

## CEQA Notice of Exemption

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

FROM: Department of Development Services  
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Long Beach, CA 90802

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

Exemption Number: CE21-032

Project Title (Application Number): 2103-46 (AUP21-017 and AUP21-018)

Project Location – Specific: 1655 Cota Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

See attached document below.

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

Person or Agency Carrying Out Project: Infinity Global Distribution Inc. & Infinity Global Partners 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: 15301 - Class 1 (Existing Facilities)

Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

Please see attached document below.

**Lead Agency**

Contact Person: Refugio Torres Campos

Contact Phone: 562-570-6571

Signature: \_\_\_\_\_

Date: 11/13/2025

Title: Planner

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

**Application No. 2103-46 (AUP21-071 and AUP21-018)**

**1655 Cota Avenue  
September 13, 2021**

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 Development Services Department

**Applicant Entity/Business Name:** Infinity Global Distribution Inc. & Infinity Global Partners Inc.

**License Type(s):** Administrative Use Permit for an adult-use cannabis cultivation and distribution business.

**Project Description:**

The project is located at 1655 Cota Avenue, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on Cota Avenue between West 16th Street to the south and Pacific Coast Highway to the north. The property is a corner lot at the intersection of Cota Avenue and West 16<sup>th</sup> Street. The lot size (APN 7432-001-052) is approximately 7,806 square feet.

The subject site and surrounding properties are located on relatively flat lots. There are no parks in the immediate vicinity. The closest park (Admiral Kidd Park) is located approximately 2,500 feet north of the subject property.

The subject property is located within the General Industrial (IG) Zoning District. The subject property has an underlying General Plan LUE Industrial (I) designation.

The subject site is currently developed with an industrial building totaling 5,648-square-feet and is approximately 19'-3" in height to the highest peak.

The project proposes minor interior and exterior improvements to the industrial building on-site, but the Administrative Use Permit is solely for the proposed adult use cannabis cultivation use and the distribution use. Exterior improvements include façade improvements to satisfy building design requirements within the Long Beach Municipal

Code Chapter 5.92. Interior improvements include entire new floor plans and creation of new rooms for cultivation, packaging and distribution of the cannabis product.

The project will require city approved permits which include a building permits, health permits, business license and an Administrative Use Permit for the adult cannabis cultivation and distribution use.

The cannabis cultivation and distribution use shall occur entirely within an enclosed structure 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 cultivation site or a similar use, or has it recently operated for this purpose?**

The previous use on-site was for aircraft manufacturing parts. The site is located in an existing industrial district that is served with existing public infrastructure which includes gas, and water services.

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

No, the applicant is not proposing to expand the existing structure . Minor improvements proposed include interior and exterior alterations, plumbing, and similar typical minor tenant improvements. The existing building will operate a 4,730-square-foot adult-use cannabis cultivation facility and a new 770-square-foot third-party, adult-use cannabis distribution facility (not open to the public).

**3. Project Expansion: No.**

**Size of expansion in square feet:** Not applicable..

**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 does have gas service on the property. As a condition of approval, the applicant will need to provide greater gas service lines or renewals to the satisfaction of the City of Long Beach Energy Resources Department. The applicant will be required to confer with applicable infrastructure departments to obtain approvals for any improvements on private property. As conditioned, the owner and applicant will need to provide sufficient public services to the satisfaction of all responsible agencies for adequate water, sewer, electricity and gas services.

(<https://www.sce.com/about-us/who-we-are/leadership/our-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 September 7, 2021. This site itself is located in an 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/?myaddress=California&from=header%20&cqid=9041135489>)

**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 September 7, 2021.

(<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)

**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 ([calepa.ca.gov/sitecleanup/](http://calepa.ca.gov/sitecleanup/)) as confirmed on September 7, 2021.

**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 September 7, 2021. This existing industrial building is not a recognized historic landmark nor in a historic building. (<https://www.nps.gov/maps>)

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

This project proposes to reuse the existing industrial buildings on-site to operate a 4,730-square-foot adult-use cannabis cultivation facility and a new 770-square-foot third-party, adult-use cannabis distribution facility, not open to the general public. The operation of this facility does 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 heavy 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 is 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

