County of Los Angeles
CHIEF EXECUTIVE OFFICE
713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

February 24, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ESTABLISH CAPITAL PROJECT NO. 77439, EXERCISE OF PURCHASE OPTION
DEPARTMENT OF PUBLIC SOCIAL SERVICES
4077 NORTH MISSION ROAD, LOS ANGELES, CA 90032
(FIRST DISTRICT) (4 VOTES)

SUBJECT

This recommendation will authorize the exercise of an option to purchase a building containing approximately 26,000 square feet, along with a parking structure to accommodate 125 vehicles, at 4077 North Mission Road, Los Angeles, for the sum of $1,500,000 plus title and escrow fees of approximately $5,600.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize the publication of the Notice of Intention to Exercise an Option to Purchase and make a finding that the property described in the Notice is needed for future public benefit.

2. Consider the Negative Declaration together with any comments received during the public review process and find that this project will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment of the County, and approve the Negative Declaration. Find that the purchase of the property will have no adverse impact on wildlife resources and authorize the Chief Executive Office (CEO) to complete and file a Certificate of Fee Exemption for this project.

3. Exercise the option to purchase the property for $1,500,000, plus title and escrow fees of approximately $5,600.

4. Authorize the CEO to open an escrow, to execute any documents necessary to consummate the purchase, and to accept the deed conveying title.

5. Establish Capital Project No. 77439 and approve the total project budget of $1,506,000 to acquire the property and building at 4077 North Mission Road, Los Angeles, CA 90032.

6. Approve an appropriation adjustment transferring $1,506,000 from the 2008-09 Designation for Capital Projects/Extraordinary Maintenance to Capital Project No. 77439.

7. Authorize the Auditor-Controller to issue warrants to cover the purchase price and related costs to the escrow company designated by the CEO.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to exercise the County's option to purchase the land and improvements located at 4077 North Mission Road, Los Angeles and further described as APN number 5209-036-007 (Property).

The Property which is comprised of approximately 41,000 square feet of land is improved with a two-story building containing approximately 26,000 square feet, along with a parking structure to accommodate 125 vehicles.

The Department of Public Social Services (DPSS) occupies the Property pursuant to a lease (Lease) approved by your Board. DPSS has utilized the building located on the Property to house its CalWORKS, GAIN, Medi-Cal and Food Stamps programs serving the community within the Lincoln Heights area of the City of Los Angeles and adjacent areas.

On November 5, 1985, your Board entered into the Lease. An amendment dated December 1, 1998 reaffirmed and ratified the Lease and the County's right to exercise an option to purchase the Property for $1,500,000 prior to the end of the lease term, which is May 19, 2009. The Lease also contains a 5-year option to renew, at the end of which 5-year option period the County can purchase the Property for $750,000.

CEO staff has determined that the Property has a current fair market value of approximately $4.1 million. The proposed exercise of the purchase option will allow the County to continue its use and to take advantage of its equity position in the Lease and to acquire this asset at a price well below market.

Implementation of Strategic Plan Goals

The exercise of the purchase option is consistent with the County's Strategic Plan of fiscal responsibility (Goal 4) through purchase of a leased, necessary facility at a below market purchase price.

FISCAL IMPACT/FINANCING

Sufficient funding is available in the Fiscal Year 2008-09 Designation for Capital Projects/Extraordinary Maintenance to fund the acquisition of the office building at 4077 North Mission Road, which includes the purchase price of $1,500,000 plus related title and escrow fees of $5,600, totaling $1,505,600. Approval of the attached Appropriation Adjustment (Attachment A) will authorize the transfer of $1,506,000 from the 2008-09 Designation for Capital Projects/Extraordinary Maintenance to C.P. No. 77439.

Upon exercise of the purchase option, DPSS will save the annual rental cost of $581,540, plus taxes and insurance of approximately $73,000, of which the net County cost is approximately 8.3 percent or $54,326 after Federal and State subvention. DPSS will continue to be responsible for operations and maintenance and utilities costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to Section 65402 of the Government Code, notice was given to the City of Los Angeles Planning Department to review the proposed acquisition in relation to the City's General Plan. The CEO did not receive any objection to the acquisition from the City of Los Angeles.

