

CEQA Notice of Exemption

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

FROM: Department of Development Services
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: CE25-023

Project Title (Application Number): Adult and Medical-use Cannabis Manufacturing (PLNE58653)

Project Location – Specific: 840 W Esther St Unit A

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

Description of Nature, Purpose and Beneficiaries of Project:

Project involves establishing an adult & medical-use cannabis manufacturing facility (MJ22203432 & MJ22203433) within an existing structure located at address mentioned above.

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

Person or Agency Carrying Out Project: VKGL Manufacturing, LLC.

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: Class 1, Existing Facilities, Section 15301

Statutory Exemption. State code number: _____

Reasons why project is exempt:

The existing business is an adult & medical-use cannabis manufacturing facility that is permitted as a matter of right within the existing building.

Lead Agency

Contact Person: Kevin Nguyendo

Contact Phone: 562-570-7152

Signature: 

Date: 03/25/2025

Title: Planner

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

**840 W Esther St Unit A
Cannabis License # MJ22203432 & MJ22203433
March 17, 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: VKGL MANUFACTURING LLC.

License Type(s): Business License for Adult and Medical Use Cannabis Manufacturing.

Project Description:

The project is located at 840 W. Esther St Unit A, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the southeast corner of an intersection on San Francisco Avenue and W Esther Street. The site parcel, APN 7271-016-001, features an area of 14,250 square-feet.

The 14,250 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 Neo Industrial (NI).

The subject site is currently unused interior space within a 5,364-square-foot industrial building and is approximately 18' in height.

The project proposes tenant improvements to convert 3,313 square feet of unused interior space for office, processing room and storage areas.

The project will require city approved permits which include 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 and medical 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 operating within the General Industrial zone that is served with existing public infrastructure which includes sewer, water, and electrical and gas services. The current cannabis use was established in 2021, before which the site was used as commercial and industrial rental space. The existing adult and medical-use cannabis cultivation facility is identified as an industrial use by the Long Beach Municipal Code and is permitted by right in the zoning district.

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

The existing 5,364-square-foot industrial building will undergo interior renovations without expanding its footprint. Improvements proposed include interior modifications, plumbing, electrical, mechanical, and similar typical tenant improvements.

**3. Project Expansion:
Size of expansion in square feet:**

This question is not applicable as the project consists of only interior tenant improvements to an existing 5,364-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 March 17, 2025. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed March 17, 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 March 17, 2025. This site itself is located in the Industrial General zoning district which allows for industrial activity and not in 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 March 17, 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 March 17, 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 March 17, 2025. This existing 5,364square-foot industrial space 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 an existing 5,364-square-foot industrial space for adult and medical use cannabis manufacturing. 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 General 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.

Figure 1 – Vicinity & Aerial Map

