

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

August 27, 2020

Richard H. Llewellyn Jr., Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
Los Angeles, CA 90012

REQUEST AUTHORITY TO ACTIVATE 1631 E 110TH STREET UNDER THE ADOPT-A-LOT PILOT PROGRAM

The Department of General Services (GSD) requests authority to activate 1631 E 110TH ST, Los Angeles, CA 90059 (110th), a vacant City-owned parcel, under the programming structure of the Adopt-A-Lot (AAL) Pilot Program to administer a community garden and a stage for performance uses at the site.

BACKGROUND

On December 12, 2018, the City Council approved a Master License Agreement (CF 18-0630) with Kounkuey Design Initiative (C-134037) to implement the AAL Pilot Program. KDI, within the programming structure, administers temporary uses of up to ten city-owned parcels, utilizing a sub-license for the programming provider. Under the framework and process of the Adopt-A-Lot Pilot Program, GSD is required to request authority from the Municipal Facilities Committee (MFC), along with a Community Benefit Analysis (CBA) prepared by the City Administrative Office (CAO), for each lot activation.

The AAL Pilot Program reimagines vacant lots into productive community assets. It also promotes community interaction and cohesion, enhances environmental quality and quality of life, and maximizes the use of public space through proper land use and stewardship.

The site at 110th, located in Council District 15 (CD15), has been selected as the second lot activated in the AAL Pilot Program. This vacant underutilized 1,141 square foot (sf) triangular shaped lot, has become a site of dumping and a source of community blight and decline. Improvements at 110th will include the activation of a community garden, installation of tables and benches, a children's play area, and a stage for exercise/performance uses. KDI has selected Brillante Watts as the programming provider. Brillante Watts is an organized group of residents sponsored by UCLA Luskin's Watts Leadership Institute (WLI), a 501(c)3 non-profit organization. WLI uses an innovative cohort-based model to develop and promote capacity building among community-based organizations and leaders in Watts.

CD15 has reviewed and approved the terms and conditions of this proposed lot activation.



TERMS AND CONDITIONS

The term period is co-terminus with the AAL Master License Agreement of 18-months, entered into on September 19, 2019, at zero-cost with two six-month extensions. A complete set of terms and conditions are outlined on the attached term sheet.

COMMUNITY BENEFIT

The City Administrative Office (CAO) completed the attached Community Benefit Analysis (CBA) and recommends approval of the proposed terms and conditions. The community benefit of \$183,376 annually exceeds the market value of \$4,792 for the leased space by \$178,584.

ENVIRONMENTAL

As this site is for public use, each lot requires an environmental review. As such, the Bureau of Engineering (BOE) reviewed the AAL Program and provided the attached California Environmental Quality Act (CEQA) Notice of Exemption (NOE). BOE determined this project is categorically exempt pursuant to State CEQA Guidelines Article 19, Section 15304, Class 4 (e), Minor Alterations to Land. The project is also categorically exempt under the City of Los Angeles CEQA Guidelines, Art. III, Sec. 1. Class 4 (6) Minor Alterations to Land. None of the limitations set forth in State CEQA Guidelines 15300.2 apply.

FISCAL IMPACT

There is no impact to the General Fund. No revenue will be generated from this activation during the term.

RECOMMENDATION

That the Municipal Facilities Committee authorize GSD to activate 1631 E. 110th St., Los Angeles, CA 90059 under the terms, conditions and programming structure of the Adopt-A-Lot Pilot Program as substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheet
Community Benefits Analysis
Original Adopt-A-Lot MFC Report
California Environmental Quality Act Notice of Exemption

LEASING TERM SHEET

MFC DATE

LANDLORD

ADDRESS

TENANT

ADDRESS

LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER	n/a
SECURITY DEPOSIT	n/a
MAINTENANCE/ REPAIR	Tenant
MAINTENANCE/ REPAIR DETAILS	All maintenance to the licensed area will be at the sole cost of the Licensee
TENANT IMPROVEMENTS	All Tenant Improvements will be at the sole cost of the Licensee
PARKING	n/a
UTILITIES	Any/all utilities will be paid by Licensee and separately metered.
CUSTODIAL	Provided by the licensee during operating hours of the AAL Program
SECURITY	Provided by the licensee during operating hours of the AAL Program
PROP 13 PROTECTION	Other
	n/a
INSURANCE	Tenant shall indemnify and hold harmless the City
OTHER:	

