

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
555 West Fifth St, 36th Floor
Los Angeles, CA 90013

PROJECT TITLE: Notice of Intention to Purchase, Purchase Agreement, Establish Capital Project, Appropriation Adjustment Fiscal Year 2025-26, Department of Public Social Services, 3833 S Vermont Avenue, Los Angeles, CA. 90037

PROJECT LOCATION -- Specific: 3833 S Vermont Avenue, Los Angeles, CA. 90037APNs: 5037-018-055 ("Property")

PROJECT LOCATION – City: Los Angeles, CA

PROJECT LOCATION – County: Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: On June 9, 2026, the County of Los Angeles (County) Board of Supervisors adopted the County's acquisition of approximately 82,697 square feet of improved land containing an approximately 133,000 square foot office building and an adjacent, 525 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, Exposition Park West Asset Leasing Corporation a California nonprofit public benefit corporation. The County will be acquiring the property for its continued use as office space and other ancillary purposes.

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))
☒ 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
☒ Statutory Exemption:	State CEQA Guidelines Section 15061 (b)(3), Public Resources Code Section 21083.3, State CEQA Guidelines Section 15183
☐ Not a Project	Public Resources Code Section 21065
☐ Administrative Activity	State CEQA Guidelines Section 15378(b)(5)

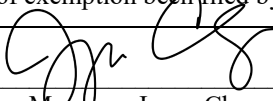
REASONS WHY PROJECT IS EXEMPT: The proposed acquisition and operation of the Property for the uses included herein are exempt from the CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15061(b)(3) (common sense exemption) and Appendix G of County's CEQA Reporting Procedures and Guidelines (Class 1(u) – any change in the method of conveyance of an existing facility). The intent of the County is to acquire the Property to use as it is currently being used, for government purposes. The proposed acquisition and County's occupancy involve negligible or no expansion of use. Furthermore, it can be seen with certainty that there is no possibility that the County's proposed acquisition and occupancy of the Property will have a significant effect on the environment.

LEAD AGENCY CONTACT PERSON: Joyce Chang, Senior Manager, CEO Real Estate Division, 555 West Fifth Street, 36th Floor, Los Angeles, CA 90013

Telephone: (213) 974-3078

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 ☒ No

Signature:  **Date:** 6/10/2026
Title: Senior Manager Joyce Chang

☒ Signed by Lead Agency Date Received for Filing at OPR: Not applicable
☐ Signed by Applicant