

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

**1667 Cota Ave
Application No. 1906-14 (CUP19-028, CUP19-042)
March 5, 2020**

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 Development Services Department

Applicant Entity/Business Name: American Flower, LLC c/o Ross Como

License Type(s): Conditional Use Permit for adult-use cannabis cultivation and distribution in conjunction with a cannabis manufacturing business

Project Description:

The project is located at 1667 Cota Avenue, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the western side of Cota Avenue between West 16th Street and West Pacific Coast Highway. The nearest intersection is West 16th Street and Cota Avenue. The site parcel, APN 7432-001-023, features an area of 6,503.5-square-feet.

The 6,503.5-square-foot subject site is 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 General Industrial (IG) Zoning District and has a General Plan Land Use PlaceType designation of Industrial (I).

The subject site is currently developed with a 4,764-square-foot industrial building and is 16' in height. The site features a curb cut along Cota Avenue and has a 15-foot alley along the rear.

The project proposes interior and exterior improvements to the industrial building. The improvements include, but are not limited to, the demolition of an existing curb cut which will be replaced with a new sidewalk, curb, and gutter, new decorative landscaping along Cota Avenue, façade storefront improvements, trash enclosure, new parking spaces at the rear, and interior tenant improvement to operate both medical and adult-use cannabis distribution, cultivation, and manufacturing use.

The project will require city approved permits which include a Conditional Use Permit, building permits, health permits, and a business license.

The primary operations will occur entirely within enclosed structures and pose limited potential for environmental impacts on neighboring uses. All 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 by an industrial use. The previous use was a general auto repair facility that allows automotive services that include, in part, auto body, paint, exhaust system, tire, glass, transmission, and general repairs. The site located in an existing industrial district that is served with existing public infrastructure which includes sewer, water, and gas services. The previous use dates back to 2003 and is licensed until April 1, 2020. Both general auto repair and crop cultivation and distribution are identified as industrial uses by the Long Beach Municipal Code and the United States Department of Labor Occupational Safety and Health Administration (OSHA).

2. Does the project involve an expansion of existing structures that would be considered only minor?

The existing 4,764-square-foot building footprint will not be expanded. Minor improvements proposed include minor interior and exterior alterations, interior partitions, plumbing, and electrical conveyances, changes to mechanical equipment, and similar typical minor tenant improvements.

3. Project Expansion:

Size of expansion in square feet:

This question is not applicable as this project consists of only interior tenant improvements to an existing 4,764-square-foot industrial building.

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 February 26, 2020. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed February 26, 2020. 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 February 26, 2020. This existing 4,764-square-foot industrial building was built in 1966. This site itself is located in an industrial zoning district which allows for heavy industrial uses and 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 February 26, 2020.

(https://dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)

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 (calepa.ca.gov/sitecleanup/) as confirmed on February 26, 2020.

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 February 26, 2020. This existing 14,122 square-foot industrial building was built in 1981 and is not a recognized historic landmark nor in 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 4,764-square-foot industrial building for crop cultivation and distribution in conjunction with an adult-use cannabis manufacturing 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 located in an industrial zoning district which allows for heavy industrial uses. The proposed project is a use anticipated by the City of Long Beach General Plan and Land Use Element and would not contribute to a significant cumulative impact that was previously not analyzed. The Long Beach General 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 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



Site Location

