

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): City of Los Angeles

Department of Cannabis Regulation

221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012

(Address)

Project Title: LA-R-24-100046-ANN

Project Applicant: The Green Earth Farmacie, Inc.

Project Location - Specific:

7756-7762 N BURNET AVE, LOS ANGELES, CA 91405

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

On-site retail sales and non-retail activities associated with commercial cannabis products under State and local law.

Name of Public Agency Approving Project: City of Los Angeles, Department of Cannabis Regulation

Name of Person or Agency Carrying Out Project: The Green Earth Farmacie, 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: Code Regs. §§ 15301 & 15332/ Class 1 & Class 32
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project involves an existing commercial cannabis business within an existing built out facility.

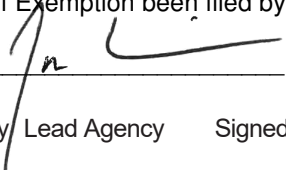
Lead Agency

Contact Person: Jason Killeen

Area Code/Telephone/Extension: (213) 978-0738

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature:  Date: June 10, 2024 Title: Asst. Executive Director

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

COUNTY CLERK'S USE
THIS NOTICE WAS POSTED

ON April 18 2024

UNTIL May 20 2024

REGISTRAR – RECORDER/COUNTY CLERK

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2024 084340



FILED
Apr 18 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-100046-ANN; LA-C-24-100046-ANN / Retail On-Site Sales (Type 10), distribution, manufacturing, and cultivation

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100046-ANN

PROJECT TITLE

LA-R-24-100046-ANN

COUNCIL DISTRICT

6

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

7756-7762 N BURNET AVE, LOS ANGELES, CA 91405 / Burnet Ave. and Stagg St.

☒ Map attached.

PROJECT DESCRIPTION:

☒ Additional page(s) attached.

On-site retail sales and non-retail activities associated with commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:

The Green Earth Farmacie, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

818-994-1045

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) Code Regs. §§ 15301 & 15332/ Class 1 & Class 32

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

This project involves an existing commercial cannabis business within an existing built out facility.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION

STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail Storefront On-Site Sales (Type 10)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
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Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

RECOMMENDATION REPORT FOR RETAIL WITH ON-SITE SALES COMMERCIAL CANNABIS LICENSE

Pursuant to Los Angeles Municipal Code (LAMC) section 104.06, please be advised that the following application for commercial cannabis activity is complete; staff determined this project is categorically exempt from the requirements of CEQA pursuant to the Class 1 and Class 32 categorical exemptions, as well as determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below:

DCR Record No.:	LA-R-24-100046-ANN
Applicant Name:	The Green Earth Farmacie, Inc.
Activities Requested:	Retail with on-site sales (Type 10)
Proposed Project:	Applicant seeks an Annual License for the Retail with on-site sales (Type 10) commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	7756 N BURNET AVE, LOS ANGELES, CA 91405
Council District: Closest Neighborhood Council: Business Improvement District, if applicable: Community Plan Area: Zoning:	6 Van Nuys None Van Nuys - North Sherman Oaks M1-1
Environmental Analysis/Clearance: ENV-100046-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing manufacturing zoned site (M1-1) at 7756 Burnet Ave (Assessor's Parcel Number 2209-036-005). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Full compliance with applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Limited Manufacturing/M1

Surrounding Land Use/Zoning Designations

Limited Manufacturing/M1; Light Manufacturing/M2

Subject Property

The subject site is a fully developed lot within the Van Nuys - North Sherman Oaks Community Plan Area. The lot is approximately 190 feet deep and a width of 48 feet along Burnet Ave. The site is currently developed with a commercial building, built in 1954, proposed to be maintained.

The site has a limited manufacturing land-use designation and is zoned M1-1. The site is located within Council District 6, Van Nuys Neighborhood Council, the lot is flat and contains pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include offices, manufacturing suppliers, and automotive repair uses within 200 feet of the site. The immediate area along Burnet Ave. is predominantly developed with limited manufacturing uses, zoned M1-1. (See Exhibit A)

CEQA Findings

CEQA Guidelines, Section 15332, Class 1 and Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or

threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

These conditions are met as follows: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations for the requested commercial cannabis activities.

a) The site is comprised of one lot totaling approximately 9,499 gross square feet, zoned M1-1 (limited manufacturing), and is currently developed with a 3,000 square-foot commercial building originally constructed in 1954, and paved parking. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 9,499 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Limited Manufacturing/M1-1 and Light Manufacturing/M2, and developed with a mix of commercial and manufacturing buildings along Burnet Ave.

c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within an established, fully developed, neighborhood. The project site has no value as habitat for endangered, rare or threatened species. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The project will not physically change the site or the existing structures. City ZIMAS records do not identify a historic building or district for the site, and the site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.

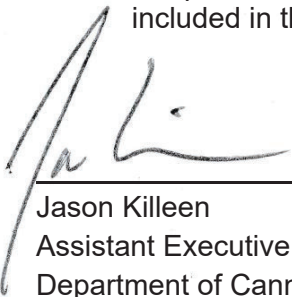
Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Section 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:

That the Cannabis Regulation Commission:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approve the Annual License for Type 10 Storefront Retail Commercial Cannabis Activity at the Business Premises location; and,
3. Adopt DCR's Project Analysis & Findings, and Notice of Exemption (Exhibit B) included in the Department's written report as the findings of the Commission.



Jason Killeen
Assistant Executive Director,
Department of Cannabis Regulation

March 29, 2024

Date

EXHIBITS:

- A – Project Specific Information Form (LIC-4013-FORM) and Materials
- B – Environmental Clearance (Notice of Exemption)
- C – Community Meeting Summary
- D – Compliance Summary



LIC-4013-FORM

Instructions: If a previously certified or adopted environmental document is not available or does not exist, you must submit a completed Project-Specific Information Form to request that the Department of Cannabis Regulation (DCR) consider whether the project is exempt from further California Environmental Quality Act (CEQA) review or to determine whether the project has the potential to generate "significant adverse environmental impacts" that may require preparation of a CEQA document or the need for additional information. (Cal. Code Regs., tit. 14, § 15060(a) [CEQA Guidelines].).

To facilitate the processing of your Application, please provide detailed responses to the items below. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Application.

DCR Record No.: _____
Applicant Entity Name: The Green Earth Farmacie, Inc.
License Type(s): Retail, Distribution, Cultivation-Specialty Indoor, Manufacturing Packaging & Labeling
Business Premises Location: 7756 - 7762 Burnet Ave., Van Nuys, CA 91405
County: Los Angeles Assessor's Parcel Number (APN): 2209036005
Council District: CD 6 Neighborhood Council: Van Nuys
Community Plan Area: Van Nuys - North Sherman Oaks
Zoning: M1-1 Specific Plan Area: None
General Plan Land Use: Limited Manufacturing Redevelopment Project Area: None
Business Improvement District: None Promise Zone: None
State Enterprise Zone: Los Angeles Historic Preservation Review: No
LAPD Division/Station: Van Nuys LAPD Reporting District: 904
LAFD Bureau: Valley LAFD District/Fire Station: 81

Applicants seeking DCR to consider whether the project is exempt from further CEQA review may provide justification for a categorical exemption (a partial list of categorical exemptions is provided at the end of this document).

CEQA Exemption Petition

Class: 1 Category: Existing Facilities Explanation of how the project fits the CEQA exemption indicated above:

Exempt under CEQA Guidelines, Existing Facilities - Class 1

The Project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure, facility, and mechanical equipment involving negligible or no expansion of use of the commercial cannabis Retail (storefront), Cultivation (specialty indoor), Distribution, and Manufacturing (packaging and labeling) operation beyond that existing at the time of the lead agency's determination.

1. **Source(s) of Information:** Identify Sources: *Indicate the document(s) or other sources of information reviewed to complete this form.*

City of Los Angeles Department of City Planning Parcel Profile Report

City of Los Angeles Zone Information and Map Access System (ZIMAS)

Environmental Analysis - Categorical Exemption Report prepared by Rincon Consultants, Inc.

Google Earth, Department of Toxic Substances Control EnviroStor Data Search,

California Department of Fish and Wildlife, Los Angeles Regional Water Quality Control Board

California Environmental Reporting System (CERS)

2. **Project Location and Surrounding Land Use.**

- (a) Describe Project Location: *Provide detailed information about the project location and any other physical description that clearly indicates the project site location.*

7756, 7758, 7760, 7762 Burnet Avenue, Van Nuys, California 91405

City of Los Angeles, County of Los Angeles

Assessors Parcel No. 2209036005

Major Cross Streets: Sepulveda Boulevard and Saticoy Street

- (b) Existing General Plan/Land Uses/Zoning: *Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

Surrounding Land Uses: Manufacturing, Commercial & Residential

Zoning Designations within 1/2 mile radius: M1-1, M2-1, C2-1V, [Q]RD2-1, R1-1, R3-1, CM-1

Abutting Land Uses: Manufacturing M1-1

- (c) Maps to be Included: *Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8 1/2 by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

3. **Project Description.**

- (a) Activities Occurring Onsite: *Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property.*

Retail (Storefront)

Distribution (Not currently operating)

Cultivation (Specialty Indoor) (Not currently operating)

Manufacturing (Packaging & Labeling) (Not currently operating)

- (b) Project Size: *Quantify the project size (total floor area of the project), and the lot size on which the project is located, in square feet.*

Total Floor Area of Project 8,940 sq. ft. Lot Size of Project: 9,499 sq. ft. (approximate)

4. Operation and Maintenance Activities:

- (a) Hours of Operation/Work Shifts:
- Identify the hours of operation/work shifts for the project.*

Hours of Operation: Monday - Sunday 8am-10pm

Retail Work Shifts: Shift #1 8am-3pm, Shift #2 2pm-10pm

Cultivation Work Shifts: Not currently operating

Distribution Work Shifts: Not currently operating

Manufacturing Work Shifts: Not currently operating

- (b) Number of employees (total and by shift):
- Estimate the number of anticipated employees onsite and occupancy during operating hours.*

Total Employees: 30

Retail Shift #1: 4 employees Retail Shift #2: 5 employees

Distribution: Not currently operating

Manufacturing: Not currently operating

- (c) Estimated Daily Trip Generation:
- Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

Deliveries arriving to project site: Once daily Monday-Sunday

Shipments from project site: 32 daily

Vehicle Trips per day which will be generated by the project: 32 daily

Days & Times that most of Trips will occur: Daily Most Trips occur 12pm - 9 pm

- (d) Source(s) of Water:
- Name all sources of water, and indicate whether a new or amended water right must be obtained from the State Water Resources Control Board.*

Los Angeles Department of Water & Power

A new or amended water right does NOT have to be obtained from the State Water Resources Control Board.

- (e) Wastewater Treatment Facilities:
- Describe the facilities for treatment of wastewater (e.g. leach field, City wastewater collection facilities).*

City Wastewater Collection Facility:

Los Angeles Department of Public Works, Bureau of Sanitation & Environment.

5. Environmental Setting:

- (a) Describe natural characteristics on the project site:

The project site is in an urbanized setting. No wildlands exist in the vicinity of the project site.

- (b) General Topographic Features (slopes and other features):
Project site and surrounding areas are generally flat.
- (c) Natural characteristics (general vegetation types, drainage, soil stability, habitat, etc):
Urbanized Area. Developed and covered with impermeable surfaces.
- (d) Identify whether there are any watercourses and riparian habitats within 150- feet of the proposed premises (e.g., drainage swales, stream courses, springs, ponds, lakes, creeks, tributary of creeks, wetlands):
There are no watercourses or riparian habitat within 150 feet of the proposed premises.
- (e) Identify whether the property contains natural features of scenic value of rare or unique characteristics (e.g., rock outcroppings, mature trees):
The property does not contain natural features of scenic value of rare or unique characteristics.
- (f) Identify whether the property has any historic designations or archeological remains onsite:
The property has no historic designation or archeological remains onsite.
- (g) Identify whether the property contains habitat for special status species:
The property contains no habitat for special status species.
- (h) Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any:
None. The Cultivation operation has temporarily ceased operation.
- (i) Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite.
The project will not increase the existing quantity and type of solid waste or hazardous waste that is generated or stored onsite, other than pre-existing cannabis waste resulting from the vertical integrated licenses at the project site.
- (j) Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources:
Source of Energy: Los Angeles Dept of Water & Power.
Amount of Energy per day: 5715 kWh. Anticipated operational energy needs for Project site for reopening of cultivation and manufacture operation may increase energy demand or a need for additional energy resources at Project site..

