COUNTY CLERK'S USE

CITY OF LOS ANGELES
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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:** 04
PROJECT TITLE: RM GENERAL MECHANIC & B&E CAR SERVICE: JEDI ZONE CD4 – FACADE IMPROVEMENT PROJECT	**LOG REFERENCE:** Jedi2026 CD4 4K
PROJECT LOCATION: 6933 Reseda Blvd., Reseda, CA 91335	

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The proposed project consists of the renovation of the existing storefront, patch and repaint the existing façade and awning, verify electrical on existing signage, removal and replacement of signage, doors, windows. Beneficiaries of owners of the building and the local community.

CONTACT PERSON:	AREA CODE	TELEPHONE NUMBER:	EXT.
ELENA MAGGIONI	213	482-6980	

EXEMPT STATUS: (Check One)

	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
☐ DECLARED EMERGENCY	Art. II, Sec. 2a(1)	ART. 18, Sec. 15269(a)
☐ EMERGENCY PROJECT	Art. II, Sec. 2(a)(2)(3)	ART. 18, Sec. 15269(b)(c)
☐ MINISTERIAL PROJECT	Art. II, Sec. 2b	ART. 18, Sec. 15268
X☐ CATEGORICAL EXEMPTION	Art. II, Sec. 2(c) See Below	ART. 19, Sec. 15300 -15333
☐ GENERAL EXEMPTION	Art. II, Sec. 2(d)	ART. 18, Sec. 15262
☐ STATUTORY EXEMPTION	Art. II, Sec. 2(i)	ART. 18, Sec. 15282

Class	Category	(City CEQA Guidelines)		(State CEQA Guidelines)	
1	1	Art. III, Sec(s).	1(a)(1)	Art. 19, Sec(s).	15301(a)
1	4	Art. III, Sec(s).	1(a)(4)	Art. 19, Sec(s).	15301(d)
2		Art. III, Sec(s).	1(b)	Art. 19, Sec(s).	15302
11	1	Art. III, Sec(s).	11(k)(1)	Art. 19, Sec(s).	15311(a)
		Art. III, 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, Sections 15301(a), 15301(d), 15302, and 15311(a) of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(4), Class 2, and Class 11(1) of City CEQA Guidelines. None of the limitations set forth in State CEQA Guidelines 15300.2 apply.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: Elena Maggioni	**DATE:** 6/22/2026

FEE $75.00	RECEIPT NO.	REC'D. BY:	DATE:

CATEGORICAL EXEMPTION NARRATIVE

RM GENERAL MECHANIC/ B&E CAR SERVICE: JEDI ZONE CD4 – FACADE IMPROVEMENT PROJECT

I. PROJECT DESCRIPTION

The proposed project consists of the restoration and modernization of exterior elements for RM General Mechanic and B&E Car Service, small businesses located within Council District 4 and within the Reseda Boulevard Corridor JEDI Zone. The project involves work for façade improvements on the following:

- General Conditions / Demolition and Debris Removal;
- Storefront, Doors, and Glazing;
- Paint and Coatings;
- Signage;
- Site Furnishings.

The project is located at 6933 Reseda Blvd., in Reseda, in the Reseda-West Van Nuys Community Planning Area (Fig.1 and 2).

II. ENVIRONMENTAL REVIEW

Basis for Categorical Exemption

Based on the project description, the proposed project consists of the interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; rehabilitation of deteriorated structures to meet current standards of public health and safety; replacement or of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and installation of new signs.

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a), 15301(d), 15302, 15311(a) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(1), Class 1(4), Class 2, and Class 11(1) of City CEQA Guidelines.

Consideration of Potential Exceptions to Use of a Categorical Exemption

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, 2, and 11, which qualifies for consideration of potential exceptions to categorical exemptions under CEQA. Based on the parcel report retrieved May 18, 2026, the project site does not reside within a coastal or methane zone, but it is located within a liquefaction zone. The project does not pose any risk of causing liquefaction since the work does not involve breaking ground. Therefore, the project does not impact on an environmental resource of hazardous or critical concern and this exception does not apply.

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 improvements to the exterior elements of the façade that covers a small business. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. Therefore, this exception does not apply to the proposed 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.

The Department of Recreation and Parks is not aware of any unusual circumstances associated with this project. Therefore, this exception does not apply to the proposed project.

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 does not apply to the proposed 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 May 27, 2026, the State Department of Toxic Substances Control (Envirostor at www.envirostor.dtsc.ca.gov) lists one contaminated site, 7027 Canby Avenue (19281225) occurring within 1000 feet of the project site. As for the State Water Resources Control Board (Geotracker at https://Geotracker.waterboards.ca.gov), their website lists several cleanup sites (Reseda Properties Group-SLT43196194 with the status of Open-Site Assessment, Michaelson Construction Inc.-T0603702236 with the status of Completed-Case Closed, Pacific Bell-T0603702239 with the status of Completed-Case Closed, and Arco #5041 (Former)-T0603702220 with the status of Completed-Case Closed) occurring within 1000 feet of the Project site. Since the project will only focus on building improvements, it does not pose any risk to local hazardous waste cleanup efforts. Therefore, this exception does not apply to the proposed project.

