

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
From: (Public Agency): Water Replenishment District of Southern California
4040 Paramount Blvd, Lakewood, CA 90712
(Address)

Project Title: 2601 Cover Street Operation Building

Project Applicant: Water Replenishment District of Southern California

Project Location - Specific:
2601 Cover St, Lakewood, CA 90712

Project Location - City: Lakewood Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Water Replenishment District of Southern California (WRD) is designing and constructing a pre-engineered building or warehouse on a 2.23-acre property, which is located at the northwest corner of Cover Street and Paramount Boulevard in the City of Lakewood, California. This project is referred to as the 2601 Cover Street Operation Building (Project). The 7,239-square foot warehouse, which will be located on the southwest corner of the property (0.58 acre), will be used to store WRD's field vehicles and supplies. See Attachment A for additional details.

Name of Public Agency Approving Project: Water Replenishment District of Southern California

Name of Person or Agency Carrying Out Project: Water Replenishment District of Southern California

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: CEQA Guidelines Secs 15303 (Class 3) and 15304 (Class 4)
Statutory Exemptions. State code number:

Reasons why project is exempt:

The Project, which is under the 10,000 square feet limit, is located in an urbanized area with no proposed changes to the zoning. Demolition and grading would result in minor alterations of the condition of the land and do not involve removal of healthy, mature, scenic trees. The Project site will not be used to house significant amounts of hazardous substances and the surrounding area is not environmentally sensitive. Given the scope of the Project, the Project is not anticipated to result in a significant disturbance to an environmental resource. See Attachment A for additional details.

Lead Agency
Contact Person: Aimee Zhao Area Code/Telephone/Extension: 562-275-4244

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 8-20-2024 Title: General Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

THIS NOTICE WAS POSTED
ON August 20 2024
UNTIL September 19 2024



REGISTRAR - RECORDER/COUNTY CLERK

Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by CORTNEY MAFFITT

2024 175587



FILED
Aug 20 2024

Notice of Exemption – Attachment A

Dean C. Logan, Registrar – Recorder/Clerk

Electronically signed by COURTNEY MAFFITT

Project Title

2601 Cover Street Operation Building

Project Location and Description of the Project

The Water Replenishment District of Southern California (WRD) is designing and constructing a pre-engineered building or warehouse on a 2.23-acre property, which is located at the northwest corner of Cover Street and Paramount Boulevard in the City of Lakewood, California. This project is referred to as the 2601 Cover Street Operation Building (Project). The 7,239-square foot warehouse, which will be located on the southwest corner of the property (0.58 acre), will be used to store WRD's field vehicles and supplies. The current parcel is zoned for heavy manufacturing and no changes are proposed as part of the Project.

The Project will begin with razing and grading the property, which includes demolition of an existing building (formerly used as a batting cage), fencing, block wall, concrete curb and gutter, curb ramp, landscaping, asphalt pavement, bollards, and light poles. A 7,239-square foot pre-engineered metal warehouse building will then be constructed, which includes fire-rated walls, building insulation, doors and windows, plumbing, ventilation, and sprinkler systems, electrical and lighting, and network connections. Other site improvements include yard piping, landscaping, exterior lighting, electrical vehicle charging stations, stormwater management infrastructure (concrete longitudinal gutter, infiltration basin, and curb drains), asphalt concrete parking lot, concrete curb and gutter, a trash enclosure, an access road, traffic and pedestrian gates, site fencing with privacy screening, a security system, protection bollards, and an ADA curb ramp.

Exempt Status

Pursuant to CEQA Guidelines Section 15304, the Class 4 exemption applies to minor alterations of land "which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes," including "grading on land with a slope of less than 10 percent unless the grading occurs in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist."


Pursuant to CEQA Guidelines Section 15303, the Class 3 exemption applies to the "construction and location of limited numbers of new, small facilities or structures". Specifically, stores, motels, restaurants, and similar structures in urbanized areas are exempt for "up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive."

As discussed above, the Project includes demolition of an existing building (formerly used as a batting cage), fencing, block wall, concrete curb and gutter, curb ramp, landscaping, asphalt pavement, bollards, and light poles. This demolition and grading are considered a minor alteration of land as it is on land with a slope of less than 10 percent and does not involve the removing of any healthy, mature, scenic trees. A 7,239-square foot pre-engineered metal warehouse building will then be constructed, which is under the 10,000 square feet limit, and is located in an urbanized area with no proposed changes to the

zoning. The Project site will not be used to house significant amounts of hazardous substances and the surrounding area is not environmentally sensitive. Given the scope of the Project including demolition, grading, and constructing a 7,239 square foot warehouse building, the Project is not anticipated to result in a significant disturbance to an environmental resource.

Furthermore, the Project does not fall into any of the CEQA Guidelines Section 15300.2 exceptions to the categorical exemptions.

- (a) Location. The project is not located in a particularly sensitive environment.
- (b) Cumulative Impact. The cumulative impact of successive projects of the same type in the same place, over time is not significant.
- (c) Significant Effect. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- (d) Scenic Highways. The Project should not 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.
- (e) Hazardous Waste Sites. The Project is not located on a hazardous waste site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. The Project should not cause a substantial adverse change in the significance of a historical resource.

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