

## 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, 3<sup>rd</sup> 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:  \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

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

**1957 Pacific Ave  
Cannabis License # MJ21805537 & MJ21700337  
September 29, 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:** Adam Hijazi, The Station

**License Type(s):** Business License for adult-use and medical cannabis dispensary

**Project Description:**

The project is located at 1957 Pacific Ave, Long Beach, CA 90806 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the northern side of Pacific Avenue between W. 20th Street and W. 19th Street. The nearest intersection is West 20th St and Pacific Avenue. The site parcel, APN 7209-023-028 features an area of 16,300-square-feet.

The 16,300-square-foot subject site and surrounding properties are located on relatively flat lots. There is no natural feature within the immediate quarter-mile vicinity of the site.

The subject site is within the Neighborhood Pedestrian (CNP) Zoning District and has a General Plan Land Use PlaceType designation of Transit Oriented Development - Low (TOD-L).

The subject site is currently developed with one 9,908 square-foot retail building, approximately 20' 7" in height. The site features no curb cuts along Pacific Avenue, with access to the site from an alley rear to the 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 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 a commercial use. The previous use was a medical office and clinic business. The site is located in an existing commercial 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 July 6, 2016. Cannabis dispensaries are identified as commercial 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 3,994-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 3,994-square-foot commercial 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 September 29, 2022. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed September 29, 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 September 29, 2022. This site itself is located in an commercial zoning district which allows for low to moderate commercial 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 September 29, 2022.

([https://dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](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/](http://calepa.ca.gov/sitecleanup/)) as confirmed on September 29, 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 September 29, 2022. This existing 9,908-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 3,994-square-foot unit for adult-use dispensary. 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 commercial zoning district which allows for low intensity 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 commercial 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