Community Benefit Analysis for Proposed Adopt-A-Lot Program

I. Proposed Lease Terms and Conditions	
Lot Location:	1631 East 110th Street, Los Angeles, CA 90059
Lessee:	Brillante Watts, an organized group of residents Sponsored by UCLA Luskin's Watts Leadership Institute, a 501(c)3 non-profit
Council File Reference:	18-0630 - Adopt-A-Lot Pilot Program / City-Owned Vacant Lots (Motion adopted <u>December 12, 2018</u>)
Space Assignment:	Approximately <u>1,141</u> square feet (Floor)
Term & Renewal Option:	Co-terminus with 18-month Adopt-A-Lot Master License beginning September 19, 2019 through March 18, 2021 and two six-month extension options to renew at the discretion of the City.
Market Rate:	\$4,792 annually (calculated as: 1,141 Sq. Ft. x \$0.35/Sq. Ft./mo = \$399.35 x 12 months = \$4,792)
Proposed Rental Rate:	\$0 per year (during the first term, with rate under any renewal options to be subject to negotiation).
Tenant Improvements, Clean-up and Associated Cost:	Lessee shall be responsible for ongoing maintenance once the lease has started, as well as any additional improvements needed to facilitate the planned activities. GSD has done initial clean-up of the lot. Improvements include the activation of the lot to create a garden, tables and benches, kids play area, and a stage for Zumba and other exercise/performance uses.
II. History and Current Services	
Agency Name:	Brillante Watts sponsored by Watts Leadership Institute (Lessee)
Mission:	An initiative of the UCLA Luskin School of Public Affairs, the Watts Leadership Institute (WLI) uses an innovative cohort-based model to develop and promote capacity building among community-based organizations and leaders in Watts.
Vision:	Brillante Watts and Watts Leadership Institute envision transforming the vacant lot in Watts into a community-led space that encourages active participation in the neighborhood and serves the needs of the Watts community.
Background / History:	Watts Leadership Institute (WLI) : UCLA social welfare professor Jorja Leap and project partner Karrah Lompa founded and oversee the Watts Leadership Institute, an initiative of the UCLA Luskin School of Public Affairs. In recognition of the Watts community as a hub for nonprofits and community-based leaders, the WLI was created to provide active, ongoing support and education around capacity building, specifically focusing on fundraising diversification and strategy, board leadership, and organizational technical assistance. In this way, WLI works to maximize the impact that community leaders and organizations can have in this historic community.

Community Benefit Analysis for Proposed Adopt-A-Lot Program

	<p>The Watts Leadership Institute is currently working alongside a cohort of six organizations, one of which is Brillante Watts. The goal of the Institute is to train leaders in the initial cohort so they can pass along their knowledge and skills to a new cohort of organizations from within the Watts community.</p> <p>Free Lots Angeles (FLA): There are more than 22,000 vacant lots in Los Angeles, equivalent to the size of three Downtowns. Approximately 10% of these lots are owned by the City of Los Angeles. FLA started as a collaborative of five community-based organizations that convened to address the issue of vacant lots - members include: Kounkuey Design Initiative (KDI), Inclusive Action for the City (Inclusive Action), Los Angeles Neighborhood Land Trust (LANLT), T.R.U.S.T. South LA, and Esperanza Community Housing Corporation. Currently FLA is functioning through the work of KDI and Inclusive Action. Vacant lots become targets for illegal dumping, crime and nuisance activities, instead of becoming local assets and a source of community pride. FLA seeks to empower local residents to take control of vacant lots in their own neighborhoods through the Adopt-a-lot program.</p>
<p>Current Services:</p>	<p>Highlighted programs offered include (please note this is not an exhaustive list):</p> <p>Watts Leadership Institute:</p> <ul style="list-style-type: none"> ● Annenberg GRoW Community Garden: WLI supports the development of cohort member, Watts/Century Latino Organization (WCLO), to create the Annenberg GRoW Community Garden. As a collaboration with other local Community Based Organizations (CBO), WCLO helped build, design and maintain this community garden in Watts that is serving the Watts community everyday of the week. This garden provides necessary access to healthy, fresh foods. In partnership with Brillante Watts and other CBOs, this garden is a space for community stewardship, participation, and cohesion. ● Community & Immigrant Empowerment Program: Watts Leadership Institute has also built up the capacity of WCLO, additionally sponsored in part by L.A. Care Health Plan, to run this program with the end goal of reducing crime and improving the quality of community and law enforcement relationships and interactions, especially amongst the undocumented community. In order to do so, WCLO performs a number of activities including holding events with Housing Authority of the City of Los Angeles (HACLA), LA Sheriff's Department, and residents: mediation services and alternative resolution plans to avoid retaliation or further escalations in violence; "Know Your Rights" to empower residents to report crime and instances of victimization. Among these activities, WCLO has identified a group of community leaders to work as information hubs in their communities.

