



Department of  
Cannabis Control  
CALIFORNIA

**NOTICE of EXEMPTION from CEQA**  
**CALIFORNIA DEPARTMENT OF CANNABIS CONTROL**

P.O. BOX 419106, RANCHO CORDOVA, CA 95741-9106

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To: Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

From: Department of Cannabis Control  
Cultivation Licensing Branch  
P.O. Box 419106  
Rancho Cordova, CA 95741-9106

Project Title: BROADWAY HEALTH CENTER (Project)

Project Location: The Project is located at 3421 Fordham Ave, Santa Ana, CA 92704, in Orange County.

County: Orange

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved a Cannabis Microbusiness License submitted on 3/13/2021, by Mikayel Mnatsakanyan. BROADWAY HEALTH CENTER applied for microbusiness license out of an existing facility located at 3421 Fordham Ave, Santa Ana, CA 92704 (APN 408-152-42). The applicant will store cannabis products for cultivation, manufacturing, distribution in 7,853 square feet in a 16,200 square foot facility.

Project Activities:

The Project will consist of 7,853 square feet of cultivation, manufacturing, and distribution activities. The project will not expand the existing facility and there are interior tenant improvements and modifications proposed.

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]  
 Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec.15269(a)]  
 Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec.15269(b)(c)]  
 X Categorical Exemption: [Class 32 Categorical Exemption Cal. Code Regs., Title 14, §15332]  
 Statutory Exemptions: [State code section number]  
 General Rule [CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt:

The Department of Cannabis Control has determined that the project is a Class 32 Categorical Exemption Project. Class 32 Categorical Exemptions consist of being consistent with the City's General Plan and Zoning Code, located within the city limits, project is no more than five acres, substantially surrounded by urban uses, no value as habitat for endangered, rare, or threatened species, no result in any significant effects relating to traffic, noise, air quality, or water quality, and is adequately served by all public utilities. None of the exceptions to the exemption defined in Section 15300.2 apply to the Project.

This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following location:

Department of Cannabis Control  
Cultivation Licensing Branch  
P.O. Box 419106  
Rancho Cordova, CA 95741-9106

Tiffany Adorno

Contact Name

Environmental Planner

Contact Title

916-251-4491

Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: