

CEQA Notice of Exemption

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

FROM: Community Development Department
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

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

Exemption Number: _____

Project Title (Application Number): _____

Project Location – Specific: _____

Project Location – City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

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

Person or Agency Carrying Out Project: _____

Exempt Status: **(Check One)**

- Ministerial (Sec 21080(b)(1); 15268);
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemption. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Contact Phone: _____

Signature: Manraj Chahia Date: _____ Title: _____

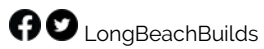


City of Long Beach

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Long Beach, CA 90802

Visit us at longbeach.gov/lbds



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For an electronic version of this document, visit our website at longbeach.gov/lbds.

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

**1425 Santa Fe Ave
Cannabis Licenses # MJ22417071, MJ22417072
January 31, 2025**

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 Community Development Department

Applicant Entity/Business Name: K&K Simpson Properties LLC

License Type(s): Business License for adult use cannabis manufacturing and distribution.

Project Description:

The project is located at 1425 Santa Fe Ave, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the western side of Santa Fe Ave between W 16th Street and Cowles Street. The nearest intersection is W 16th Street and Santa Fe Avenue. The site parcel, APN 7432-004-029, features an area of 4,413 square-feet.

The 4,413 -square-foot subject site 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 two industrial buildings, 1,140 SF and 1,545 SF each, and are approximately 16'-0" in height. The site features an alley to the rear of the site, providing access to the site. The smaller of the two buildings is located on the rear of the site facing the alley and is used primarily for manufacturing and storage. The larger building is in the front facing Santa Fe Ave and is used for Distribution of the product. The buildings are separated by an open patio area which is enclosed by an 8'-0" high block wall on the south side and rolling gates and fencing on the north. The patio area is primarily used for receiving/ loading of materials and includes a trash enclosure and other mechanical equipment.

The project proposes minor interior improvements to the industrial building. Interior improvements include construction of a vault and cold storage to store the cannabis products and adding interior walls, exterior doors needed to operate the manufacturing business.

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

The primary operations of manufacturing and distribution will occur mostly within enclosed structures. Only receiving/transporting of materials and transferring of product to the distribution side would occur through the open patio between the two buildings, thereby posing 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 industrial site or a similar use, or has it recently operated for this purpose?

The site is currently used for the adult use cannabis manufacturing and distribution with the previous use was an industrial vehicle parts supply services. The site is 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 1959 and was licensed until 2017. The current cannabis use was established in 2018 and is currently operating. Cannabis manufacturing and distribution are identified as industrial use by the Long Beach Municipal Code.

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

The existing two industrial buildings, 1,140 SF and 1,545 SF building footprint will not be expanded. Minor improvements proposed include interior alterations, adding security gates, exterior doors and windows, 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 the existing 1,140 SF and 1,545 SF industrial buildings.

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 January 31, 2025. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed January 31, 2025. 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.

[\(SCE Service Territory\)](#)

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 January 31, 2025. This site itself is located in 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>)

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 January 31, 2025.

([California State Scenic Highway System Map](#))

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 ([EnviroStor](#)) as confirmed on January 31, 2025.

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 January 31, 2025. This existing 4,413-square-foot industrial building is not a recognized historic landmark nor in a historic building.

([National Register of Historic Places](#))

10. Is there evidence of the potential for the project to contribute to a significant cumulative impact?

This project proposes to reuse existing 1,140 SF and 1,545 SF industrial buildings for adult use cannabis manufacturing and distribution. 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 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 Plan 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.