Community Benefit Analysis for Proposed Adopt-A-Lot Program

- Homeownership Counseling & Foreclosure Prevention: In the year 2000, the South Los Angeles Home Ownership Initiative, to increase the number of homeowners among low to moderate income Latino and African- American families and individuals was launched by the Watts/Century Latino Organization, supported by Watts Leadership Institute, and in partnership with National Council of La Raza (NCLR- now known as UnidosUS) Chase Manhattan Mortgage Corp., LA Housing Department, Fannie Mae, Washington Mutual and Citibank. Although the program is geared towards local Watts residents, people from all over Southern California take advantage of these services that includes First-Time homebuyer workshops and assistance with foreclosure processes, refinancing, individual credit counseling, and loan modifications.

FLA Coalition Services:

Kounkuey Design Initiative (KDI) and Inclusive Action for the City (Inclusive Action)

- KDI is a non-profit design and community development organization. We partner with under-resourced communities to advance equity and activate the unrealized potential in neighborhoods and cities. We accomplish this mission through advocacy, research, planning, and built works.
- Inclusive Action is a community and economic development organization that specializes in micro-economic development initiatives; research and evaluation; program design; agile prototyping; and policy design and advocacy.

Community Benefit Analysis for Proposed Adopt-A-Lot Program

III. Community Benefit Analysis	
Value of Direct Services:	<p>A. <u>Value of Dedicated Staff: \$89,137</u> Salaries for 7 staff persons earning an average hourly wage of \$65.93, working an average of 3.71 hours a week or 1,352 hours total annually. Converted into annual terms (1,352 total hours multiplied by \$65.93 an hour) = \$89,137* *Rounded total</p> <p>B. <u>Value of Services to Participants: \$2,000</u> Access to arts and cultural programming.</p>
Value of Operational Budget:	<p>C. <u>Value of Operational Budget - specify: \$32,130</u> <i>Includes costs associated with the following:</i></p> <ul style="list-style-type: none"> • Site Tools - \$300 • Site Maintenance - \$2,000 • Site Improvements + Security - \$4,700 • Site Furnishing Materials - \$22,130 • Workshop and Art Supplies - \$1,500 • Workshop Food - \$500 • Printing - Outreach - \$200 • Printing - Site Signage - \$600 • Printing - Documentation - \$200
Additional Offsets / In-Kind Services:	<p>D. <u>Value of Additional Offsets - specify: \$60,109</u></p> <p>Includes:</p> <ul style="list-style-type: none"> • Land Value Increase¹ - \$70 • Property Value Increase² - \$18,055

¹ Value is calculated at 5% increase of land value from Assessor Parcel Data. The Trust for Public Land. (2017). *The Economic Benefits of the Public Park and Recreation System in the City of Los Angeles, California.*

² Value is calculated at 5% increase of median price of homes within 500 ft of a greened space. The Trust for Public Land. (2017). *The Economic Benefits of the Public Park and Recreation System in the City of Los Angeles, California.*

Community Benefit Analysis for Proposed Adopt-A-Lot Program

	<ul style="list-style-type: none"> • Decrease in Cost on Criminal Justice System³ - \$41,811 • Value of Health Benefits from Parks⁴ - \$173
Total Community Benefit:	\$183,376 annually (=A+B+C+D above)
Market Value for Leased Space	\$4,792 annually* (*calculated as: 1,141 Sq. Ft. x \$0.35/Sq. Ft./mo = \$399.35 x 12 months = \$4,792)
Benefits Finding & Recommended Action.	Community benefits estimated at \$183,376 annually, <u>offset</u> the market value for the leased space (\$4,792) by \$178,584 .

