

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of El
Segundo
350 Main Street
El Segundo, CA 90245

To: County Clerk/Registrar/Recorder
County of Los Angeles
12400 E. Imperial Hwy., #2001
Norwalk, CA 90650

Project Title: Environmental Assessment No. EA-1348 and Subdivision No. SUB 23-02 for Vesting Tentative Tract Map No. 83236.

Project Location – Specific: 2100 East El Segundo Boulevard (Raytheon Campus – Phase 1) (Chargers Commons commercial retail center)

Project Location - City: El Segundo **Project Location - County:** Los Angeles

Description of Project: The project does not propose any new development as part of this request. The applicant requests amending the El Segundo South Campus Specific Plan development standards by modifying the allowable uses table, setback requirements, and parking requirements within Phase 1 (Raytheon Campus) area. The request also includes a subdivision of two existing contiguous lots (lots 15 and 16) for an existing commercial retail center (Chargers Commons Commercial Center) to allow a 7-lot tract map subdivision so that each building and associated surface level parking lots are situated on a separate parcel at 2100 East El Segundo Boulevard (RAYTHEON CAMPUS - PHASE 1) in the El Segundo South Campus Specific Plan (ESSCSP) zone.

Name of Public Agency Approving Project: City of El Segundo

Name of Person or Agency Carrying Out Project: Lionel Uhry on behalf of CDC Mar Retail 1, LLC

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. **§ 15162**
- Statutory Exemption.

Reasons why project is exempt: An Environmental Impact Report (“EIR”) was prepared for the El Segundo South Campus Specific Plan (ESSCSP) (EA-905) pursuant to the California Environmental Quality Act (“CEQA”) and was certified on December 15, 2015. All buildings contemplated at the project site (Phase 1) are developed and operational, except for one building that is currently under construction. The project proposes to subdivide most of the project site into seven lots such that each of five buildings will be located on its own separate parcel and the existing parking area and access drive will be located on another two parcels. The sixth building is located on the remainder of the project site and is not part of the proposed subdivision. Minor amendments to the ESSCSP are necessary to accommodate the proposed subdivision. Further, none of these amendments will change the development potential of the project site and, therefore, they will not involve any new significant environmental effects or a substantial increase in the severity of previously identified effects. Furthermore, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following: (i) that the project will have one or more significant effects not discussed in the previous EIR; (ii) that significant effects previously examined will be substantially more severe than shown in the previous EIR; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (iv) that mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. Consequently, pursuant to 14 California Code of Regulations, § 15162, no further environmental documentation is required.

Lead Agency

Contact Person: Jazmin Farias, Planning Technician **Area Code/Telephone/Extension:** (310) 524-2342

If filed by applicant:

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: *Jazmin Farias* **Date:** 3/18/2024 **Title:** Planning Technician
Jazmin Farias

- Signed by Lead Agency Date received for filing at OPR: _____
 Signed by Applicant