4(f) *Minor Alterations to Land* for the minor alterations including the installation of a new security gate, perimeter fencing, and new portable restrooms on an preexisting parking lot that will remain a parking lot for RV storage for people experiencing homelessness from approximately September 1, 2025 to December 31, 2027.

C. 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.

This Project is exempt from CEQA pursuant to the Los Angeles CEQA Guidelines Article 19, Section 15301 Class 1 (a) *Existing Facilities*; Section 15303, Class 3(e) *New Construction or Conversion of Small Structures*; and Section 15304, Class 4(f) *Minor Alterations to Land*. Although the Project is considered exempt pursuant to Classes 3 and 4, the Project consists of minor alterations of an existing asphalt paved parking lot with no expansion of capacity and will have no impact on an environmental resource of hazardous or critical concern, as no such resources are designated on the Project site. Therefore, this exception doesn't apply.

2. Cumulative Impact. This exception applies when, although a 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.

There are no known similar projects scheduled to occur successive to or in the same place as the Project. Given the nature and scale of the Project, it is not anticipated to result in a cumulative impact when included with successive projects in the same place over time. Therefore, this exception has no application to the Project.

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.

Cultural Resources:

The Project site is located just north of the Sepulveda Basin Recreation Area. This recreation area is not a formally designated historic landmark but is eligible for National Register of Historic Places as a California Historical Resource (Historic Places LA). Given that there are no historic resources within the Project site vicinity and given the site is 100 feet outside of the Sepulveda Basin Recreation Area, there is no reasonable expectation that Project activities will significantly impact or cause substantial adverse change to any historical resources. Additionally, while minor alterations to the parking lot are anticipated for the installation of a new security gate, perimeter fencing, guard booth, and portable restroom, the depth of excavations are not anticipated to exceed the depth of any previously disturbed soil. The RV storage lot and security booth will rely on an already existing electrical service so no utility excavations will be made. Based on this, no significant impact to historical resources are anticipated and there is no reasonable possibility that the Project would have a significant effect due to unusual circumstances

Noise:

No unusual construction noise effects are anticipated, and no significant noise sources are expected to be generated that could impact the surrounding environment. The Project consists of minor improvements to a surface parking lot including a new security gate, perimeter fencing, prefabricated guard booth, and portable restroom, all of which are small scale construction projects that are not anticipated to generate excessive noise levels. The need for minor improvements to be made in the implementation of these RV storage sites around the City is a common and routine occurrence within similar sized asphalt paved parking lots. The proposed Project would comply with standard construction practices and regulatory requirements and related noise ordinances. All work is expected to be conducted and restricted to LAMC requirements. The proposed Project would not cause any significant impacts due to unusual circumstances. Therefore, this exception has no application to this Project.

Biological Resources:

A search of the California Department of Fish and Wildlife (CDFW) Biogeographic Information and

Observation System (BIOS) California Natural Diversity Database (CNDDDB) identified that the Project site has no sensitive or protected species present within a 1-mile buffer area of the site. The Project is not expected to impact sensitive ecological resources and there is no reasonable possibility that the Project will have a significant effect due to unusual circumstances. Therefore, this exception has no application to this Project

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 resources, within a highway officially designated as a state scenic highway.

In accordance with the California State Scenic Highway System Map, the proposed Project is not within a state designated scenic highway or within sight of any state designated scenic highway. Therefore, this exception has no application to this Project.

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 July 11, 2025, the Project site was not listed as a hazardous waste site. Therefore, this exception has no application to this Project

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

No registered or listed historical resource is involved in the proposed Project. The Project will occur within areas previously disturbed by grading and installation of electrical lines. Minor alterations of the existing asphalt paved parking lot with no expansion of capacity is anticipated for this Project and is not to exceed the depth of previously disturbed soil, therefore this exception has no application to this project.

IV. REFERENCES

California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines), available from <http://leginfo.legislature.ca.gov/>

California Regional Water Quality Control Board, *Geotracker*. Accessed July 10, 2025, from <https://geotracker.waterboards.ca.gov>

California Department of Fish and Wildlife. California Natural Diversity Database (CNDDDB). Retrieved July 8, 2025, <https://wildlife.ca.gov/data/CNDDDB>

California Department of Toxic Substances Control. *Envirostor*. Accessed July 9, 2025, from www.envirostor.dtsc.ca.gov

California Department of Transportation (Caltrans). California State Scenic Highway System Map. Retrieved July 10, 2025, from <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

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City of Los Angeles Environmental Quality Act Guidelines available from https://planning.lacity.org/EIR/CEQA_Guidelines/City_CEQA_Guidelines.pdf

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Standard Specifications for Public Works Construction. Public Works Standards Inc, "Green Book".

Work Area Traffic Control Handbook. BNi-Building News. <http://www.watchbook.org/>