0220-05479-0011	Daisy Bonilla	Bernyce Hollins	<i>Yplenda Chavez</i>
Work Assignment Number	Analyst	Chief	Assistant CAO

Released Date: 08/07/20

YC:DFB:05210024

³ Value is calculated at \$41,811.26 savings to the criminal justice system per year per greened lot. Branas, C. C., Kondo, M. C., Murphy, S. M., South, E. C., Polsky, D., & MacDonald, J. M. (2016). Urban Blight Remediation as a Cost-Beneficial Solution to Firearm Violence. *American journal of public health, 106*(12), 2158-2164.

⁴ Value is calculated at \$1,227.43 annually for people 18-64 years of age, and \$2,454.86 for people 65+ years of age. The Trust for Public Land. (2017). *The Economic Benefits of the Public Park and Recreation System in the City of Los Angeles, California*.

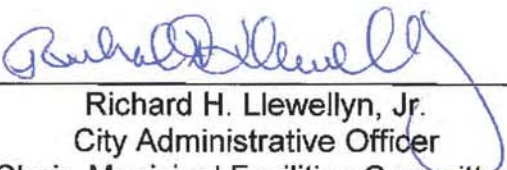
0220-05166-0002

TRANSMITTAL

TO Council	DATE 11-28-18	COUNCIL FILE NO. 18-0630
FROM Municipal Facilities Committee		COUNCIL DISTRICT Various

At its meeting held on November 15, 2018, the Municipal Facilities Committee (MFC) adopted the recommendations of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize GSD to negotiate and execute a new Master License Agreement with Kounkuey Design Initiative (KDI) to implement the Adopt-A-Lot (AAL) Pilot Program and delegate authority to the MFC to authorize the assignment of sub-licenses to operate up to ten (10) sites participating in the AAL program. KDI, a non-profit design and community development organization, will administer temporary uses of the participating city-owned parcels for a period of 18 months with zero rent payments and two 6-month options to extend at the City's sole discretion.

There is no General Fund impact. KDI will be responsible for monitoring and maintaining the sites, ensuring they are kept clean and free of nuisance materials and activities. No revenue to the General Fund will be generated during the license period.


Richard H. Llewellyn, Jr.
City Administrative Officer
Chair, Municipal Facilities Committee

RHL:MGR:05190067c

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

November 15, 2018

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Leyla Campos, Legislative Assistant

**REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE
A NEW MASTER LICENSE AGREEMENT WITH KOUNKUEY
DESIGN INITIATIVE FOR THE ADOPT-A-LOT PILOT PROGRAM**

The Department of General Services (GSD) requests authorization to negotiate and execute a master license agreement with Kounkuey Design Initiative (KDI), a non-profit 501(c)(3) organization, for use of up to ten City-owned vacant lots in the Adopt-A-Lot (AAL) Pilot Program.

BACKGROUND

On June 27, 2018, Council District 7 introduced a motion (C.F. 18-0630), now referred to Information, Technology and General Services Committee, instructing GSD to negotiate and execute a master license agreement with KDI to implement the AAL Pilot Program. KDI will administer temporary uses of up to ten City-owned parcels for a period of 18 months with zero rent payments.

GSD manages over 450 City-owned vacant lots. These lots are targets for illegal dumping, crime, nuisances, and are sources of site contamination and neighborhood deterioration. The City currently spends approximately \$660,000 annually on nuisance abatement for City-owned properties, while many go unmaintained due to limited resources. Neighborhoods with high concentrations of blighted vacant lots are the same neighborhoods that have limited access to parks, open spaces, healthy food options, cultural features, locally-controlled economic venues, and other community-serving public spaces.

Free Lots Los Angeles (FLA) is a collaborative of five community-based non-profit organizations that convened to address the issue of vacant lots and seeks to empower local residents to utilize vacant lots through a comprehensive city-wide policy change. The lead FLA agency, KDI, is a



non-profit design and community development organization who partners with under-resourced communities to advance equity and activate the unrealized potential in neighborhoods and cities. KDI accomplishes this mission through advocacy, research, planning, and built works.

