

Notice of Exemption

Appendix E

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-1403 and Variance No. VAR 25-01.

Project Location – Specific: 117 Lomita Street, El Segundo CA 90245

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

Description of Project: A Variance for a new 4,290 square-foot office/industrial building to deviate from the Smoky Hollow Specific Plan vehicular access standards and maintain a nonconforming curb cut at 117 Lomita Street (Environmental Assessment No. EA 1403 and Variance No. VAR 25-01).

Name of Public Agency Approving Project: City of El Segundo

Name of Person or Agency Carrying Out Project: Mark Telesz, representing Smoky Hollow Industries, 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. State type and section number: Class 3, Section 15303
☐ Statutory Exemption. State code number:

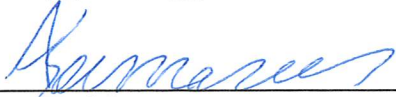
Reasons why project is exempt: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures), involving the construction of a small office/industrial structure in an urbanized area. The structure does not exceed 10,000 square feet in floor area, the subject site is zoned for the proposed use, it does not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

Lead Agency

Contact Person: Paul Samaras Area Code/Telephone/Extension: (310) 524-2340

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: 
Paul Samaras

Date: 11/14/25

Title: Principal Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____