

# 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: DCR RECORD NO. 100085

Project Applicant: Cana Roots

Project Location - Specific:

11045 W SHERMAN WAY, SUN VALLEY, CA 91352 / Sherman Way and Case Ave

Project Location - City: Sun Valley

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Retail with on-site sales, cultivation, manufacturing, and distribution of 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: Cana Roots

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: CEQA Sections 15301 & 15332/Class 1 & 32
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 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.

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: [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: \_\_\_\_\_

THIS NOTICE WAS POSTED

ON May 13 2024

UNTIL June 12 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 102900



FILED

May 13 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MARIAH JOHNSON

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-100085-ANN, LA-C-24-100085-ANN / Retail (Type 10), Distributor (Type 11), & Cultivation

LEAD CITY AGENCY

**City of Los Angeles (Department of Cannabis Regulation)**

CASE NUMBER

ENV- 100085-ANN

PROJECT TITLE

DCR RECORD NO. 100085

COUNCIL DISTRICT

2

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

11045 W SHERMAN WAY SUN VALLEY, CA 91352 / Sherman Way and Case Ave

☒ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Retail with on-site sales, cultivation, manufacturing, and distribution of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:

Cana Roots

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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) CEQA Sections 15301 & 15332/Class 1 & 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

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 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.

☒ 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 (Type 10), Distributor (Type 11), and Cultivation

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



FILED  
May 13 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MARIAM JOHNSON

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

EXECUTIVE OFFICES  
221 N. FIGUEROA STREET, SUITE 1245  
LOS ANGELES, CA 90012  
(213) 978-0738

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, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR recommends that the Cannabis Regulation Commission approve the issuance of an Annual License. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 and Class 32 categorical exemptions.

DCR Core Record No.:	100085
Applicant Name:	Cana Roots
DCR Record No. / Activities Requested:	LA-R-24-100085-ANN / 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:	11045 W SHERMAN WAY SUN VALLEY, CA 91352
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	2 Sun Valley Area None Sun Valley - La Tuna Canyon C2-1VL
Environmental Analysis/Clearance: ENV-100085-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

DCR Core Record No.: 100085

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of January 1, 2018. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, Lic. No. C10-0000444-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through July 16, 2024. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 11045 Sherman Way Sun Valley, CA 91352, a parcel zoned for commercial purposes.

**DEPARTMENT ANNUAL LICENSING RECOMMENDATION:**

DCR recommends approving the Annual License for the Applicant based on the following factors:

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises is located at a site that meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.

**COMMUNITY INPUT:**

On or about March 7, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on March 29, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. The oral and written comments provided by the public were in favor of the Applicant. The location and feel provide a safe and welcoming atmosphere.

Number of Comments In Favor of the Application	2
Number of Comments Against the Application	0
<b>Total Number of Comments</b>	<b>2</b>

The Applicant provided timely proof to DCR that it contacted the nearest Neighborhood Council and offered to appear before the Neighborhood Council in accordance with LAMC Section 104.06(b)(1)(ii).

**COMPLIANCE REVIEW:**

DCR has not recently performed a compliance inspection for this Applicant. However, this business shall be subject to multiple, future inspections by DCR and several other agencies prior to the receipt of an Operating Permit. An Operating Permit is the final authorization from DCR to conduct Commercial Cannabis Activity, and is issued only after a licensee has passed a Final Inspection by DCR, and obtained all permits, clearances, or other authorizations required by law, which may include a Certificate of Occupancy from the Los Angeles Department of Building and Safety, clearance from the Los Angeles Fire Department and/or permit from the Los Angeles County Department of Public Health.



DCR Core Record No.: 100085

**THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:**

DCR or the Cannabis Regulation Commission may deny an Annual Application for the reasons stated in LAMC section 104.04. These denial reasons include, but are not limited, to:

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- Revocation of Temporary Approval;
- Failing a Business Premises inspection by DCR, another City agency, or the Los Angeles County Department of Public Health; or
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq.*;
- An Owner is an individual who holds office in, is employed by any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity; and,
- An Owner is an entity incorporated outside of the United States.

