CITY OF LONG BEACH

Community Development Department
Planning Bureau
411 West Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.6194

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: CE25-009

Project Title (Application Number): PLNE58519

Project Location – Specific: 3498 E 7th Street

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

Description of Nature, Purpose and Beneficiaries of Project:

The project involves and adult and medical-use cannabis dispensary (MJ22426778 and MJ22426779) within an existing structure located at 3498 East 7th Street within the CCP zoning district.

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

Person or Agency Carrying Out Project: Bryant Ezeji with Long Beach 26, 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 project will involve minor alterations to an existing building which will eventually house the proposed medical and adult use cannabis dispensary. No expansion of the floor area is proposed.

Lead Agency

Contact Person: Amy Harbin, AICP Contact Phone: (562) 570-6872

Signature: _____ Date: 10/14/2025 Title: Planner

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

3498 E 7th Street
Cannabis Licenses # MJ22426778, MJ22426779
February 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: JRLBC Corporation

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

Project Description:

The project is located at 3498 E 7th Street, Long Beach, CA 90813 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the corner of E 7th Street and Newport Avenue. The site parcel, APN 7258-026-030, features an area of 6,066 square-feet.

The 6,066 -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 Community Commercial Pedestrian-Oriented (CCP) Zoning District and has a General Plan Land Use PlaceType designation of Neighborhood Serving Center or Corridor Moderate Density (NSC-M/ 4 ST).

The subject site is currently developed with a 1,210 SF industrial building, approximately 15'-0" in height. The site is part of an existing commercial plaza, having curb cuts on both E 7th Street and Newport Ave. The plaza has ample parking for customers of the commercial establishments, including this dispensary.

The project proposes minor interior improvements to the commercial building. Interior improvements include construction of a vault to store the cannabis products and adding interior walls, exterior doors needed to operate the dispensary.

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

The primary operations of cannabis sales will occur completely within enclosed structures. Only receiving/transporting of materials would occur through the back door accessible through the Newport Ave driveway, thereby posing limited potential for environmental impacts on neighboring uses. All cannabis dispensaries ere 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 and medical use cannabis dispensary. The previous use was a pizza fast-food restaurant. The site is located in an existing commercial district that is served with existing public infrastructure which includes sewer, water, and gas services. The previous use dates back to 1980 and was licensed until 2023. The current cannabis use was established in 2024. Adult and medical use cannabis dispensary are identified as commercial uses by the Long Beach Municipal Code.

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

   The existing commercial 1,210 SF building footprint will not be expanded. Improvements proposed include interior alterations, such as adding a vault to store the product to operate the business and other minor tenant improvements. Exterior improvements include new doors and windows.

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

   This question is not applicable as this project consists of only interior tenant improvements to the existing 1,210 SF commercial 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 October 13, 2025. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed February 13, 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 October 13, 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 October 13, 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 October 13, 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 October 13, 2025. This existing 1,210-square-foot commercial 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 1,210 SF commercial building for adult and medical use cannabis dispensary. 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 commercial zoning district which allows for commercial uses. The proposed retail 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 Questions1-11 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