

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 CORE RECORD NO. 100077

Project Applicant: Delta 9 THC LLC

Project Location - Specific:

824 East Anaheim Street, Los Angeles, CA 90744 / Anaheim Street and Sanford Ave

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Retail sales and cultivation 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: Delta 9 THC LLC

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 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: 12/12/2024 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 September 27 2024

UNTIL October 28 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 202758

FILED
Sep 27 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by VALERIE VALADEZ

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-24-100077-ANN, LA-C-24-100077-ANN / Retail with on-site sales (Type 10) & Cultivation Specialty Indoor

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100077-ANN

PROJECT TITLE

DCR CORE RECORD NO. 100077

COUNCIL DISTRICT

15

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

824 East Anaheim Street, Los Angeles, CA 90744 / Anaheim Street and Sanford Ave

☒ Map attached.

PROJECT DESCRIPTION:

Retail sales and cultivation of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Delta 9 THC LLC

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 32)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 with on-site sales (Type 10) & Cultivation Specialty Indoor

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
MARIO MELENDEZ

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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.:	100077
Applicant Name:	Delta 9 THC LLC
DCR Record No. / Activities Requested:	LA-R-24-100077-ANN / Retail w/ on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	824 East Anaheim Street, Los Angeles, CA 90744
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	15 Wilmington None Wilmington-Harbor City [Q] M2-1VL-O-CUGU
LAMC Section / "Phase":	LAMC 104.07 / Phase 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No No
Social Equity Applicant / Ownership %:	No
Environmental Analysis/Clearance: ENV-100077-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of September 29, 2020. 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, C10-000081-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through May 22, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 824 East Anaheim Street, Los Angeles, CA 90744, a parcel zoned for Light Manufacturing 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 location 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 August 8, 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 August 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. In general, the oral and written comments provided by the public were positive.

Number of Comments In Favor of the Application	2
Number of Comments Against the Application	0
Total Number of Comments	2

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.

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 site zoned for Light Manufacturing, [Q] M2-1VL-O-CUGU at 824 East Anaheim Street, Los Angeles, CA 90744 (Assessor's Parcel Number 7424-011-057). 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). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Light Manufacturing/[Q] M2-1VL-O-CUGU

Surrounding Land Use/Zoning Designations

Light Manufacturing / [Q] MR2-1VL-O-CUGU

Subject Property

The subject site is a fully developed lot within the Wilmington-Harbor City Community Plan Area. The lot is approximately 283 feet deep and a width of 196 feet along Anaheim. The site is currently developed with a Industrial-Warehousing, Distribution, Storage-Warehousing, Distribution, 10,000 to 24,999 SF - One Story building, built in 1992 proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned [Q] M2-1VL-O-CUGU. The site is located within Council District 15, Wilmington Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include Light industrial and Commercial Warehouse uses within 200 feet of the site. The immediate area along Anaheim is predominantly developed with Light Manufacturing uses, zoned [Q] MR2-1VL-O-CUGU and Light Manufacturing uses zoned [Q] M2-1VL-O-CUGU. (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 46,357 gross square feet, zoned [Q] M2-1VL-O-CUGU with a Industrial-Warehousing, Distribution, Storage-Warehousing, Distribution, 10,000 to 24,999 SF - One Story building originally constructed in 1992. 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 46,357 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Light Manufacturing and developed with a mix of Light industrial and Commercial Warehouse , along Anaheim between Eubank Avenue and Dominguez Avenue..

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. Therefore, the project would have no impact on scenic resources, historic building(s), 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.

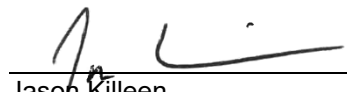
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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

September 3, 2024
CRC Transmission Date

EXHIBITS:

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



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): 09/20/2023

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

DCR Record No.: LA-C-23-100077-ANN

Applicant Entity Name: Delta 9 THC, LLC

License Type(s): Retail Storefront, Cultivation-Specialty Indoor

Business Premises Location: 824 E. Anaheim St., #B, Wilmington, CA 90744

County: Los Angeles Assessor's Parcel Number (APN): 7424011057

Council District: CD 15 Neighborhood Council: Wilmington

Community Plan Area: Wilmington - Harbor City

Zoning: M2 Specific Plan Area: None

General Plan Land Use: Light Manufacturing Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Harbor Gateway Historic Preservation Review: No

LAPD Division/Station: Harbor LAFD District/Fire Station: 38

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

Department of Cannabis Regulation
221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012
(213) 978-0738 • cannabis@lacity.org
www.cannabis.lacity.org

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.*

The project is located in Unit #B of the premises commonly known as at 824 E. Anaheim Street, Wilmington, California, 90744, which is within the City and County of Los Angeles.

