

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: _____

Project Title (Application Number): _____

Project Location – Specific: _____

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

Description of Nature, Purpose and Beneficiaries of Project:

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

Person or Agency Carrying Out Project: _____

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: _____
- Statutory Exemption. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Contact Phone: _____

Signature: Aaron Lobliner Date: _____ Title: _____

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

**433 Pine Avenue
Application No. CE22-080
August 12, 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: Blake Hogen for Casey Crow Collective.

License Type(s): Business License for a cannabis business

Project Description:

The project is located at 433 Pine Avenue, Long Beach, CA 90802 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the western side of Pine Avenue, midblock between 4th and 5th street. The site parcel, APN 7280-009-137, features an area of 16,912 square feet.

The subject site is within the Planned Development (PD) Zoning District, and development is regulated under the Downtown Plan (PD-30) and the site has a General Plan Land Use PlaceType designation of Downtown. The subject site is currently developed with a three story mixed use building comprising 46,100 square feet. The 4,639-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 subject site.

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 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 for a variety of uses such as art gallery showings . Uses operating on the site date back to 1951. Furthermore, cannabis dispensary uses are identified as commercial 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 building footprint is fully developed and 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:

The proposed project does not involve the expansion of the 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 August 12, 2022. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed August 12, 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 August 12, 2022. This existing 46,100-square-foot mixed use building was built in 1951. This site itself is located in a zoning district which allows for cannabis dispensary 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 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 August 12, 2022.

(<http://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 August 12, 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 August 12, 2022. This existing commercial building the use will operate in was built in 1951 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 portion of an existing commercial building. The building will be used for cannabis 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 allowed at the subject location. 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 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 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 Map

