

## 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: CE24-004

Project Title (Application Number): PLNE56540

Project Location – Specific: 1147 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 cultivation, manufacturing, distribution, and retail 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: Cornerstone Health and Wellness

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 manufacturing, and distribution 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: *Ilianna Padilla*

Date: 1/23/2024

Title: Contract Planner

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
STATEMENT OF SUPPORT  
CLASS 1 (EXISTING FACILITIES)  
EXEMPTION DETERMINATION  
1147 East South Street  
PLNE56540  
CE24-004  
January 22, 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:** Cornerstone Health and Wellness

**License Type(s):** Business License for Medical and Adult Use Cannabis Cultivation, Manufacturing, Distribution, and Retail (Dispensary) Licenses

**Project Description:**

The project is located at 1147 East South Street Long Beach, CA 90805 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the north side of East South Street between East 59<sup>th</sup> Street and East South Street. The nearest intersection is East South Street and Orange Avenue. The site Assessor's Parcel Number, 7124-025-024, features an area of 0.19-acres.

The 0.19-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 Neighborhood Commercial and Residential (CNR) and has a General Plan Land Use PlaceType designation of Multi-Family Residential-Moderate (MFR-M).

The subject site is currently developed with a 16,187 square-foot commercial building and is approximately 20' 6" in height. The proposed Medical and Adult Use Cannabis Manufacturing, Distribution, and Retail (Dispensary) Licenses would be allocated to a space covering only 2,369 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 proposed minor interior and exterior improvements to the commercial building. Interior improvements include adding new walls, floorings and ceilings to construct lobby/waiting area, display sales area, new counters, storage room and a restroom. Exterior improvements include two LED illuminated wall signs.

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 discount retail store. The site is within an existing neighborhood commercial and residential zoning district that is served with existing public infrastructure which includes sewer, water, electrical and gas services. The previous use dates to 2011 and was licensed until 5/11/2017. The proposed cultivation, manufacturing, distribution, and retail are identified as a commercial 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 2,369 square-foot unit footprint will not be expanded. Minor improvements proposed include interior and exterior alterations, plumbing, mechanical, electrical and similar typical tenant improvements.

**3. Project Expansion:**

**Size of expansion in square feet:**

This question is not applicable as this project consists of only interior and exterior tenant improvements to an existing 2,369 square-foot commercial unit.

**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 22, 2023. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map, accessed January 22, 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 22, 2023. The built-out site itself is located in a neighborhood commercial and residential zoning district which is a mixed-use district permitting small scale 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 January 22, 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 22, 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 22, 2023. This existing 16,187 square-foot commercial building 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 2,369 square-foot commercial unit for medical and adult cannabis cultivation, manufacturing, distribution, and retail (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 commercial zoning district which allows for retail type uses. The proposed project are uses 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.

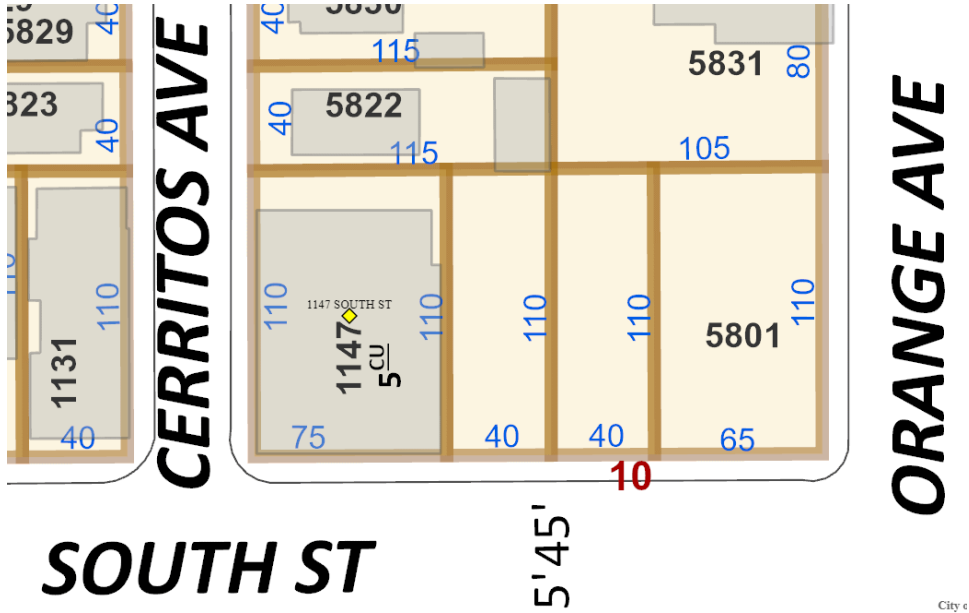
**11. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**

The project does not contain any unusual aspects in the ongoing operations that may lead to a more substantial impact. The proposed use 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



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