In order to exercise the option to purchase the Property, the County must publish a "Notice of Intention to Exercise an Option to Purchase" in accordance with the provisions of Government Code Section 25350. The notice will be properly published following your Board's authorization to publish the Notice. Following publication of the Notice, the purchase option must be exercised by your Board at a public hearing, thus allowing the County to consummate the transaction and acquire title through escrow.

Also, attached for your Board's approval is a Notice of Intention to Exercise an Option to Purchase the Property from the co-owners, Judith M. Solomon and Hazel M. Snyder, Co-Trustees of the Survivor's Trust under the Snyder Family Trust, dated December 7, 1987, and Judith M. Solomon and Allan F. Snyder, Co-Trustees of the Decedent's Trust under the Snyder Family Trust, dated December 7, 1987.

A preliminary structural evaluation of the building and parking structure at the Property was conducted by the Department of Public Works (DPW). DPW concluded that the structures meet minimum structural standards for County-owned properties. A Phase 1 Environmental Site Assessment recommended that a soil vapor sampling should be conducted at the Property due to its previous use as a gas station and auto repair service. The result of the soil vapor sampling was that very low, acceptable levels of xylenes were found to be present at the site, with the conclusion that no further action is required.

The Property is located in a potential liquefaction zone. DPW recommended that a liquefaction study be completed. The liquefaction analysis concluded that no further action is required.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact or disruption of County services.

LEGAL/ENVIRONMENTAL DOCUMENTATION

The CEO has made an initial study of environmental factors and has concluded that the exercise of this option will have no significant impact on the environment. A Negative Declaration has been prepared and a notice posted at the Property as required by the California Environmental Quality Act (CEQA) Guidelines Section 15072. No comments were received during the public review period. Copies of the completed Initial Study, the resulting Negative Declaration, and the Notice of Preparation of Negative Declaration, as posted, are attached. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk; however, the County is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. This project is located on previously developed and urbanized land, and the Initial Study incorporated in the Negative Declaration concluded there will be no adverse effect on wildlife resources.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two certified copies of the Minute Order and the adopted, stamped Board letter and the published Notice, once publication is completed, to the Chief Executive Office, Property Management, 222 South Hill Street, Third Floor, Los Angeles, CA 90012, for further processing.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DL:JSE
WLD:CB:lis

Attachments (2)

c: County Counsel
Auditor-Controller
Department of Public Social Services
Treasurer and Tax Collector

4077 North Mission Road.b

BA-FORM

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

CHIEF ADMINSTRATIVE OFFICE

DEPT'S. NO. 690

February 4, 2009

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

4-VOTE BUDGET ADJUSTMENT

FISCAL YEAR 2008-09

SOURCES	USES
Designation for Capital Projects/Ext. Maint.	Various Capital Projects
A01 - 3077	DPSS 4077 N. Mission Rd Acquisition
$1,506,000	Fixed Assets - Land
Decrease Designation	A01 - CP - 6006 - 65099 - 77439
	$1,506,000
	Increase Appropriation

JUSTIFICATION

This adjustment is necessary to provide sufficient appropriation in Fixed Assets - Land to fund the acquisition of property and building at 4077 North Mission Road, Los Angeles CA 90032, Capital Project No. 77439.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

JAN TAKATA, SENIOR MANAGER, CEO

CHIEF ADMINISTRATIVE OFFICER'S REPORT 16 FEB 24 2009

SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR---	ACTION	APPROVED AS REQUESTED	AS REVISED
	✓ RECOMMENDATION	Feb 11 2009	CHIEF ADMINISTRATIVE OFFICER
AUDITOR-CONTROLLER	BY Karen Shikuma	APPROVED (AS REVISED): BOARD OF SUPERVISORS	
NO. 167	Feb 10, 2009		BY DEPUTY COUNTY CLERK

#16 FEB 24, 2009

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California to purchase real property located at 4077 North Mission Road, Los Angeles, California 90032. The property is comprised of approximately 41,000 square feet of land improved with a two-story building containing approximately 26,000 square feet in the County of Los Angeles, State of California as legally described on the attached Exhibit "A" for the sum of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS ($1,500,000) FROM THE FEE SIMPLE OWNERS, Judith M. Solomon and Hazel M. Snyder, Co-Trustees of the Survivor's Trust under the Snyder Family Trust, dated December 7, 1987, and Judith M. Solomon and Allan F. Snyder, Co-Trustees of the Decedent's Trust under the Snyder Family Trust, dated December 7, 1987.

