

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
CATEGORICAL EXEMPTION FINDINGS
CLASS 32 (IN-FILL DEVELOPMENT)
OCTOBER 20, 2022
APPLICATION NUMBER 2202-038 (AUP22-011)**

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 North Long Beach industrial area is a portion of the larger UPlan Phase II rezoning study. The Department is drafting new zones to implement the Neo-Industrial PlaceType and facilitate clean modern industrial buildings and uses that meet high standards for landscaping and design. This effort is still underway and individual projects are evaluated under the current zoning that exists on the day applications are filed. Most of the time these projects are typically built before a specific tenant is identified however suitability of that use can be inferred through the building design. In terms of overall suitability within the Neo-Industrial PlaceType the proposed project includes high-quality design, is fully parked with excess parking to support higher higher-employment and higher value future uses. While the amount of office does trigger the AUP requirements under the legacy Title 21 Zoning Code it is also a positive indication of the balanced use of the building and a jobs-rich future use. While the site does contain truck docks, like all industrial buildings, it is anticipated that truck traffic will be limited.

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 4.81 acres. The site is surrounded by urban uses, including U-Haul, Self-Storage, cannabis cultivation/dispensary, auto repair, manufacturing, and propane sales/distribution.

The project site is entirely within the city limits of Long Beach, on a site that is 4.81-acre in size (209,523 square feet), which is less than maximum five acres specified. The site is currently developed with a 16,780 square foot industrial building within an urbanized area in the City of Long Beach. The building formally

housed showroom, repair and office areas for the former United Rentals, heavy industrial equipment rental business. The site is surrounded by urban uses, such as commercial/industrial uses U-Haul, Self-Storage, cannabis cultivation/dispensary, auto repair, manufacturing, and propane sales/distribution. These uses, and areas 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 4.81-acre site was developed in 1997 with 16,780-square-foot building which was used as showroom, office and repair area for the former United Rentals business. Most of the remainder of the site is paved with asphalt concrete. The site has minimal ornamental landscaping including twelve trees and does not contain any significant natural areas or areas of significant habitat. The project would remove all the ornamental landscaping 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. Proprietary

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.

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

The project site is presently developed with an industrial/commercial building, a similar condition to the proposed project. The site is currently 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 126,685-square-foot industrial building represents an increase in building area over the existing conditions, this increase would be incremental and would not represent a substantially different or higher demand for utilities and public services at the site. The Project can adequately be served by utilities and public by reestablishing 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 developed with a 16,780 square foot building on Paramount boulevard, just north of South Street within an urbanized area in the City of Long Beach. The site is surrounded by urban uses and is flat in topography. 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 of traffic, noise, air quality, and hazardous materials (Air Quality and Greenhouse Gas Emissions Study prepared by Rincon Consultants, September 2022; Trip Generation and Vehicle Miles Traveled Screening Analyses, prepared by Translutions, Inc., October 20, 2022; Phase I Environmental Site Assessment, prepared by Ensafé, August 28, 2022; Phase II Subsurface Investigation Report, prepared by Partner, August 19, 2019; Limited Site Investigation, prepared by Ensafé, October 2, 2022). 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 developed with a building that was utilized as a showroom, office and repair and is 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.

Since 1997 the project was historically used for as a United Rentals business which rents heavy industrial equipment. 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.