NOTICE OF EXEMPTION

To: County Clerk
County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90650

Governor's Office of Land Use and
Climate Innovation
PO Box 3044, Room 113
Sacramento, CA 95812 – 3044
state.clearinghouse@opr.ca.gov

From: County of Los Angeles
Chief Executive Office
320 West Temple St, 7th Floor
Los Angeles, CA 90012

PROJECT TITLE: Notice of Intention to Purchase, Purchase Agreement, Establish Capital Project, Appropriation Adjustment, and a Gratis License, 4680 San Fernando Road, Glendale, CA 91204

PROJECT LOCATION -- Specific: 4680 San Fernando Road, Glendale, CA 91204 APNs: 5696-015-006, 5696-015-032 ("Property"); see attached map

PROJECT LOCATION – City: Glendale, CA

PROJECT LOCATION – County: Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: On September 2, 2025, the County of Los Angeles (County) Board of Supervisors approved the County's acquisition of approximately 85,099 square feet of improved land containing an approximately 80,000 square foot office building and an adjacent, approximately 129,602 square foot, five (5) level, 404 parking spaces parking structure, all located at the subject address. The property has been used by the County's Department of Public Social Services for the past 25 years under an existing lease with the landlord/owner, Chase Glendale Services. The County will be acquiring the property for its continued use as office space and other ancillary purposes. The County will also be granting a license agreement to the previous owner to use a portion of the property for surface parking for a two-year term.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Los Angeles County Chief Executive Office

EXEMPT STATUS:

_____ Ministerial:	(Sec. 21080(b)91); 15268).
_____ Declared Emergency:	(Sec 21080(b)(3); 15269(a))
_____ Emergency Project:	(Sec 21080(b)(4); 15269(b)(c))
___ x__ Categorical Exemption:	State CEQA Guidelines Sections 15301, 15305, 15312, and 15332; County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Appendix G, Classes 1 (u), 5 and 12
__ _x _ Statutory Exemption:	State CEQA Guidelines Section 15061 (b)(3), Public Resources Code Section 21083.3, State CEQA Guidelines Section 15183
__ _x _ Not a Project	Public Resources Code Section 21065
__ _x _ Administrative Activity	State CEQA Guidelines Section 15378(b)(5)

REASONS WHY PROJECT IS EXEMPT: The proposed activity is exempt from CEQA because it does not constitute a project as defined under CEQA since they are (1) activities that are excluded from the definition of a project by section 21065 of the Public Resources Code, and (2) an administrative activity of government under section 15378(b)(5) of the State CEQA Guidelines because the action would not result in direct or indirect physical changes to the environment. No changes to the facilities are proposed as part of the acquisition.
In the alternative, the recommended activities are statutorily exempt from CEQA, pursuant to State Guidelines Section 15061(b)(3) (common sense exemption), because it can be seen with certainty that there is no possibility that the proposed actions will have a significant effect on the environment.
In the alternative, the activities are also statutorily exempt, pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183 (projects consistent with a community plan, general plan or zoning), additional environmental review is not required as the proposed acquisition and purchase would result in no changes to the existing density established by existing zoning and General Plan policies contained in the South Glendale Community Plan (SGCP) and which were analyzed in the associated EIR; the

SGCP amended the Land Use Element of the General Plan and was adopted and EIR certified by the City of Glendale on July 31, 2018. The existing uses are compatible with zoning and land use, and there would be no physical changes to the existing development onsite, or changes to the operational characteristics of the Property. The proposed acquisition is consistent with the development density established by existing zoning, community plan, and general plan policies for which an EIR was certified. In performing environmental analysis, pursuant to Section 15183(b) of the State CEQA Guidelines, the County has determined that there are no impacts peculiar to the subject parcels or to the proposed activities; there are no new impacts or more significant impacts and that any impacts of the proposed activity are covered in the City's certified EIR and that preparation of an additional EIR is not necessary.

In addition, the proposed actions are categorically exempt from CEQA, pursuant to State CEQA Guidelines Sections 15301, 15305, 15312, and 15332, and County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Appendix G, Classes 1 (u), 5 and 12. These exemptions apply to minor alterations of existing facilities including leasing, licensing, repair, or the change in conveyance of existing facilities with negligible or no expansion of existing use; minor alterations in land use limitations, surplus government property sales and in-fill development. Any sale of the parking area by the County would be a sale of government property in an area that is not of Statewide, regional, or areawide concern. Based on the record of the recommended activities, including the proposed acquisition and operation of the Property, the actions will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled, pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

LEAD AGENCY CONTACT PERSON: Helena Dedic, Manager, CEO Real Estate Division, 320 West Temple Street, 7th Floor, Los Angeles, CA 90012
Telephone: (213) 610-0377

IF FILED BY APPLICANT: [Not Applicable]
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

Signature: Helena Dedic **Date:** 9/5/2025 **Title:** Manager Helena Dedic
_X_ Signed by Lead Agency Date Received for Filing at OPR: Not applicable
___ Signed by Applicant