

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Bell Gardens
7100 Garfield Avenue
Bell Gardens, CA 90201
(Address)

Project Title: 5726 Gage Cannabis Retail Project

Project Applicant: STIIIZY Bell Gardens, LLC

Project Location - Specific:
5726 Gage Avenue Bell Gardens, CA 90201

Project Location - City: Bell Gardens Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Applicant requests the approval of a cannabis retail use and proposes tenant improvements to an existing, vacant two-story 5,824 square-foot (SF) commercial building (Project) located at 5726 Gage Avenue (Subject Site). Approximately 4,615 SF first floor area would be developed to support the proposed storefront cannabis retail use, and approximately 1,209 SF on the second floor would be used for storage purposes only. The Project was also granted modifications as a part of the Site Plan approval for the maneuvering aisle and loading facilities requirements.

Name of Public Agency Approving Project: City of Bell Gardens

Name of Person or Agency Carrying Out Project: STIIIZY Bell Gardens, 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));
[X] Categorical Exemption. State type and section number: 15061 (b)(3) Common Sense Exemption; 15301 Existing Facilities
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
The Project would involve the tenant improvements to an already existing commercial structure to support a new commercial use. No additional floor area is proposed. A cannabis retail use has similar impacts as other typical commercial uses and would be subject to the same or more restrictive development and operating standards as other commercial uses. This Project and associated tenant improvements would comply with building, energy efficiency, and land use and development standard provisions. Therefore, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment

Lead Agency
Contact Person: Adrian Flores Area Code/Telephone/Extension: (562) 806-7732

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 6/20/24 Title: ASSOCIATE PLANNER

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.