CITY OF LONG BEACH

Development Services
Planning Bureau
411 West Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.6194

CEQA Notice of Exemption

TO: ☐ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

☒ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Exemption Number: CE22-176

Project Title (Application Number): PLNE53927

Project Location – Specific: 235 E. Pacific Coast Hwy

Project Location – City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

Project involves establishing an adult-use and medical cannabis cultivation within an existing structure located at the address mentioned above.

Public Agency Approving Project: **City of Long Beach, California**

Person or Agency Carrying Out Project: Jorge Larios for Plantonics

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: Existing Facilities, Section 15301
- ☐ Statutory Exemption. State code number: _____

Reasons why project is exempt:

The existing business of adult-use and medical cannabis cultivation is permitted as a matter of right within the existing building. No expansion of the building is proposed

Lead Agency

Contact Person: Baltazar Barrios Contact Phone: 562-570-5087

Signature: _____ Date: 11/21/2022 Title: Planner

CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 1 (EXISTING FACILITIES)
EXEMPTION DETERMINATION

235 E. Pacific Coast Hwy
Cannabis License # MJ21807967 and MJ21706038
November 21, 2022

Section 15300 through 15333 of the California Environmental Quality Act (CEQA) establishes certain classes of projects as categorically exempt from the provisions of CEQA because they do not ordinarily result in a significant effect on the environment.

Lead Agency: City of Long Beach Development Services Department

Applicant Entity/Business Name: Jorge Larios for Plantonics

License Type(s): Business License for adult-use and medical-use cultivation.

Project Description:

The project is located at 235 E. Pacific Coast Hwy, Long Beach, CA 90806 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the northern side of E. Pacific Coast Highway between Locust Ave and Long Beach Boulevard. The nearest intersection is E Pacific Coast Hwy and Locust Avenue. The site parcel, APN 7209-015-024 features an area of 7,250-square-feet.

The 7,250-square-foot subject site and surrounding properties are located on relatively flat lots. There are no natural features in the immediate quarter-mile vicinity of the site.

The subject site is within the Transit Node (SP-1-TN) Zoning District and has a General Plan Land Use PlaceType designation of Transit Oriented Development - Moderate (TOD-M).

The subject site is currently developed with one 6,810 square-foot industrial building, approximately 17’ in height. The site features 1 curb cut along E. Pacific Coast Highway.

The project will require city approved permits which include building permits, health permits, and a business license.

The primary operations will occur entirely within enclosed structures and pose limited potential for environmental impacts on neighboring uses. All adult-use cannabis facilities are subject to stringent rules and regulations governed by Long Beach Municipal Code Title 5 – Regulation of Businesses, Trades, and Professions.

1. **Is the project site currently operating as a cannabis cultivation site or a similar use, or has it recently operated for this purpose?**
   The site was previously used by an industrial use. The previous use was an automobile collision repair center. The site is located in an existing commerical district that is served with existing public infrastructure which includes sewer, water, and gas services. The previous use dates back to 2014 and was licensed until February 28, 2017. Cannabis cultivation are identified as industrial use by the Long Beach Municipal Code and the United States Department of Labor Occupational Safety and Health Administration (OSHA).

2. **Does the project involve an expansion of existing structures that would be considered only minor?**
   The existing 6,810-square-foot unit footprint will not be expanded. Tenant improvements proposed include minor interior alterations, interior partitions, plumbing, and electrical conveyances, changes to mechanical equipment, and similar typical minor tenant improvements.

3. **Project Expansion:**
   Size of expansion in square feet:
   This question is not applicable as this project consists of only interior tenant improvements to the existing 6,810-square-foot industrial building.

4. **Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, and gas)? The preparer should indicate which public services serve the site.**
   The project site is currently served by all city public services which include sewer, water, and gas infrastructure as confirmed by the current internal GIS city-data accessed on November 21, 2022. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed November 21, 2022. As a condition of approval on the project, the applicant will be required to confer with applicable infrastructure departments to obtain approvals for any improvements on private property.
   (https://www.sce.com/about-us/who-we-are/leadership/our-service-territory)

5. **Is there evidence that the project site is located in an environmentally sensitive area?**
   This project is not located in an environmentally sensitive area as verified on the GeoTracker website on November 21, 2022. This site itself is located in an industrial zoning district which allows for heavy industrial uses and not in any proximity to any important mineral resources; protected aquatic habitats, including wetlands; environmentally sensitive wildlife habitat; or areas known to include cultural, paleontological, and/or historical resources. (https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=9041135489)

6. **Does the project require a water right permit or another environmental permit that could result in physical changes to the environment?**
   This project does not require a water right permit or another environmental permit. The project is fully developed and served by existing utilities as detailed in response 4.

EXCEPTIONS TO EXEMPTIONS

7. **Scenic Highways**
   This is not applicable as this project is not near nor visible from an official State Scenic Highway as confirmed from the Long Beach General Plan Mobility Element and the Caltrans website verified on November 21, 2022. (https://dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)

8. **Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?**
   The California Department of Toxic Substances Control does not identify this site as a hazardous site (calepa.ca.gov/sitecleanup/) as confirmed on November 21, 2022.

9. **Would the project result in a substantial adverse change in the significance of a historic resource?**
   This project is not located in an area of significant historic resources as verified in the city's GIS system that listed historical database the National Register of Historic Places as verified on November 21, 2022. This existing 6,810-square-foot building is not a recognized historic landmark nor in a historic building. (https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466)

10. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?**

    This project proposes to reuse one existing 6,810-square-foot unit for adult- and medical-use cultivation. The operations of this facility do not provide evidence of the potential for the project to contribute to a significant cumulative impact as the use is located in a mixed-use zoning district which allows for low-intense industrial uses. The proposed project is a use anticipated by the City of Long Beach General Plan and Land Use Element and would not contribute to a significant cumulative impact that was previously not analyzed. The Long Beach General Plan Program Environmental Impact Report (PEIR) was adopted in December of 2019 (State Clearinghouse No. 2015051054). The project's impacts are furthermore mitigated by conditioned compliance with applicable code requirements which include, but not limited to, noise, discharges, and material handling.

11. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**

    The project does not contain any unusual aspects in the ongoing operations that may lead to a more substantial impact. The proposed use consistent with industrial uses allowed in the zoning district.

Eligibility Determination

Based on information contained in the administrative record, as reflected in the answers provided to Questions 1-11 above, the project or project element(s) are eligible for a Class 1 categorical exemption. The project or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

Figure 1 – Vicinity & Aerial Map