LOT USES

The goal of the AAL pilot program is to reimagine the potential of vacant lots as productive community assets; promote community interaction and cohesion through the use and stewardship of public space; enhance environmental quality and improve quality of life; and maximize the use of public land for public benefit.

Below is a list of potential allowable lot uses through the AAL Pilot Program:

- **Community hub** - communal spaces for neighborhood-serving activities
- **Recreation space** - temporary spaces for active and passive recreation
- **Urban agriculture** - growing of edible and non-edible plants, such as vegetables and flowers
- **Clean and green** - debris removal and ongoing maintenance, such as tree and shrub trimming
- **Community marketplace** - community selling of food and goods

FRAMEWORK + PROCESS

Through this program, KDI would be provided with use rights to the vacant lots, work with the local Council office and non-profits to develop programming activities and oversee implementation. As plans for each lot develop, GSD will report to the Municipal Facilities Committee (MFC) on the recommended assignment of the sub-licenses and associated service(s). This report will include a Community Benefit Analysis (CBA) prepared by the Office of the City Administrative Officer (CAO) for the specific site and be subject to MFC approval before proceeding with implementation.

While under their oversight, KDI will be responsible for monitoring and maintaining the sites, ensuring they are kept clean and free of nuisance materials and activities.

For each vacant lot, KDI and its partners in the FLA Collaborative will manage a comprehensive community process to result in community-led vacant lot transformation projects. This process will include environmental review, community outreach, application administration, technical assistance, application review, and project selection. Further details are included in Attachment I.

KDI will have the ability under the master license to add/delete lots not to exceed 10 lots in the program. The City will retain unilateral rights to terminate any or all sites with a 30-day notice during the term of the agreement.

ONGOING AND POST-PILOT DELIVERABLES

During the 18 month pilot period, KDI will submit to City stakeholders quarterly reports to discuss AAL implementation progress and challenges. At the end of the pilot period, KDI will submit a final report with program development recommendations to help the City build upon the pilot-program and help establish a permanent program. Also, within six months of the end of the pilot period,

FLA will develop an AAL community toolkit to provide guidance on the application process and lot design and furnishings.

TERMS AND CONDITIONS

Working with local Council offices, KDI has identified the first six lots for the master license:

LOCATION:

	Council District	Address	APN
1	7	15201 Tupper St, North Hills, CA 91343	2656024900
2	8	3950 S Hobart Blvd, Los Angeles, CA 90018	5036027901
3	14	5154 E WADENA ST, Los Angeles, CA 90032	5309004905
4	15	1831 E 108th St, Los Angeles, CA 90059	6065036900
5	15	1631 E 110TH ST, Los Angeles, CA 90059	6069009900
6	15	121 E "E" St, Los Angeles, CA 90744	7418006900

- ADDITIONAL SITES:** Add/Delete sites as needed subject to the approval of the MFC
- LANDLORD:** City of Los Angeles
- USE:** Various uses as outlined in this report
- SQUARE FEET:** Varies
- TERM:** 18 months
- OPTION TERM:** Two 6-month extensions at City sole discretion
- RENTAL RATE:** \$0 per year
- ADDITIONAL RENT:** N/A
- SECURITY DEPOSIT:** No security deposit required
- UTILITIES:** All utilities will be paid by Licensee and separately metered
- PARKING:** N/A
- TENANT IMPROVEMENTS:** All Tenant Improvements will be at the sole cost of the Licensee
- CUSTODIAL SERVICE:** All custodial services will be at the sole cost of the Licensee
- MAINTENANCE:** All maintenance to the licensed space(s) will be at the sole cost of the Licensee
- TERMINATION RIGHTS:** 30-day notice at City sole discretion

PUBLIC BENEFIT

The activities conducted by KDI at the participating Adopt-A-Lot sites are for the sole purpose of implementing the proposed pilot program on behalf of the City by performing the activities as presented in this report and reflected in the recommended license agreement. Since KDI will only have an incidental use of the sites participating in the Adopt-A-Lot pilot program, to include clean-up activity and an occasional site(s) access to facilitate selection of a site operator(s), a CBA is not required at this time. The CBA will be prepared when the operational use of a site and a proposed operator has been identified.

