

## 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, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

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

Exemption Number: CE 24-186

Project Title (Application Number): PLNE58348- Adult & medical use cannabis manufacturing

Project Location – Specific: 1539 Santa Fe Ave

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 (MJ22425303 & MJ22425304) within an existing structure located at 1539 Santa Fe Ave, with minor interior tenant improvements.

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

Person or Agency Carrying Out Project: Backstreets, 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: Section 15301 (Existing Facilities)

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. No expansion of the building is proposed.

### Lead Agency

Contact Person: Manraj Bhatia Contact Phone: 562-570-5086

Signature: *Manraj Bhatia* Date: 1/16/2025 Title: Planner

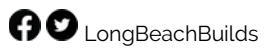


City of Long Beach

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

**1539 Santa Fe Ave  
Cannabis Licenses # MJ22425303, MJ22425304  
January 13, 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:** Backstreets, LLC

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

**Project Description:**

The project is located at 1539 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 16<sup>th</sup> Street and Cowles Street. The nearest intersection is W 16<sup>th</sup> Street and Santa Fe Avenue. The site parcel, APN 7432-005-030, features an area of 5,504 square-feet.

The 5,504-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 a 5,504-square-foot industrial building and is approximately 15'-2" in height. The site features a curb cut along Santa Fe Ave and has an alley to the rear of the site.

The project proposes minor interior improvements to the industrial building. Interior improvements include construction of a vault to store the cannabis products, adding interior walls and plumbing 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 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.

**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 medical and adult use cannabis manufacturing, with the previous use was an industrial grinding 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 1993 and was licensed until 2018. The current cannabis use was established in 2018 and is currently operating. Cannabis manufacturing and cultivation 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 5,504-square-foot building footprint will not be expanded. Minor improvements proposed include interior alterations, plumbing, 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 an existing 5,504-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 January 15, 2025. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed January 15, 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 15, 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 15, 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 15, 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 15, 2025. This existing 5,504-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 an existing 5,504-square-foot industrial building 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 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