The project consists of the licensing and operation of a retail storefront cannabis business in which cannabis goods are sold and displayed and a separate speciality indoor cannabis cultivation facility of less than 5000 sq. ft., where commercial cannabis is cultivated under exclusively artificial light.

The retail storefront and cultivation facility are in one existing industrial type building structure occupying approximately 4000 sq. ft of Unit # B of the industrial building.

Approximately 2350 square feet of the existing industrial building are used for the existing retail storefront and approximately 1550 square feet for the indoor cultivation operation.

The interior of the existing industrial building has undergone minor interior modifications to install a retail reception and sales area, storage, irrigation systems, lighting system, climate control, and security systems.

The project is located in Wilmington, California, which is located in the southern part of Los Angeles, and is primarily characterized by its industrial nature, being closely intertwined with the operations of the Port of Los Angeles. It serves as a significant hub for maritime-related industries, with the presence of multiple oil refineries, storage facilities, and shipping centers.

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.

The project site is currently operating as a Retail Storefront for the sale of cannabis goods directly to the consumer.

The project site is further used as a Specialty Indoor cannabis Cultivation facility of less than 5000 sq. ft of cannabis canopy grown in pots under artificial lighting using a drip irrigation system.

Both the Retail Storefront and the Cultivation facility are provisionally licensed by the State of California Department of Cannabis Control along with the California Department of Food and Agriculture.

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.

Project involves no expansion of existing structure.
Project involves no expansion of existing or former use.

3. Project Expansion: 0Size of expansion in square feet: 0*Cite source(s) of information.*

No expansion of existing or former use.

- 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.

No expansion of existing or former use.

- 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.

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.

Lake or Streambed Alteration Notification Not Required Notification No. 1600-2017-0237-R5 received from State of California Department of Fish and Wildlife.

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ for Delta 9 THC Los Angeles County (WDID No. 4_19CC400279) received from California Water Board Los Angeles Regional Water Quality Control Board.

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.

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.

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.

The existing structure for a retail storefront and for the indoor cultivation (indoor specialty) is not being changed from its existing use.

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.

Lake or Streambed Alteration Notification Not Required Notification No. 1600-2017-0237-R5 received from State of California Department of Fish and Wildlife.

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ for Delta 9 THC Los Angeles County (WDID No. 4_19CC400279) received from California Water Board Los Angeles Regional Water Quality Control Board.

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.

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.

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.

U.S. Census Bureau

FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less? ☐ Yes ☒ No

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

No new construction. Use of pre-existing structures.

5. Is the parcel zoned for the proposed use? ☒ Yes ☐ No

Cite source(s) of information.

ZIMAS
Zone Information and Map Access System (Department of City Planning: Los Angeles, CA)

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.

Carbon Dioxide CO2 stored on-site for use in Cultivation process. approx. 1748 Cu. Feet in 4 cylinders of approx. 487 Cu. Feet.

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.

Metro - Transportation, LAPD - Security, Dept of Water & Power - Utility Service

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.

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.

Lake or Streambed Alteration Notification Not Required Notification No. 1600-2017-0237-R5 received from State of California Department of Fish and Wildlife.

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ for Delta 9 THC Los Angeles County (WDID No. 4_19CC400279) received from California Water Board Los Angeles Regional Water Quality Control Board.

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.

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.

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.

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

Cite source(s) of information.

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.

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.

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.

Lake or Streambed Alteration Notification Not Required Notification No.
1600-2017-0237-R5 received from State of California Department of Fish and Wildlife.

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ for Delta 9 THC Los Angeles County (WDID No. 4_19CC400279) received from California Water Board Los Angeles Regional Water Quality Control Board.

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.

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.

Lake or Streambed Alteration Notification Not Required Notification No. 1600-2017-0237-R5 received from State of California Department of Fish and Wildlife.

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ for Delta 9 THC Los Angeles County (WDID No. 4_19CC400279) received from California Water Board Los Angeles Regional Water Quality Control Board.