At present, DCR is not aware of any existing facts or circumstances to deny this Annual License for the reasons in LAMC Section 104.04. Thus, DCR recommends the Commission approve the issuance of this Annual License.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 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 commercially zoned site (C2-1VL) at 11045 W Sherman Way on the northeast corner of Sherman Way and Casa Avenue (Assessor's Parcel Number 2315-028-034). 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 6:00 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**

General Commercial/C2



**Surrounding Land Use/Zoning Designations**

Light Manufacturing/M2-1; Low Medium Residential/R3

**Subject Property**

The subject site is a fully developed lot within the Sun Valley - La Tuna Canyon Community Plan Area. The lot is approximately 125 feet deep and a width of 100 feet along Sherman Way. The site is currently developed with a commercial building, proposed to be maintained.

The site has a Neighborhood Office Commercial land-use designation and is zoned C2-1VL. The site is located within Council District 2, Sun Valley Area Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting use includes apartment uses within 200 feet of the site. The immediate area along Sherman Way is predominantly developed with general commercial uses, zoned C2-1VL, and light manufacturing uses, zoned M2-1. (See Exhibit A)

**CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & 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 12,500 gross square feet, zoned C2-1 (general commercial), and is currently developed with a 6,435 square-foot commercial building originally constructed in 1961. 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 12,500 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned General Commercial/C2, Light Manufacturing/M2-1; and, Low Medium Residential/R3, and developed with a mix of commercial buildings, single family and multi-family dwellings along Sherman Way.
- 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.



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May 13 2024

DCR Core Record No.: 100085

Dean C. Legan, Registrar - Recorder/County Clerk

Electronically signed by MARIAH JOHNSON

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. Therefore, the project would have no impact on scenic resources, historic building(s), and the site is not on the lists 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 Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) 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.

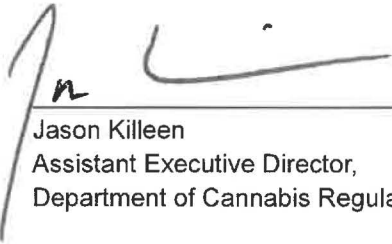
In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Sections 15301 & 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt 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 as the Commission's report on the subject.

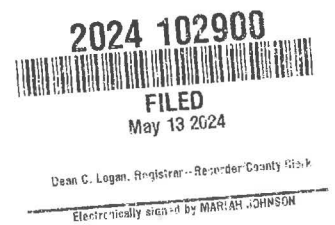
  
\_\_\_\_\_  
Jason Killeen  
Assistant Executive Director,  
Department of Cannabis Regulation

April 12, 2024

Date

**EXHIBITS:**

A – Project Specific Information Form (LIC-4013-FORM) and Materials





2024 102900



FILED

May 13 2024

Denn C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MARTHA JOHNSON

# EXHIBIT

# A



CITY OF LOS ANGELES DEPARTMENT OF  
**CANNABIS  
REGULATION**

## PROJECT-SPECIFIC INFORMATION FORM

LIC-4013 FORM

**Instructions:** Before the Department of Cannabis Regulation (DCR) can grant an Annual License, DCR must independently evaluate the document prepared for the project in compliance with the California Environmental Quality Act (CEQA), or documentation provided by the Applicant or Licensee as evidence of exemption from CEQA. To conduct this evaluation, DCR must have a complete description of the proposed project that provides information about the project site, including existing conditions and facilities, proposed facilities and improvements, and the construction methods and operations practices of the proposed project.

Please provide detailed responses with as much information as possible. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Annual License Application.

Date (MM/DD/YYYY): 09/26/2023

Lead Agency: City of Los Angeles - Department of Cannabis Regulation

DCR Record No.: LA-R-23-100085-ANN / LA-C-23-100085-ANN

Applicant Entity Name: CANA ROOTS

License Type(s): RETAIL STOREFRONT, CULTIVATOR, DISTRIBUTOR

Business Premises Location: 11045 W SHERMAN WAY SUN VALLEY CA 91352

County: Los Angeles Assessor's Parcel Number (APN): 2315028034

Council District: CD 2 Neighborhood Council: Sun Valley Area

Community Plan Area: Sun Valley - La Tuna Canyon

Zoning: C2-1VL Specific Plan Area: NONE

General Plan Land Use: Neighborhood Office Commercial Redevelopment Project Area: NONE

Business Improvement District: NONE Promise Zone: NONE

State Enterprise Zone: Los Angeles State Ent. Zone Historic Preservation Review: NO