NOTICE IS HEREBY GIVEN that the purchase of real property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the 24th day of March 2009 at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

SACHI A. HAMAI, Executive Offficer/
Clerk of the Board of Supervisors

By _____

EXHIBIT "A"

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL B IN THE CITY OF LOS ANGELES, AS SHOWN ON PARCEL MAP NO. 6039, FILED IN BOOK 211 PAGES 70 AND 71 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, WATER, AND MINERAL RIGHTS WITHOUT HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF SUCH OIL, GAS, WATER OR MINERALS, AS RESERVED IN A DEED BY THE CITY OF LOS ANGELES RECORDED FEBRUARY 14, 1983 AS INSTRUMENT NO. 83-172043, OFFICIAL RECORDS.

ALSO EXCEPT ALL THE OIL, GAS AND OTHER MINERALS ON, IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR AND EXPLOIT THE SAME, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE THEREOF NOR INTO A STRATA LYING UNDER SAID SURFACE TO A DEPTH OF 100 FEET BELOW SAID SURFACE, AS GRANTED TO PRODUCTION PROPERTIES, INC., A CORPORATION, BY DEED RECORDED MARCH 14, 1957, IN BOOK 53918, PAGE 405, OFFICIAL RECORDS.

ORIGINAL FILED

JAN 1 4 2009

LOS ANGELES, COUNTY CLERK

DATE POSTED – January 14, 2009

NOTICE OF PREPARATION OF NEGATIVE DECLARATION

This notice is provided as required by the California Environmental quality Act and California Administrative Code Title 14 Division 6, Section 15072 (a) (2) B.

A Negative Declaration has been prepared for this site based on an Initial Study which consists of completion and signing of a CEQA Environmental Checklist Form showing background information as follows:

1. Name of Proponent - County of Los Angeles
   Chief Executive Office

2. Address/Phone No. - 222 South Hill Street, 3rd Floor
   Los Angeles, California 90012

Agent	Telephone
Carol Botdorf Principal Real property Agent	(213) 974-4161

3. Date Information Form Submitted – January 14, 2009

4. Agency Requiring Information Form - Los Angeles County
   Chief Executive Office

5. Name of Proposal, if Applicable - Purchase of Leased Facility

6. Address of Facility Involved – 4077 North Mission Road
   Los Angeles, CA 90032

Interested parties may obtain a copy of the Negative Declaration and the completed CEQA Environmental Checklist Form/Initial Study by contacting the Principal Real Property Agent indicated under 2. above and referring to the proposal by name or to the facility by address.

Si necesita informacion en espanol, por favor de comunicarse con el agente designado, para asistencia en obtener una traduccion.

NEGATIVE DECLARATION

Department Name: Public Social Services
Project: Purchase of Leased Facility

Pursuant to Section 15072, California Environmental Quality Act and California Administrative Code Title 14, Division 6

1. Description of Project

The proposed project is for the County of Los Angeles to purchase a two-story office building comprised of approximately 25,668 square feet of improvement and approximately 40,230 square feet of land (.94 acres) in Los Angeles, California with an adjacent parking structure for 125 vehicles. The property is located in the First Supervisorial District approximately 3.9 miles northeast of the Los Angeles Civic Center.

2. a. Location of Project (parcel plan attached)

4077 North Mission Road
Los Angeles, CA 90032

b. Name of Project Proponent

County of Los Angeles
Chief Executive Office
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012

3. Finding for Negative Declaration

It has been determined that this project will not have a significant effect on the environment based on information shown in the attached CEQA Initial Study dated January 14, 2009 for this project.

