

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
CATEGORICAL EXEMPTION FINDINGS  
CLASS 32 (IN-FILL DEVELOPMENT)  
OCTOBER 20, 2022  
APPLICATION NUMBER 2110-19 (VTTM 21-008)**

The following analysis and associated technical reports provide substantial evidence to support a conclusion that the proposed project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development and would not have a significant effect on the environment.

**1) THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATIONS AND REGULATIONS.**

The subject property is located within the R-4-U Zoning District and has a consistent land use PlaceType designation of MFR-L/3st (Multi-Family Residential) which allows for higher density residential uses at no more than 3-stories at this location. In terms of overall suitability within the this particular PlaceType the proposed project includes high-quality design, is fully parked, does not exceed three stories and provides the required open space. Furthermore, the overall density of this project does not exceed 26 dwelling units to the acre, which is a more moderate density and consistent with the densities of the surrounding residential zones.

**2) THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN 5 ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.**

The project is located within the city limits of Long Beach, an incorporated city, and on a site that is approximately 25,000 square feet in area (0.57 acres). The site is surrounded by urban uses, including Temple Beth Shalom, Church of Jesus Christ of Latter-Day Saints, Boy Scouts of America, South Bay Early Christian Church and a hand car wash. These uses, and the area noted above constitute the existing environment prior to the project that will not change as a result of the project.

**3) THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.**

The project site is located within an urbanized area in the City of Long Beach. The .57-acre site is vacant with random vegetation and a couple of trees throughout the site. The site does not contain any significant natural areas or areas of

significant habitat. The project would remove all the vegetation and no habitat would be removed as part of the proposed project. The project must comply with the Federal Migratory Bird Treaty Act with regards to the tree removal. This project would have a less than significant impact on endangered, rare, or threatened species or their habitat.

**4) APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANTLY EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY OR WATER QUALITY.**

Based upon the technical studies submitted, the project would not result in any significant effects relating to Traffic, Noise, Air Quality or Water Quality and all results contained in those studies show that the project is below the thresholds for the above topics.

<b>Technical Study Topic</b>	<b>Date Prepared</b>	<b>Preparer</b>
Traffic	February, 2022	RK Engineering Group
Air Quality	February, 2022	Synectecology
Noise	February, 2022	Synectecology
Soils	July, 2021	Albus & Associates
Ground Water Sampling	August, 2021	Stantec
Phase 1 and 2	May & June, 2021	Stantec

**5) THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES.**

As mentioned above, the project site is currently vacant, however the site can be served by utilities and public services, such as Southern California Edison (electricity), Long Beach Energy Resources (natural gas), and Long Beach Water Department. While the proposed 15-unit residential project represents an increase in building area over the vacant lot, this increase would be incremental and would not represent a substantially different or higher demand for utilities and public services within the fully developed surrounding area. The Project can adequately be served by utilities and public by (re)establishing connections for water, sewer, electricity, and natural gas, which would be undertaken as part of the building permitting process.

**CEQA Section 15300.2 provides specific instance where exceptions to the established Classes of Exemptions included Class 32 -Infill Exemption are superseded; none of those conditions were found to apply to this project.**

**(a) LOCATION. CLASSES 3, 4, 5, 6, AND 11 ARE QUALIFIED BY CONSIDERATION OF WHERE THE PROJECT IS TO BE LOCATED – A**

**PROJECT THAT IS ORDINARILY INSIGNIFICANT IN ITS IMPACT ON THE ENVIRONMENT MAY IN A PARTICULARLY SENSITIVE ENVIRONMENT BE SIGNIFICANT. THEREFORE, THESE CLASSES ARE CONSIDERED TO APPLY ALL INSTANCES, EXCEPT WHERE THE PROJECT MAY IMPACT ON AN ENVIRONMENTAL RESOURCE OF HAZARDOUS OR CRITICAL CONCERN WHERE DESIGNATED, PRECISELY MAPPED, AND OFFICIALLY ADOPTED PURSUANT TO LAW BY FEDERAL, STATE, OR LOCAL AGENCIES.**

The site is currently vacant, just east of Long Beach Boulevard in an urbanized area in the City of Long Beach. The site is surrounded by urban uses including a Boy Scout facility, churches, a synagogue, and car wash. The site is relatively flat in topography, but will require some fill to become even. The site location would not represent an exception to this exemption.

**(b) CUMULATIVE IMPACT. ALL EXEMPTIONS FOR THESE CLASSES ARE INAPPLICABLE WHEN THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS SIGNIFICANT.**

Technical studies were prepared for the proposed project for the topics as listed in the table below

<b>Technical Study Topic</b>	<b>Date Prepared</b>	<b>Preparer</b>
Traffic	February, 2022	RK Engineering Group
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All reports concluded that the project would not exceed established CEQA thresholds to constitute an impact on the surrounding environment related to the topics above. There are no projects in the vicinity of the project site that would result in cumulative impact with respect to traffic, noise, water quality and utilities and public services.

**(c) SIGNIFICANT EFFECT. A CATEGORICAL EXEMPTION SHALL NOT BE USED FOR AN ACTIVITY WHERE THERE IS A REASONABLE POSSIBILITY THAT THE ACTIVITY WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT DUE TO UNUSUAL CIRCUMSTANCES.**

The site is currently vacant and is relatively flat in topography. There is no sensitive habitat on the site or any other site conditions that would represent unusual circumstances. The site location would not represent an exception to this exemption.

- (d) SCENIC HIGHWAYS. A CATEGORICAL EXEMPTION SHALL NOT BE USED FOR A PROJECT WHICH MAY RESULT IN DAMAGE TO SCENIC RESOURCES, INCLUDING BUT NOT LIMITED TO, TREES, HISTORIC BUILDINGS, ROCK OUTCROPPINGS, OR SIMILAR RESOURCES, WITHIN A HIGHWAY OFFICIALLY DESIGNATED AS A STATE SCENIC HIGHWAY. THIS DOES NOT APPLY TO IMPROVEMENTS WHICH ARE REQUIRED AS MITIGATION BY AN ADOPTED NEGATIVE DECLARATION OR CERTIFIED EIR.**

The Proposed Project would have no impact as it relates to substantially damaging scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway due to the fact that there are no State designated scenic highways in the City of Long Beach. There are no protected trees or unique geologic features on the site. The proposed project would not damage any scenic resources within an officially designated scenic highway.

- (e) HAZARDOUS WASTE SITES. A CATEGORICAL EXEMPTION SHALL NOT BE USED FOR A PROJECT LOCATED ON A SITE WHICH IS INCLUDED ON ANY LIST COMPILED PURSUANT TO SECTION 65962.5 OF THE GOVERNMENT CODE.**

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) HISTORICAL RESOURCES. A CATEGORICAL EXEMPTION SHALL NOT BE USED FOR A PROJECT WHICH MAY CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.**

From historical records, it appears that the property has been vacant for some time. There are no historical resources located in the vicinity of the project site and the current development is not designated as a historic landmark or located within a historic district. The Project would not have an effect on a historical resource.