LAPD Division/Station: NORTH HOLLYWOOD LAFD District/Fire Station: 89

**2024 102900**



**FILED**  
May 13 2024

Denn C. Logen, Registrar - Recorder/County Clerk

Electronically signed by MARIAH JOHNSON

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

**Categorical Exemption Evaluation Form**

**Instructions:** Before the Department of Cannabis Regulation (DCR) can grant an Annual License, DCR must independently evaluate the document prepared for the project in compliance with the California Environmental Quality Act (CEQA), or documentation provided by the Applicant as evidence of exemption from CEQA. To conduct this evaluation, DCR must have a complete description of the proposed project that provides information about the project site, including existing conditions and facilities, proposed facilities and improvements, and the construction methods and operations practices of the proposed project. DCR can complete its review more quickly and efficiently when applicants provide as much of the information needed by DCR to complete an independent evaluation of the proposed project as is available.

Please provide detailed responses. If more space is needed, additional pages may be added. Missing, incomplete, or inconsistent information may delay the processing of your Annual License Application.

**Project Description:** *Insert project description information or reference where this information is located.*

This is an existing facility located at 11045 W SHERMAN WAY SUN VALLEY CA 91352. There wont be any new construction. This site has no historical value and no value as habitat for endangered, rare, or threatened species. Approval of this Project would not result in any significant effects relating to traffic, noise, air/water quality or wild life..

**NO EXPANSION OR CONSTRUCTION:** Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure.

**NO SIGNIFICANT ENVIRONMENTAL EFFECTS:** The activities within our building do not involve the release of pollutants, emissions, or hazardous materials into the environment.

**PROTECTION OF NATURAL RESOURCES:** Our project is designed to minimize waste generation. We have implemented sustainable practices, such as recycling and energy-efficient measures, to reduce our environmental footprint.

**MINIMAL NOISE IMPACT:** Our operations within the building are designed to minimize noise emissions. Our Operation does not create any noise which would disturb the Urban Environment.

**LIGHT POLLUTION MITIGATION:** We are committed to reducing light pollution in the area. All lighting on our property is shielded to prevent upward light spill, contributing to a reduction in light pollution.

**TRAFFIC MANAGEMENT:** Our project will not result in a significant increase in traffic in the surrounding area. There is plenty of Public Transportation available.

**ODOR CONTROL:** We understand the concerns related to odors associated with indoor cultivation. Our facility is equipped with state-of-the-art odor control systems designed to capture and treat any emissions. We will regularly monitor and maintain these systems to ensure odors are effectively managed and contained within the facility.

**ENERGY EFFICIENCY:** We recognize the importance of minimizing electricity usage, especially in indoor cultivation. Our operations will adhere to energy-efficient practices, including the use of LED lighting and high-efficiency HVAC systems. We are also committed to exploring renewable energy sources, such as solar power, to reduce our carbon footprint.

**WATER USAGE:** We recognize the importance of responsible water usage, and our indoor cultivation methods are designed to be highly efficient. Our cultivation systems utilize advanced technologies to reduce water consumption significantly. We actively monitor and manage our water usage to ensure minimal impact on local water resources.

**SUSTAINABLE PRACTICES:** In addition to energy efficiency, we are dedicated to sustainable cultivation practices. We employ water conservation methods, implement recycling programs, and work to reduce waste. These measures align with our commitment to environmental responsibility.





**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose? ☒ Yes ☐ No

*Provide details of current or prior operation(s). Cite source(s) of information.*

We are an EMMD and have been operating at this site for a very long time. At this site we engage in Retail, Distribution, and Cultivation activities. Although we have approval from DCR for Manufacturing as well, we will be letting that activity expire.

