

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: CE24-005

Project Title (Application Number): PLNE56541

Project Location – Specific: 5900 East Spring Street

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

Description of Nature, Purpose and Beneficiaries of Project:

Project involves establishing a medical and adult use cannabis dispensary use within an existing structure located at the address mentioned above.

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

Person or Agency Carrying Out Project: Long Beach Wellness Center Inc.

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

Statutory Exemption. State code number: _____

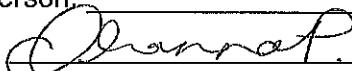
Reasons why project is exempt:

The existing business of a medical and adult use cannabis dispensary business is permitted as a matter of right within the existing building. No expansion of the building is proposed.

Lead Agency

Contact Person: Ilianna Padilla

Contact Phone: 562-570-6808

Signature: 

Date: 1/23/2024

Title: Contract Planner

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 1 (EXISTING FACILITIES)
EXEMPTION DETERMINATION
5900 East Spring Street
PLNE56542
CE24-005
January 23, 2024**

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 Community Development Department

Applicant Entity/Business Name: Long Beach Wellness Center Inc.

License Type(s): Business Licenses for a Medical and Adult Use Cannabis Dispensary.

Project Description:

The project is located at 5900 East Spring Street Long Beach, CA 90815 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the southern side of East Spring Street between North Los Coyotes Diagonal and Woodruff Avenue. The nearest intersection is North Los Coyotes Diagonal and East Spring Street. The site Assessor's Parcel Number, 7227-003-005, features an area of 1.1-acres.

The 1.1-acre subject site and surrounding properties are located on relatively flat lots. There are no natural features in the immediate, quarter-mile vicinity.

The subject site is within the Community Commercial Automobile-Oriented (CCA) and has a General Plan Land Use PlaceType designation of Community Commercial (CC/2nd Street).

The subject site is currently developed with an approximately 9,000 square-foot commercial building approximately 13' in height. The proposed Medical and Adult Use Cannabis Dispensary Licenses would be allocated to a space covering only 1,600 square-foot within the building. The site features two curb cuts, one along South Street and another along Cerritos Avenue for vehicular and truck access.

The project proposes minor interior and exterior improvements to the commercial/retail unit. Interior improvements include adding new walls, new ceiling, and associated plumbing, mechanical, and electrical upgrades. Exterior improvements include new channel letter sign and exterior finishes.

The project has obtained city approved permits which include a building permit, health permits, and business licenses.

The primary operations will occur entirely within the enclosed structures and pose limited potential for environmental impacts on neighboring uses. All medical and 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 a restaurant and ready to eat foods with alcohol. The site is within a Community Commercial Automobile-Oriented District that is served with existing public infrastructure which includes sewer, water, electrical and gas services. The previous use in the commercial building dates to 2008 and is licensed until 2/21/2024. The proposed medical and adult use cannabis dispensary is identified as a commercial/retail use by the Long Beach Municipal Code.

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

The existing 1,600 square-foot commercial/retail unit footprint will not be expanded. Minor improvements proposed include interior and exterior alterations, plumbing, electrical, mechanical, and similar typical tenant improvements.

3. Project Expansion:

This question is not applicable as this project consists of only interior and exterior tenant improvements to an existing 1,600 square-foot commercial/retail building. No expansion is proposed.

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 January 23, 2023. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map, accessed January 23, 2023. 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 January 23, 2023. The built-out site itself is located in a Community Commercial Automobile-Oriented which allows for a mix of commercial/retail and service 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 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 January 23, 2023.

<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

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 January 23, 2023.

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 January 23, 2023. This existing 9,000 square-foot commercial building, where the proposed dispensary unit is, is not a recognized historic landmark nor 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 an existing 1,600 square-foot commercial/retail unit for a medical and adult use cannabis 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 in a Community Commercial Automobile-Oriented District which allows retail type uses. The proposed project as a retail use is 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 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 is consistent with commercial/retail 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