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.

ZIMAS
Zone Information and Map Access System (Department of City Planning: Los Angeles, CA)

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.

Unit B: 4,000 sq. ft. = 0.92 (approximate) Acres
Lot Size: 46,357 sq. ft. = (approximate) Acres

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

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

Light Manufacturing, Multifamily Residential (North of Project site)
[Q] M2-1VL-0-CUGU, [Q] RD3-1XL-0-CUGU, R1-1XL-0-CUGU
Source: ZIMAS - Zone Information and Map Access System (Department of City Planning: Los Angeles, CA)

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.

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.

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.

Los Angeles Department of Water and Power
Los Angeles Department of Public Works, Bureau of Sanitation & Environment
Los Angeles Police Department
Los Angeles Fire Department

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.

Lake or Streambed Alteration Notification Not Required Notification No. 1600-2017-0237-R5 received from State of California Department of Fish and Wildlife.

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ for Delta 9 THC Los Angeles County (WDID No. 4_19CC400279) received from California Water Board Los Angeles Regional Water Quality Control Board.

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.*

- 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.*

Not Applicable.

- 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.

- 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.*

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.

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.

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

☐ Yes ☒ No

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

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.

CEQA Exemption PetitionClass: 1 Category: Existing Facility

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

The project consists of the operation, repair, maintenance, permitting, leasing, licensing of a pre-existing private structure that involves negligible or no expansion of its current use as a commercial cannabis retail storefront and a commercial specialty indoor cultivation facility. The project's use was established previously and has been ongoing since establishment.

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

ZIMAS - Zone Information and Map Access System (Department of City Planning)
Google Earth
EnviroStor Hazardous Waste Database.

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.*

824 E. Anaheim St., Unit #B, Wilmington, CA 90744
City of Los Angeles, County of Los Angeles
Assessors Parcel No. 7424011057
Major Cross Streets: Anaheim Street & Alameda Street

- (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.*

The property is zoned for light manufacturing [Q] M2-1VL-0-CUGU and is currently used as a cannabis retail storefront and indoor specialty cannabis. The other units on the property are a Truck Parts business and a Car Transporter. The surrounding land uses are light manufacturing and multifamily residential
Zoning: [Q] M2-1VL-0-CUGU. [Q] RD3-1XL-0-CUGU. [Q] RD1-1XL-0-CUGU.

- (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.

The previous use of the project site was industrial. Since the year 2014 the use of the project site and facility is that as a commercial retail storefront and as a commercial indoor specialty cultivation facility.

- (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.

There is no expansion of the existing use as a commercial retail storefront and as an indoor specialty cultivation facility from that prior to CEQA project application.

- (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).*

The project site is currently operating as a Retail Storefront for the sale of cannabis goods directly to the consumer.

The project site is further used as a Specialty Indoor cannabis Cultivation facility of less than 5000 sq. ft of cannabis canopy grown in pots under artificial lighting using a drip irrigation system.

Both the Retail Storefront and the Cultivation facility are provisionally licensed by the State of California Department of Cannabis Control.

- (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.*

The retail store front cannabis operation and the specialty indoor cannabis cultivation both co-exist in a Unit of one structure on the property.

- (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.*

Total floor area approx 4000 sq. ft. of which Retail = approx 2350 sq ft. & Cultivation = approx 1550 sq. ft.
Lot Size = 46,357 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.*

Provisional License Retail Storefront from Department of Cannabis Control.
Provisional License Cultivation - Specialty Indoor from California Department of Food and Agriculture.

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

Retail 8 am to 9 pm (Mon - Thurs) 8 am to 10 pm (Fri & Sat) 8 am - 7 pm (Sun)
Retail Work Shifts 8 am to 4 pm / 12 pm to 7 pm / 4 pm to 9 pm

Cultivation 8 am - 12 pm
Cultivation Work Shift 8 am - 12 pm

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

Retail Work Shifts
8 am to 4 pm = 3 employees
12 pm to 7 pm = 3 employees
4 pm to 9 pm = 2 employees
Cultivation Work Shift
8 am to 12 pm = 3 employees

- (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.*

Delivery and Shipments arrive at the project site 3x week.
Shipments from the project site occur 1x month.
Vehicle trips occur weekdays between 10 am - 4 pm at a monthly basis.