2. Does the project involve an expansion of existing structures that would be considered negligible or no expansion of existing or former use? (If no, skip to Question 6) ☐ Yes ☒ No

*Provide expansion details, if applicable. Cite source(s) of information.*

N/A





Project-Specific Information Form

DCR Record No. LA-R-23-100085-ANN / LA-C-23-100085-ANN

3. Project Expansion: \_\_\_\_\_

Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

- a. Would the expansion be less than or equal to 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 6.) ☐ Yes ☐ No

*Cite source(s) of information.*

- b. Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 4.) ☐ Yes ☐ No

*Cite source(s) of information.*

- c. Would the expansion be greater than 10,000 square feet? ☐ Yes ☐ No

*Cite source(s) of information.*

4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)? ☐ Yes ☐ No

*Describe which public services serve the project site. Cite source(s) of information.*

Project-Specific Information Form

DCR Record No. LA-R-23-100085-ANN / LA-C-23-100085-ANN

5. Is there evidence that the project site is located in an environmentally sensitive area? ☐ Yes ☒ No

*Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.*

6. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.) ☒ Yes ☐ No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

Although we have registered with the California Department of Fish and Wildlife and also the State Water Resources Control Board / Regional Water Quality Control Board as part of the State's Licensing requirements, our project at this site will not result in physical changes to the environment.

[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures?) ☐ Yes ☒ No

*Describe size of structure to be demolished and location.*

N/A



**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed? ☐ Yes ☒ No

*Describe both the existing structure and replacement structure, including the location on the site. Cite source(s) of information.*

N/A

2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☒ No

*Provide information on the purpose of both the existing and replacement structures to ensure they are the same. Cite source(s) of information.*

This facility is an Existing Structure and will not be replaced. There will not be a change in capacity or any new structures.

3. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.) ☐ Yes ☒ No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

Although we have registered with the California Department of Fish and Wildlife and also the State Water Resources Control Board / Regional Water Quality Control Board as part of the State's Licensing requirements, our project at this site will not result in physical changes to the environment.

[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)



**Categorical Exemption Evaluation Form**

**Class 3: New Construction or Conversion of Small Structures**

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures?

☐ Yes ☒ No

*Provide information regarding the nature of modifications to existing small structures, if applicable. Cite source(s) of information.*

N/A

2. Does the project involve the construction of new small structures?

☐ Yes ☒ No

*Provide information regarding the size and purpose of the proposed new structures, if applicable. Cite source(s) of information.*

N/A

**Please check instructions for directions on how to proceed, based on answers to Questions 1 and 2.**

3. Is the project within an urbanized area? (If no, skip to Question 9.)

☒ Yes ☐ No

*Cite source(s) of information.*

<https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html>





**FOR SITES IN URBANIZED AREAS**

4. Does the project involve the construction of four or fewer structures totaling 10,0 square feet or less?

☐ Yes ☒ No

*Provide information regarding size of new structure(s), if applicable. Cite source(s) of information.*

N/A

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

*Cite source(s) of information.*

Cannabis Location Restrictions  
Cannabis Location Restrictions - Article 5, Chapter X of the Los Angeles Municipal Code

6. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☒ No

*Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.*

We wont have hazardous substances at this site. The amount of cO2 which we will be using is insignificant and wont be considered hazardous.

7. Are all necessary public services and facilities available to the project?

☒ Yes ☐ No

*List all services and facilities provided. Cite source(s) of information.*

Water & Power = LADWP  
Trash & Sanitation = LASAN

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to Question 11.)

☐ Yes ☒ No

*Provide information on the nature of any sensitive environmental areas. Cite source(s) of information, if available.*

<https://planning.lacity.org/odocument/b459d4e1-2dec-4804-892f-db4c100facf4>



**FOR SITES NOT IN URBANIZED AREAS**

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?

☐ Yes ☐ No

*Provide information regarding size of new structure, if applicable. Cite source(s) of information.*

10. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☐ No

*Provide list of any hazardous substances used, including amount of product(s), if applicable and available. Cite source(s) of information.*

**FOR ALL SITES**

11. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

☐ Yes ☒ No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

Although we have registered with the California Department of Fish and Wildlife and also the State Water Resources Control Board / Regional Water Quality Control Board as part of the State's Licensing requirements, our project at this site will not result in physical changes to the environment.

[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

1. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)? ☐ Yes ☒ No

*Provide details, if needed. Cite source(s) of information.*

No removal of trees or any vegetation.

2. Does the project involve alterations to land, water, or vegetation that would be considered minor? ☐ Yes ☒ No

*Provide details, if needed. Cite source(s) of information.*

No alterations to land, water, or vegetation at all.

3. Would the alterations consist of grading on lands of 10 percent slope or steeper? ☐ Yes ☒ No

*Provide details, if needed. Cite source(s) of information.*

No alterations/grading.

