

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 1 (EXISTING FACILITIES) EXEMPTION DETERMINATION
2925 Seaboard Lane
Application No. 1903-33 (CUP19-011)
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: Virginia Maggiore c/o Hai Bioscientific

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

Project Description:

The applicant proposes interior and exterior on-site improvements within an existing one story, 21-foot high 14,122-square-foot rectangular concrete industrial building, on-site parking, and ornamental landscaping located at 2925 Seaboard Lane (Figure 1) on a 31,350-square-foot lot that is relatively and located in a highly urbanized area. The site is within the General Industrial (IG) Zoning District and has a 2019 General Plan Land Use Element PlaceType designation of Neo Industrial (NI). The project site is currently served by all public services which include sewer, water and gas infrastructure. The site itself is located near existing industrial buildings in the vicinity. The business is currently manufacturing containers including warehouse space to store the containers and accessory office space associated with Business License No. BU21234200, an industrial typical of the industrial zone within which it is located. The improvements include the demolition of an existing carport which will accommodate additional parking on site, additional landscaping onsite, and an interior reconfiguration of the tenant space. The surrounding land uses in the vicinity also have a General Plan Land Use PlaceType of Neo Industrial (NI). The applicant will operate both medical and adult-use cannabis distribution, cultivation and manufacturing uses and will occupy the entire 14,122-square-foot building. The applicant is required to obtain a Conditional Use Permit from the City of Long Beach for the operations of the adult use cannabis Distribution and Cultivation use based on the zoning district requirements. In addition, the applicant will be required to obtain a building permit for the tenant improvements and a business license for each medical and adult use cannabis use. Upon obtaining the approval of the CUP, the applicant will require the approval of an operating license from the State of California Bureau of Cannabis Control.

The Cultivation area (grow room) will amount to a total of 249 square feet in size which will be utilized for research, development and manufacturing. A total of 6,900 square feet will be designated for the manufacturing of liquid products. The resulting products will then be distributed to licensed third parties for inclusion into their products within the

proposed 1,558-square-foot distribution area. 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. Several Conditions of Approval will establish parameters by which the approved businesses will operate including but not limited, to security measures, lighting, noise, hours of operation and facility design.

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 currently has an existing manufacturing business operating within the 14,122 square-foot tenant space since 2012. Specifically, the business is manufacturing containers and includes warehouse space to store the containers and accessory office space. The site is located in an existing industrial zoning district which is served with existing public infrastructure which includes sewer, water and gas services. The previous use dates back to 2012 and is licensed until November 20, 2020. Both the manufacturing and cannabis cultivation, distribution and manufacturing uses are identified in 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 14,122-square-foot building footprint will not be expanded. Minor improvements proposed include interior alterations to the floor plan configuration to accommodate the proposed use that includes interior partition walls, plumbing, and electrical conveyances, mechanical equipment changes, and other minor tenant improvements. Minor exterior improvements include the removal of a wall mounted roof ladder, infilling unused loading doors, repair and repainting of the exterior walls and adding new onsite parking stalls.

3. Project Expansion:

Size of expansion in square feet:

- a. If the expansion is less than or equal to 2,500 square feet or 50 percent of the floor area (whichever is less) of the structures before the addition, skip to Question 6.

This is not applicable as this project consists of only interior tenant improvements to an existing 14,122-square-foot industrial building.

- b. If the expansion is greater than 2,500 square feet or 50 percent of the floor area of the structures before the addition (whichever is less), but is less than or equal to 10,000 square feet, skip to Question 4.

This is not applicable as this project consists of only interior tenant improvements to an existing 14,122-square-foot industrial building

- c. If the expansion is greater than 10,000 square feet, this portion of the project would not be eligible for a Class 1 exemption. If the answer to Question 3(c) is “yes,” the preparer may skip the remaining questions and complete the “Eligibility Conclusion” section.

This is not applicable as this project consists of only interior tenant improvements to an existing 14,122-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 project site is currently served by all public services which include sewer, water and gas infrastructure as identified during the Technical Advisory Committee (Long Beach Water Department and Long Beach Energy Resources Department) review of this project dated May of 2019. As a condition of approval on the project, the applicant will be required to confer with applicable city infrastructure departments to obtain approval for any improvements on private property.

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 14,122 square-foot industrial building was built in 1981. This site itself is located within a highly urbanized area 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

a. Is the project visible from an official State Scenic Highway?

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

b. If “yes,” would the project result in damage to scenic resources?

This is not applicable as this project is not near nor visible from an official State Scenic Highway according to the City’s Land Use Mobility Element adopted in 2013.

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 identifies historical database and the National Register of Historic Places website 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 district.

(<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 14,122-square-foot industrial building to operate both medical and adult-use cannabis distribution, cultivation and 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 2019 Land Use Element of the General Plan and would not contribute to a cumulative impact not previously analyzed by the certified program EIR (SCH 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?

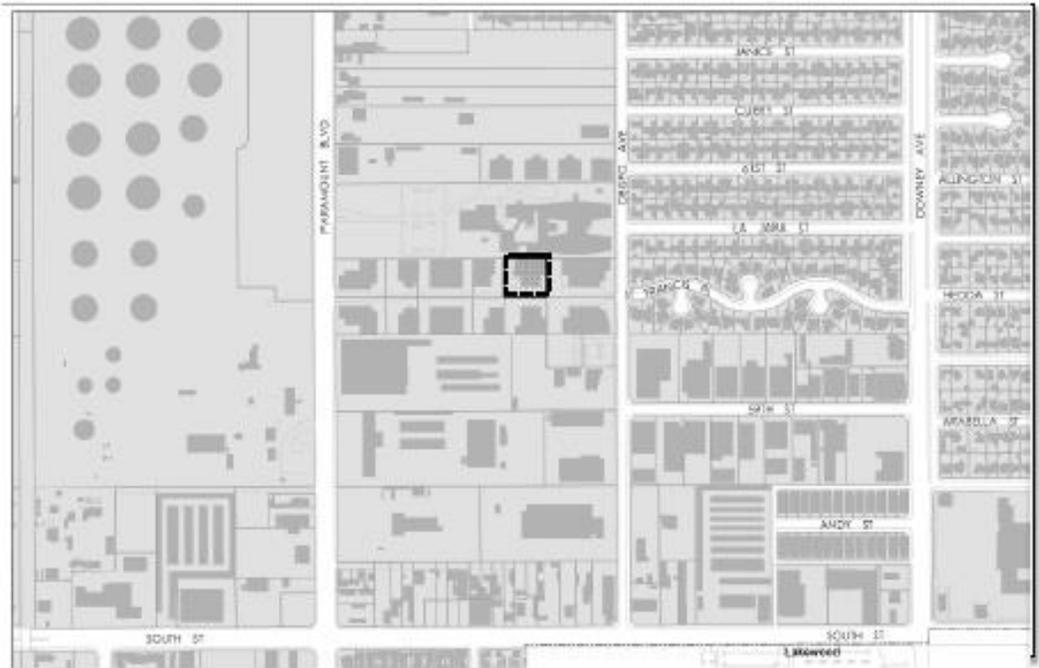
The project does not contain any unusual aspects in the ongoing operations that may lead to a more substantial impact. The proposed use consistent with industrial uses allowed in the zoning district.

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) (Application is/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

