

2025 103929



FILED

May 21 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TAMMYRA MORILLO

THIS NOTICE WAS POSTED

ON May 21 2025

UNTIL June 20 2025

REGISTRAR - RECORDER/COUNTY CLERK

NOTICE OF EXEMPTION

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

☒ County Clerk
 County of Los Angeles
 12400 Imperial Hwy, Rm 2001
 Norwalk, CA 90650

From: Los Angeles County
 Department of Public Works
 900 South Fremont Avenue
 Alhambra, CA 91803 - 1331

PROJECT TITLE: North Hollywood Health Clinic

PROJECT LOCATION -- Specific: 5300 Tujunga Boulevard, North Hollywood, CA 91601

PROJECT LOCATION - City: Los Angeles

PROJECT LOCATION - County: Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: On February 15, 2022, the Los Angeles County Board of Supervisors approved the proposed project. The 41,245 square foot project site currently includes an existing 6,500 square foot, one-story public health center facility, 1,250 square foot temporary bungalow, surface parking (47 spaces) and ornamental landscaping (small trees and shrubs and grassy area). The project would include demolition/removal of existing uses and construction of a new healthcare facility. Project demolition, site preparation, excavation and construction activities would take a total of approximately 32.5 months. The project would replace the existing uses with an approximately three-story, approximately 55,000 square foot outpatient public health care clinic (up to 70,000 square feet was evaluated) that would include public health care services provided by the Los Angeles County Department of Health Services, Los Angeles County Department of Public Health and the Los Angeles County Department of Mental Health. The facility would include a triage area, mental health services, sexual health services, substance abuse counseling, a wellness center, social workers and community health workers. The project would employ approximately 143 staff and serve 300 patients per day. The building would have up to five levels of aboveground parking (that would be the same height as the clinic because parking levels are shorter than occupied level) with up to approximately 190 parking spaces (up to four level below grade and up to 269 parking spaces were evaluated). The project would include a small, landscaped community outdoor open space area on the ground floor and balconies on the second and third floors. The facility would operate 8 am to 8 pm Monday to Thursday and 8 am to 4:30 pm Friday and Saturday. The building exterior would be of contemporary design with security lighting similar to other buildings in the area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Los Angeles County, through the Department of Public Works (DPW)

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: Class 32 Infill Development, CEQA Guidelines Section 15332.
☐ Other Statutory Exemption

REASONS WHY PROJECT IS EXEMPT: See attachment which is incorporated herein.

LEAD AGENCY CONTACT PERSON: Dan Carter, Project Manager Telephone: 626-300-2343

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: Alvin N. Ramon Date: 5/7/2025 Title: Capital Projects Program Manager

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing at OPR: Not applicable

North Hollywood Health Clinic Summary of Reasons Why Project is Exempt Attachment

Detailed documentation of the exemption and the inapplicability of the exceptions to the use of categorical exemptions (Section 15300.2 of the State CEQA Guidelines) is available for review by contacting Dan Carter, Project Manager, 626-300-2343 at Los Angeles County Department of Public Works, 900 South Fremont, 5th Floor. A summary of this documentation is provided below.

State CEQA Guidelines Section 15332 - Class 32 -- Infill Development Projects

The project consists of a public medical clinic building with up to approximately 70,300 square feet of space in proximity to transit; the project would employ approximately 143 staff members and serve about 300 patients per day. (a) The project is consistent with the applicable general plan land use designation and zoning (clinics are allowed in the C4 zone). (b) The project site is within the City of Los Angeles, is less than 5 acres (the site is approximately 0.95 acres) and is surrounded by urban uses. (c) The project site is an infill site currently improved with a one-story building and a small amount of ornamental vegetation; a biological survey of the site confirms there is no habitat on the site. (d) The project would not have the potential to significantly impact traffic (proximity to transit would result in screening out of potential traffic impacts), air quality (modeling indicates emissions would be below significance thresholds), noise (compliance with regulations would ensure less than significant noise levels) or water quality (compliance with existing regulations would ensure impacts remain less than significant) based on proposed site improvements, anticipated changes in occupancy. Typical construction techniques would be used that would be required to comply with applicable regulations including Low Impact Development (LID) and the County of Los Angeles Noise Ordinance. (e) The site is located in an urban area well-served by utilities and public services.

State CEQA Guidelines Section 15300.2 - Exceptions to the Use of Categorical Exemptions

None of the exceptions to exemptions, found in Section 15300.2 of the State CEQA Guidelines would apply to invalidate the categorical exemptions identified. Based on the record, the County has determined the following: (a) the site is not located in a sensitive environment – there are no mapped biological resources or hazardous materials on the site (also this exception to an exemption is not applicable to Class 32); (b) based on a review of a cumulative project list provided by the City, the project would not create significant cumulative impacts by contributing to impacts of successive projects of the same type in the same place; (c) the project is an infill healthcare facility in an urban area, there is no potential for the project to result in a significant effect on the environment due to unusual circumstances; (d) the project site is more than six miles from a state-designated scenic highway and would not result in damage to scenic resources within a scenic highway; (e) based on a Phase I Environmental Site Assessment the site is not included on any list compiled pursuant to Section 65962.5 of the Government Code; (f) based on an assessment by an architectural historian, the existing 6,500 square foot health center building on the site to be demolished (constructed in 1953-54) and the 1,250 square foot temporary bungalow (moved on to the site in the eighties) do not represent a unique style or styles nor do they have other characteristics that would make them historically significant and therefore the project does not have the potential to cause a substantial change to the significance of an historic resource.

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State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 05/21/2025 — 202505210530004

STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS COUNTY/STATE AGENCY OF FILING LA/CA		LEAD AGENCY EMAIL	DATE 05/21/2025
PROJECT TITLE NORTH HOLLYWOOD HEALTH CLINIC		PROJECT APPLICANT EMAIL	DOCUMENT NUMBER 2025103929
PROJECT APPLICANT NAME DAN CARTER		PROJECT APPLICANT EMAIL	PHONE NUMBER (626)300-2343
PROJECT APPLICANT ADDRESS 5300 TUJUNGA BOULEVARD		CITY NORTH HOLLYWOOD	STATE CA
		ZIP CODE 91601	

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ 0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ 0.00
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ 75.00
<input type="checkbox"/> Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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State of California—Department of Fish and Wildlife

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SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

ITC

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: T. MORILLO



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Wednesday, May 21, 2025 9:10 AM

5021A
COUNTY OF LA - PUBLIC WORKS (FLOO...

Item(s)

Fee	Qty	Total
NoE - County Posting Fee	1	\$75.00
2025103929		
Total		\$75.00

Total Documents: 1

Customer payment(s):

Billing \$75.00