6. Environmental Commitments: *List any environmental commitments agreed to by the applicant to the protection of biological or cultural resources, energy efficiency, water efficiency, noise abatement, lighting, or other aspects of the project that may reduce impacts on the environment.*

General Environmental Protection Measures for Cultivators - Code of Regulations Section 16304

Renewable Energy Requirements for Cultivators - Code of Regulations Section 16305

Pesticide Use Requirements - Code of Regulations Section 16307

7. Permits Required: *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed by or has applied for licensure from the Department, or one of the prior state cannabis licensing authorities:*

- ☒ California Department of Cannabis Control
- ☒ Los Angeles Fire Department
- ☒ Los Angeles Department of Building and Safety
- ☐ California Department of Fish and Wildlife
- ☒ State Water Resources Control Board / Regional Water Quality Control Board
- ☒ County of Los Angeles Public Health Permit
- ☐ Local Air District
- ☐ Streambed Alteration Agreement
- ☐ Water quality protection program
- ☐ Los Angeles Department of Water and Power
- ☒ Los Angeles Department of Public Works, Bureau of Sanitation

Partial List of Categorical Exemptions under CEQA

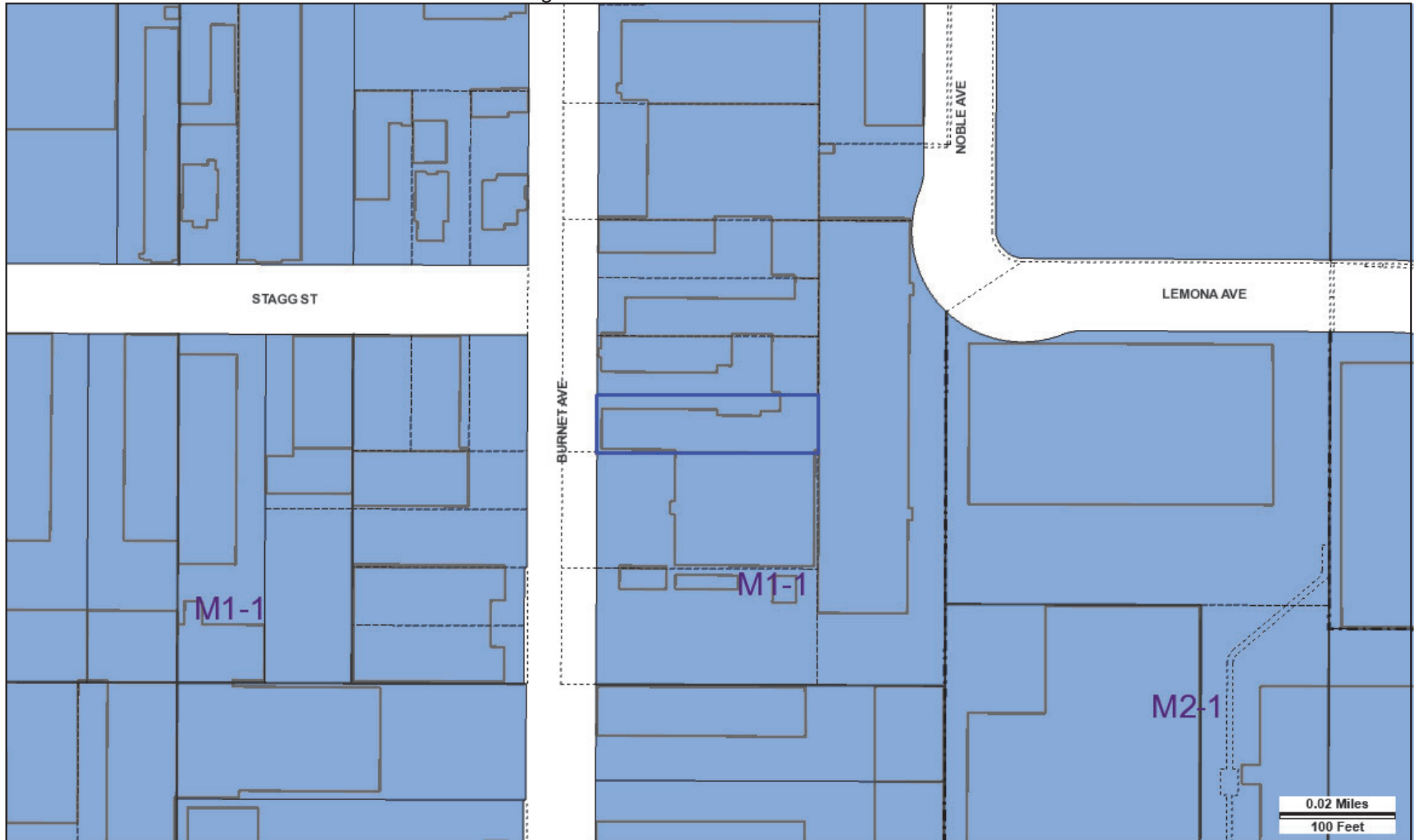
Certain commercial cannabis activities (projects) may be exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) because they fall within a class of projects determined not to have significant effect on the environment. (Cal. Code Regs., tit. 14, § 15300 et seq.) Common exemptions that may apply have been identified below.

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 2	Replacement or Reconstruction	Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced with a new structure of substantially the same size, purpose, and capacity. (Cal. Code Regs., tit. 14, § 15302.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)
Class 15	Minor Land Divisions	Consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. (Cal. Code Regs., tit. 14, § 15315.)
Class 32	In-Fill Development Projects	Consists of projects characterized as in-fill development meeting the conditions described in Cal. Code Regs., tit. 14, § 15332.

ATTACHMENTS

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ZIMAS MAP OF PROJECT SITE



Address: 7760 N BURNET AVE

APN: 2209036005

PIN #: 189B145 589

Tract: TR 1532

Block: None

Lot: FR 61

Arb: 7

Zoning: M1-1

General Plan: Limited Manufacturing



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

















INDUSTRIAL

- Limited Industrial
- Light Industrial






CIRCULATION

STREET





































	Arterial Mountain Road
	Collector Scenic Street
	Collector Street
	Collector Street (Hillside)
	Collector Street (Modified)
	Collector Street (Proposed)
	Country Road
	Divided Major Highway II
	Divided Secondary Scenic Highway
	Local Scenic Road
	Local Street
	Major Highway (Modified)
	Major Highway I
	Major Highway II
	Major Highway II (Modified)

	Major Scenic Highway
	Major Scenic Highway (Modified)
	Major Scenic Highway II
	Mountain Collector Street
	Park Road
	Parkway
	Principal Major Highway
	Private Street
	Scenic Divided Major Highway II
	Scenic Park
	Scenic Parkway
	Secondary Highway
	Secondary Highway (Modified)
	Secondary Scenic Highway
	Special Collector Street
	Super Major Highway

FREEWAYS

	Freeway
	Interchange
	On-Ramp / Off- Ramp
	Railroad
	Scenic Freeway Highway


MISC. LINES


	Airport Boundary
	Bus Line
	Coastal Zone Boundary
	Coastline Boundary
	Collector Scenic Street (Proposed)
	Commercial Areas
	Commercial Center
	Community Redevelopment Project Area
	Country Road
	DWP Power Lines
	Desirable Open Space
	Detached Single Family House
	Endangered Ridgeline
	Equestrian and/or Hiking Trail
	Hiking Trail
	Historical Preservation
	Horsekeeping Area
	Local Street
	MSA Desirable Open Space
	Major Scenic Controls
	Multi-Purpose Trail
	Natural Resource Reserve
	Park Road
	Park Road (Proposed)
	Quasi-Public
	Rapid Transit Line
	Residential Planned Development
	Scenic Highway (Obsolete)
	Secondary Scenic Controls
	Secondary Scenic Highway (Proposed)
	Site Boundary
	Southern California Edison Power
	Special Study Area
	Specific Plan Area
	Stagecoach Line
	Wildlife Corridor


POINTS OF INTEREST


 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


SCHOOLS/PARKS WITH 500 FT. BUFFER


 Existing School/Park Site


 Planned School/Park Site


 Inside 500 Ft. Buffer


 Aquatic Facilities


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites


 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area

 Dual Permit Jurisdiction Area


 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1


 Tier 3


 Tier 2

 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)

 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary

 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2014

 Building Outlines 2008

 Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map

 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

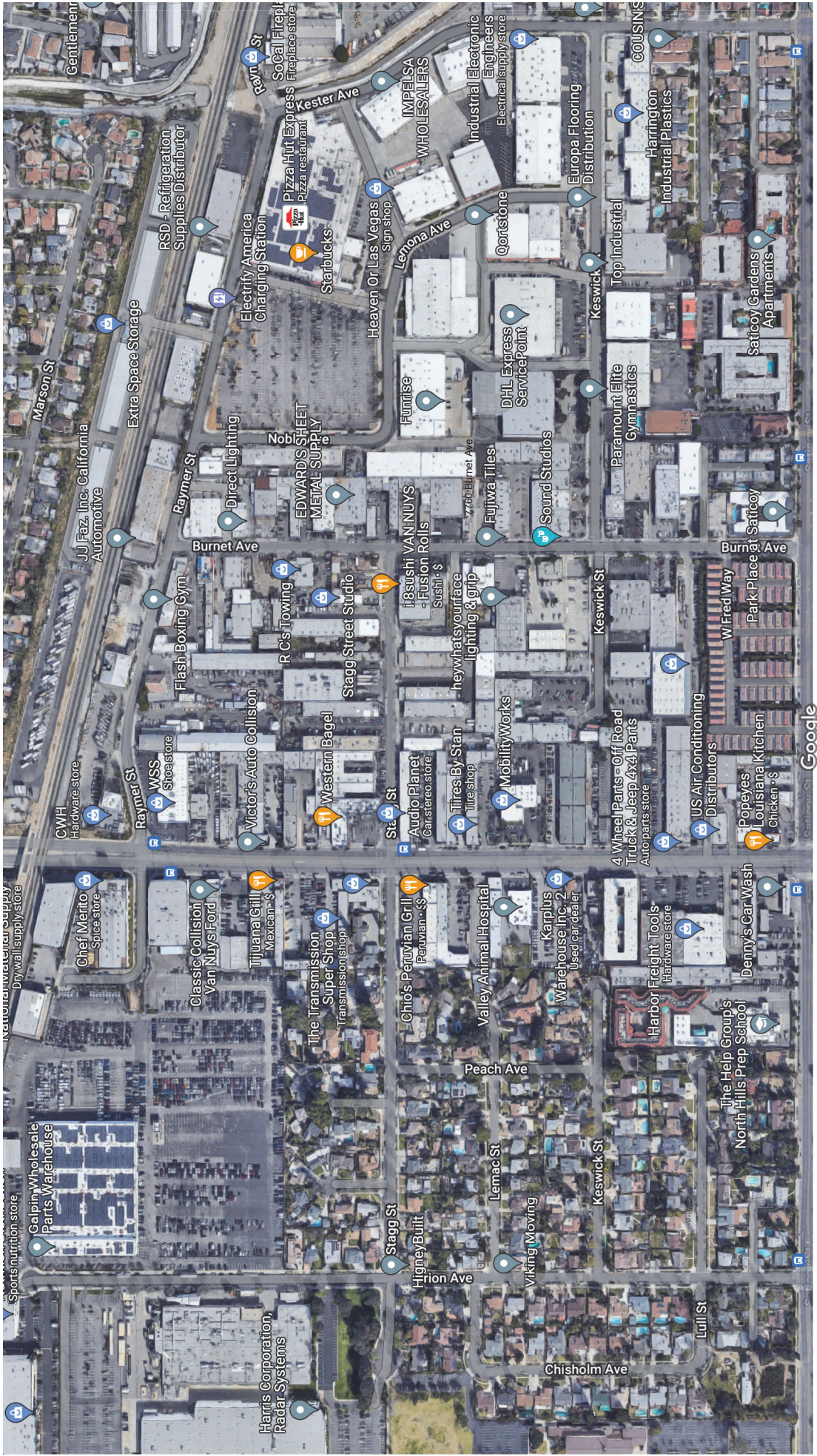
 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells

VICINITY MAP, AERIAL MAP, STREET VIEW
OF EXISTING PHYSICAL CONDITIONS AT PROJECT SITE



The Green Earth Farmacie, Inc.

