



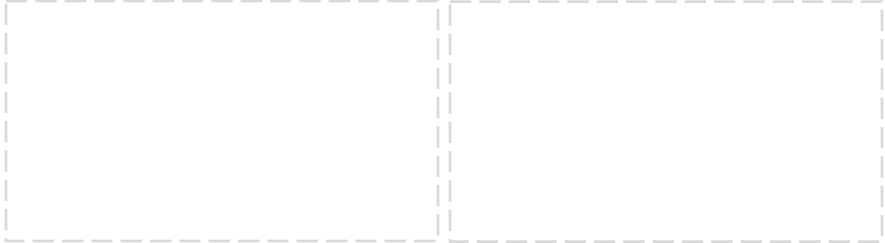
CEQA NOTICE of EXEMPTION

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
411 W. OCEAN BLVD., 3RD FLOOR, LONG BEACH, CA 90802
(562) 570-6194 WWW.LONGBEACH.GOV/LBDS

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: CE 22-086

Project Title (Application Number): PLNE52741

Project Location – Specific: 2330 Grand Avenue, Unit 100

Project Location – City/County: Long Beach, CA

Description of Nature, Purpose and Beneficiaries of Project: Project involves the establishment of medical and adult use cannabis distribution businesses at the above location (MJ21708805 and MJ21808149).

Public Agency Approving Project: City of Long Beach

Person or Agency Carrying Out Project: Crafted Canopy, LLC; c/o Christopher Evans

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, Class 1
- Statutory Exemption. State code number: _____

Reasons why project is exempt:

The existing business of medical and adult use cannabis 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: June 9, 2022

Title: Planner

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

2330 Grand Avenue, Unit 100
Application No. CE22-086 (MJ21708805 and MJ21808149)
June 9, 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: Crafted Canopy Co LLC c/o Christopher Evans

License Type(s): Business Licenses for medical and adult-use cannabis distribution.

Project Description:

The project is located at 2330 Grand Avenue, Unit 100, Long Beach, CA 90806 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is located at the northeast corner of Grand Avenue and Gilman Street. The site parcel, APN 7218-002-025, features an area of 35,786-square feet.

The 35,786-square-foot subject site 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 PD-7 Zoning District and has a General Plan Land Use PlaceType designation of Regional Serving Facility (RSF).

The subject site is currently developed with a 18,000-square-foot industrial building. The proposed medical and adult use cannabis distribution uses encompass approximately 2,411square feet of floor area.

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 as warehousing and office space. The site is located in an existing industrial district area that is served with existing public infrastructure which includes sewer, water, power, and gas services. The previous uses date back to 2016. Furthermore, distribution and warehousing/office 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 18,000-square-foot building footprint is fully developed and will not be expanded. Tenant improvements proposed to the 2,411-square foot unit 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 an existing 2,411-square-foot portion of an 18,000-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 June 9, 2022. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed June 9, 2022.

<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 June 9, 2022. This existing 18,000-square-foot industrial building was built in 1981. 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 June 9, 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 June 9, 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 June 9, 2022. This existing 18,000-square-foot industrial building was built in 1981 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 a 2,411-square foot portion of an existing 18,000-square-foot industrial building for cannabis 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 (MJ21708805 and MJ21808149) 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**

