



CITY OF REDONDO BEACH

- (1) NOTICE OF INTENT TO ADOPT/CERTIFY A MITIGATED NEGATIVE DECLARATION, INITIAL STUDY, AND MITIGATION MONITORING AND REPORTING PROGRAM (INCLUDING POTENTIAL MODIFICATIONS/SUBSTITUTIONS TO THE PROPOSED MITIGATION MEASURES); and
- (2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH TO CONSIDER AN APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

To: All Interested Persons, Public, Agencies, and Applicant
From: City of Redondo Beach
Notice Date: December 21, 2017
Project Applicant: Northrop Grumman Aerospace Systems
Project Title: Northrop Grumman Lab Expansion Project
Project Location: 1 Space Park Drive, Redondo Beach, CA 90278

Project Description:

The project site is currently located at the northeast corner of Northrop Grumman's Space Park campus facility in an area largely characterized by industrial uses. The site is currently developed with two conjoined laboratory facilities (Buildings M1 and M2) and is immediately surrounded by other Space Park campus buildings as well as other industrial uses. Residential uses are located outside of the industrial use area, generally surrounding the project site along Marine Avenue, Manhattan Beach Boulevard, and North Aviation Boulevard.

The Northrop Grumman Lab Expansion Project (proposed project) involves six separate additions totaling approximately 150,500 sf (five laboratory buildings and lobby) to the existing M1 and M2 laboratory buildings at Northrop Grumman's Space Park campus. Four building additions would be located on the east side of the M1 and M2 Buildings and would total 100,500 sf. The smallest building addition would have an area of 1,500 sf and would be 34 feet tall. The building addition connected to the northeast corner of the M2 building would be 50 feet tall with a 40,000-sf ground floor and an interior second floor of approximately 12,000 sf. The building addition between the M1 and M2 buildings would be 75 feet tall and 27,000 sf. The building addition connected to the southeast corner of the M1 building would be 50 feet tall and 20,000 sf. Two building additions would be located on the west side of the M1 and M2 buildings and would total 50,000 sf. These areas consist of a two-story lobby (8,000 sf) and a two-story building addition (42,000 sf).

The building additions include new manufacturing and test bays with new offices, labs, and control rooms. Approximately 3,525 square feet of M1 and M2 Buildings would be demolished.

Public Review Period and Written Comments: In compliance with (a) the CEQA Guidelines Section 15072, 15073, 15105, and (b) the City's Municipal Code, a 20-day public review period for the Initial Environmental Study and proposed Mitigated Negative Declaration begins on December 21, 2017 and ends on January 10, 2018 at 5:30 p.m. All comments must be received by this time. When submitting comments, please include the name of a contact person at your agency or organization. Comments regarding the environmental analysis for the proposed project must be submitted in writing by mail, e-mail or fax to:

Marianne Gastelum, Assistant Planner

415 Diamond St.

Redondo Beach, CA 90277

marianne.gastelum@redondo.org

Fax (310) 372-8021

Document Availability: The Mitigated Negative Declaration and the Initial Environmental Study, are available for review at locations 1 through 3 below. Documents referenced in the IES/MND are available at location 1 below.

1. City Hall Planning Division counter, 415 Diamond Street, Door E, Redondo Beach, CA 90277 during normal operating hours of 7:30 a.m. to 5:30 p.m. **City Hall is closed every other Friday and during certain holidays** as outlined on the City's calendar http://www.redondo.org/cals/city_events_calendar.asp.
2. Redondo Beach Main Library Information Desk, 303 N. Pacific Coast Highway, Redondo Beach CA 90277;
3. The City's website at www.redondo.org, navigate to Departments>Community Development and click on the link for Northrop Grumman Lab Expansion Project.

Public Hearing: The Planning Commission of the City of Redondo Beach is scheduled to hold a public hearing on the project on **Thursday, January 18, 2018 at 7:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach CA, 90277. At the hearing, the Planning Commission will review and consider the approval/certification of a Mitigated Negative Declaration/Initial Environmental Study, and Mitigation Monitoring and Reporting Program, and a Planning Commission Design Review. The Planning Commission may also consider substituting or modifying proposed mitigation measures. The Planning Commission's procedures generally include a presentation by staff, a question and comment period open to the public and the applicant, followed by deliberations by the Planning Commission.

For those that cannot attend the public hearing, written comments for the Planning Commission may be submitted by mail, email, or fax as listed above, by the day of the public hearing, January 18, 2018, no later than 3:00 p.m.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: DECEMBER 21, 2017 (EASY READER)