- (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.*

Los Angeles Department of Water and Power
Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ for Delta 9 THC Los Angeles County (WDID No. 4_19CC400279) received from California Water Board Los Angeles Regional Water Quality Control Board.

- (i) **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

4. Environmental Setting:

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

The project site is situated in an urbanized setting. There are no natural water bodies. Vegetation is limited. Wildlife is limited due to the urban setting. Most of the site's ground is covered with impervious surfaces like concrete and asphalt.

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

Project site and surrounding areas generally flat.

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

There are no natural water bodies. Vegetation is limited. Wildlife is limited due to the urban setting. Most of the site's ground is covered with impervious surfaces like concrete and asphalt.

- (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 habitats within 150 - feet of the 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 contains no .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 designations 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:

Location: Cultivation Area
Type: Carbon Dioxide Nonflammable Gas
Quantity: 1748 Cu. Ft. on site average in 4 cylinders of approx. 437 Cu. Ft.

- (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 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.

- ① 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:

Anticipated operational energy needs for existing retail and cultivation activity will remain stable. The source of energy for the Project is the Los Angeles Department of Water and Power. The amount of energy used per day (approx) 725 kWh. The project will not require an increase in energy demand and the need for additional energy resource

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.

None of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, or increase the amount of impervious surface, or reduce any natural habitat.

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.*

Environmental Protection Measures - California Code of Regulations Section 16304.
Renewable Energy Requirements - California Code of Regulation Section 16305
Pesticide Use Requirements - California Code of Regulations Section 16307

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).*

Environmental Impact Analysis prepared by Rincon Consultants attached.

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

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.

ATTACHMENTS

ZIMAS MAP OF PROJECT SITE	26
VICINITY MAP, AERIAL MAP	32
PROJECT SITE PROPERTY DIAGRAM & PREMISES DIAGRAM	40
ENVIRONMENTAL REPORT OF PROJECT SITE	43
HAZARDOUS MATERIALS BUSINESS PLAN	101
ENVIROSTOR SEARCH OF PROJECT SITE	113
REGIONAL WATER QUALITY CONTROL BOARD CONDITIONAL WAIVER LETTER	115
DEPARTMENT OF FISH & WILDLIFE REVIEW LAKE OR STREAMBED ALTERATION NOT REQUIRED LETTER	119

ZIMAS MAP OF PROJECT SITE



Address: 824 N ANAHEIM ST

APN: 7424011057

PIN #: 030B209 196

Tract: P M 6612

Block: None

Lot: B

Arb: None









Zoning: [Q]M2-1VL-O-CUGU

General Plan: Light 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 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 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