Legend

7760 Burnet Ave

7760 Burnet Ave



The Green Earth Farmacie, Inc.

Legend

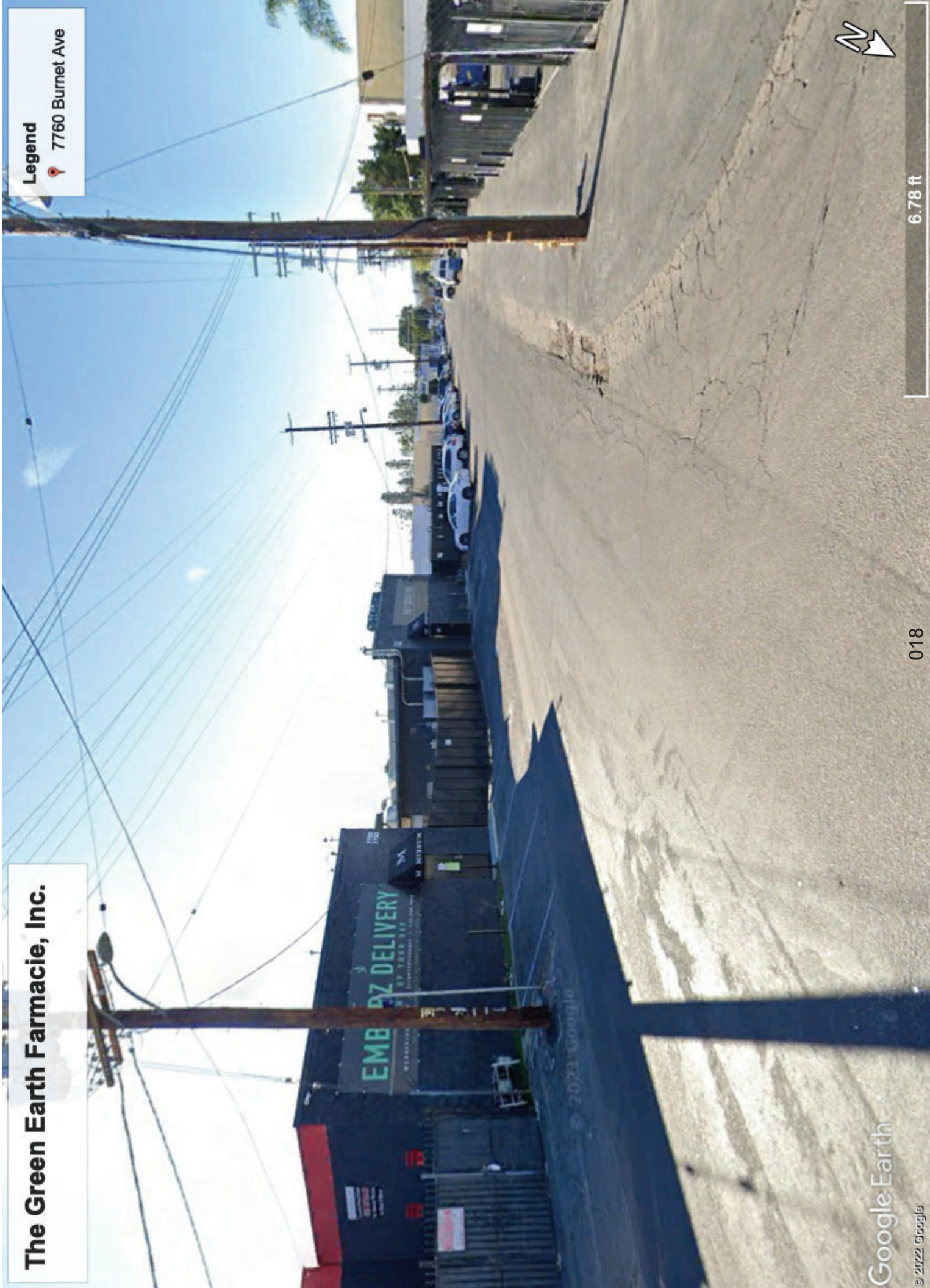
7760 Burnet Ave

7760 Burnet Ave



The Green Earth Farmacie, Inc.

Legend
7760 Burnet Ave



The Green Earth Farmacie, Inc.

Legend
7760 Burnet Ave



Google Earth

© 2022 Google

019

7.52 ft



PROJECT SITE
PROPERTY DIAGRAM
PREMISES DIAGRAM

FACED

LICENSE TYPES:
RETAIL
CULTIVATION
MANUFACTURING
DISTRIBUTION

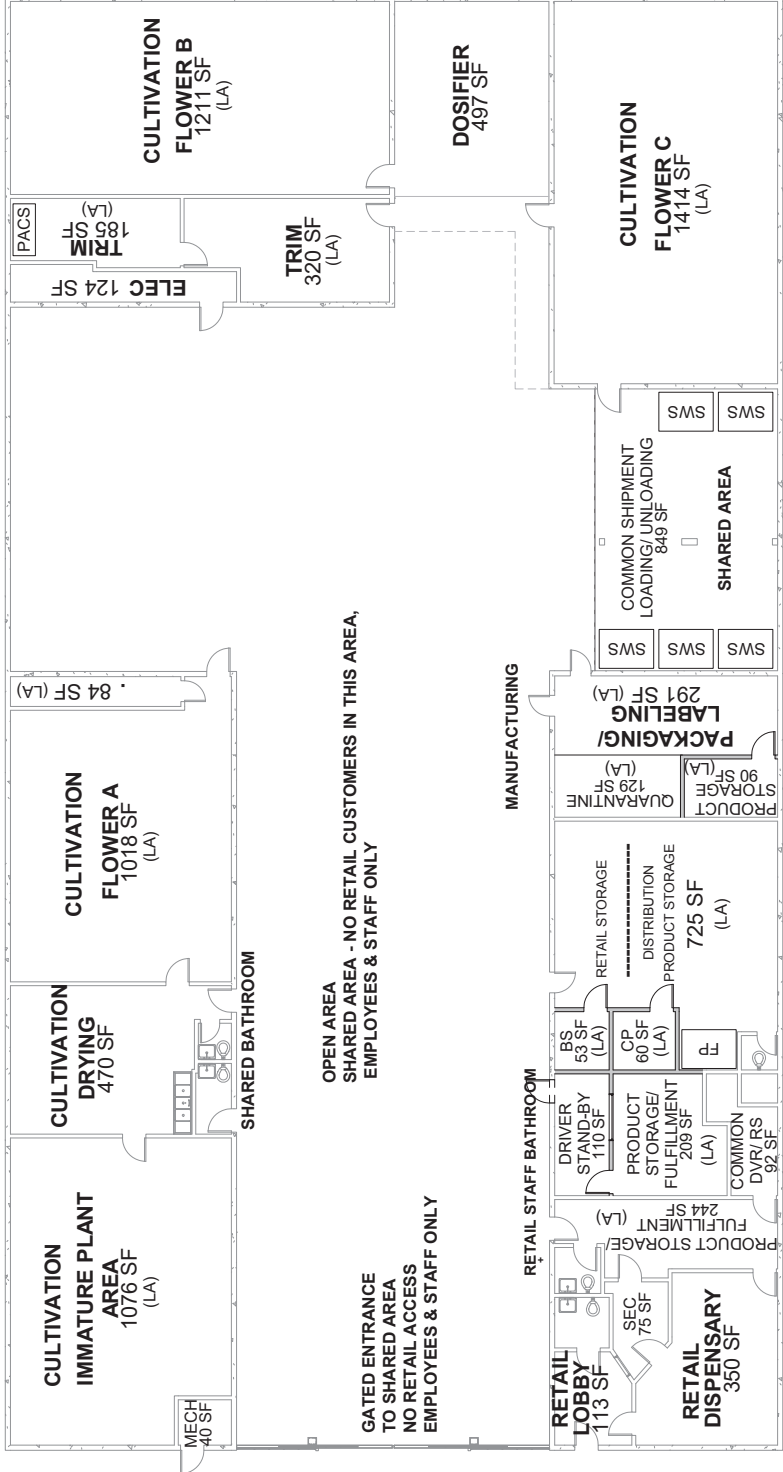
7760 BURNET AVE
VAN NUYS, CA 91405

PREMISE
DIAGRAM

A1.1

SCALE: 1/16" = 1'-0"

- NOTES:
1. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
 3. DO NOT SCALE FROM DRAWINGS.
 4. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY CITY AND STATE REGULATIONS.
 5. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK.
 6. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
 7. ALL DOOR AND WINDOW DIMENSIONS TO BE CENTERLINE OF CLEAR OPENING.
 8. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
 9. AGGREGATE CANOPY: 3,968 SF



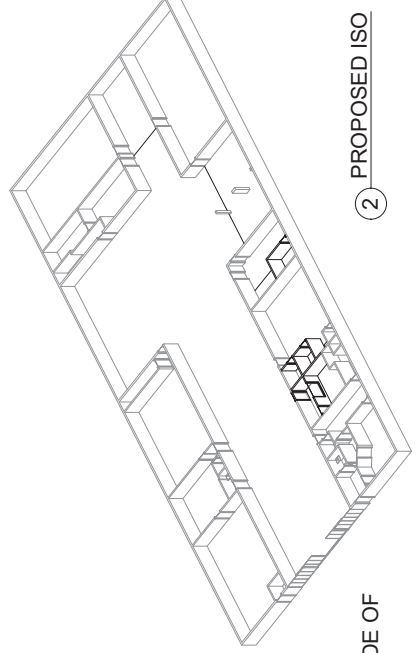
1 LEVEL 1 PROPOSED
1/16" = 1'-0"

- WALL LEGEND
- (LA) LIMITED ACCESS
 - (EO) EMERGENCY ONLY
 - HCS HARVESTED CANNABIS STORAGE
 - PACS PESTICIDE AND AGRICULTURAL CHEMICAL STORAGE
 - FP FAILED PRODUCT
 - SWS SECURED WASTE STORAGE
 - DVR/RS DIGITAL VIDEO RECORD/RECORD STORAGE
 - SEC SECURITY
 - BS BATCH SAMPLING
 - CP CANNABIS PROCESSING

