

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: _____

Project Title (Application Number): _____

Project Location – Specific: _____

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

Description of Nature, Purpose and Beneficiaries of Project:

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

Person or Agency Carrying Out Project: _____

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: _____
- Statutory Exemption. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Contact Phone: _____

Signature: *Manraj Chahia* Date: _____ Title: _____

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

**2767 E. Broadway
Cannabis License # MJ22500079 & MJ22500080
February 26, 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: 8278 INC.

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

Project Description:

The project is located at 2767 E. Broadway, Long Beach, CA 90803 within Los Angeles County (Figure 1 – Vicinity & Aerial Map). The site is on the northwest corner of an intersection on E Broadway and Temple Avenue. The site parcel, APN 7263-028-032, features an area of 4,516 square-feet.

The 4,516 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 Neighborhood Pedestrian-Oriented Commercial (CNP) Zoning District and has a General Plan Land Use PlaceType designation of Neighborhood Serving Center (NSC-L).

The subject site is currently developed as a 2,889 square-foot commercial space within a 4,484-square-foot commercial building and is approximately 16'-9" in height.

The project proposes to expand the cannabis retail storefront at 2767 E. Broadway by combining it with an adjacent retail space. As part of this expansion, the 227 Temple Avenue address will be eliminated and repurposed as an employee break room.

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 retail space. The site is located in an existing commercial building that is served with existing public infrastructure which includes sewer, water, and gas services. The current cannabis use was established in 2017, before which the site was unoccupied for a few years. Adult and medical use Cannabis Dispensary are identified as retail use by the Long Beach Municipal Code, and are 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 2,889-square-foot building footprint will not be expanded. No 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 2,889-square-foot commercial 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 February 26, 2025. The site is also serviced by Southern California Edison (SCE) for electrical needs as confirmed by SCE's service territory map accessed February 26, 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 February 26, 2025. This site itself is located in 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 February 26, 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 February 26, 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 February 26, 2025. This existing 2,889-square-foot commercial 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 2,889-square-foot commercial space for adult and medical use cannabis retail. 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 a 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 not limited to, noise, discharges, and material handling.

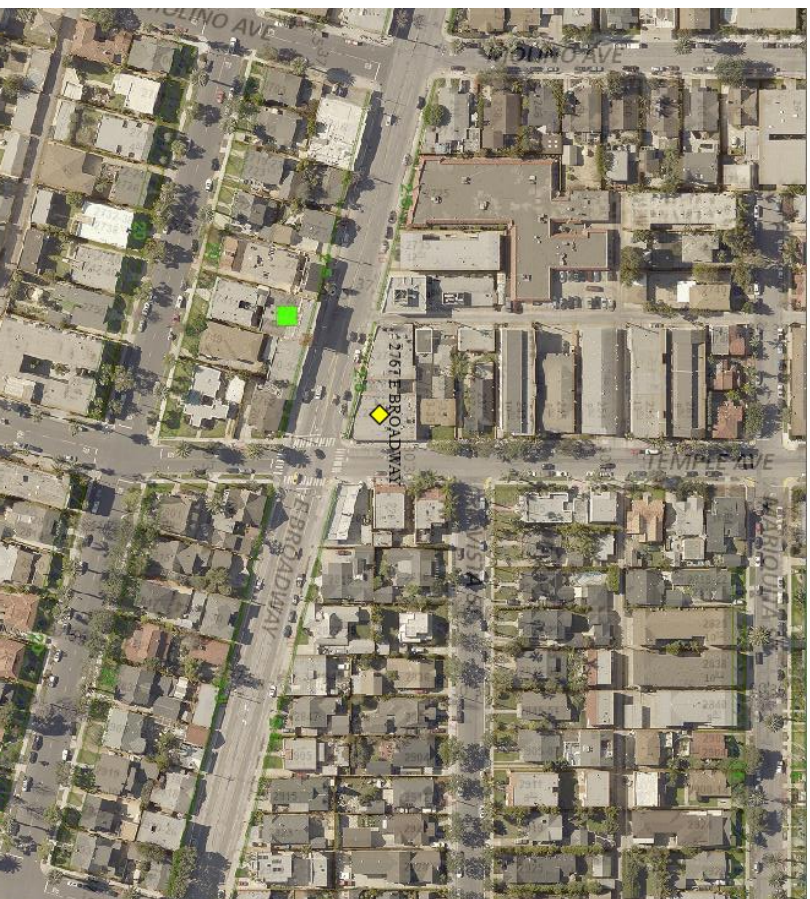
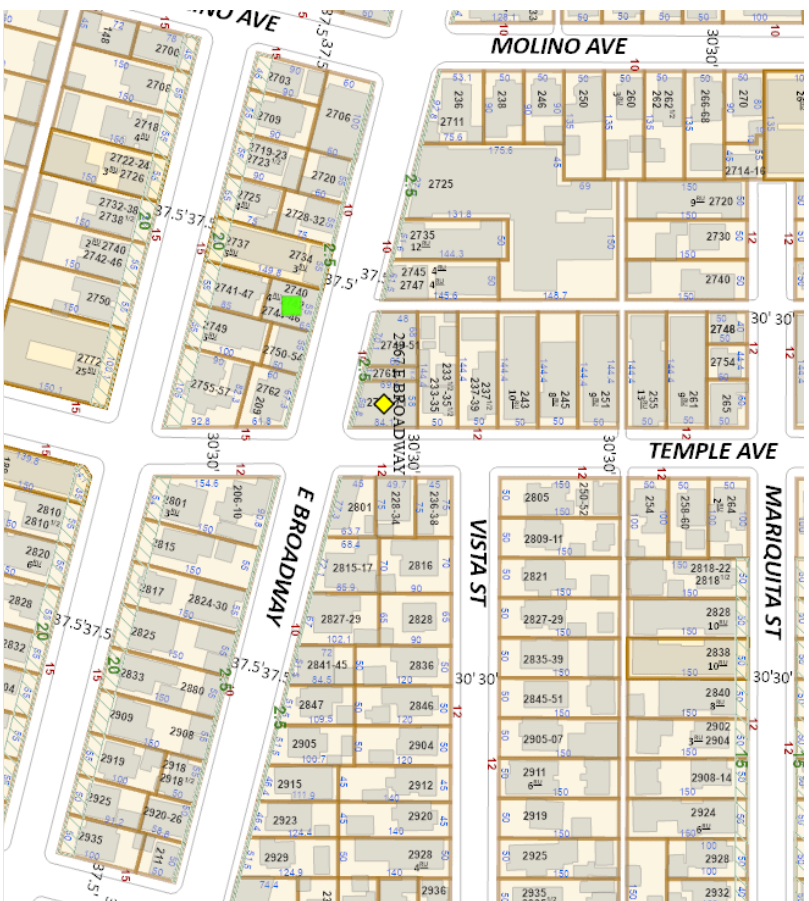
11. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?

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



Yellow symbol represents the site in question