4. Would the alterations consist of grading in an area determined to be a wetland? ☐ Yes ☒ No

*Cite source(s) of information.*

No alterations/grading.

Project-Specific Information Form

DCR Record No. LA-R-23-100085-ANN / LA-C-23-100085-ANN

5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency? ☐ Yes ☒ No

*Provide name of scenic area (if applicable). Cite source(s) of information.*

No alterations/grading. Not in a Scenic Area.

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist? ☐ Yes ☒ No

*Provide the name of the zone (if applicable). Cite source(s) of information.*

<https://geohub.lacity.org/datasets/lahub::alquist-priolo-earthquake-fault-zones/explore?location=34.795646%2C-117.902738%2C8.99>

[zimas.lacity.org](https://zimas.lacity.org)

7. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.) ☐ Yes ☒ No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

Although we have registered with the California Department of Fish and Wildlife and also the State Water Resources Control Board / Regional Water Quality Control Board as part of the State's Licensing requirements, our project at this site will not result in physical changes to the environment.

[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)

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May 13 2024

Deana C. Logan, Registrar - Recorder/Court Clerk

Electronically signed by MARIAH JOHNSON



**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

1. Does the project include the construction or placement of accessory structures? ☐ Yes ☒ No

*Describe new and/or replacement accessory structures. Cite source(s) of information.*

N/A  
No New or Replaced Accessory Structures.

2. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.) ☐ Yes ☒ No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

Although we have registered with the California Department of Fish and Wildlife and also the State Water Resources Control Board / Regional Water Quality Control Board as part of the State's Licensing requirements, our project at this site will not result in physical changes to the environment.

[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)



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## Categorical Exemption Evaluation Form

## Class 32: Infill Development Projects

1. Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site? ☒ Yes ☐ No

*Cite source(s) of information.*

Cannabis Location Restrictions  
Cannabis Location Restrictions - Article 5, Chapter X of the Los Angeles Municipal Code

2. Project Size and Location

- a. Is the project site 5 acres in size or less? ☒ Yes ☐ No

*Indicate the size of the project site, in acres. Cite source(s) of information.*

0.542 Acres.  
zimas.lacity.org

- b. Is the project site substantially surrounded by urban uses? ☒ Yes ☐ No

*Describe the uses of the surrounding properties. Cite source(s) of information.*

Project site is in a row of C2-1VL properties. just south of the project is all M2 zoning. There is some R3 zoning just west and north of the project, and lastly there is some R1 zoning a little further North.

Surrounding Land Uses: Neighborhood Office Commercial / Medium Residential / Light Manufacturing / Low Medium II Residential / Low Residential

There are mechanic shops, production shops, and different types of industrial and home supply stores.

- Used Zimas and Google

3. Does the project site have value as habitat for endangered, rare, or threatened species? ☐ Yes ☒ No

*Describe any habitat for endangered, rare, or threatened species identified on or near the project site (if applicable). Cite source(s) of information.*

We have approval from the California Department of Fish and Wildlife to conduct our cultivation business at this site since we do not disturb any habitat for endangered, rare, or threatened species.

Project-Specific Information Form

DCR Record No. LA-R-23-100085-ANN / LA-C-23-100085-ANN

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality? ☐ Yes ☒ No

*Describe potential impact(s) and evidence (if applicable). Cite source(s) of information.*

The project will not have significant impacts related to traffic, noise, air quality, or water quality.

5. Can the project site be adequately served by all required utilities and public services? ☒ Yes ☐ No

*Describe which utilities and public services serve the project site. Cite source(s) of information.*

Water & Power = LADWP  
Trash & Sanitation = LASAN

6. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.) ☐ Yes ☒ No

*List permits required and any potential physical changes that could occur. Cite source(s) of information.*

Although we have registered with the California Department of Fish and Wildlife and also the State Water Resources Control Board / Regional Water Quality Control Board as part of the State's Licensing requirements, our project at this site will not result in physical changes to the environment.

