

## Notice of Exemption

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**To:**  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044  
 County Clerk, County of \_\_\_\_\_

**From:** University of California  
Physical & Environmental Planning  
1111 Franklin Street, 6<sup>th</sup> Floor  
Oakland, California 94607-5200

**Project Title:** Acquisition of 7301, 7325 and 7345 Medical Center Drive, West Hills

**Project Location:** 7301, 7325 and 7345 Medical Center Drive, West Hills, California 91307

**Project Location – City:** Los Angeles

**Project Location – County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project (Project Description):** The Proposed Action is the acquisition of real property and improvements located at 7301, 7325, and 7345 Medical Center Drive (collectively, the Property) in West Hills, a community in the San Fernando Valley within the City of Los Angeles. The 6.64-acre Property is developed with three freestanding medical office buildings (MOBs) and surrounding surface parking lots, located adjacent to the UCLA West Valley Medical Center. The MOBs comprise a total of 162,554 rentable square feet (RSF) and are approximately 94 percent occupied with primary care and specialty physician tenants. UCLA Health currently occupies a total of 8,289 RSF within two of the buildings.

**Name of Public Agency Approving Project:** University of California

**Name of Person or Agency Carrying Out Project:** University of California

**Exempt Status:** (check one)

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b) (c));
- Categorical Exemption (15301)
- Statutory Exemptions (21080(a))
- Common Sense Exemption (Sec. 15061(b)(3)).

**Reason Why Project is Exempt:** The proposed acquisition is exempt from the California Environmental Quality Act (CEQA) as an activity covered by the common sense exemption (CEQA Guidelines Section 15061(b)(3)). As an acquisition of property, involving the continuation of existing operations and/or re-occupancy of existing facilities as space becomes available, with no changes to the property or expansion of use, would not pose a significant effect on the environment. On a separate and independent basis, acquisition of the Property is categorically exempt under CEQA Guidelines Section 15301, Existing Facilities as there would be no change in use or occupancy of the existing building and none of the exceptions pursuant to CEQA Guidelines Section 15300.2 apply. No physical changes are being proposed as part of the acquisition; future modifications to the property would be subject to environmental review pursuant to CEQA.

**Lead Agency Contact Person:** Brian Harrington

**Area Code/Telephone/Extension:** (510) 587-6116

**Signature:** *Brian Harrington*  
Brian Harrington  
**Title:** Director, Physical and Environmental Planning  
**Date:** December 23, 2024  
 Signed by Lead Agency  
 Signed by Applicant