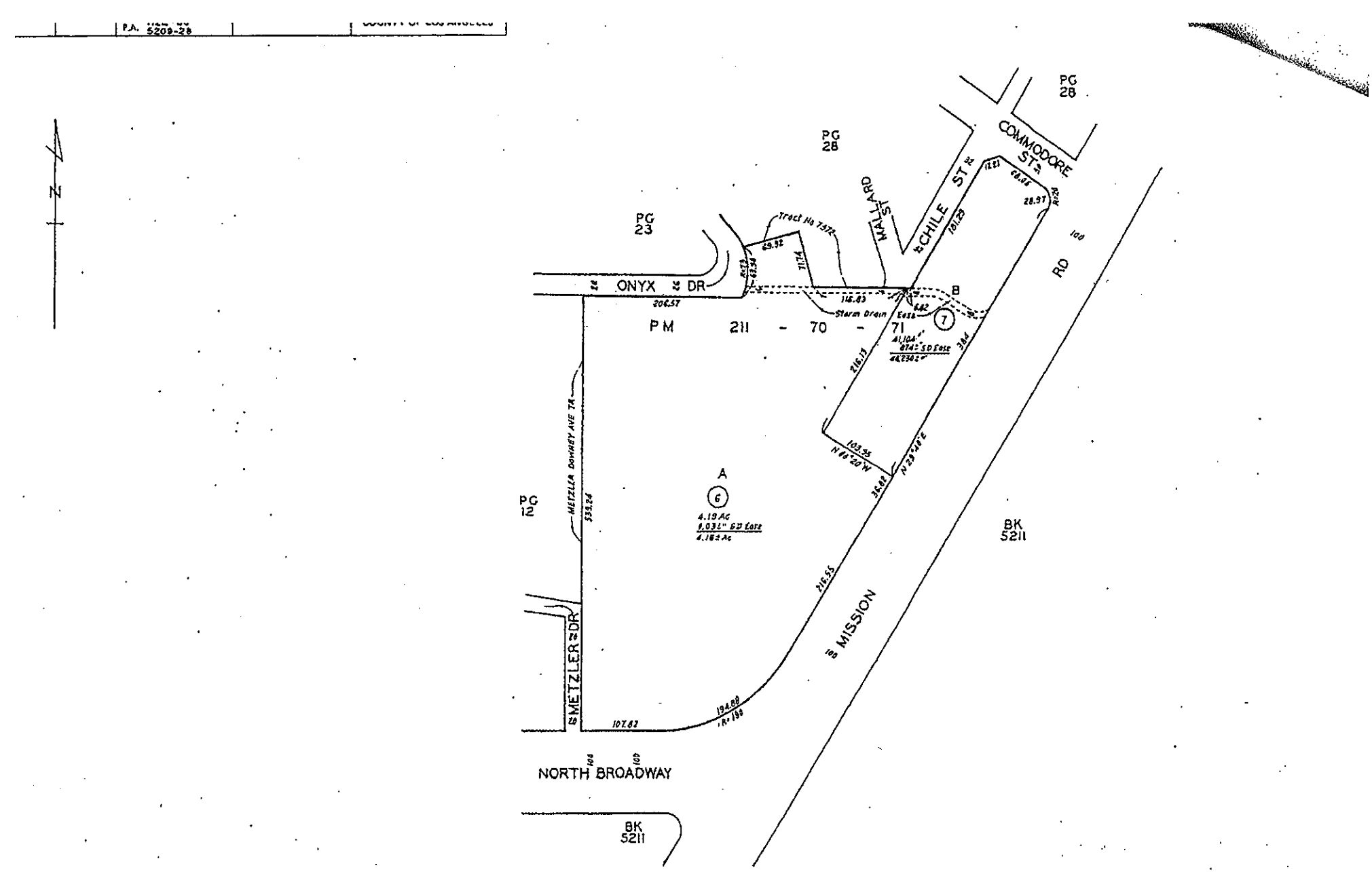
4. Initial Study

An Initial Study leading to this Negative Declaration has been prepared by the Chief Executive Office and is attached hereto.

5. Mitigation Measures Included in Project

None required.

