



NOTICE of EXEMPTION from CE

EXHIBIT F

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 18-057

Project Location/Address: SWC ATHERTON ST. & XIMENO AVE., LONG BEACH, CA 90815

Project Activity/Description: TO DEMOLISHED THE EXISTING BUILDING (21,403 S.F.) AND CONSTRUCT TWO (2) NEW BUILDING PADS (+/-4,086 S.F. & +/-6,620 S.F.) BOTH WITH DRIVE-THRU WINDOWS, OUTDOOR SEATING AREAS AND NEW SITE WORKS.

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

Applicant Name: HANY MALAK (MCKENTLY MALAK ARCHITECTS, INC.)

Mailing Address: 35 HUGUS ALLEY, SUITE 200 PASADENA, CA 91103

Phone Number: (626) 583-8348

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1712-08, CUP17-021, SPR17-003
LMG 18-002 Planner's Initials: NV

Required Permits: SPR, CUP, 3 Lot Merger

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332

Statement of support for this finding: 10,306
New 21,403 - square - foot commercial shopping center replacing an existing 21,403 vacant commercial building.

Contact Person: NICK Vasuthasawat

Contact Phone: (562) 570 -6410

Signature: [Signature]

Date: 2/26/18



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PLANNING BUREAU

March 2, 2018

LA County Clerk
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RE: Section 15332 Class 32 – In-Fill Development Project Evaluation/Addendum

To whom it may concern,

Staff has classified this project to be a Class 32 categorical exemption based upon the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with and applicable zoning designation and regulations.

Response: The general plan land use designation (LUD) is No. 7- Mixed Uses which is intended for retail uses inclusive of restaurants. The zoning is Regional Commercial Highway (CHW) which specifically allows restaurants with drive-thru's through approval of a Conditional Use Permit (CUP).

- b) The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.

Response: The site is located in City of Long Beach boundaries and is 78,174 (1.79 Acres).

- c) The project site has no value as habitat for endangered, rare or threatened species.

Response: The site is currently vacant with an abandoned building and a concrete surface parking lot with no landscape opportunities to house or shelter birds or any other endangered species.

- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Response: The applicant provided a traffic study which indicates the existing and projected levels of service ratings generated with the

proposed development and results in no significant changes worsening the level of service. The noise generated from the business will not result in any significant impacts already normally associated with the urbanized area in which it is located and will be subject to the City's established decibel levels (dB) for noises allowed in a commercial district. Given that the project is than 75,000 square feet of non-residential use and does not involve more than 20,000 cubic yards of soil export, South Coast Air Quality Management District (SCAQMD) staff does not anticipate any air quality impacts or need to prepare an air quality assessment report. The water quality is also not anticipated to be impacted as the project will be subject to Best Management Practices (BMP) during the construction stages of the project to ensure minimal erosion and sediment control measure are in place by providing fiber filters, sand bags, interceptors, etc.

e) The site can be adequately served by all utilities and public services.

Response: The site will have access to connect to water, sewer, gas, and electricity lines.

Sincerely,



Nick Vasuthasawat
Planner II

[NV]
[CEQA Addendum]