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 site is located in Reseda near the intersection of Reseda Boulevard and Hart Street. The project sits within a Community Service Area (Reseda-West Van Nuys) that hold only one existing historical landmark that sits far from jobsite. The focus of the project is to implement façade improvements for selected buildings, which will not cause a substantial adverse change in the significance of any historical resource since work will not involve breaking ground. Therefore, this exception does not apply to the proposed project.

Figure 1: Project Site within the City of Los Angeles

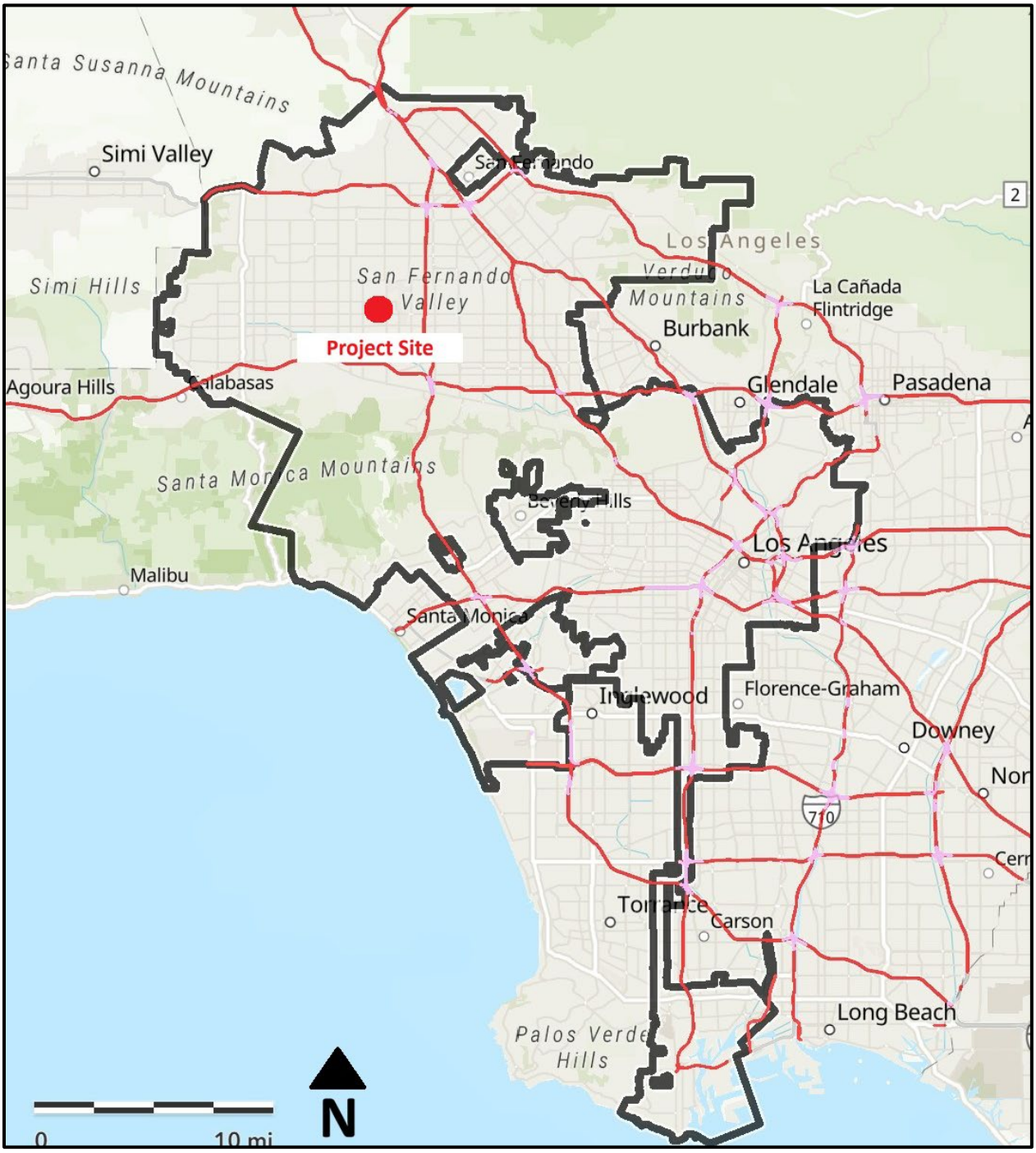
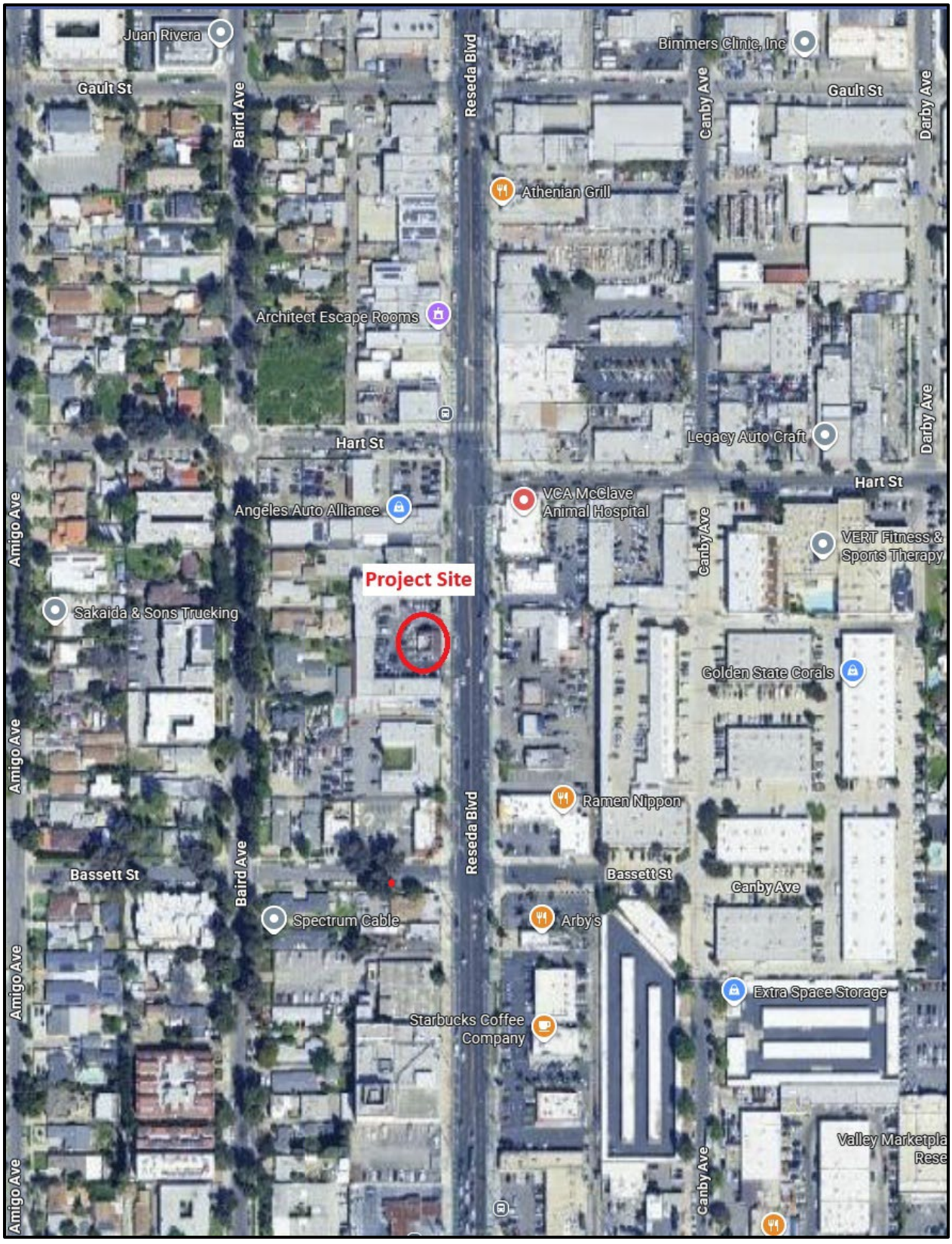


Figure 2: Project Site Location within Council District 4



List of 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.* Retrieved, March 28, 2026, from https://geotracker.waterboards.ca.gov.

California Department of Transportation (Caltrans). *California State Scenic Highway System Map*. Retrieved March 28, 2026, from https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

City of Los Angeles Department of Planning City Los Angeles Historic Resource Inventory. Retrieved on March 28, 2025, from https://historicplacesla.lacity.org

City of Los Angeles Department of City Planning Parcel Profile Report. Retrieved on March 28, 2026, from NavigateLA http://boemaps.eng.ci.la.ca.us/navigatela/

City of Los Angeles Department of Public Works Bureau of Engineering. *NavigateLA.* Retrieved on February 28, 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,.

State Department of Toxic Substances Control. *EnviroStor*. Retrieved March 28, 2026, from www.envirostor.dtsc.ca.gov