

NOTICE OF EXEMPTION

Reasons for
Exempt Status:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15332 (Class 32 In-Fill Development Projects) in that the project is consistent with the City of Manhattan Beach General Plan and all applicable policies as well as with project site's CG-D8 (General Commercial, Sepulveda Boulevard Corridor Overlay) zoning designation and regulations. The project site is no more than five acres (1.52 acres) within city limits and is substantially surrounded by urban uses. The project site has no habitat for endangered, rare, or threatened species and can be adequately served by all required utilities and public services. Furthermore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

Lead Agency Contact Person: Ted Faturus Phone: (310) 802-5512

Signature  Title Associate Planner Date November 19, 2020