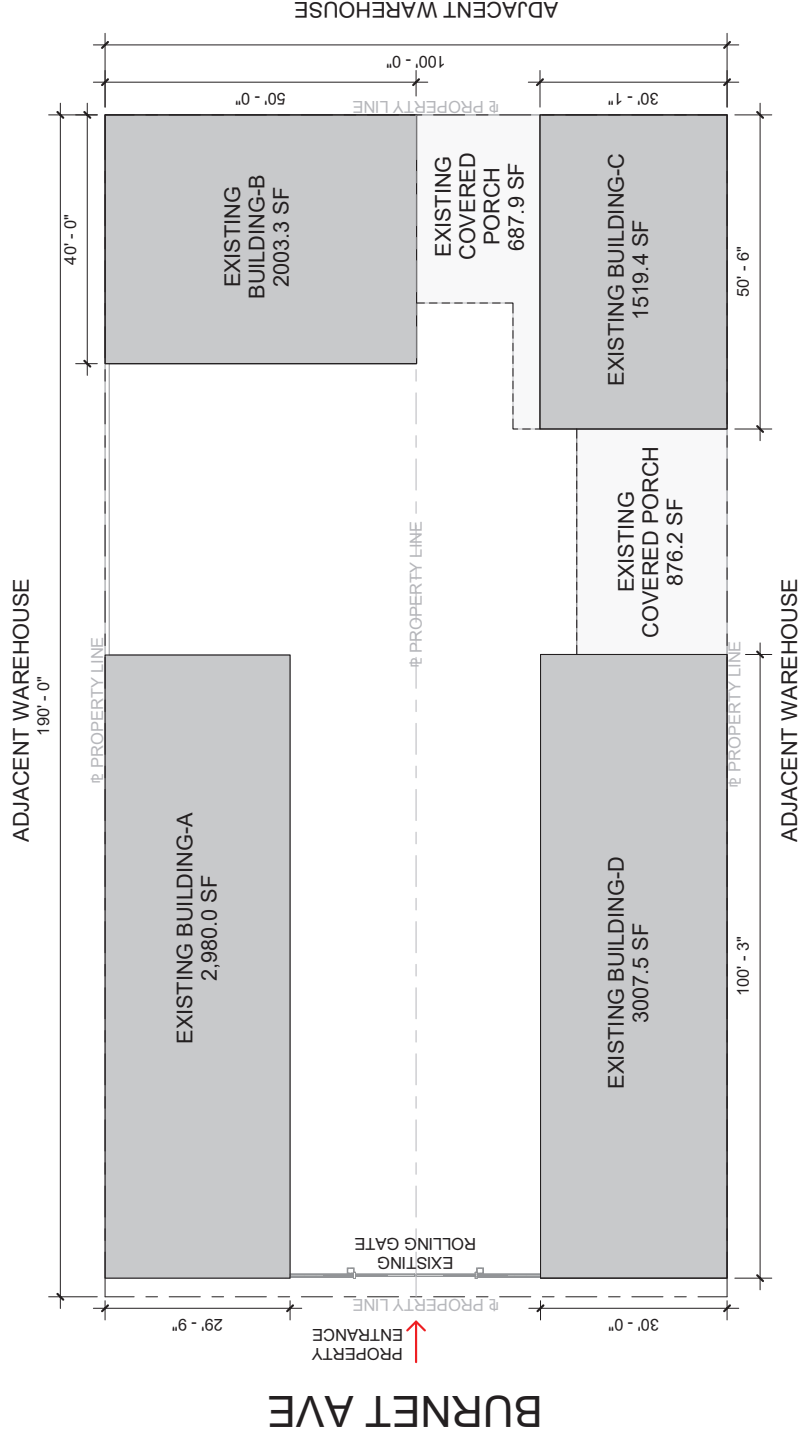
EXISTING EXTERIOR WALL
EXISTING CONCRETE WALL TO REMAIN - CONTRACTOR TO PROTECT IN PLACE

EXISTING INTERIOR DEMISING WALL
5/8" TYPE "X" GYPSUM BOARD EACH SIDE STUDS @ 16" O.C. - CONTRACTOR TO PROTECT IN PLACE

NEW INTERIOR WALL | METAL STUDS
5/8" MOLD RESISTANT TYPE "X" GYPSUM BOARD EACH SIDE OF METAL STUDS @ 16" O.C.



2 PROPOSED ISO



PROJECT INFORMATION:

ADDRESS: 7756, 7762 BURNET AVE, VAN NUYS, CA 91405
 APN: 2209-036-005, 006
 LOT AREA: 19,000 SQ.FT.
 LOT ACREAGE: 0.44 ACRE
 EXISTING BUILDING AREA: 9,792 SQ.FT.
 TOTAL LOT GROUND COVERAGE: 11,356 SQ.FT.
 LOT COVERAGE (FAR): 51.53%
 OCCUPANCY TYPE: B, M, F-1
 USE TYPE: INDUSTRIAL
 ZONING: COMMERCIAL
 TOTAL PARKING: 16
 RIGHT OF WAY TYPE: TRACT LINE IN STREET
 PARKING DIMENSIONS: 9' X 18'

ENVIRONMENTAL REPORT OF PROJECT SITE



The Green Earth Farmacie Commercial Cannabis Licensing Applications

Categorical Exemption Report

prepared for

The Green Earth Farmacie
7756-7762 Burnet Avenue
Van Nuys, California 91405

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

August 2018

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August 2018

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3. Project Site and Existing Conditions 2

4. Consistency Analysis 2

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5. Summary..... 4

6. References 5

APPENDICES

Appendix A Appendix G Checklist Report

Appendix B Project Site Plan

Categorical Exemption Report

This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. (Rincon) for three cannabis licensing applications for indoor cultivation, distribution, and retail uses for The Green Earth Farmacie (project) in the city of Los Angeles. The intent of the analysis is to document whether the project is eligible for a Class 1 Categorical Exemption (CE). The report provides an introduction, project description, and evaluation of the project's consistency with the requirements for a Class 1 exemption. Appendix A includes a detailed analysis of the project's potential impacts in all areas covered under Appendix G of the State CEQA Guidelines. The report concludes that the project is eligible for a Class 1 CE.

1. Introduction

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for licensing existing public or private structures and facilities, involving negligible or no expansion of an existing use at the time of the lead agency's determination.

State CEQA Guidelines Sections 15300.2(a) through (f) list specific exceptions for which a CE shall not be used. These exceptions are as follows:

- a. **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b. **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Rincon evaluated the project in relation to these exceptions to confirm the project's eligibility for a Class 1 exemption (Section 4 and Appendix A of this report). None of the exceptions would apply to the three cannabis licensing applications for indoor cultivation, distribution, and retail uses for The Green Earth Farmacie; therefore, the project is eligible for a Class 1 exemption.

2. Project Description

The proposed project is the approval of three cannabis licensing applications for indoor cultivation, distribution, and retail uses for The Green Earth Farmacie, which operates out of existing buildings located at 7756, 7758, 7760, and 7762 Burnet Avenue, Van Nuys, California, 91405 (Assessor's Parcel Numbers 2209-036-005 and 2209-036-006). The project site is an approximately 10,000 square-foot existing indoor cannabis cultivation, distribution, and retailing complex and includes a central surface parking lot. The building located at 7756 Burnet Avenue includes 1,009 square feet of retail space, 1,279 square feet of distribution area, and 1,690 square feet of cultivation area with accessory uses (i.e., processing/packaging room, work/receiving room, and harvest storage room). The two buildings located at 7758 and 7760 Burnet Avenue are connected and contain a total of 4,155 square feet of cultivation area. The building located at 7762 Burnett Avenue is a warehouse with 2,935 square feet of cultivation area with accessory uses (i.e., nutrient, water, and chemical storage rooms). See Appendix B for a detailed site plan.

3. Project Site and Existing Conditions

The project site is a generally flat lot located in the city of Los Angeles. The project site is currently developed with four existing buildings and includes cultivation, distribution, retail and office space. The project site also includes a central surface parking lot, located in the middle of the building complex.

The project site is in a highly urban setting. The project site is bounded by Burnet Avenue and industrial development to the west and industrial and commercial developments to the south, east, and north.

4. Consistency Analysis

Class 1 CE Applicability

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project involves licensing an existing indoor cultivation, distribution, and retail cannabis business (The Green Earth Farmacie) that currently operates out of existing commercial and industrial buildings on Burnet Avenue. Approval of The Green Earth Farmacie indoor cannabis cultivation, distribution, and retail licensing applications would not involve an expansion of the existing commercial and industrial uses at the project site and, as discussed below, none of the exceptions apply. Therefore, the proposed project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.

Exceptions to CE Applicability

The applicability of CEs is qualified by the exceptions listed in Section 15300.2(a) through (f) of the State CEQA Guidelines. In the discussion below, each exception (in italics) is followed by an explanation of why the exception does not apply to the proposed project.

15300.2(a) ***Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The City of Los Angeles does not propose to adopt a Class 3, 4, 5, 6, or 11 CE, and these classes of CEs are not applicable to the proposed project. Additionally, according to the analysis performed in Appendix A, there are no environmental resources of hazardous or critical concern that are designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies on the project site, such as critical habitat for listed threatened or endangered species.

Furthermore, as discussed in Section VIII, *Hazards and Hazardous Materials*, of Appendix A, there are no active designated hazardous waste sites on the project site. The nearest listed site is Vishay Techno, located approximately 525 feet southeast of the project site. The Vishay Techno site was listed as a voluntary cleanup site due to electronic manufacturing and maintenance contamination that resulted in elevated volatile organic compound (VOC) levels in the soils. This case was certified in 2009 with a groundwater well decommissioning (DTSC 2009). Given the results of the database search and the fact that no ground disturbance is proposed, no impact related to the release of hazardous materials associated with soil or groundwater contamination would occur.

The project site is located in an urbanized area, and there are no critical environmental resources, such as wetlands or wildlife, on-site. Therefore, this exception to a CE does not apply to The Green Earth Farmacie indoor cultivation, distribution, and retail cannabis licensing applications.

15300.2(b) ***Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

Cumulative impacts are defined as two or more individual (and potentially less than significant) project effects that, when considered together or in concert with other projects, combine to result in a significant impact within an identified geographic area. In order for a project to contribute to cumulative impacts, it must result in some level of impact on a project-specific level. As discussed in detail in Appendix A, all of the project effects are identified as “No Impact.” In addition, the discussion of potential cumulative impacts in Section XIX, *Mandatory Findings of Significance*, in Appendix A concludes that the proposed project would not contribute to a significant cumulative impact.

15300.2(c) ***Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

As discussed in detail in Appendix A, the proposed project involves the licensing of an existing business that currently operates out of an existing industrial development and would not have a

significant effect on the environment due to unusual circumstances. The circumstances of the proposed project, which would result in the operation of an indoor cannabis cultivation, distribution, and retail business, are not considered unusual because: (1) The project site is currently operating as a commercial cannabis cultivator, distributor, and retailer; (2) The project site is part of a strip of existing commercial and industrial development along Burnet Avenue; and (3) Chapter X, Article 5, Sections 105.02(a)1.(A)(1), 105.02(a)3.(A)(1), and 105.02(a)7.(A)(1) of the Los Angeles Municipal Code permit retailer, indoor cultivation, and distributor commercial cannabis activity within the M1 zone, respectively.

The Green Earth Farmacie indoor cultivation, distribution, and retail cannabis licensing applications involve licensing an existing business that does not involve any unusual circumstances that would result in significant effects on the environment. Therefore, the proposed project would not have a reasonable possibility of resulting in any significant effects on the environment due to unusual circumstances.

15300.2(d) *Scenic Highways.* *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The project site is not on or near any state or city-designated scenic highways (Caltrans 2011; City of Los Angeles 2016, Map A2).

15300.2(e) *Hazardous Waste Sites.* *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

As discussed in Section VIII, *Hazards and Hazardous Materials*, of Appendix A, the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. According to a search of GeoTracker, EnviroStor, the Superfund Enterprise Management System, and the Cortese list, there are no active designated hazardous waste sites on the project site. Therefore, this exception does not apply to The Green Earth Farmacie indoor cultivation, distribution, and retail cannabis licensing applications.

15300.2(f) *Historical Resources.* *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site does not have any historically significant structures or resources on-site or surrounding the project site (City of Los Angeles 2015). The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing commercial development and surface parking lot.

5. Summary

Based on this analysis, the proposed approval of The Green Earth Farmacie indoor cultivation, distribution, and retail cannabis licensing applications meets all criteria for a Class 1 Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines.

6. References

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http://preservation.lacity.org/sites/default/files/SurveyLAVanNuysNorthShermanOaks_SurveyReport.pdf
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<https://planning.lacity.org/documents/policy/mobilityplnmemo.pdf>

Appendix A

Appendix G Checklist Report



The Green Earth Farmacie Commercial Cannabis Licensing Applications

Appendix G Checklist Report

prepared for

The Green Earth Farmacie
7756-7762 Burnet Avenue
Van Nuys, California 91405

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

August 2018

The Green Earth Farmacie Commercial Cannabis Licensing Applications

Appendix G Checklist Report

prepared for

The Green Earth Farmacie
7756-7762 Burnet Avenue
Van Nuys, California 91405

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

August 2018

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Introduction

1. Project Title

The Green Earth Farmacie Commercial Cannabis Licensing Applications

2. Lead Agency Name and Address

City of Los Angeles
Department of Cannabis Regulation
221 North Figueroa Street, Suite 1245
Los Angeles, California 90012

3. Contact Person and Phone Number

Mohamad Anouti, CEO
The Green Earth Farmacie
(818) 859-9810

4. Project Location

The project site is an approximately 10,000 square-foot indoor cannabis cultivation, distribution, and retail complex located at 7756, 7758, 7760, and 7762 Burnet Avenue, Van Nuys, California, 91405 (Assessor's Parcel Numbers 2209-036-005 and 2209-036-006). The project site also includes a surface parking lot in the center of the complex.