The activities KDI will perform under the proposed license agreement provides various forms of public benefit to the City and the local communities where the sites are located. As stated previously, to utilize the sites for a community purpose, the City would incur costs for nuisance abatement and site remediation. The City would also incur administrative costs. Further, the additional benefits to the local communities would include the direct services provided through the sub-licensees selected to operate the participating sites, along with the deterrent of unwanted activities that may occur absent a dedicated presence on site.


At the time an operational use and proposed operator for a specific site is selected, a CBA, along with the GSD report and any additional information to be provided by KDI detailing the selection process will be prepared for MFC's consideration

FISCAL IMPACT

No revenue will be generated from this license agreement to the General Fund during the license period.

RECOMMENDATION

That the Los Angeles City Council authorize the Department of General Services to execute a master license agreement with Kounkuey Design Initiative under the terms and conditions substantially as outlined in this report and delegate authority to the Municipal Facilities Committee to authorize the assignment of sub-licensees to operate up to ten sites participating in the Adopt-A-Lot pilot program.



Tony M. Royster
General Manager

Attachment

Attachment I

FRAMEWORK + PROCESS

1. **Environmental Review.** City's Brownfields Program will assess the environmental condition of the proposed lots and conduct Phase I Environmental Site Assessments (ESA) to assess whether chemicals of concern may exist and determine if additional environmental investigations are needed to evaluate if the chemicals of concern present a risk to human health and the environment.
2. **Community Outreach.** In order to promote the AAL program to community stakeholders and solicit applications, FLA will partner with a local community-based organization that serves the neighborhood surrounding the vacant lot and/or conduct on-the-ground community outreach to residents, businesses, and institutions located within a ½-mile radius of the vacant lot.
3. **Application Administration.** Following community outreach, FLA will administer AAL application forms to all interested parties. The application will consist of two parts: (1) an Initial Interest Form, and (2) a Comprehensive Application requiring a detailed project description; plans for site design, maintenance, and programming; and proof of community support.
4. **Technical Assistance.** FLA will provide technical assistance for all applicants seeking to complete the Comprehensive Application, including assisting with project budgeting as well as site design, maintenance, and programming. For applicants seeking to create a community marketplace as part of their project, FLA will provide additional guidance to ensure applicants are aware of and can execute the additional responsibilities of a community marketplace.
5. **Application Review.** FLA will develop selection criteria to assess the project proposal, applicant capacity, and community benefit. An application review board consisting of FLA member organizations and community experts will evaluate applications based on the selection criteria and select one top application per vacant lot. FLA will also present proposed uses to CAO and City stakeholders for liability review.
6. **Project Selection.** Once the application review board has made its selection, FLA will present the top application to the Municipal Facilities Committee for its final review and approval. The approved applicant will "adopt" the vacant lot for up to one year to implement a community-serving project.

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: September 10, 2019

To: John-Michael Mendoza, Real Estate Officer II
Department of General Services, Real Estate Services Division

From: Maria Martin, Manager 
Environmental Management Group

Subject: Adopt-A-Lot Pilot Program

Following your request for environmental documentation, we have determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City CEQA Guidelines Article III, Section 1, Class 4 (6). The attached Notice of Exemption serves as your record that CEQA review has been completed and it should be retained in the official project file.

This determination is based on the information submitted to us by your office and on our subsequent investigation. Please review the enclosed notice carefully. If the notice incompletely or inaccurately describes the project, the City could be vulnerable to legal challenges. If you think there may be inconsistencies, or if the project description changes, please contact this office for a re-evaluation of the project's exempt status.

The Notice of Exemption may be filed with the Los Angeles County Clerk after the project is approved or a determination is made to carry out the project. Filing with the County Clerk is not usually required but has the advantage of limiting legal challenges to a 35-day period. Without the filing, legal challenges can be filed up to 180 days following commencement of the project. The filing is subject to a \$75 filing fee, which your office will be expected to provide. If you want EMG to file the notice with the County Clerk, please let us know immediately after the project is approved or a determination is made to carry out the project. Project approval can occur in any of several actions, such as authorization to: proceed beyond the pre-design stage, acquire rights of way, expend funds for construction, or advertise for construction bids.

