

## 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: CE25-060

Project Title (Application Number): PLNE59161- Adult and Medical Use Cannabis Distribution

Project Location – Specific: 1431 West 14th Street

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

Description of Nature, Purpose and Beneficiaries of Project:

Project involved establishing an adult and medical use cannabis distribution business (MJ22411183 and MJ22411184) within an existing building located at 1431 West 14th Street, No interior or exterior modifications are proposed at this time.

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

Person or Agency Carrying Out Project: Pishawa Najib with Sinai Square, Inc.

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, Class 1, Existing Facilities
- Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

The existing business is an adult and medical use cannabis distribution business that is permitted within the IG, Industrial General Zoning District. The operations would be carried out within the existing building and no interior or exterior modifications to the building are proposed at this time.

### Lead Agency

Contact Person: Amy Harbin, AICP

Contact Phone: 562-570-6872

Signature: Amy Harbin

Digitally signed by Amy Harbin  
Date: 2025.06.20 12:34:14 -07'00'

Date: 06/20/25

Title: Planner

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

**1431 W. 14<sup>th</sup> Street  
Cannabis License # MJ22411183 and MJ22411184  
June 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:** Sinai Square, Inc.

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

**Project Description:**

The project is located at 1431 W. 14<sup>th</sup> Street, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the north side of West 14<sup>th</sup> Street between Caspian Avenue to the West and Harbor Avenue to the East. The site parcel, APN 7432-018-034, features an area of 20,000 square-feet.

The 20,000 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 separate industrial buildings totaling 11,214 square feet in floor area. There are twelve (12) parking spaces located between the buildings and to the rear of the buildings adjacent to the alley. The address which encompasses this request contains approximately 3,728 square feet of floor area. The industrial unit subject to this exemption is two stories, approximately twenty (20) feet in height.

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 vacant, with the previous use as cannabis distribution (different business ownership). The site is located in an existing industrial building that is served with existing public infrastructure which includes sewer, water, and gas services. The current cannabis use was established in May 2024. An adult and medical use cannabis distribution is identified as 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 3,728-square-foot industrial unit footprint will not be expanded. No exterior modifications or improvements are proposed for this site at this time.

**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 3,728-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 June 10, 2025. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed June 10, 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 June 10, 2025. This site itself is located in an industrial 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 June 10, 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 June 10, 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 lists historical database from the National Register of Historic Places as verified on June 10, 2025. This existing 3,728-square-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 3,728-square-foot industrial space for adult and medical use cannabis 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 are not limited to, noise, discharges, and material handling.

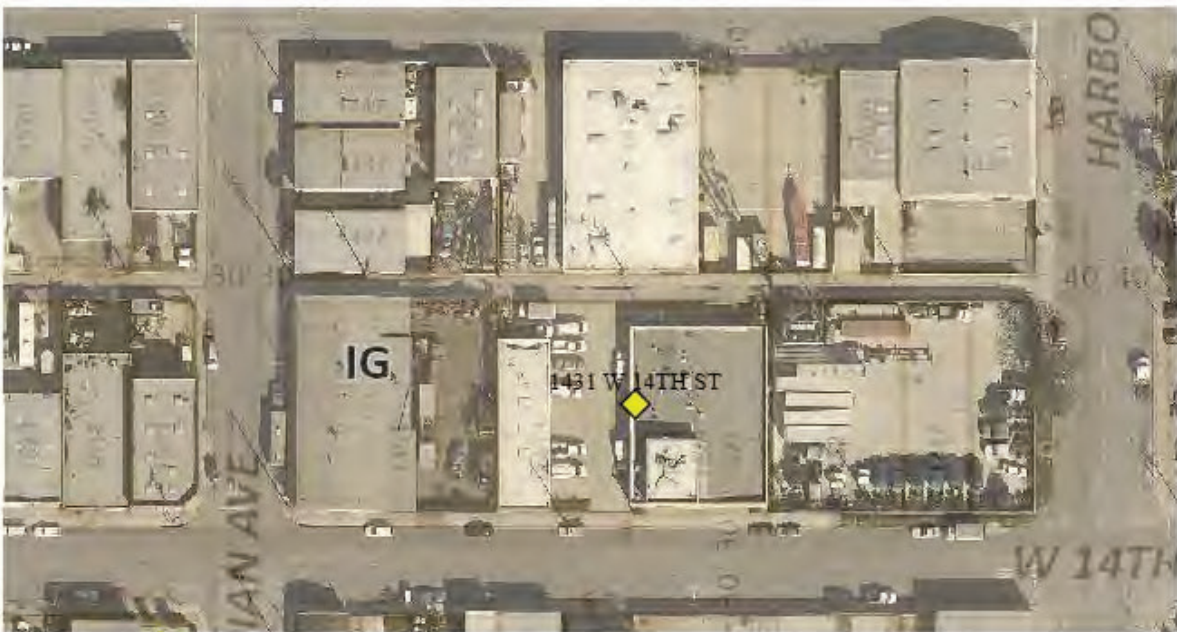
**11. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**

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



◆ Yellow symbol represents the site in question