5. Project Sponsor's Name and Address

The Green Earth Farmacie
7756-7762 Burnet Avenue
Van Nuys, California 91405

6. General Plan Designation

The project site is designated Limited Manufacturing in the City of Los Angeles General Plan. The Limited Manufacturing designation identifies areas that can include clothing design and manufacturing, furniture design and manufacturing, packaging and assembly, warehouse/distribution, biomedical research/manufacturing, and wholesale sales. This also may include a variety of "neighborhood industrial services" that benefit from the geographic close relationship to customers, wholesalers and related services such as animal hospitals, automobile services and painting, lumber yards and specialty construction materials (City of Los Angeles 1995a). The project site is also located in the Van Nuys – Sherman Oaks Community Planning Area.

7. Zoning

The property is located in Zone M1-1. The M1 zoning indicates that the land use is designated for limited industrial activities. Chapter X, Article 5, Sections 105.02(a)1.(A)(1), 105.02(a)3.(A)(1), and 105.02(a)7.(A)(1) of the Los Angeles Municipal Code permit retailer, indoor cultivation, and distributor commercial cannabis activity within the M1 zone, respectively.

8. Description of Project

The proposed project is three cannabis licensing applications for indoor cannabis cultivation, distribution, and retail uses for The Green Earth Farmacie. The Green Earth Farmacie is an existing indoor cannabis cultivator, distributor, and dispensary that has been in operation since its founding in 2007. The Green Earth Farmacie was granted temporary authorization to operate an adult-use cannabis cultivation, distribution, and retail business by the City of Los Angeles.

The project site is an approximately 10,000 square-foot existing indoor cannabis cultivation, distribution, and retail complex that occupies existing buildings with a central surface parking lot. The building located at 7756 Burnet Avenue includes 1,009 square feet of retail space, 1,279 square feet of distribution area, and 1,690 square feet of cultivation area with accessory uses (i.e., processing/packaging room, work/receiving room, and harvest storage room). The two buildings located at 7758 and 7760 Burnet Avenue are connected and contain a total of 4,155 square feet of cultivation area. The building located at 7762 Burnett Avenue is a warehouse with 2,935 square feet of cultivation area with accessory uses (i.e., nutrient, water, and chemical storage rooms). See Appendix B for a detailed site plan.

9. Surrounding Land Uses and Setting

The project site is in a highly urban setting. The project site is bounded by Burnet Avenue and industrial development to the west and industrial and commercial developments to the south, east, and north.

10. Other Public Agencies Whose Approval is Required

State of California Bureau of Cannabis Control

California Department of Food and Agriculture

No Native American tribal consultation is required as no physical improvements are proposed.

Environmental Checklist

1 Aesthetics				
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves licensing an existing cannabis cultivator, distributor, and retailer that operates out of existing commercial and industrial buildings in an urbanized area of the city of Los Angeles. The project currently operates out of an existing industrial and commercial development and would not include construction or modification of the existing structures. No state-designated scenic highways exist in the project vicinity (Caltrans 2011; City of Los Angeles 2016, Map A2). Therefore, the proposed project would not result in substantial damage to scenic resources within a scenic highway, a substantial adverse effect on a scenic vista, or any change in the visual character of the site and its surroundings. The operating hours of the proposed project would be similar to those of the existing use (10:00 a.m. to 8:00 p.m. Monday through Sunday); therefore, operation would not introduce a new substantial source of light and glare that would adversely affect nighttime views. The proposed project would result in no impacts related to aesthetics.

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of an existing business that would involve indoor cannabis cultivation, distribution, and retailing and that would operate out of existing commercial and industrial buildings in a highly urbanized area of the city of Los Angeles. Given that the project site and its surroundings are currently developed with commercial and industrial uses and are not used for agriculture, the proposed project would not result in the conversion of farmland or forestland or conflict with any agricultural or forest land zoning. Therefore, no impacts to agricultural and forestry resources would occur.

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The federal and state Clean Air Acts regulate the emission of airborne pollutants from various mobile and stationary sources. The proposed project is located within the South Coast Air Basin (SCAB) which encompasses all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Quality Management District (SCAQMD) is the designated air quality control agency in the SCAB, which is a non-attainment area for the federal standards for ozone and PM_{2.5} and the state standards for ozone, PM₁₀ and PM_{2.5}. Areas of the SCAB located in Los Angeles County are also in nonattainment for lead (SCAQMD 2016). The SCAB is designated unclassifiable or in attainment for all other federal and state standards.

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the Air Quality Management Plan (AQMP) every three years. The latest AQMP, the 2016 AQMP, was adopted on March 3, 2017. The Southern California Association of Government's (SCAG) socio-economic (e.g., population, housing, employment by industry) and transportation activities projections from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) are integrated into the 2016 AQMP. A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and the SCAG 2016 RTP/SCS socioeconomic forecast projections of regional population, housing,

and employment growth. The proposed project involves the licensing of an existing indoor cannabis cultivator, distributor, and retailer to continue its operations and would not result in any new housing that would generate population growth. Additionally, the project would not result in substantial new employment opportunities above the ten positions currently offered by the existing business. Any new employment opportunities would be filled by the existing labor force. Therefore, the project would be consistent with the AQMP, and no impact would occur.

A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of air quality standards by generating emissions that equal or exceed the established long-term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. The proposed project does not include construction or alteration of the existing buildings; therefore, no construction-related air quality impacts would occur. Emissions generated by the proposed project would include long-term emissions associated with operation of the indoor cannabis cultivation, distribution, and retail business. Air quality impacts specific to each license are discussed below.

Indoor Cultivation

There would not be a substantial increase in air quality emissions because indoor cultivation is already occurring on-site. This use is not proposed to be expanded. Cultivation and associated processing activities would potentially generate odors; however, the facility is equipped with carbon filters and heating, ventilation, and air conditioning (HVAC) systems in cultivation rooms, which provide odor mitigation. Therefore, no impact related to objectionable odors would occur.

Distribution and Retail

Because the project involves the licensing of an existing business that currently distributes and sells commercial cannabis, a minor incremental increase in vehicle trips to the project site may occur as a result of increased commercial activity. However, the proposed project would not result in a substantial change in land use or vehicle trip generation.

The California Air Resources Board (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) identifies land uses associated with odor complaints. Consumption of cannabis products on-site would not be permitted. Distribution and retail uses are not identified as land uses associated with odor complaints by CARB. Therefore, the project would not generate objectionable odors affecting a substantial number of people, and no impact would occur.

Therefore, the proposed project would not result in any net new impacts to air quality above those of existing uses that would contribute substantially to an existing or projected air quality violation. As such, air quality emissions would not be cumulatively considerable and would not expose sensitive receptors to substantial pollutant concentrations. No impact would occur.

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Green Earth Farmacie Commercial Cannabis Licensing Applications

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, distribution, and retailing and that would operate out of existing commercial and industrial buildings in a highly urbanized area of the city of Los Angeles. The project site is currently developed and therefore does not contain suitable habitat for any sensitive plant species, sensitive plant communities, or potentially jurisdictional drainage features (United States Fish and Wildlife Service 2018). Based upon its lack of native habitat, the site would not serve as a migratory wildlife corridor. The project would not include construction or modification of the existing buildings and would not result in any tree removal. The project site is not located within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan (City of Los Angeles 2001). Therefore, no impacts related to biological resources would occur.

5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing commercial and industrial buildings and surface parking lots. No known existing cultural resources are located on-site (City of Los Angeles 2015a). The likelihood that intact archaeological resources, paleontological resources, or human remains are present is low. The proposed project would not include construction activity, modification of the existing buildings, or ground disturbance and therefore would not affect any unknown cultural resources on-site. No impacts related to cultural resources would occur.

6 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Van Nuys – North Sherman Oaks Community Planning area, in which the project site is located, is underlain by younger surficial deposits. These deposits consist generally of gravel, sand and silt-clay (City of Los Angeles 1995b). The project site itself is not located within an Alquist-Priolo

Earthquake Fault Zone, and the site is located approximately 3.8 miles from the nearest fault, the Northridge fault (California Geological Survey [CGS] 2014, City of Los Angeles 2018a). Therefore, no impact related to the rupture of a known earthquake fault would occur. Nonetheless, the entire southern California region is susceptible to strong ground shaking from severe earthquakes, and any strong seismic event at a nearby fault could produce considerable levels of ground shaking throughout the city. However, the proposed project would not require construction or modification of the existing buildings and would not result in any additional risk above that already experienced by existing uses. No impact would occur.

The site is located within an urbanized, flat part of the city of Los Angeles. The site is not within a mapped liquefaction area, landslide area, or earthquake-induced landslide zone (CGS 2014; City of Los Angeles 1996, Exhibits B and C). No impact related to liquefaction or landslides would occur.

As previously stated, the proposed project involves licensing an existing indoor cannabis cultivator, distributor, and retailer that operates out of existing commercial and industrial buildings in an urbanized, flat landscape. The proposed project would not include construction or modification of the existing buildings. Therefore, no erosion or loss of topsoil would occur, and the proposed project would not make the underlying geologic unit and soil less stable. There would be no impact related to erosion and geologic and soil instability.

The proposed project would be served by the existing sewer system and would not involve the use of septic tanks or any other alternative wastewater disposal systems. No impact related to septic tanks or alternative wastewater disposal systems would occur.

7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The State of California considers greenhouse gas (GHG) emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of policies and legislation. The CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. The CARB approved the initial Assembly Bill (AB) 32 Scoping Plan on December 11, 2008 and a 2020 statewide GHG emission limit of 427 MMT of CO₂e was established. Senate Bill (SB) 375, signed in August 2008, enhances California's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in GHGs from transportation sources by 2020 and a 19 percent reduction in GHGs from transportation sources by 2035. Most recently, SCAG adopted the 2016-2040 RTP/SCS on April 7, 2016, which includes strategies and objectives to encourage transit-oriented and infill development and use of alternative transportation to minimize vehicle use.

On September 8, 2016, the governor signed SB 32 into law, extending AB 32 by requiring California to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of 6 metric tons (MT) of CO₂e by 2030 and 2 MT of CO₂e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in California.

The City of Los Angeles adopted its climate action plan, *Green LA: An Action Plan to Lead the Nation in Fighting Global Warming* (Green LA), in May 2007. Green LA set the goal of reducing the City's GHG emissions to 35 percent below 1990 levels by 2030 and outlines actions in the fields of energy,

water, waste, and transportation. In addition, in April 2015, the City released its first sustainable city plan (*Sustainable City pLAn*), which established a set of goals related to 14 sectors to help guide the City through a sustainability-related transformation through 2035.

A significant adverse GHG impact may occur when a project generates greenhouse gas emissions either directly or indirectly that may have a significant impact on the environment or when a project conflicts with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. The proposed project does not include new construction or alteration of the existing buildings; therefore, no construction-related GHG impacts would occur. Long-term GHG emissions would be associated with operation of the indoor cannabis cultivation, distribution, and retail business. GHG impacts specific to each license are discussed below.

Indoor Cultivation

There would not be a substantial increase in GHG emissions because indoor cultivation is already occurring on-site. This use is not proposed to be expanded.

Distribution and Retail

Because the project involves an existing business that currently distributes and sells commercial cannabis, a minor incremental increase in vehicle trips to the project site may occur as a result of increased commercial activity, which would incrementally increase GHG emissions. However, the proposed project would not result in a substantial change in land use or vehicle trip generation.

Based on the above, the proposed project would not result in any net new GHG emissions above those of existing uses that would directly or indirectly have a significant impact on the environment. No impact would occur.

Applicable plans, policies, and regulations discussed above emphasize reducing GHG emissions through measures including resource conservation, increased walkability of communities, and improved accessibility to transit. The proposed project would not be expected to consume resources less efficiently than the existing business operating in the existing commercial and industrial buildings or result in more than a minor incremental increase in vehicle trips to the project site as a result of increased demand for the business' goods. The project site is in an urbanized area of Los Angeles with a mix of industrial and commercial surrounding land uses. The project site is located approximately 0.9 mile from a CARB-designated Central Business District¹. In addition, the project site is located approximately 0.2 mile from the Sepulveda Boulevard/Stagg Street stop for the Metro Local Bus Line 234 and the DASH Panorama City/Van Nuys Line.