824 E. Anaheim St., Unit B
Wilmington, CA 90744

Delta 9 THC, LLC



Delta 9 THC, LLC

824 E. Anaheim St., Unit #B
Wilmington, CA 90744

Legend

📍 824 E Anaheim St

824 E Anaheim St

Google Earth

© 2021 Google

900 ft



Delta 9 THC, LLC

824 E. Anaheim St., Unit #B
Wilmington, CA 90744

Legend

824 E Anaheim St

Google Earth

© 2021 Google



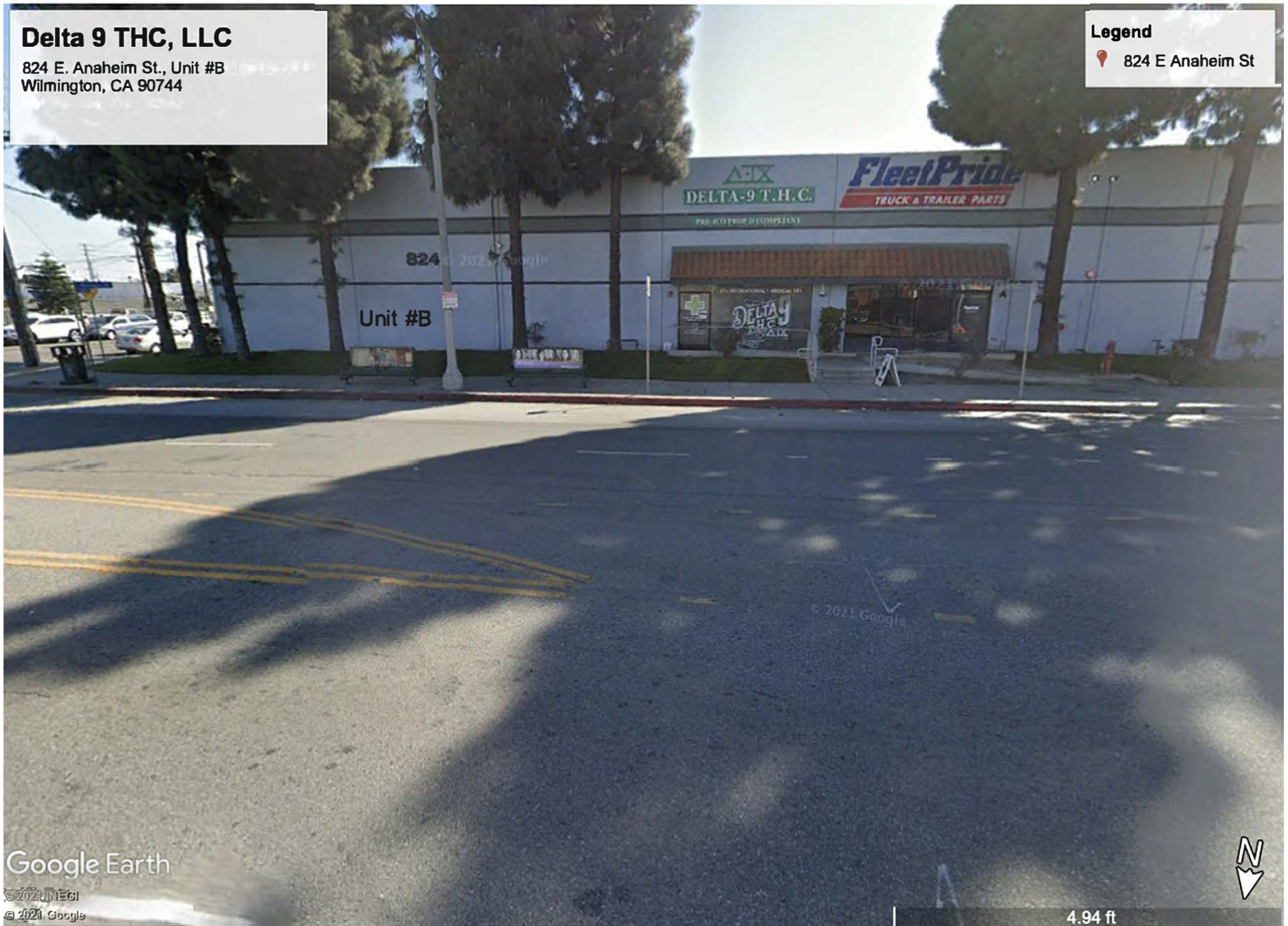
100 ft

Delta 9 THC, LLC

824 E. Anaheim St., Unit #B
Wilmington, CA 90744

Legend

📍 824 E Anaheim St



Google Earth

© 2021 Google

4.94 ft

Delta 9 THC, LLC

824 E. Anaheim St., Unit #B
Wilmington, CA 90744

Legend

📍 824 E Anaheim St

Google Earth

© 2021 Google
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6.06 ft

Delta 9 THC, LLC

824 E. Anaheim St., Unit #B
Wilmington, CA 90744

Legend

📍 824 E Anaheim St

Google Earth

© 2021 Google

8.02 ft

Delta 9 THC, LLC

824 E. Anaheim St., Unit #B
Wilmington, CA 90744

Legend

📍 824 E Anaheim St

Google Earth

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6.69 ft

ENVIRONMENTAL REPORT OF PROJECT SITE



Delta-9 T.H.C., LLC Commercial Cannabis Licensing Applications

Categorical Exemption Report

prepared for

Delta-9 T.H.C., LLC
824 East Anaheim Street, Unit B
Los Angeles, California 90744

prepared by

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

August 2018

Delta-9 T.H.C., LLC Commercial Cannabis Licensing Applications

Categorical Exemption Report

prepared for

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August 2018

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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 two commercial cannabis licensing applications for indoor cultivation and retail uses for Delta 9 T.H.C., LLC (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 of a Class 1 exemption (Section 4 and Appendix A of this report). None of the exceptions would apply to the commercial cannabis licensing applications for Delta-9 T.H.C., LLC; therefore, the project is eligible for a Class 1 exemption.

