FILED

NOV 19 2009

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
T. YATES DEPUTY

NOTICE OF EXEMPTION/APPENDIX E

TO: ___ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

__X__ County Clerk
County of Los Angeles

FROM: City of Downey
11111 Brookshire Ave
Downey, CA 90241

Project Title
Disposition and Development Agreement (DDA) for the Downey Mixed Use Verizon Site
Project Location – Specific
8314 2nd Street
Project Location
City of Downey, County of Los Angeles
Description of Nature, Purpose, and beneficiaries of Project:
The project involves Downey's Community Development Commission entering into a DDA to dispose of the 21,700 sq ft project site to a non-profit entity, National Community Renaissance, who in turn will develop a 50-unit, 6-story building, which includes a 1,525 square foot childcare facility, for the purpose of providing affordable rental units for families earning between 30% and 60% of Los Angeles County's median income. Project beneficiaries will include the estimated 160 people that the project will house (50 units multiplied by the City's average household size: 3.20 persons). It will also benefit the businesses and people affiliated with downtown Downey, as well as the community, by adding to its permanent population, thus increasing downtown's daytime and evening activity hours, which will further support downtown businesses. Other groups that will benefit, include the children who are enrolled in the childcare facility, along with their parents.
Name of Public Agency Approving Project
City of Downey Community Development Commission
Name of Person or Agency Carrying Out Project
Alfredo Izmajtovich, National Community Renaissance
Exempt Status: (Check One)

____ Ministerial
____ Declared Emergency
__X__ Categorical Exemption: Section 15194: Affordable Housing Exemption
____ Emergency Project
___ Statutory Exemption.

Reasons why project is exempt
The proposed project meets the criteria of CEQA Guideline Sections 15194 and 15192 for exempting a project from CEQA. The project site is part of downtown Downey's built environment downtown and it has supported a 2-story, 31,020 sq ft tilt-up office building since the mid 1950s. Further, project construction and its long-term operation will not have a significant impact on the environment; they will not result in any significant impacts to traffic, noise, air quality or water quality.
Contact Person
Mark Sellheim, Principal Planner for the City of Downey
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 __X__ No ___

Date Received for Filing:_____

Signature | **Principal Planner, City of Downey**
Title

09 0036054

THIS NOTICE WAS POSTED
ON NOV 19 2009
UNTIL DEC 21 2009
REGISTRAR-RECORDER/COUNTY CLERK