

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**

Submission of this form is optional. The form shall be filed with the County Clerk 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 limitations on Court challenges to the approval of the project. Failure to file the notice results in the statute of limitations being extended to 180 days.

**TO:**

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**TO:**

Los Angeles County Clerk  
12400 Imperial Highway  
Norwalk, CA 90650

**FROM (LEAD AGENCY AND APPLICANT ADDRESS):**

Los Angeles Department of Water and Power (LADWP)  
111 North Hope Street, Room 1044  
Los Angeles, CA 90012

**PROJECT TITLE:** Van Nuys Property EV Hub Project

**PROJECT LOCATION:**

8121 Van Nuys Blvd

**CITY:** Los Angeles (Panorama City  
Neighborhood)

**COUNTY:** Los Angeles

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

The proposed project consists of constructing a new electric vehicle (EV) charging station at the 8121 Van Nuys Blvd Property (Property). The Property is developed with a six-story office building and a one-story addition that was primarily used for medical offices. The office building is presently unoccupied. The remaining areas of the Property consist of asphalt concrete-paved parking areas. The proposed project would install approximately 30 EV chargers for use by the public. The EV charging station will also require the installation of electrical equipment including power cabinets and electrical power transformers. Other structures that will be installed include a security booth, waiting room, security closet, and a battery energy storage system. All structures will be housed within a 120 feet x 196 feet area of the Property and will be covered by an overhead solar panel canopy.

**CONTACT PERSON:**

Aiden Leong

**TELEPHONE NUMBER:**

213-367-0706

**EXEMPT STATUS:**


Categorical Exemption

**SECTION:** 15301(b) and 15303(e)

**JUSTIFICATION FOR PROJECT EXEMPTION:**

In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt from CEQA review pursuant to section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the existing or former use. Section 15303, Class 3 consists of construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposal for the Van Nuys Property EV Hub Project meets the requirements of these exemptions; therefore, no further CEQA review is required.

**LEAD AGENCY SIGNATURE:**

  
Jane A. Hauptman

**TITLE:**

Manager of Environmental Planning and  
Assessment

**DATE:** 2/7/2024