Therefore, the project is in an area that offers several opportunities for patrons to use non-auto modes of transportation to access the site. As discussed in Section XVIII, *Utilities and Service Systems*, the project would be required to comply with all applicable state and city regulations designed to promote efficient energy and water use by indoor cannabis cultivators. Therefore, the project would not conflict with implementation of applicable plans, policies, and regulations adopted for the purposes of reducing GHG emissions. As such, no impact would occur.

¹ A Central Business District is defined as a census tract with at least 5,000 jobs per square mile (using 2011 census data) (CARB 2015).

8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

The following databases compiled pursuant to Government Code Section 65962.5 were checked on August 15, 2018 for known hazardous materials contamination at the project site.

- United States Environmental Protection Agency
 - Comprehensive Environmental Response, Compensation, and Liability Information System / Superfund Enterprise Management System / Envirofacts database search
- State Water Resources Control Board (SWRCB)
 - GeoTracker search for leaking underground storage tanks (LUST) and other Cleanup Sites
- California Department of Toxic Substances Control (DTSC)
 - EnviroStor search for hazardous facilities or known contamination sites

The project site is not located on a known hazardous or contaminated site. The nearest listed site is Vishay Techno, located approximately 525 feet southeast of the project site. The Vishay Techno site was listed as a voluntary cleanup site due to electronic manufacturing and maintenance contamination that resulted in elevated volatile organic compound (VOC) levels in the soils. This case was certified in 2009 with a groundwater well decommissioning (DTSC 2009). Given the results of the database search and the fact that no ground disturbance is proposed, no impact related to the release of hazardous materials associated with soil or groundwater contamination would occur.

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, distribution, and retailing. Hazardous materials impacts specific to each license are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is currently occurring on-site. Cultivation of cannabis would require the use of fertilizers, pesticides, and other agricultural chemicals. These hazardous substances would be handled pursuant to applicable state and local regulations and policies. The project would be required to comply with the regulations established in Los Angeles Ordinance No. 185344 that require licensees to comply with hazardous waste management requirements of the DTSC Certified Unified Program Agencies. Additionally, the project would be required by the California Department of Food and Agriculture to manage all

hazardous waste in compliance with Division 30, Part 3, Chapters 12.8, 12.9, and 13.1 of the Public Resources Code.

Distribution and Retail

The distribution and retail components would not regularly handle or store large quantities of hazardous materials.

The project site is surrounded mainly by commercial and industrial uses that do not typically require the use, disposal, or transport of hazardous materials. The commercial cannabis business for which the licenses are being sought would not regularly handle or store large quantities of hazardous materials. Furthermore, the nearest school to the project site is the Robert Fulton College Preparatory School, a public 6th to 12th grade charter school complex located approximately 0.25 mile southeast of the project site. Therefore, the proposed project would not create a significant hazard to the public or environment through the routine handling of hazardous materials, and no impact would occur.

The nearest public airport is the Van Nuys Airport, located approximately 1.5 miles west of the project site. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip (County of Los Angeles 2003). Therefore, no impact related to airports and airstrips would occur.

The proposed project would not result in any road closures and would not result in the development of any structures that would impair or interfere with an adopted emergency response or evacuation plan; therefore, no impact would occur.

No wildlands exist near the project site, and the project site is not within a fire hazard zone (Los Angeles Fire Department 2018a). Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and no impact would occur.

9 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
j. Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

The project site is currently developed and covered with impermeable surfaces. The proposed project would not include construction or modification of the existing buildings. No change in the quality or quantity of runoff would occur as a result of the proposed project. No streams or water features exist on-site, and no alteration of the existing drainage pattern of the site would occur that would result in substantial erosion, siltation, or flooding on- or off-site. The proposed project does not include housing and would not place structures in a 100-year flood hazard area (Federal Emergency Management Agency 2008). Therefore, there would be no impact relating to flood hazard areas.

The project site is not located within a potential inundation area or a tsunami hazard area (City of Los Angeles 1996, Exhibit G). Also, as discussed in Section VI, *Geology and Soils*, the project site is not within a landslide area that could be vulnerable to mud and debris flow. Therefore, no impact would occur.

10 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within a highly urbanized area of Los Angeles surrounded by commercial and industrial land uses. The proposed use would be compatible with the surrounding mixed uses and would not involve construction of any new infrastructure that would divide the project site or the surrounding area.

The project site is currently designated for Limited Manufacturing development and is zoned M1-1. Chapter X, Article 5, Sections 105.02(a)1.(A)(1), 105.02(a)3.(A)(1), and 105.02(a)7.(A)(1) of the Los Angeles Municipal Code permit retailer, indoor cultivation, and distributor commercial cannabis activity within the M1 zone, respectively. Section 105.02(a)1.(B) prohibits these activities within a 700-foot radius of a school, public park, public library, alcoholism or drug abuse recovery or treatment facility, day care center, permanent support housing, or any other licensed retailer or commercial cannabis activity having on-site retail sales. None of these uses are within the specified distance of the project site.

The project site would remain an industrial and commercial business, which is consistent with the applicable land use plans and policies. In addition, as discussed in the impact analyses for aesthetics, air quality, biological resources, greenhouse gases, hydrology and water quality, noise, transportation, and utilities and service systems, the project would not conflict with applicable General Plan or other policies aimed at mitigating environmental effects. No impact would occur.

As previously discussed in Section IV, *Biological Resources*, the project site does not support any native biological habitat or natural communities and is not subject to any habitat conservation plan or natural community conservation plan. Therefore, the proposed project would not conflict with any such plan, and no impact would occur.

11 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within a highly urbanized area of Los Angeles that has been previously disturbed by development and is not within an area containing significant mineral deposits (City of Los Angeles 1995b). The proposed project would not involve construction or modification of the existing buildings and would not involve the use or mining of mineral resources. Therefore, the project would have no impact related to the availability or recovery of mineral resources.

12 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels above those existing prior to implementation of the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The primary sources of noise in the project site vicinity are motor vehicles (e.g., automobiles, buses, trucks, and motorcycles) traveling along Burnet Avenue, and delivery trucks to the adjacent commercial and industrial developments. Additional noise may be generated by trains travelling along the railroad tracks approximately 0.2 mile to the north of the project site. The closest noise-sensitive receptors are residences located north of the project site across the railroad tracks. However, these sensitive receptors would not receive any significant amount of noise impacts from the project site, due to the distance and potential noise from the tracks. The proposed project would not include construction, alteration of the existing buildings and associated parking lots, or other activities that may result in groundborne vibration.

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, distribution, and retailing. Noise impacts specific to each license are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is currently occurring on-site. No increase in noise above existing ambient noise levels, including noise from the HVAC system used to support cultivation would occur. Operations would be confined to the indoors and would not use heavy machinery for agricultural operations.

Distribution and Retail

Potential sources of operational noise would be vehicles entering and exiting the two parking lots, conversations between patrons while entering and exiting the building, and HVAC equipment. Because the existing business currently distributes and retails commercial cannabis, increased demand for the business' commercial cannabis products may incrementally increase the number of transporters and patrons visiting the site, which would result in a minor incremental increase in operational noise levels over existing ambient noise levels. However, no change in land use would occur as a result of the proposed project.

Therefore, the proposed project would not result in any net new noise impacts above those of existing uses that would result in a temporary, periodic, or permanent increase in ambient noise levels in the project vicinity. No impact would occur.

The closest public airport to the project site is the Van Nuys Airport, located approximately 1.5 miles west of the project site. No private airstrips are in the project vicinity. Therefore, the proposed project would not expose people working in the area to excessive noise related to airports and airstrips, and no impact would occur.

13 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, distribution, and retailing and that would operate out of existing commercial and industrial buildings in a highly urbanized area of the city of Los Angeles. The project would not involve construction of new housing at the project site or in the vicinity. Additionally, the project would not result in substantial new employment opportunities above the ten positions currently offered by the existing business. Any new employment opportunities would be expected to be filled by the existing labor force. Therefore, the proposed project would not induce population growth directly or indirectly, nor conflict with growth projections in the area. The proposed project would not displace any people or existing housing. No impacts to population and housing would occur.

14 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Valley Bureau of the Los Angeles Fire Department (LAFD) provides fire protection and paramedic services for the project site. The closest station to the project site is Station 81, which is located at 14355 Arminta Street, approximately one mile east of the project site (LAFD 2018b). The Valley Bureau of the Los Angeles Police Department (LAPD) provides police protection for the project site. The Van Nuys Community Police Station, which is located at 6240 Sylmar Avenue, approximately two miles southeast of the project site, provides police protection for the area (LAPD 2018).

The proposed project involves the licensing of a commercial cannabis business that would include indoor cultivation, distribution, and retailing and that would operate out of existing commercial and industrial buildings. No increase in population or employment in the area would occur. In addition, the proposed project would be required to comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which would minimize the hazard on-site. The project would also be required to submit and comply with a fire safety plan for approval by LAFD according to Regulation No. 10.G.14 set forth in the City of Los Angeles Ordinance 185344. The proposed project is not in a high fire hazard zone and therefore would not increase the risk to the existing buildings and their occupants (LAFD 2018a). Therefore, the proposed project would not necessitate the provision of new or physically altered fire protection facilities. No impact would occur.

For the reasons stated above, the proposed project would also not necessitate the provision of new or physically altered police protection facilities. In addition, Regulation No. 10.A.7 of the City of Los Angeles Ordinance No. 185344 requires cannabis business owners to maintain a digital video surveillance system that records continuously 24 hours per day and captures clear and certain identification of any person and activities in all areas. No impact to police protection services would occur.

Furthermore, implementation of the proposed project would not require an increase in capacity at area schools or increase the demand for parks, recreational facilities, or other public services. No impacts to public services would occur.

15 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, distribution, and retailing and that would operate out of existing commercial and industrial buildings in a highly urbanized area of the city of Los Angeles. The project does not include development that would increase the use of existing park or recreational facilities and would not result in the construction or expansion of existing recreational facilities. The proposed project site does not currently support any recreational activities. No impacts related to recreation would occur.

16 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, distribution, and retailing and that would operate out of an existing commercial development in a highly urbanized area of the city of Los Angeles. The existing business employees

ten people and serves approximately 3200 customers per month, which is typical for a business in the surrounding commercial and industrial area. Therefore, no construction-related traffic impacts would occur. Operational traffic impacts specific to each license are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is currently occurring on-site. No increase in vehicle trips to the project site would occur.

Distribution and Retail

Because the project involves the licensing of an existing business that currently employs ten people to distribute and sell commercial cannabis, an incremental increase in vehicle trips to the project site may occur as a result of increased demand for the business' goods and services, which would incrementally increase the number of transporters and patrons visiting the site above the approximately 3200 customers served each month. Therefore, a minor incremental increase in traffic levels over those generated by the existing uses may occur.

The cultivation, distribution, and retail components would not substantially change traffic patterns on area roadways and would not be expected to impact levels of service at any nearby intersections. No impact would occur.

The closest public airport to the project site is the Van Nuys Airport, located approximately 1.5 miles west of the project site. The business would be expected to attract mostly local patrons. As such, no impact on air traffic patterns would occur. No alterations of roadways would be required.

Emergency access to the site would not be affected and would continue to be provided via Burnet Avenue. Because the proposed project would use existing commercial and industrial buildings, there would be no impact to existing public transit, bicycle, or pedestrian facilities within the surrounding area. No impacts with respect to transportation and traffic would occur.

17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located on highly urbanized land that has been previously graded and does not contain any known tribal cultural resources. No construction is proposed; therefore, no ground disturbance would occur as part of the project. Additionally, the proposed project would not change the land use at the site. No impact to tribal cultural resources will occur.

18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Water and Wastewater

The Los Angeles Bureau of Sanitation (LASAN) operates and maintains the City's wastewater infrastructure. The City's wastewater collection system serves over four million residential and commercial customers within a 600-square mile service area that includes Los Angeles and 29 contracting cities and agencies. Over 6,700 miles of public sewers connect to the City's four

wastewater treatment and water reclamation plants, which have a combined capacity to treat an average of 580 million gallons per day (mgd) of wastewater (LASAN 2018a). The Hyperion Treatment Plant (HTP) serves the project site and is located in Playa del Rey. According to LASAN, the HTP is designed to treat up to 450 mgd and currently treats an average of 275 mgd, with a remaining capacity of 175 mgd (LASAN 2018b). The Los Angeles Department of Water and Power (LADWP) supplies water within the City limits. LADWP water sources between 2010 and 2014 included: the Los Angeles Aqueduct (average of 29 percent), local groundwater (average of 12 percent), the Metropolitan Water District of Southern California (average of 57 percent) and recycled water (2 percent) (LADWP 2016).

