

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:**  
12

**PROJECT TITLE:** OAKRIDGE RESIDENCE - Memorandum of Understanding  
with Friend of Oakridge

**LOG REFERENCE:**  
BR 25-223

**PROJECT LOCATION:** 18700 Devonshire St, Northridge, CA, 91324

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

The proposed project consists of a Memorandum of Understanding (MOU) between the City of Los Angeles Department of Recreation and parks and the Friends of Oakridge in support of the restoration and preservation of the Oakridge Estate Residence. The MOU allows the Friends of Oakridge to continue their activities at the Oakridge Estate Residence. Such activities consists of guided tours, film events and other cultural events.

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

**Category**

14

**(City CEQA Guidelines)**

Art. III, Sec(s). 1(a)(14)  
Art. III, Sec(s).  
Art. III, Sec(s).  
Art. III, Sec(s).  
Art. III, Sec(s).

**(State CEQA Guidelines)**

Art. 19, Sec(s). 15301  
Art. 19, Sec(s).  
Art. 19, Sec(s).  
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 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 of California CEQA Guidelines as well as to Article III, Section 1, Class 1(14) 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:**

# **OAKRIDGE RESIDENCE - Memorandum of Understanding with Friend of Oakridge**

## **CATEGORICAL EXEMPTION NARRATIVE**

### **I. PROJECT DESCRIPTION**

The proposed project consists of a Memorandum of Understanding (MOU) between the City of Los Angeles Department of Recreation and parks and the Friends of Oakridge in support of the restoration and preservation of the Oakridge Estate Residence. The MOU allows the Friends of Oakridge to continue their activities at the Oakridge Estate Residence. Such activities consists of guided tours, film events and other cultural events.

The project is located at 18700 Devonshire St, Northridge, CA, 91324, in the Northridge Community Planning Area (Fig.1).

### **II. ENVIRONMENTAL REVIEW**

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

The proposed Project consists of permitting, leasing, licensing, of existing public facilities, involving negligible or no expansion of existing or former use. Based on this description, the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 of California CEQA Guidelines as well as to Article III, Section 1, Class 1(14) 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, 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 an agreement for allowing a non profit organization to continue to provide cultural services in a public building. 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 October 16, 2024, 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 list RB Case # 1059 and RB Case # 913240770 near the Project area (within 1,000 feet). The first is a former cleaner. The Los Angeles Regional Water Quality Control Board (RWQCB) inspected the site and closed the case in May 2006. The second is a leaking underground storage tank. The Los Angeles RWQCB oversaw the remediation and closed the case in 1997. 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 involves the Oakridge Estate, a City of Los Angeles Historic Cultural Monument (HCM #484). The proposed agreement does not include any element that may cause a substantial adverse change in the significance of a historical resource. Any outdoor or indoor alteration that would take place under this agreement would conform to the existing Final Historic Treatment Plan for the Oakridge Estate, completed by the Department of Recreation and Parks in March 2022 consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Therefore, this exception has no application here.



**Figure 1. Project Location**



## List of References

- California Regional Water Quality Control Board. *GeoTracker*. Retrieved, October 16, 2025, from <https://geotracker.waterboards.ca.gov>.
- City of Los Angeles Department of City Planning Parcel Profile Report. Retrieved on October 16, 2025, 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 October 16, 2025 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, 2021 edition.
- State CEQA Guidelines.
- State Department of Toxic Substances Control. *EnviroStor*. Retrieved October 16, 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>