[https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc\\_commercial\\_cannabis\\_regulations-1.pdf](https://cannabis.ca.gov/wp-content/uploads/sites/2/2023/09/dcc_commercial_cannabis_regulations-1.pdf)





**Exceptions to Exemptions****1. Scenic Highways**

- a. Is the project visible from an official State Scenic Highway? ☐ Yes ☒ No

*List State Scenic Highway(s) from which the project is visible (if applicable).  
Cite source(s) of information.*

N/A  
Our project is not visible from any Highway whatsoever.

- b. If yes, would the project result in damage to scenic resources? ☐ Yes ☒ No

*Describe scenic resources and potential damage (if applicable). Cite source(s)  
of information.*

N/A  
No damage to Scenic Resources whatsoever.

2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)? ☐ Yes ☒ No

*Describe the type of hazardous site (if applicable). Cite source(s) of information.*

[https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=4&CMD=search&ocieerp=&business\\_name=&main\\_street\\_number=&main\\_street\\_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site\\_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup\\_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal\\_superfund=&state\\_response=&voluntary\\_cleanup=&school\\_cleanup=&operating=&post\\_closure=&non\\_operating=&corrective\\_action=&tiered\\_permit=&evaluation=&spec\\_prog=&national\\_priority\\_list=&senate=&congress=&assembly=&critical\\_pol=&business\\_type=&case\\_type=&display\\_results=&school\\_district=&pub=&hwmp=False&permitted=&pc\\_permitted=&inspections=&inspectionsother=&complaints=&censustrack=&cesdecile=&ORDERBY=city&next=Next+50](https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=4&CMD=search&ocieerp=&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&display_results=&school_district=&pub=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustrack=&cesdecile=&ORDERBY=city&next=Next+50)

3. Would the project result in a substantial adverse change in the significance of a historical resource? ☐ Yes ☒ No

*List the historic resource(s) potentially affected and describe the potential effects (if applicable). Cite source(s) of information.*

Our project is not located on or near any historic sites.  
zimas.lacity.org



Project-Specific Information Form

DCR Record No. LA-R-23-100085-ANN / LA-C-23-100085-ANN

4. Is there evidence of the potential for the project to contribute to a significant cumulative impact?

☐ Yes ☒ No

*Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.*

No Negative Environmental Impact.

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

☐ Yes ☒ No

*Describe the potential impact(s), circumstances, and evidence (if applicable). Cite source(s) of information.*

There is no reasonable possibility that this project will have a significant environmental impact.

6. Would the project impact an environmental resource of hazardous or critical concern?

☐ Yes ☒ No

*Provide details, if needed. Cite source(s) of information.*

There is absolutely no concerns that our project will impact any Environmental Resources.

7. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)?

☐ Yes ☒ No

*Provide details, if needed. Cite source(s) of information.*

We will not be removing any trees whatsoever.





## CEQA Exemption Petition

Class: 1 Category: Existing Facility

Explanation of how the project fits the CEQA exemption indicated above:

NO EXPANSION OR CONSTRUCTION: Our project does not involve any new construction, expansion, or alteration of the existing structure. It solely pertains to activities within the existing structure.

NO SIGNIFICANT ENVIRONMENTAL EFFECTS: The activities within our building do not involve the release of pollutants, emissions, or hazardous materials into the environment.

PROTECTION OF NATURAL RESOURCES: Our project is designed to minimize waste generation. We have implemented sustainable practices, such as recycling and energy-efficient measures, to reduce our environmental footprint.

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

www.zimaz.lacity.org and others listed above.

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.*

This project is located at 11045 W SHERMAN WAY SUN VALLEY CA 91352. It is just west of Vineland Ave and just south of Cantlay St.

Surrounding Uses: Neighborhood Office Commercial / Medium Residential / Light Manufacturing / Low Medium II Residential / Low Residential

- (b) Existing Land Uses/Zoning: *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

Project site is in a row of C2 properties. just south of the project is all M2 zoning. There is some R3 zoning just west and north of the project, and lastly there is some R1 zoning a little further North.

Surrounding Uses: Neighborhood Office Commercial / Medium Residential / Light Manufacturing / Low Medium II Residential / Low Residential



- (c) Previous Use: Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.

Not sure about the Use of Previous tenants. We have been here since 2018.

- (d) Was the site previously used for a similar use? The key consideration is whether the project involves negligible or no expansion of an existing use.

No, we are the 1st Commercial Cannabis Business at this site.