The proposed project involves the licensing of a commercial cannabis business that would include indoor cultivation, distribution, and retailing and that would operate out of existing industrial and commercial buildings. Water and wastewater impacts specific to each license are discussed below.

Indoor Cultivation

The water demand factor for indoor cannabis cultivation has been roughly estimated to be between 0.1 to 0.2 gallons per day (gpd) per square foot (County of Santa Barbara 2017; BOTECH Analysis Corporation 2013). Therefore, the existing indoor cultivation component currently requires approximately 1,000 to 2,000 gallons per day, or approximately 1.1 to 2.2 acre-feet per year, which is less than 0.1 percent of the anticipated 2020 total demand of 642,200 acre-feet per year for the LADWP service area (LADWP 2016). No expansion of the existing indoor cultivation use is proposed; therefore, no substantial increase in water demand would occur.

Regulation No. 4.A.2 of the City of Los Angeles Ordinance No. 185344 requires cultivators to provide all water source information as required by the State of California. Consistent with state emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, the applicant would be required to provide site-specific details identifying all applicable water sources for cultivation activities in accordance with Section 8107 and would be required to provide evidence of enrollment with the Los Angeles Regional Water Quality Control Board for water quality protection programs or written verification that enrollment is not necessary.

Assuming that water demand is 120 percent of wastewater generation, the existing indoor cultivation component currently generates approximately 833 to 1,667 gallons of wastewater per day, which is less than 0.1 percent of the HTP's remaining capacity. No expansion of the existing indoor cultivation use is proposed; therefore, no substantial increase in wastewater generation would occur.

Distribution and Retail

The distribution and retail components of the project would not place any new demands on utilities and service systems beyond those of the existing use.

The proposed project would not involve the construction or expansion of new water or wastewater treatment facilities. Furthermore, the proposed project would not alter the amount or composition of wastewater generated in the area and would not result in an exceedance of wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board or affect the treatment capacity of any wastewater treatment provider. The proposed project would also not result in a substantial net increase in demand for water, as discussed above; therefore, the

proposed project would not create a need for new or expanded water entitlements. As discussed in Section IX, *Hydrology and Water Quality*, the proposed project would operate out of existing commercial and industrial buildings and would not alter the current stormwater drainage patterns. As such, implementation of the proposed project would not require the construction or expansion of stormwater drainage facilities. No impact related to water, wastewater, and stormwater would occur.

Solid Waste

The management of solid waste in Los Angeles involves public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. The City of Los Angeles has enacted numerous waste reduction and recycling programs to comply with AB 939, which required every city in California to divert at least 50 percent of its annual waste by the year 2000, and be consistent with AB 341, which sets a 75 percent recycling goal for California by 2020. As tracked by the City's Zero Waste Progress Report, the City achieved a landfill diversion rate of 76 percent as of 2012 (LASAN 2013a). The City of Los Angeles has also prepared a Solid Waste Management Policy Plan, which contains long-term goals, objectives and policies for solid waste management for the city. It specifies that the City's Zero Waste goal is to reduce, reuse, recycle, or convert the resources currently going to disposal so as to achieve an overall diversion rate of 90 percent or more by the year 2025 (LASAN 2013b).

Solid waste impacts specific to each license are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is currently occurring on-site. No substantial increase in the generation of agricultural wastes would occur. The project would be required to comply with the regulations established in Los Angeles Ordinance No. 185344 Regulation No. 10.G.1 that require licensees to comply with the hazardous waste management requirements of the DTSC Certified Unified Program Agencies. Consistent with state emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, the applicant would be required to prepare a cannabis waste management plan in accordance with Section 8108.

Distribution and Retail

The distribution and retail components of the project would not generate a net increase in solid waste generation above existing uses.

The proposed project would also not result in a net increase in solid waste generation and would continue to be adequately accommodated by existing landfills. The project would continue to comply with all applicable statutes and regulations related to solid waste, including those specified in the California Code of Regulations Title 16, Division 42, Sections 5054 and 5055 and the City of Los Angeles Ordinance No. 185344, Regulation No. 10.A.22. No impact related to solid waste would occur.

Energy

Energy impacts specific to each use are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is currently occurring on-site. No substantial increase in energy usage would occur. The project would be required to comply with the regulations established in Los Angeles Ordinance No. 185344 Regulation No. 4.D.3, which require cultivators to submit an energy efficiency plan and provide all power source information as required by the State of California, including but not limited to illumination, heating, cooling, and ventilation. Consistent with state emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, beginning January 1, 2022, the applicant would be required to provide information on the electricity usage and greenhouse gas emission intensity. In addition, Section 8305 requires that beginning January 1, 2023, all Tier 2 mixed-light license types must ensure that electrical power used for cultivation meets the average electricity greenhouse gas emissions intensity required of their local utility provider pursuant to the California Renewables Portfolio Standard Program. Therefore, city and state regulations would prevent energy use by indoor cultivation operations from being wasteful, inefficient, or unnecessary.

Distribution and Retail

The distribution and retail components of the project would not generate a net increase in energy usage above existing uses.

19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in Section IV, *Biological Resources*; Section V, *Cultural Resources*; and Section XVII, *Tribal Cultural Resources*, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impact would occur.

Cumulative impacts are defined as two or more individual (and potentially less than significant) project effects that, when considered together or in concert with other projects, combine to result in a significant impact within an identified geographic area. In order for a project to contribute to cumulative impacts, it must result in some level of impact on a project-specific level. As described in some detail above, all of the project effects are identified as “No Impact.”

There are no other commercial cannabis projects in the immediate vicinity of the project site. The closest businesses with temporary approval to engage in commercial cannabis activity are Herbal Remedies Caregivers, Inc. located approximately 0.8 mile northwest of the project site, and Delta 9

Caregivers, located approximately one mile east of the project site (City of Los Angeles 2018b). These businesses are located in existing retail facilities, and permanent licensing of these businesses would not result in new retail uses that would result in cumulative impacts. For these reasons, no impacts associated with cumulative effects would occur.

In general, impacts to human beings are associated with such issues as air quality, hazards and hazardous materials, and noise impacts. As detailed in Section III, *Air Quality*, and Section VIII, *Hazards and Hazardous Materials*, the project would not result, either directly or indirectly, in adverse hazards related to air quality or hazardous materials. As discussed in Section XII, *Noise*, the proposed project would not result in adverse impacts related to operational noise. Therefore, no impact to human beings would occur.

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List of Preparers

Rincon Consultants, Inc. prepared this Appendix G Checklist Report under contract to Mohamad Anouti, Arwayne Productions. Persons involved in data gathering/analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

