

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 Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650



Exemption Number: CE24-071

Project Title (Application Number): PLNE57754

Project Location – Specific: 1440 Cota Ave, Suites 100 & 110

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

Description of Nature, Purpose and Beneficiaries of Project:

Project involves establishing an adult & medical-use cannabis manufacturing & distribution facility (MJ22317280, MJ22317282, MJ22317283, & MJ22317285) within an existing structure located at address mentioned above.

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

Person or Agency Carrying Out Project: Kevin Lizama for Elite Manufacture, 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: Existing Facilities, Section 15301
- Statutory Exemption. State code number: _____

Reasons why project is exempt:

The existing business is an adult & medical-use cannabis manufacturing & distribution facility that is permitted as a matter of right within the existing building.

Lead Agency
Contact Person: Donovan Colon Contact Phone: 562-570-6559
Signature: *Donovan Colon* Date: 09/09/2024 Title: Contract Planner

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 1 (EXISTING FACILITIES)
EXEMPTION DETERMINATION
1440 Cota Avenue, Suite 100 & 110
PLNE57754
CE24-071
September 9, 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: Kevin Lizama for Elite Manufacture, LLC.

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

Project Description:

The project is located at 1440 Cota Ave, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the north side of W 15th Street to the west of the nearest intersection, W 15th Street and Harbor Avenue. The site Assessor's Parcel Number, 7432-004-001, and features an area of 0.14-acres.

The 0.14-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 5,524 square-foot commercial building, approximately 20'-0" in height, that is designated into two suites with a shared hallway and lavatory. Suite 110 is used for (adult and medical) cannabis manufacturing, (4,500 square feet) and a secondary suite is used for (adult and medical) cannabis distribution (Suite 100) and contains 588 square feet. The shared hallway and lavatory facilities for both units is 436 square feet. The proposed Adult & Medical Use Cannabis Cultivation and Distribution Facility would utilize the entire 5,524 square-foot building. The site features no curb cuts.

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 Medical Cannabis 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 2017 and was licensed until 06/29/2021. The proposed adult-use & medical cannabis manufacturing and distribution 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 5,524 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 5,524 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 September 9, 2024. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map, accessed September 9, 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 September 9, 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 September 9, 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 September 9, 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 September 9, 2024. This existing 5,524 square-foot industrial building, where the proposed manufacturing and distribution facility 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 5,524 square-foot industrial building for an adult & medical use cannabis manufacturing 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 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

