



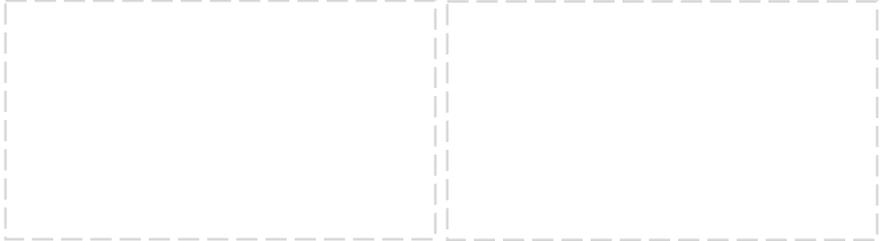
CEQA NOTICE of EXEMPTION

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
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TO: Office of Planning & Research
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L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650



Exemption Number: CE 22-110

Project Title (Application Number): PLNE52973

Project Location – Specific: 741 West 17th Street

Project Location – City/County: Long Beach, CA

Description of Nature, Purpose and Beneficiaries of Project: Project involves the establishment of medical cannabis cultivation, manufacturing, and distribution businesses at the above location

Public Agency Approving Project: City of Long Beach

Person or Agency Carrying Out Project: LM&S LLC; c/o Misty Dykes

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 medical cannabis cultivation, manufacturing and distribution is permitted as a matter of right within the existing building. No expansion of the building is proposed.

Lead Agency

Contact Person: Amy L. Harbin, AICP

Contact Phone: 562.570.6782

Signature:

Date: July 25, 2022

Title: Planner

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 1 (EXISTING FACILITIES)
EXEMPTION DETERMINATION
741 West 17th Street
Application No. CE22-110 (MJ21913646, MJ21913645 & MJ21913647)
July 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: LM&S, LLC; c/o Misty Dykes

License Type(s): Business License for medical cannabis cultivation, manufacturing and distribution.

Project Description:

The project is located at 741 West 17th Street, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the northern side of West 17th Street between San Francisco Avenue and Oregon Avenue. The nearest intersection is West 17th Street and Oregon Avenue. The site parcel, APN 7271-016-007, features an area of 56,378-square-feet.

The 56,278-square-foot subject site is and surrounding properties are located on relatively flat lots. There no natural features in the immediate quarter-mile vicinity of the subject site.

The subject site is within the General Industrial (IG) Zoning District and has a General Plan Land Use PlaceType designation of Neo Industrial (NI).

The subject site is currently developed with a 23,810-square-foot industrial building. The medical cannabis activities encompass a 11,000-square foot portion of the existing building.

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. Additionally, 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 as a warehousing facility. The site is located in an existing industrial district that is served with existing public infrastructure which includes sewer, water, power, and gas services. The previous use dates back to 1993. Furthermore, crop cultivation and warehousing are identified as industrial uses 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 23,810-square-foot building footprint is fully developed and will not be expanded. The medical cultivation and distribution portion is approximately 10,800-square feet of area and the manufacturing portion is approximately 200-square feet of area. Tenant improvements proposed include minor interior alterations, interior partitions, plumbing, and electrical conveyances, changes to mechanical equipment, and similar typical minor tenant improvements. The remainder of the floor area of the building is unleased to the medical cannabis businesses.

3. Project Expansion:

Size of expansion in square feet:

This question is not applicable as this project consists of only interior tenant improvements to an 11,000-square foot portion of an existing 23,810-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 July 21, 2022. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed May 20, 2020.

<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 July 21, 2022. This existing industrial building was built in 1950 and had floor area additions over the years, 1951, 1963 and 1964 which total 23,810-square feet. This site itself is located in an industrial zoning district which allows for heavy industrial uses and is 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 exception is not applicable as the project is not near nor is it visible from an official State Scenic Highway as confirmed from the Long Beach General Plan Mobility Element and the Caltrans website verified on July 21, 2022.

(<https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf>)

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 July 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 and the historical database from the National Register of Historic Places as verified on July 21, 2022. This existing 23,810-square-foot industrial building was built over the period 1950 through 1964 and is not a recognized historic landmark, in a historic building, nor in a historic district.

(<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 an 11,000-square foot portion of an existing 23,810-square-foot industrial building for medical cannabis crop cultivation, manufacturing, and distribution. 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 an industrial zoning district which allows for heavy 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 not previously analyzed. The Long Beach General Program Environmental Impact Report (PEIR) was adopted in December of 2019 (State Clearinghouse No. 2015051054).

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 or result in a more substantial impact. The proposed use is consistent with the industrial uses allowed in the Industrial 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 (MJ21913646, MJ21913645 & MJ21913647) is eligible for a Class 1 categorical exemption. The project fits 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 AND AERIAL MAPS**

