

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: CE24-105

Project Title (Application Number): PLNE57598

Project Location – Specific: 2740 E Spring St

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

Description of Nature, Purpose and Beneficiaries of Project:

Project involves an existing Adult-use cannabis manufacturing and 3rd party distribution, and Medical-use cannabis manufacturing and cultivation facility (MJ22314024, MJ22314023, MJ2232226, & MJ21705354) within an existing 6,542 square foot industrial building located at address mentioned above.

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

Person or Agency Carrying Out Project: Alan Tsai for MBioTeQ, 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-use cannabis manufacturing and 3rd party distribution, and Medical-use cannabis manufacturing and cultivation facility that are permitted as a matter of right within the existing industrial building. No expansion of the building is proposed.

Lead Agency

Contact Person: Donovan Colon

Contact Phone: 562-570-6559

Signature: *DoColon. Donovan Colon* Date: 07/26/2024

Title: Contract Planner

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 1 (EXISTING FACILITIES)
EXEMPTION DETERMINATION
2740 East Spring Street
PLNE57598
CE24-105
July 26, 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: Alan Tsai for MBioTeq, LLC.

License Type(s): Business Licenses for an Adult-Use Cannabis Manufacturing and 3rd Party Distribution, and Medical-Use Cannabis Manufacturing and Cultivation.

Project Description:

The project is located at 2740 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 Junipero Ave and Temple Ave. The nearest intersection is Temple Ave and East Spring Street. The site Assessor's Parcel Number is, 7149-009-005, and features an area of 0.21-acres.

The 0.21-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 Globemaster Corridor Specific Plan Industrial Commercial (SP-3-IC) Zone and has a General Plan Land Use PlaceType designation of Regional-Serving Facility (RSF).

The subject site is currently developed with a 4,283 square-foot industrial building 25'-11" in height. The site features a full driveway spanning the entire street along E Spring Street for vehicular and truck access.

The project proposes minor interior and exterior improvements to the industrial building. 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 for electrical contracting. The site is within Globemaster Corridor Specific Plan Industrial Commercial (SP-3-IC) 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 1998 and was licensed until 1/31/2017. The proposed adult use cannabis manufacturing and 3rd party distribution, and medical-use cannabis manufacturing and 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 4,283 square-foot industrial building 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 4,283 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 July 26, 2024. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map, accessed July 26, 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 July 26, 2024. The built-out site itself is located in the Globemaster Corridor Specific Plan Industrial Commercial (SP-3-IC) Zone which allows for a mix of commercial and light 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 July 26, 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 July 26, 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 July 26, 2024. This existing 4,283 square-foot industrial building, where the proposed dispensary and manufacturing business 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 4,283 square-foot industrial building for an adult-use cannabis manufacturing and 3rd party distribution, and medical-use cannabis manufacturing and 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 the Globemaster Corridor Specific Plan Industrial Commercial (SP-3-IC) Zone which allows for a mix of commercial and light industrial 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.

