

Notice of Exemption

To be filed after project approval

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

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Attn. CEQA / Fish & Wildlife Notices
San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A33

Project Title: Project No. 2025-0903 5500 Grossmont Center Dr Design Review

Project Applicant: Federal Realty (attn: Stuart MacDonald, 408-551-4673), 356 Santana Row, Suite 1005, San Jose, CA 95128

Project Location - Specific: 5500 Grossmont Center Dr, La Mesa, CA 91942

Project Location - City: La Mesa **Project Location - County:** San Diego

Description of Nature, Purpose and Beneficiaries of Project: Project proponents and beneficiaries Federal Realty Investment Trust, propose to renovate and replace portions of the original impermeable facades and structures along the northern portion of the shopping center.

The project site is located within an existing regional shopping center. The shopping center consists of a surface parking lot, perimeter landscaping, and 925,000 square feet of commercial retail space. The existing northern storefronts are planned to be renovated, including improvements to the façade structure and updates to materials and paint. The removal and replacement of entry landmark structures will occur as well. Zoning is C-G-D (General Commercial/ Grossmont Specific Plan Overlay/ Urban Design Overlay) and the General Plan Land Use is Regional Serving Commercial. The design review was approved on July 8, 2025 by the City Council. Assessor's Parcel Numbers: 490-261-09-00 and 490-261-10-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): Federal Realty (attn: Stuart MacDonald, 408-551-4673), 356 Santana Row, Suite 1005, San Jose, CA 95128.

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. State Type and section number: Class 15, CEQA Section 15301, Existing Facilities

Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all the conditions necessary to qualify for a categorical exemption under Section 15301 for existing facilities. The project is for exterior alterations on an existing structure. None of the exceptions listed in Section 15300.2 apply.

Lead Agency Contact Person: Julia Hill Area Code/Telephone/Extension: 619-667-1177

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:  Date: 07/11/25 Title: Project Planner

Signed by Lead Agency

Date received for filing at OPR: N/A

Signed by Applicant