- (e) Maps to be Included: *Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

**3. Project Operations/Description.** Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.

- (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. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).*

We are licensed to engage in Retail, Cultivation, and Distribution activities. The Retail business simply sells pre-packaged products to customers who walk into our retail store. The distribution and cultivation activities do not use any machinery or hazardous materials. For Cultivation, we vegetate and grow our plants under lights, then when they are ready we dry and trim them at our facility as well. Then we transfer our products to our distribution license which handles the packaging and transporting of the product.



Project-Specific Information Form

DCR Record No. LA-R-23-100085-ANN / LA-C-23-100085-ANN

- (b) Cannabis Operation Activities Owned by the Same or Different Businesses: *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

We are the only entity at this site and we engage in Retail, Distribution, Cultivation activities.

- (c) 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.*

The total Lot/Parcel Area is approximately 23,634 Sq Ft. Licensees Premises is approximately 12,419 sq ft.

- (d) State License: *Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Cannabis Control to engage in commercial cannabis activity at the proposed premises.*

Yes, we have State Licenses for all 3 of our activities.  
Retail = C10-0000444-LIC  
Distribution = C11-0000829-LIC  
Cultivation = CCL19-0005348

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

This facility's Retail Business Hours are 6am - 10pm 7 days a week. There are 2 work shifts per day for Retail staff and 1 shift per day for the Cultivation, Distribution, and Manufacturing staff. The none Retail business hours are from 9am to 5pm

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

Retail Employees = 12 total (2 shifts)  
Cultivation Employees = 3 (1 shift)  
Distribution Employees = 2 (1 shift)  
Manufacturing Employees = 4 (1 shift)

- (g) **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.*

We receive shipments approximately once a day and sends out shipments roughly twice a day. This is an existing site and existing business, so the approximate number of vehicle trips per day to be generated by the project is within the current City of Los Angeles' VMT calculations. Friday's and Saturday's are our business days 3pm to 8pm is generally our busiest time frame.

- (h) **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.*

LADWP.

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

Our water is tied to the main city sewage line. The only wastewater that gets generated from our project is from the bathrooms and it is serviced by LASAN.

**4. Environmental Setting:**

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

Fully developed and constructed building. The entire surroundings are developed with no new projects in the works.

- (b) General Topographic Features (slopes and other features):

The land is very flat and we are surrounded by buildings and streets.

- (c) Natural characteristics (general vegetation types, drainage, soil stability, habitat, etc.):

Our lot does not have any vegetation. There is one tiny newly planted tree on the city's sidewalk. There is no habitat, or soils. Surrounded by asphalt concrete.



- (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):

None

- (e) Identify whether the property contains natural features of scenic value of rare or unique characteristics (e.g., rock outcroppings, mature trees):

None

- (f) Identify whether the property has any historic designations or archeological remains onsite:

None

- (g) Identify whether the property contains habitat for special status species:

None

- (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

- (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:

This project will not increase the quantity of solid waste or hazardous waste. The project will mostly be generating recyclable waste and there wont be any hazardous materials on our premises.

- g) 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 resource:

The Project uses Approx 500 kW per day and does not require an increase in energy demand.

5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. If the project is part of a larger project, attach a separate sheet to briefly describe the larger project.

No expansion of exiting footprint.

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.*

We will do everything in our power to be energy and water efficient as well as a good neighbor. we will make sure that we never create noise or lights which would bother the neighborhood or the environment.

7. Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).*

The above fields have been thoroughly answered and will hopefully be enough detail to obtain a Categorical Exemption.

8. **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

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**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 11	Accessory Structures	Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. (Cal. Code Regs., tit. 14, § 15311.)
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.

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Google Maps 11045 Sherman Way



Imagery ©2022 Maxar Technologies, Map data ©2022 20 ft



# 11045 Sherman Way

Building



Directions



Save



Nearby



Send to  
phone



Share



11045 Sherman Way, Sun Valley, CA 91352

## Photos

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ZIMAS PUBLIC

Generalized Zoning

10/27/2023

City of Los Angeles  
Department of City Planning



Address: 11045 W SHERMAN WAY

Tract: LANKERSHIM RANCH LAND  
AND WATER CO.

