

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

**2125 W. 15th Street
Application No. 2401-30 (AUP24-002)
May 31, 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 Development Services Department

Applicant Entity/Business Name: Edgar Ismael Cruz

License Type(s): Administrative Use Permit for adult-use cannabis cultivation and distribution businesses.

Project Description:

The project is located at 2125 W. 15th Street, Long Beach, CA 90813 within Los Angeles County. The site is on the northern side of 15th Street between Hayes and Judson Avenues. The nearest intersection is 15th Street and Judson Avenue. The site parcel, APN 7429-020-061, features an area of 12,220 square-feet.

The 12,220-square-foot 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 General Industrial (IG) Zoning District and has a General Plan Land Use PlaceType designation of Industrial (I).

The subject site is currently developed with a 7,242-square-foot building and is approximately 20' in height. The site features curbs cut along 15th Street.

The project proposes to convert the existing industrial building into an adult-use cannabis cultivation and distribution facility, with work including slight exterior remodeling and interior tenant improvements to create a number of different rooms.

The project will require city approved permits which include an Administrative Use Permit, 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 as a general manufacturing facility which did not include cannabis. The site is located in an area where industrial uses line 15th Street, served with existing public infrastructure which includes sewer, water, and gas services. The previous use dates back to July of 2003. Both distribution and crop cultivation are identified as industrial uses 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 project site currently has a single one-story building of 7,242 square-feet. The applicant proposes to use the existing footprint of the building without expanding its square footage. Improvements proposed include new interior construction, plumbing, and similar typical minor improvements associated with interior tenant improvements.

**3. Project Expansion:
Size of expansion in square feet:**

The proposed project does not include any expansion above and beyond the existing building area.

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 May 31, 2024. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed May 31, 2024. As a condition of approval on the project, the applicant is 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 May 31, 2024. This site itself is located in an industrial area that features 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 May 31, 2024. (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/) as confirmed on May 31, 2024.

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 May 31, 2024. (<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 convert an existing industrial building (previously used for manufacturing) into crop cultivation and distribution 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 area which features several significant 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 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 industrial 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 15303, and none of the exceptions to this exemption defined in Section 15300.2 apply.