

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:**  
15

**PROJECT TITLE:** WATTS SENIOR CITIZEN CENTER - Roof and HVAC Replacement

**LOG REFERENCE:**  
PRJ21899, BR 25-210

**PROJECT LOCATION:** 1657 West Century Boulevard, Los Angeles, CA, 90047

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**

The scope of work of the Project involves the replacement of the Heating, Ventilation, Air Conditioning system, parking lot and interior floor improvements.

Beneficiaries of the project are the patrons of the park.

**CONTACT PERSON:**  
ELENA MAGGIONI

**AREA CODE**  
213

**TELEPHONE NUMBER:**  
482-6980

**EXT.**

**EXEMPT STATUS: (Check One)**

- ☐ DECLARED EMERGENCY  
☐ EMERGENCY PROJECT  
☐ MINISTERIAL PROJECT  
☒ CATEGORICAL EXEMPTION  
☐ GENERAL EXEMPTION  
☐ STATUTORY EXEMPTION

**CITY CEQA GUIDELINES**

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)

**STATE CEQA GUIDELINES**

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

**Class**

1  
1  
2  
2

**Category**

1  
3  
6

**(City CEQA Guidelines)**

Art. III, Sec(s). 1(a)(1)  
Art. III, Sec(s). 1(a)(3)  
Art. III, Sec(s). 1(b)  
Art. III, Sec(s). 1(b)(6)  
Art. III, Sec(s).

**(State CEQA Guidelines)**

Art. 19, Sec(s). 15301(a)  
Art. 19, Sec(s). 15301(c)  
Art. 19, Sec(s). 15302  
Art. 19, Sec(s).  
Art. 19, Sec(s).


☐ OTHER (See Public Resources Code Sect. 21080(b) and set forth in state & city guidelines provisions)

**JUSTIFICATION FOR PROJECT EXEMPTION:**

The proposed Project the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a), 15301(c) and 15302 of California CEQA Guidelines and Article III Section 1, Class 1(1), Class 1(3), Class 2 and Class 2(6) of City 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:**  
12/18/2025

**FEE \$75.00**

**RECEIPT NO.**

**REC'D. BY:**

**DATE:**

## **WATTS SENIOR CITIZEN CENTER - Roof and HVAC Replacement CATEGORICAL EXEMPTION NARRATIVE**

### **I. PROJECT DESCRIPTION**

The scope of work of the Project involves the following:

- Replacement of the roof and HVAC system of the senior center;
- Parking lot asphalt resurfacing;
- Replace and restore interior floors.

The project is located at 1657 West Century Boulevard, Los Angeles, CA, 90047, in the Southeast Los Angeles Community Planning Area (Fig.1).

### **II. ENVIRONMENTAL REVIEW**

#### **Basis for Categorical Exemption**

The proposed Project consists of interior and exterior alterations involving negligible or no expansion of existing or former use, minor alterations of existing streets and similar facilities, and replacement of existing structures where the new structures will be located on the same site as the structures replaced and have substantially the same purpose and capacity.

Based on this description, the proposed Project the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a), 15301(c) and 15302 of California CEQA Guidelines and Article III Section 1, Class 1(1), Class 1(3), Class 2 and Class 2(6) of City 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 1, and 2, 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 repairs and improvements of an existing senior center. 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 November 13, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed case ID 60003304 near the Project area (within 1,000 feet). The case is a dry-cleaner that operated in the area from 1927 to 2022. Soil investigations show several contaminants at concentrations exceeding screening levels for residential and commercial land use. Given the distance from the site, this case does not constitute a threat to the patrons of the Senior Center. 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 is required for the proposed Project, and this office does not anticipate the disruption of archaeological or paleontological resources.

Therefore, this exception has no application here.

**Figure 1. Project Location**



## List of References

- California Regional Water Quality Control Board. *GeoTracker*. Retrieved, November 13, 2025, from <https://geotracker.waterboards.ca.gov>.
- City of Los Angeles Department of City Planning Parcel Profile Report. Retrieved on November 13, 2025, from NavigateLA <http://boemaps.eng.ci.la.ca.us/navigateLA/>
- City of Los Angeles Department of Public Works Bureau of Engineering. *NavigateLA*. Retrieved on November 13, 2025 from <http://boemaps.eng.ci.la.ca.us/navigateLA/>
- 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, 2021 edition.
- State CEQA Guidelines.
- State Department of Toxic Substances Control. *EnviroStor*. Retrieved November 13, 2025, from [www.envirostor.dtsc.ca.gov](http://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>