Date	Principal Real Property Agent	Telephone
January 14, 2009	Carol Botdorf	(213) 974-4161



P.A. 5209-28
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METZLER DR
MISSION RD
NORTH BROADWAY
BK 5211
BK 5211

County of Los Angeles

Purchase of 4077 North Mission Road, Los Angeles, CA 90032

CEQA Initial Study

1. **Project title:**
   Purchase of 4077 North Mission Road, Los Angeles, CA 90032

2. **Lead agency:**
   County of Los Angeles
   Chief Executive Office
   222 S. Hill St., 3rd Floor
   Los Angeles, CA 90012

3. **Contact person:**
   Carol Botdorf
   Principal Real Property Agent
   (213) 974-4161

4. **Project location:**
   The project is located in the 1st Supervisorial District approximately 3.9 miles northeast of the Los Angeles Civic Center, in the City of Los Angeles, CA. The address of the property is 4077 North Mission Road, Los Angeles, CA 90032. It lies on the South side of Commodore Street and the North side of North Broadway.

5. **General plan designation:**
   The project is located within a commercial and office zoned area.

6. **Zoning:**
   This project is located within a commercial office zoned area, and is currently zoned as LAC4 per the City of Los Angeles Zoning Map.

7. **Project Description:**
   The proposed project is the purchase by the County of Los Angeles of a building that it currently occupies under a lease with option to purchase. The County will continue to occupy and utilize the building with no expected significant change in use.

8. **Surrounding land uses and setting:**
   The Property is located along a busy arterial street with primarily mixed commercial uses. There are residential dwellings to the West of the subject site as is typical for the area.

9. Other public agencies whose approval is required:

The County of Los Angeles will serve as the lead agency under CEQA. Approval by the Los Angeles County Board of Supervisors will be necessary for the project to proceed.

10. Identification of Environmental Effects:

A. Refer to Environmental checklist attached hereto and incorporated herein by reference.

B. The project will not conflict with adopted zoning by the city of Los Angeles's Planning Department.

C. The project will not have a substantial demonstrable negative aesthetic effect on the Properties.

D. No rare or endangered species of animal or plant or the habitat of the species will be affected by the project. Nor will it interfere substantially with the movement of any resident fish or wildlife species or migratory fish or wildlife species.

E. The project will not breach published national, state or local standards relating to solid waste or litter control.

F. The project will not substantially degrade water quality, contaminate water supply, substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge.

G. There are no known archeological sites existing at the project site.

H. The proposed project will not induce substantial growth or concentration of population.

I. The project will not cause a substantial increase to existing traffic. Nor will it affect the carrying capacity of the present street system.

J. The project will not displace any persons from the property.

K. The project will not, permanently, substantially increase the ambient noise levels to adjoining areas. Noise generated by the proposed use does not exceed that previously experienced in the area.

L. The project will not cause flooding, erosion or siltation.

M. The project will not expose people or structures to major geologic hazards.

N. The project will not increase sewer services.

O. No substantial increase in energy consumption is anticipated by the project.

P. The project will not disrupt or divide the physical arrangement of established community; nor will it conflict with established recreational, educational, religious or scientific uses in the area.

Q. No public health or safety hazard or potential public health or safety hazard will be created by this project.

R. The project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.

11. Discussions of Ways to Mitigate Significant Effects

The project is for the continuation for the use and occupancy of the premises by the County utilizing the premises for which it was originally designed, continually used and originally approved for by local governmental agencies. No mitigation measures are deemed necessary.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

[X] I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

[ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

[ ] I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

[ ] I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

[ ] I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Signature Carol Botdorf **Date:** January 14, 2009

Printed Name Carol Botdorf

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The analysis of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
1.→AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
e. Create a new source of substantial shade or shadow that would adversely affect daytime views in the area?				X

(Source: Project Description, site visit)
The Project consists of the purchase of an office building for its continued and uninterrupted use by the County.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
2→AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
(Source: Los Angeles City Planning Department, site visit, California Department of Conservation Division of Land Resource Protection) The Project is located within an area that is fully developed. The Project site is urban and built-up land according to California Department of Conservation maps.				

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

(Source: Project Description, site visit and South Coast Air Quality Management District)
The Project is consistent with the South Coast Air Quality Management District and as a result, will not conflict with or obstruct implementation of the SCAQMD. The Project will contain no requirement for construction or demolition and therefore, no construction or demolition emissions impacts that significantly affect air quality will occur. The Project will not generate any substantial odors. The Project will not adversely affect any sensitive receptors.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
(Source: Project Description, site visit and United States Environmental Protection Agency) The Project will not have any adverse effects on any species.				