Zoning: C2-1VL

APN: 2315028034

Block: None

2024 102900

General Plan: Neighborhood Office Commercial

PIN #: 183B173 98

Lot: PT 56

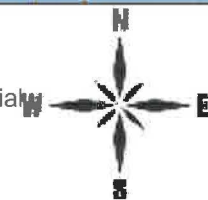


Arb: 6

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May 13 2024

Deen C. Logan, Registrar--Recorder/County Clerk

Electronically signed by MARIAH JOHNSON







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May 13 2024

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by MARIAH JOHNSON



# City of Los Angeles Department of City Planning

## 4/2/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

11053 W SHERMAN WAY  
11051 W SHERMAN WAY  
11049 W SHERMAN WAY  
11047 W SHERMAN WAY  
11045 W SHERMAN WAY

### ZIP CODES

91352

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-822-GPC  
ORD-87516  
ORD-165141-SA4490

### Address/Legal Information

PIN Number	183B173 98
Lot/Parcel Area (Calculated)	12,499.5 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID J4 PAGE 533 - GRID A4
Assessor Parcel No. (APN)	2315028034
Tract	LANKERSHIM RANCH LAND AND WATER CO.
Map Reference	M R 31-39/44
Block	None
Lot	PT 56
Arb (Lot Cut Reference)	6
Map Sheet	183B173

### Jurisdictional Information

Community Plan Area	Sun Valley - La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sun Valley Area
Council District	CD 2 - Paul Krekorian
Census Tract #	1230.10
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

### Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Neighborhood Office Commercial
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

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
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)	2315028034
APN Area (Co. Public Works)*	0.542 (ac)
Use Code	7100 - Institutional - Church - One Story
Assessed Land Val.	\$2,457,510
Assessed Improvement Val.	\$1,664,640
Last Owner Change	12/15/2022
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1974
Building Class	D55A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,400.0 (sq ft)
Building 2	
Year Built	1984
Building Class	D45
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,570.0 (sq ft)
Building 3	
Year Built	1961
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,435.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2315028034]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No



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Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	100 Yr - Zone AE
Watercourse	No
Hazardous Waste / Border Zone Properties	No
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)	2.3718012
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000

##### 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	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
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	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2315028034]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.08 Units, Lower
Housing Use within Prior 5 Years	Yes

#### Public Safety

##### Police Information

Bureau	Valley
Division / Station	North Hollywood

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Reporting District	1506
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	89
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-1986-822-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SUN VALLEY AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (DON TAYLOR)

DATA NOT AVAILABLE

ORD-87516  
ORD-165141-SA4490

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Address: 11045 W SHERMAN WAY

Tract: LANKERSHIM RANCH LAND  
AND WATER CO.

Zoning: C2-1VL

APN: 2315028034

Block: None

General Plan: Neighborhood Office Commercial

PIN #: 183B173 98

Lot: PT 56

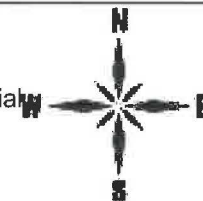
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# LEGEND

## 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

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## 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)	<b>HW</b> House of Worship	Public Golf Course (Proposed)
Bridge	<b>e</b> 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)
<b>HW</b> 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	<b>MWD</b> MWD Headquarters	Pumping Station
Community Library (Proposed Expansion)	Maintenance Yard	Pumping Station (Proposed)
Community Library (Proposed)	Municipal Office Building	Refuse Collection Center
Community Park	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	<b>RPD</b> 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
<b>DMV</b> DMV Office	Police Station (Proposed)	School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	Police Training site	Skill Center
DWP Pumping Station	<b>PO</b> 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)	<b>C</b> Private College	Steam Plant
Fire Supply & Maintenance	<b>E</b> 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	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
Helistop	<b>PS</b> Private Pre-School	Water Tank Reservoir
Historic Monument	Private Recreation & Cultural Facility	Wildlife Migration Corridor
Historical / Cultural Monument	<b>SH</b> Private Senior High School	Wildlife Preserve Gate
Horsekeeping Area	<b>SF</b> Private Special School	
Horsekeeping Area (Proposed)	Public Elementary (Proposed Expansion)	

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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 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


 Tract Line


 Lot Cut


 Easement


 Zone Boundary


 Building Line


 Lot Split


 Community Driveway


 Building Outlines 2020


 Building Outlines 2017


 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 - Active

 Wells - Inactive