

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 Redevelopment and 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 the construction of a new electric vehicle (EV) charging station, demolition of a 7-story commercial building, and construction of a new 4-story commercial building and at-grade parking at the 8121 Van Nuys Blvd Property (Property). The Property is currently developed with a 7-story commercial building that is unoccupied, and the interior stripped to the shell. The remaining areas of the Property consist of asphalt concrete-paved parking areas.

The first phase of the proposed project is the construction of the EV charging station along the southern portion of the Property. The EV charging station will include the installation of approximately 30 Level 3 direct current EV chargers, battery energy storage system, power cabinets, and electrical power transformers. Other structures that will be installed include a security booth, waiting room, and security closet. These structures will be housed within an approximate 120 feet x 196 feet area of the Property and will be covered by an overhead solar panel canopy. The EV charging station will be open for public use. The second phase of the proposed project is the demolition of the existing 7-story structure following the construction of the EV charging station. The demolition method that will be utilized is a selective or "strip out" process where the demolition is conducted modularly. The third and final phase of the project is the construction of the new 4-story commercial building and at-grade parking lot following demolition. The 4-story commercial building will be constructed on the same footprint as the existing 7-story building. The at-grade parking lot is anticipated to have 124 parking spaces.

**CONTACT PERSON:**

Aiden Leong

**TELEPHONE NUMBER:**

213-367-0706

**EXEMPT STATUS:**

Categorical Exemption

**SECTION:**

15332

**JUSTIFICATION FOR PROJECT EXEMPTION:**

In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt from CEQA review pursuant to Section 15332 (In-Fill Development Projects). Section 15332, Class 32 consists of projects characterized as in-fill development meeting the conditions: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, c) the project site has no value as habitat for endangered rare, or threatened species, d) approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and public services. The proposal for the Van Nuys Property Development and EV Hub Project meets the requirements of this exemption; therefore, no further CEQA review is required.

**LEAD AGENCY SIGNATURE:**

Jane A. Hauptman

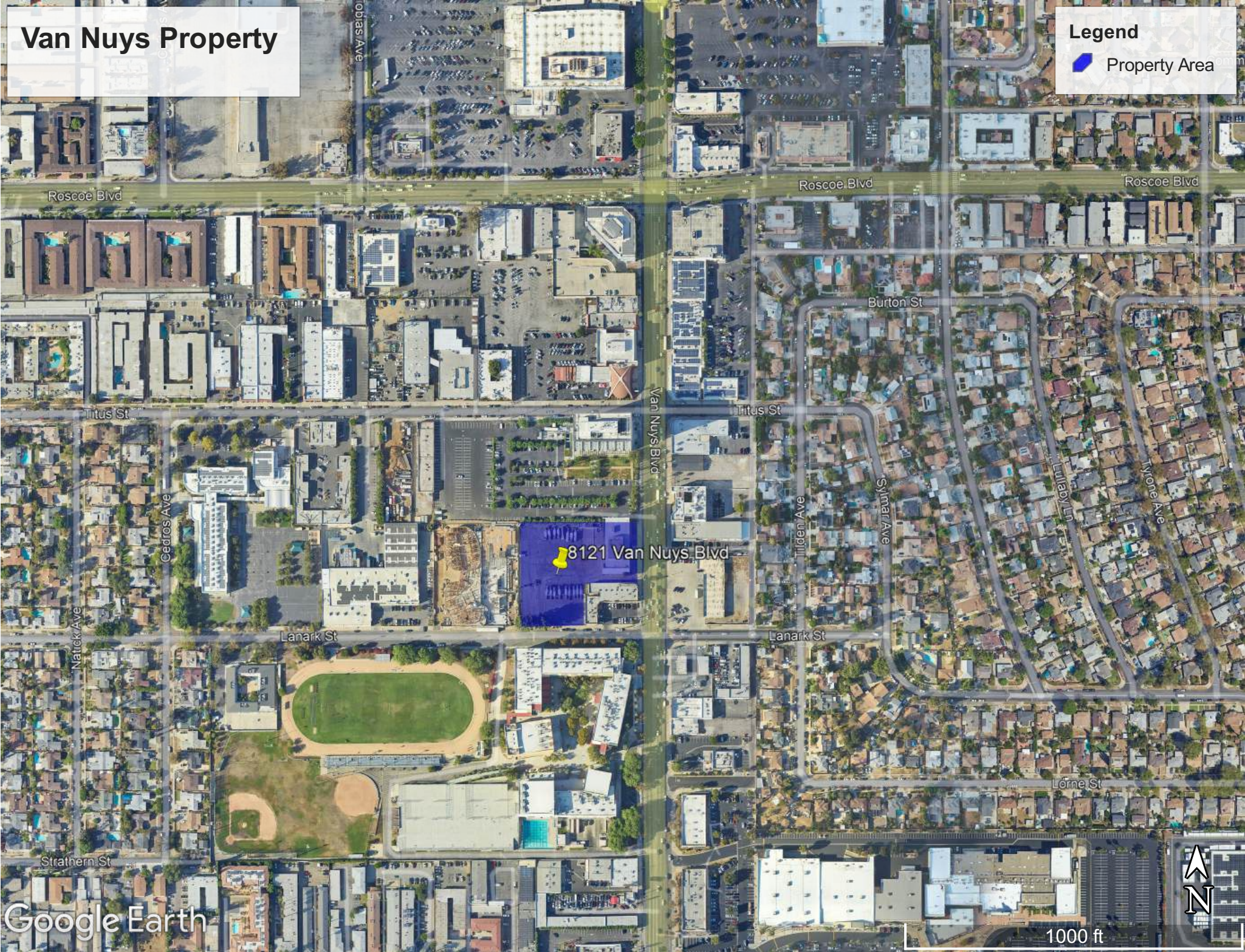
**TITLE:**

Manager of Environmental Planning and Assessment

**DATE:** 6/27/2024

# Van Nuys Property

**Legend**  
Property Area



8121 Van Nuys Blvd