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

(Source: Project Description)
No known historic resources exist within the project site, therefore impacts are expected to be nonexistent. There will be no earthmoving activities to warrant an impact on an archaeological or paleontological resources. The project will not disturb any human remains, including those interred outside of formal cemeteries.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

(Source: Project Description, California Geological Survey)
According to the Alquist-Priolo Earthquake Fault Zoning Map, no active faults occur at the project site. There are thousands of recognized faults in California, hundreds of which have been given formal names, but only a very small number of these pose significant hazards. The motion between the Pacific and North American plates occurs primarily on the faults of the San Andreas Fault system and the eastern California shear zone. Other faults have much lower rates of movement, and correspondingly longer times between significant earthquakes. The improvements were originally constructed to meet the minimum local seismic safety standards in effect at the time of construction to reduce the risk of injury or loss of lives to the occupants of the structure as a result from earthquake fault ruptures, seismic ground shaking, liquefaction, or landslides.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
7. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

(Source: Project Description, Project Location, US Environmental Protection Agency National Priorities List, California Department of Toxic Substances Control.)

There will be no transportation of hazardous materials involved with the Project. According to the United States Environmental Protection Agency National Priorities List and California Department of Toxic Substances Control, the Project area is not listed as containing a hazardous materials site. The proposed Project would not result in significant hazards or hazardous materials impacts associated with schools, airports, or private airstrips. Because the subject property is located within an urban developed area, there is no risk of wildland fires.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site?				X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X
(Source: Project Description, State Water Resource Control Board, FEMA) The Project area is a fully improved and permitted office building. Rain water is diverted to the streets and/or sewers. The subject property is not located within a mapped flood zone per FEMA.				

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
9. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

(Source: Project Description and Los Angeles City's zoning map)

The Project improvements will remain the same with no current or foreseeable major changes expected in the near future. Thus, no new conflicts with surrounding land uses would occur. The Project site is currently used and occupied by the County. The Project is consistent with applicable local zoning and building and safety requirements at the time of construction as evidenced by Los Angeles's City approval. The only changes that the Project will result in are the change of the owner. The resulting change of ownership will not cause a change in the use of the Project.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
10. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

(Source: Project Description)
Implementation of the Project does not involve any removal or excavation, and thus would not result in the removal of mineral deposits, if any were to exist. In addition, the proposed Project would not cover or otherwise make inaccessible any unknown resources on-site. No mineral resource impacts would occur.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
11. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

(Source: Project Description)
The site within the Project area is located along an arterial street improved with various commercial buildings in use. The Project will continue to be used for office purposes and no increase of substantial noise is anticipated.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
12. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

(Source: Project Description)
The proposed Project does not include new housing or businesses that may induce growth, nor does it propose the extension of infrastructure that may indirectly induce growth. The nature of the Project will not necessitate the construction or elimination of viable or replacement housing. The only changes that the Project will result in are the change of the owner. The resulting change of ownership will not cause a change in the use of the Project.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
13. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

(Source: Project description)
The property would require police and fire protection, but to no greater degree than is currently required. The nature of the Project will not necessitate the construction of new facilities or increase the demand on public services such as schools, parks, and other facilities because it is the continuation of its current use.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
14. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X
c. Would the project affect existing recreational opportunities?				X

(Source: Project Description)

The Project does not increase the use of neighborhood and regional parks nor does the project include recreational facilities. Existing recreational facilities will not be affected by the property because it is the continuation of its existing use.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
15. TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

(Source: Project Description)

No traffic will result from these property sales nor will air and road traffic patterns be affected by the Project. Parking capacity will remain the same during and after acquisition. No changes are expected to occur due to the acquisition resulting in the continuation of the current use of the property.

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X
(Source: Project Description) No further impacts or changes are expected to occur due to the acquisition of the Project simply resulting in the continuation of the current use of the property.				

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X
(Source: Project Description) The only changes that the Project will result in are the change of the owner. The resulting change of ownership should have no further impacts on the environment.				