

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: Miguel Samayoa Date: _____ Title: _____

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

**6025 Obispo Avenue.
Application No. CE22-035
June 23, 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: Icandi, Inc. c/o David Martinyan

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

Project Description:

The project is located at 6025 Obispo Avenue, Long Beach, CA 90805 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the west side of Obispo Avenue between Harding Street and South Street. The nearest intersection is South Street and Obispo Avenue. The site parcel, APN 7121-011-026, features an area of 50,640-square-feet.

The 50,640-square-foot subject site is 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 subject site split-zoned within the Light Industrial (IL) and General Industrial (IG) Zoning Districts and has a General Plan Land Use PlaceType designation of Neo Industrial (NI).

The subject site is currently developed with a 25,230-square-foot industrial 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. 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 as a warehouse facility and dates back to 2021. Prior to this, the facility was wholesale 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. Furthermore, cannabis crop cultivation and cannabis manufacturing are identified as industrial uses by the Long Beach Municipal Code.

2. Does the project involve an expansion of existing structures that would be considered only minor?

The existing 25,230-square-foot building footprint is fully developed and will not be expanded. Tenant improvements proposed include minor interior alterations, interior partitions, plumbing, 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 primarily interior tenant improvements to an existing 25,230-square-foot industrial building, with small aesthetic changes to the exterior.

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 23, 2022. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed June 23, 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 23, 2022. This existing 25,230-square-foot industrial building was built in 1981. This site itself is located in an industrial zoning district which allows for more intense 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 23, 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 (<https://calepa.ca.gov/SiteCleanup/CorteseList/>) as confirmed on June 23, 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 23, 2022. This existing 25,230-square-foot industrial building were built in 1981 and are not recognized historic landmarks, located in a historic building, nor located 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 existing 25,230-square-foot industrial building for cannabis crop cultivation with an adult-use cannabis manufacturing facility. 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 more intensive 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 Plan Land Use Element 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 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.