Should you have questions or concerns regarding this notice, please contact Talmage Jordan of my staff at (213) 485-5754 or Talmage.Jordan@lacity.org.

MEM:tmj
Q:\Talmage (Max)\Adopt-A-Lot Pilot Program\Transmittal Memos\Tupper Wadena 110
Transmittal Memo.doc

Enclosure
CEQA NOE
Phase I ESA 15201 Tupper Street
Phase I ESA 5154 East Wadena Street
Phase I ESA 1631 East 110th Street

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(Articles II and III – City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, 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, MS 939 Los Angeles, CA 90015	COUNCIL DISTRICT 7, 8, 14
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PROJECT TITLE: Adopt-A-Lot Pilot Program	LOG REFERENCE
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PROJECT LOCATION: The project is located at six parcels in the City of Los Angeles: 15201 Tupper Street, 5154 East Wadena Street, 1631 East 110th Street. Please see attached narrative.

T.G. 501-H6, 595-F5, 704 G-6

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The Adopt-A-Lot Pilot Program enables Los Angeles residents to access City-owned vacant lots and temporarily transform them into community spaces. Kounkuev Design Initiative (KDI) and Leadership for Urban Renewal Network (LURN) will be the day-to-day managers of the initiative while other partners will be engaged as needed to support specific activation. Any future proposed plans for the parcels or use of the property for a different use would be subject to subsequent California Environmental Quality Act (CEQA) review and compliance.


CONTACT PERSON Talmage Jordan	TELEPHONE NUMBER 213-485-5754
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EXEMPT STATUS: (Check One)	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Art. II, Sec. 2.b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. II, Sec. 2.a(1)	Sec. 15269(a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. II, Sec. 2.a(2)	Sec. 15269(b)(c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. II, Sec. 1	Sec. 15061(b)(3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION*	Art. III, Sec. 1 Class 4 (6)	Sec. 15304, Class 4 (e)
<input type="checkbox"/> STATUTORY*	Art. _____	Sec. _____

* See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions.

JUSTIFICATION FOR PROJECT EXEMPTION: The project is categorically exempt pursuant to State CEQA Guidelines Article 19, Section 15304, Class 4 (e), *Minor Alterations to Land*. The project is also categorically exempt under the *City of Los Angeles CEQA Guidelines*, Art. III, Sec. 1. Class 4 (6) *Minor Alterations to Land*. 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:  Maria Martin	TITLE: Environmental Affairs Officer Environmental Management Group	DATE: 9/11/09
FEE: \$75.00 _____	RECEIPT NO.	REC'D BY
		DATE

CATEGORICAL EXEMPTION NARRATIVE

I. PROJECT DESCRIPTION (Continued)

The Adopt-A-Lot Pilot Program enables Los Angeles residents to access City-owned vacant lots and temporarily transform them into community spaces. KDI and LURN will be the day-to-day managers of the initiative while other partners will be engaged as needed to support specific activations.

KDI's design team has created a "Kit of Parts" - durable, lightweight, modular pieces that can be assembled easily to create benches, tables, storage boxes, stages, signage, soccer goals, play elements and other amenities that support residents in reusing vacant lots. The procurement of this equipment will occur via the execution of a Master Lease agreement with KDI.

All uses must be temporary, removable, have community benefits, and cannot trigger the need for building permits. Through the application process, lot adopters will have identified the length of time they plan to adopt the lots. An estimated 20 people will utilize the space on a regular basis.

The uses identified by KDI and LURN include community hubs, community marketplaces, recreation spaces, and urban agriculture. These uses would utilize the KDI kit-of-parts in variable ways including shade structures, tables, chairs, play equipment, and vending stalls. The urban agriculture uses of the project would occur in raised gardening beds and within temporary garden storage sheds.

The project will last 18 months with the possibility of two 6-month extensions. The 18 months will begin as soon as the Master Lease is signed between KDI and the City (expected to occur in September 2019), with community groups applying to KDI/Free Lots for temporary leases or subleases to the lots. KDI and LURN will directly support each community group with technical expertise and funding resources to then activate each lot with physical and programmatic components.

