

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: CE26-076

Project Title (Application Number): PLNE61625 - Adult Use Cannabis Dispensary

Project Location – Specific: 5630 East Pacific Coast Hwy

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

Description of Nature, Purpose and Beneficiaries of Project:

Project involves establishment an adult use cannabis dispensary business (MJ22610607) within an existing building located at 5630 East Pacific Coast Hwy, No exterior modifications are proposed at this time

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

Person or Agency Carrying Out Project: James Kim, STIIIZY Long Beach, 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, Class 1, Existing Facilities

☐ Statutory Exemption. State code number: _____

Reasons why project is exempt:

The existing business is an adult use cannabis dispensary business that is permitted within the CCA, Community Commercial Automobile Oriented Zoning District. The operations would be carried out within the existing building and no exterior modifications to the building are proposed at this time.

Lead Agency

Contact Person: Rocio Coronado

Contact Phone: 562-570-6411

Signature: Rocio Coronado

Date: 8/3/26

Title: Planning Aide

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 1 (EXISTING FACILITIES)
EXEMPTION DETERMINATION
5630 East Pacific Coast Highway
Cannabis License MJ22610607
July 28, 2026**

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: STIIIZY Long Beach LLC

License Type(s): Business License Adult Use Cannabis Distribution

Project Description:

The project is located at 5630 East Pacific Coast Highway, Long Beach, CA 90814 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the north side of Pacific Coast Highway between Flint Avenue to the West and Bellflower Boulevard to the East. The site parcel, APN 74241-032-028, features an area of 13,431 square-feet.

The 13,431 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 Automobile-Oriented (CCA) Zoning District and has a General Plan Land Use PlaceType designation of Community Commercial (CC).

The subject site is currently developed with an commercial building totaling 2,188 square feet in floor area. The commercial building subject to this exemption is single stories, approximately 10 (10) feet in height. The business will take up the entirety of the building floor area.

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 entirety of the building is currently being used for adult use cannabis distribution; The business is located in an existing commercial building that is served with existing public infrastructure which includes sewer, water, and gas services. According to business licensing, the current adult use cannabis distribution use was established in May 2026. An adult use cannabis distribution is identified as a commercial 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 2,188-square-foot commercial building footprint will not be expanded. No exterior modifications or improvements are proposed for this site at this time.

**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 an existing 2,188-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 July 28, 2026. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed July 13, 2026. 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 July 28, 2026. This site itself is located in an commercial zoning district which allows for commercial 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 July 28, 2026.

([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 July 28, 2026.

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 July 28, 2026. This existing 2,188-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 an existing 2,188-square-foot commercial building for adult 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 commercial zoning district which allows for commercial 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.

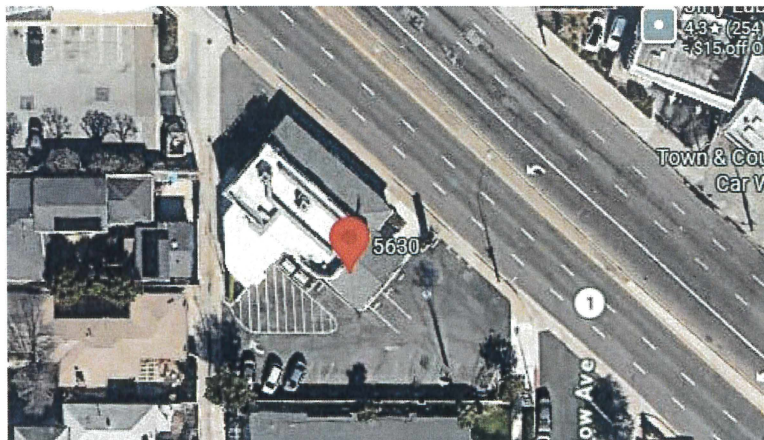
11. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?

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 commercial 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



Symbol represents the site in question