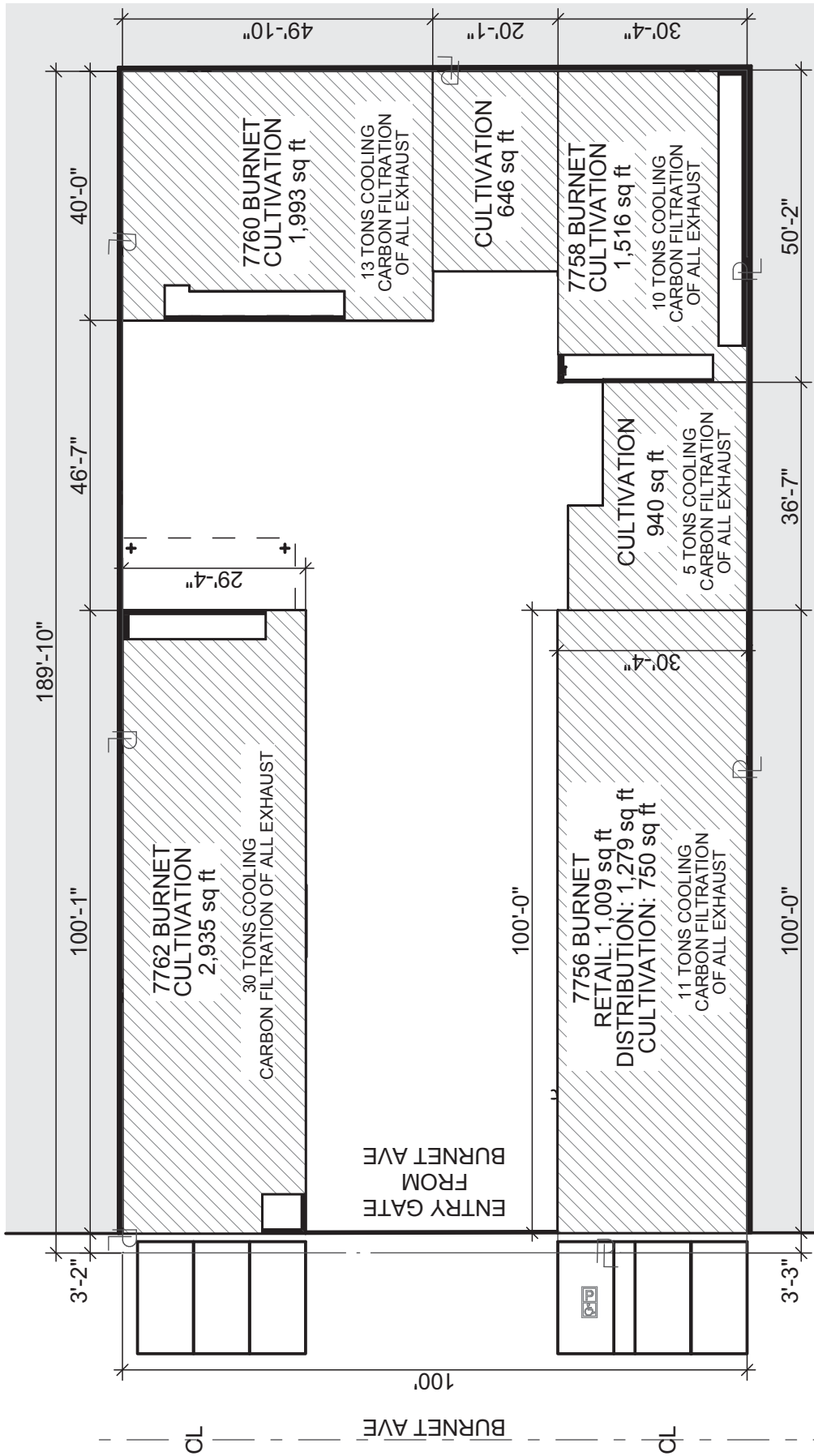
Jerry Hittleman, Senior Planner

Beth Wilson, Associate Environmental Planner

Annaliese Miller, Associate Environmental Planner

Appendix B

Project Site Plan

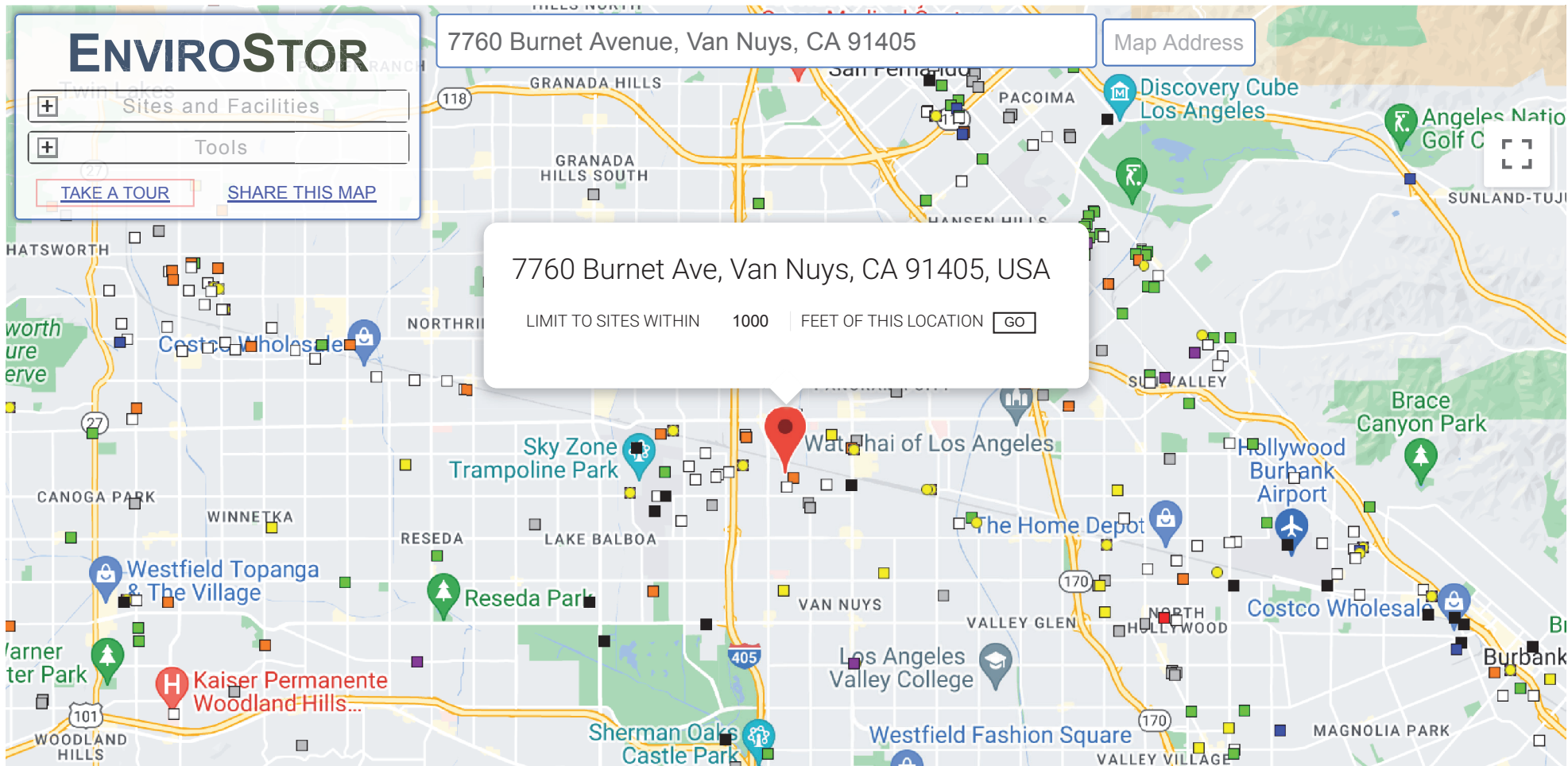


1

SITE PLAN AND HVAC

SCALE: 1:300

ENVIROSTOR SEARCH OF 1000 FEET RADIUS
OF PROJECT SITE



Google

2 km

Map data ©2022 Google

☐ SITES CURRENTLY VISIBLE ON MAP

370 SITES LISTED

[EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
<input type="checkbox"/> 20200 SUNBURST STREET PROPERTY	ACTIVE	VOLUNTARY CLEANUP	20200 SUNBURST STREET	CHATSWORTH
<input type="checkbox"/> 7027 CANBY AVENUE	INACTIVE - ACTION REQUIRED	EVALUATION	7027 CANBY AVE.	RESEDA
<input type="checkbox"/> A & C ELECTRONICS	REFER: OTHER AGENCY	TIERED PERMIT	18153 NAPA STREET	NORTHridge
<input type="checkbox"/> A V PLATING	NO FURTHER ACTION	EVALUATION	12701 BRANFORD ST	SUN VALLEY
<input type="checkbox"/> A-H PLATING, INC.	REFER: OTHER AGENCY	TIERED PERMIT	1837 VICTORY PLACE	BURBANK
<input type="checkbox"/> ACCURATE ENGRG. CORP.	REFER: OTHER AGENCY	TIERED PERMIT	8710 TELFAIR AVENUE	SUN VALLEY
<input type="checkbox"/> ACUSON CORP., CANOGA PARK FACILITY	NO FURTHER ACTION	TIERED PERMIT	8357 CANOGA AVENUE	CANOGA PARK

REGIONAL WATER QUALITY CONTROL BOARD
CONDITIONAL WAIVER OF WASTE DISCHARGE
REQUIREMENTS FOR PROJECT SITE

Los Angeles Regional Water Quality Control Board

February 22, 2018

Mohamad Anouti
The Green Earth Farmacie, Inc.
7760 Burnet Avenue
Los Angeles, CA 91405

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7017 2400 0000 3753 9848

Mo Anouti
Amn Burnet, LLC
7756 Burnet Avenue
Los Angeles, CA 91405

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7017 2400 0000 3753 9855

NOTICE OF APPLICABILITY - CONDITIONAL WAIVER OF WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ-2017-0023-DWQ, FOR THE GREEN EARTH FARMACIE, LOS ANGELES COUNTY (WDID NO. 4_19CC400276)

Dear Messrs. Anouti and Anouti:

The Green Earth Farmacie (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Board) online portal on January 2, 2018, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Board *Cannabis Cultivation Policy-Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements (WDRs) and Waiver of Waste Discharge Requirements (Conditional Waiver) for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) No. **4_19CC400276**.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA).

1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states that the cannabis cultivation activities occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and all hydroponic/industrial wastewaters generated are discharged to a community sewer system consistent with the sewer system requirements. Based on the facility and description of the discharge, the cultivation activity is consistent with the requirements of the Waiver of Waste Discharge Requirements (Conditional Waiver). Coverage under this Conditional Waiver expires on December 18, 2022, and the Discharger

will be required to re-apply for coverage at that time to continue any cannabis cultivation activities.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as conditionally exempt and meet the requirements of the Waiver.

2. SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, and this NOA. Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Regional Water Board a *Site Management Plan* that includes a time schedule and scope of work for use by the Regional Water Board in developing a compliance schedule as described in Attachment A of the General Order.

The Discharger shall permit representatives of the Regional Water Board and/or the State Board, upon presentation of credentials, to:

- i. Enter premises where cannabis is cultivated or processed, wastes are treated, stored, or disposed of, and facilities in which any records are kept.
- ii. Copy any records required under terms and conditions of the General Order.
- iii. Inspect at reasonable hours, monitoring equipment required by this General Order (as applicable).
- iv. Sample, photograph, and/or video record any cultivation activity, discharge, waste material, waste treatment system, or monitoring device.

3. TECHNICAL REPORT REQUIREMENTS

The following technical report shall be submitted by the Discharger as described below:

A Site Closure Report must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the Conditional Waiver. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

February 22, 2018


4. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* (see Technical Report Requirements above), and Dischargers enrolled under the General Order must also submit a final monitoring report. The Regional Water Board reserves the right to inspect the site before approving an NOT. Attachment C includes the NOT form and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the Regional Water Board staff by telephone at (951) 782-3219 so that a site-specific compliance schedule can be developed.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to Eric Lindberg at the South Coast Cannabis Cultivation Regulatory Unit at (951) 782-3219 or losangeles.cannabis@waterboards.ca.gov.

Sincerely,


Samuel Unger, P.E.
Executive Officer

cc: Kevin Porzio, State Water Resources Control Board, Sacramento
Los Angeles County Environmental Health Department

DEPARTMENT OF FISH AND WILDLIFE REVISED LAKE OR
STREAMBED ALTERATION NOTIFICATION NOT
REQUIRED FOR PROJECT SITE



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, California 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



January 4, 2018

Mr. Mo Anouti
The Green Earth Farmacie, Inc.
7760 Burnet Avenue
Van Nuys, California 91405
thegreenearthfarmacie@live.com

Dear Mr. Anouti:

Lake or Streambed Alteration Notification Not Required
Notification No. 1600-2017-0260-R5
Green Earth

The California Department of Fish and Wildlife (CDFW) reviewed your Lake or Streambed Alteration (LSA) Notification. CDFW has determined that the project described in your LSA Notification is not subject to the notification requirement in Fish and Game Code section 1602 and that your fee will be refunded.

As described in your Notification, the project is located at 7760 Burnet Avenue, Van Nuys, Los Angeles County, California 91405; Assessor's Parcel Number 2209-036-005. The project description includes commercial cannabis cultivation within an existing warehouse. The project will use four rooms in the warehouse for a planned canopy aggregate total of 2,872 square feet (one room of 760 square feet, one room of 720 square feet, and two rooms of 696 square feet each). Water used for the project will be exclusively sourced from a municipal water source and all discharges will be to a municipal sewer line.

CDFW finds that the project will not substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material where it may pass into any river, stream, or lake.

This letter also serves as written verification that a Lake or Streambed Alteration Agreement is not required for the activities described in your Notification and may be submitted to the California Department of Food and Agriculture (CDFA) to satisfy Business and Professions Code 26060.1 (b)(3). You are responsible for complying with all applicable local, state, and federal laws in completing your work. A copy of this letter and your Notification with all attachments should be available at all times at the project site.

The Green Earth Farmacie, Inc.
Notification No. 1600-2017-0260-R5
January 4, 2018
Page 2

Please note that if you change your project so that it differs materially from the project you described in your original Notification, you will need to submit a new Notification and corresponding fee to CDFW.

Your refund may take from four to six weeks to process and check will be sent to the applicant address provided in your notification.

If you have any questions regarding this matter, please contact Kevin Hupf, Senior Environmental Scientist (Specialist), at (858) 467-4223 or by email at kevin.hupf@wildlife.ca.gov.

Sincerely,



For
Betty J. Courtney
Environmental Program Manager I

ec: CDFW

Kevin Hupf, Sr. ES Specialist – San Diego
Victoria Tang, Sr. ES Specialist – Los Alamitos
Erinn Wilson, Sr. ES Supervisor – Los Alamitos



City of Los Angeles Department of City Planning

4/1/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7760 N BURNET AVE
7758 N BURNET AVE
7756 N BURNET AVE

ZIP CODES

91405

RECENT ACTIVITY

None

CASE NUMBERS

CPC-4856
ORD-102358

Address/Legal Information

PIN Number	189B145 589
Lot/Parcel Area (Calculated)	9,499.4 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID H3
Assessor Parcel No. (APN)	2209036005
Tract	TR 1532
Map Reference	M B 22-130/131
Block	None
Lot	FR 61
Arb (Lot Cut Reference)	7
Map Sheet	189B145

Jurisdictional Information

Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Van Nuys
Council District	CD 6 - Imelda Padilla
Census Tract #	1272.10
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M1-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2209036005
APN Area (Co. Public Works)*	0.218 (ac)
Use Code	2900 - Commercial - Nursery or Greenhouse - One Story
Assessed Land Val.	\$494,520
Assessed Improvement Val.	\$471,311
Last Owner Change	07/21/2023
Last Sale Amount	\$2,730,027
Tax Rate Area	13
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1954
Building Class	C5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,000.0 (sq ft)
Building 2	
Year Built	1955
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,500.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2209036005]

Additional Information

Airport Hazard	Horizontal Surface Area
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	6.1398912
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2209036005]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	904
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	81
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

DATA NOT AVAILABLE

CPC-4856

ORD-102358











Zoning: M1-1
General Plan: Limited Manufacturing

Tract: TR 1532
Block: None
Lot: FR 61
Arb: 7

Address: 7756 N BURNET AVE
APN: 2209036005
PIN #: 189B145 589

LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF





GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

- | | | |
|----------------------|----------------------------------|--------------------------|
| Aquatic Facilities | Other Facilities | Opportunity School |
| Beaches | Park / Recreation Centers | Charter School |
| Child Care Centers | Parks | Elementary School |
| Dog Parks | Performing / Visual Arts Centers | Span School |
| Golf Course | Recreation Centers | Special Education School |
| Historic Sites | Senior Citizen Centers | High School |
| Horticulture/Gardens | | Middle School |
| Skate Parks | | Early Education Center |

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- | | | |
|------------------------|-----------------------|-------------------------------------|
| Lot Line | Airport Hazard Zone | Flood Zone |
| Tract Line | Census Tract | Hazardous Waste |
| Lot Cut | Coastal Zone | High Wind Zone |
| Easement | Council District | Hillside Grading |
| Zone Boundary | LADBS District Office | Historic Preservation Overlay Zone |
| Building Line | Downtown Parking | Specific Plan Area |
| Lot Split | Fault Zone | Very High Fire Hazard Severity Zone |
| Community Driveway | Fire District No. 1 | Wells - Active |
| Building Outlines 2020 | Tract Map | Wells - Inactive |
| Building Outlines 2017 | Parcel Map | |