CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: June 5, 2025

PROJECT ADDRESS: 181 N. Harbor Drive

PROPOSED PROJECT: To allow the operation of commercial recreational uses within an existing 1,491 square foot first floor office space located at 181 N. Harbor Drive and associated marina-related facilities inclusive of a maximum of 15 boat slips/dock areas located in Basin 3 on property within a Coastal-Commercial (CC-3) zone, in the City's zoning ordinance for the coastal zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

> Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that minor alteration of existing private structures involving negligible or no expansion of existing or former use do not have a significant effect upon the environment. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are considered negligible. This finding is supported by the fact that the project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

The subject site is neither located within an area designated as an environmental resource of hazardous or critical concern, nor within an officially designated, state scenic highway, nor within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. The project is not a successive project in the same place that may have a cumulative impact over time nor will the project have a significant effect on the environment due to unusual circumstances.

Steven Giang, AICP
Senior Planner