





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 an industrial use. The previous use was an automobile collision repair center. 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 February 28, 2017. Cannabis cultivation is identified as industrial 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 6,810-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 6,810-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 November 21, 2022. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed November 21, 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 November 21, 2022. This site itself is located in an industrial zoning district which allows for heavy industrial 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 November 21, 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 November 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 that listed historical database the National Register of Historic Places as verified on November 21, 2022. This existing 6,810-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>)



