

## 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: CE24-060

Project Title (Application Number): PLNE56134

Project Location – Specific: 1545 Cowles St

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

Description of Nature, Purpose and Beneficiaries of Project:

Project involves an adult & medical-use cannabis cultivation facility (MJ2202951 & MJ22002952) 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: Green Ace LLC.

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: Class 1, Existing Facilities, Section 15301

Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

The existing business is an adult & medical-use cannabis cultivation facility that is permitted as a matter of right within the existing building. No expansion of the building is proposed.

### Lead Agency

Contact Person: Donovan Colon

Contact Phone: 562-570-6559

Signature: *Donovan Colon* Date: 05/31/2024

Title: Contract Planner

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

**1545 Cowles St  
PLNE56134  
CE24-060  
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 Community Development Department.

**Applicant Entity/Business Name:** Green Ace LLC.

**License Type(s):** Business Licenses for an Adult & Medical Use Cannabis Cultivation Facility.

**Project Description:**

The project is located at 1545 Cowles St, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the north side of Cowles Street and to the east of the nearest intersection, Cowles Street and Canal Avenue. The site Assessor's Parcel Number, 7432-012-025, and features an area of 0.23-acres.

The 0.23-acre subject site and surrounding properties are located on relatively flat lots. There are no natural features in the immediate, or quarter-mile vicinity.

The subject site is within the General Industrial zoning district (IG) and has a General Plan Land Use PlaceType designation of Industrial (I- 65 ft).

The subject site is currently developed with a 9,600 square-foot industrial building, 18'-0" in height. The proposed Adult & Medical Use Cannabis Cultivation Facility would utilize the entire 9,600 square-feet within the building. The site features no curb cuts. Vehicular access to the site is limited to an existing rear parking lot off the alley, or street parking. The property is located within an AB2097 area, and the City cannot require any additional parking.

The project proposes minor interior improvements to the industrial unit. Interior improvements include adding new partition walls, new finishes and associated plumbing, mechanical, and electrical upgrades.

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 formerly utilized as a bearing manufacturer. The site is within the General Industrial zone that is served with existing public infrastructure which includes sewer, water, electrical and gas services. The previous use in the industrial building dates to 1990 and was licensed until 02/01/2009. The proposed adult & medical use cannabis cultivation facility is identified as an industrial 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 9,600 square-foot industrial 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 9,600 square-foot industrial 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 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 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 May 31, 2024. The built-out site itself is located in the General Industrial Zoning District which allows for industrial 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 May 31, 2024.

<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 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 from the National Register of Historic Places as verified on May 31, 2024. This existing 9,600 square-foot industrial building, where the proposed cultivation 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 9,600 square-foot industrial unit for an adult & medical use cannabis cultivation 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 in an Industrial zoning district which allows industrial type uses. The proposed project as an industrial 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 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 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

Figure 1 – Vicinity & Aerial Map