The program is designed to be of use for residents living in the immediate vicinity of the lot. Because of this, residents are encouraged to walk to the lot if they are able instead of use a car or other motorized vehicle.

II. PROJECT HISTORY

In Los Angeles County, high-income, predominantly white neighborhoods enjoy up to 18 times more park space than low-income communities of color. Altogether, nearly 1 in 2 Angelenos - most of them low-income people of color - do not live within walking distance (½ mile) of a park, making it harder for them to lead active lifestyles and putting them at greater risk of chronic disease and a shorter lifespan - in some neighborhoods, up to 15 years less than residents of other neighborhoods.

The City of LA has around 2,000 city-owned vacant lots in its inventory, many of them located in the same low-income communities of color that face a dearth of quality public spaces. These lots often contribute to crime, dumping, and disinvestment in already-distressed communities. Often residents who live nearby these lots want to revitalize them; unfortunately, until recently there has simply been no easy way for residents to access and reclaim these lots for community benefit.

Formed in 2013, Free Lots Angeles (FLA) is a collaborative of five local nonprofit organizations: Kounkuey Design Initiative (lead and fiscal agent for this grant), Los Angeles Neighborhood Land Trust, Leadership for Urban Renewal Network (LURN), T.R.U.S.T. South LA, and Esperanza Community Housing Corporation. These organization's mission is to transform vacant lots into neighborhood resources that support community health and development. We believe residents know best what they need to lead healthy, happy lives.

Adopt-A-Lot Pilot Program

Over the last two years, FLA has been working steadily to build relationships with City officials and develop a program that gives residents access to vacant lots on a longer-term basis. The result is a program called Adopt-A-Lot, created in partnership with the Mayor's Office of Budget & Innovation, the General Services Department, the City Attorney and other stakeholders, and championed by Councilmembers Monica Rodriguez and Joe Buscaino. In December of 2018, the City Council passed a motion to approve a pilot Adopt-A-Lot program, granting KDI a Master Lease over six City-owned properties. This exemption covers three of those City-owned properties. Use of properties not listed in this exemption will require further CEQA review.

III. ENVIRONMENTAL REVIEW

A. Basis for Categorical Exemption

The project involves the temporary alteration of vacant City-owned lots into recreation space with no foreseeable environmental impacts. Therefore, this project falls under the categorical exemption included in Section 15304, Class 4 (e) under the State CEQA guidelines as well as the Class 4 (6) in the *City of Los Angeles Environmental Quality Act Guidelines*. Any future proposed change of use or expansion of use that differs from the above described action would be subject to a subsequent CEQA review.

B. 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. The project is exempt under Class 4 (minor alterations to land), 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.

A search for building permits pulled from the Los Angeles Department of Building and Safety's online permit portal was performed in September 2019. None of the permits reviewed in the vicinity of the parcels are expected to cause a cumulative impact in connection with the Project. There are no other known projects that could involve cumulatively significant impacts. 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. There are no unusual circumstances known to this office that would present a reasonable possibility that the project will have a significant effect. Therefore, this exception has no application here.

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. 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 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 September 10, 2019, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) the following site is listed in the vicinity of the project:

Valley Region Elementary School #12 at 15330 Plummer Street, a Schools Cleanup Site, is adjacent to the project site at 15201 Tupper Street. Past agricultural use of the site has left lead contamination in the soil. The Department of Toxic Substances Control (DTSC) issued a no further action status for this site in December of 2006. Based on the regulatory status of this site, this adjacent site is not anticipated to represent an environmental concern in connection with the project; therefore, this exception does not apply here.

As September 10, 2019, the California Regional Water Quality Control Board (RWQCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) has not listed any contaminated sites at or in the vicinity of the project; therefore, this exception does not apply here.

The City of Los Angeles retained ENSAFE to perform Phase I Environmental Site Assessments on the three properties involved in this project. The results of the Phase I ESA's indicated that there are no Recognized Environmental Conditions in connection with these properties; therefore, this exception does not apply here.

6. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource. Additionally, no historical resource is involved in the proposed project. Lastly, the proposed project involves no excavation, eliminating the chance of discovery of historical resources; therefore, this exception has no application here.