2. Project Description

The proposed project is two commercial cannabis licensing applications for indoor cultivation and retail uses for Delta-9 T.H.C., LLC, located at 824 East Anaheim Street in Los Angeles, California 90744 (Assessor's Parcel Number 742-401-1057). The project site is a two-story, approximately 4,516-square-foot existing commercial cannabis business with indoor cultivation and retail uses. The project site also includes a surface parking lot with 32 spaces in the rear of the property, which is accessible from Dominguez Avenue. The project applicant is currently in the process of completing interior improvements to the existing building, primarily to remodel the existing restroom for accessibility. The proposed project would include approximately 1,592 square feet of cultivation area with accessory uses (i.e., water/nutrient, harvest, and waste storage rooms and processing/packaging room), 1,102 square feet of office and employee space, and 1,356 square feet of retail space. See Appendix B for the project site plan.

3. Project Site and Existing Conditions

The project site is a generally flat lot located in the Wilmington neighborhood of Los Angeles. The project site is currently developed with a two-story industrial building.

The project site is in an urban industrial setting. The project site is surrounded by industrial development on all sides with East Anaheim Street to the north and Dominguez Avenue to the east.

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 commercial cannabis business with indoor cultivation and retail uses (Delta-9 T.H.C., LLC) that currently operates out of an existing industrial park on East Anaheim Street. Approval of the Delta-9 T.H.C., LLC commercial cannabis licensing applications would not involve an expansion of the existing industrial and commercial use 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.

The following are listed sites within 0.25 mile of the project site that have a status of “Completed – Case Closed.”

- Exxon Wilmington Oil Field – Cleanup Program Site (SWRCB 1997a)
- Magness Petroleum Company – LUST Clean Up Site (SWRCB 2013)
- Wilmington Town Lot #265 – Cleanup Program Site (SWRCB 2000a)
- Wilmington Town Lot #277 – Cleanup Program Site (SWRCB 1997b)
- Wilmington Town Lot #326 – Cleanup Program Site (SWRCB 1999a)
- Wilmington Town Lot #327 – Cleanup Program Site (SWRCB 1999b)
- Wilmington Town Lot #399 – Cleanup Program Site (SWRCB 2000b)
- Wilmington Town Lot #414 – Cleanup Program Site (SWRCB 1999c)

In addition, the Tieman Company site is an open cleanup program site located at 620 Sanford Avenue, which is approximately 870 feet southeast of the project site. This listing formerly contained an oil well from 1932 to 1993, when the well was abandoned by plugging. Soil and groundwater contamination by crude oil, total petroleum hydrocarbons (TPH), waste and motor oils, and hydraulic and lubricating fluids is a potential concern (SWRCB 2000c). However, the project does not propose any ground disturbance that may mobilize soil and groundwater contaminants. Therefore, the proposed project would not impact an environmental resource of hazardous concern.

The project site is located in an urbanized area, and there are no critical environmental resources, such as wetlands or wildlife, on-site. Therefore, since there are no critical environmental resources on or near the project site and no contamination has been recorded on the project site, this exception to a CE does not apply to the Delta-9 T.H.C., LLC commercial 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 storefront 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 a cannabis microbusiness, are not considered unusual because: (1) The project site is currently operating as an indoor cannabis cultivator and dispensary; (2) The project site is part of an existing industrial park on East Anaheim Street; and (3) Indoor cultivation and retailer commercial cannabis activities are allowed in the M2 zone according to Chapter X, Article 5, Sections 105.02(a)1.(A)(1) and 105.02(a)3.(A)(1) of the Los Angeles Municipal Code, respectively.

The Delta-9 T.H.C., LLC commercial 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 A9).

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, and the Superfund Enterprise Management System, there are no active designated hazardous waste sites on the project site. Therefore, this exception does not apply to the Delta-9 T.H.C., LLC commercial 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 2012 and 2015). The project site is in an industrial area and has been previously disturbed in conjunction with the construction of the existing industrial park and surface parking lot. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource.

5. Summary

Based on this analysis, the proposed approval of the Delta-9 T.H.C., LLC commercial 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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- _____. 1999b. Wilmington Town Lot #327. GeoTracker.
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- _____. 1999c. Wilmington Town Lot #414. GeoTracker.
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- _____. 2000c. Tieman Company. Geotracker.
https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL2049U1735 (accessed August 2018).
- _____. 2013. Magness Petroleum Company. GeoTracker.
https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603712547 (accessed August 2018).

Appendix A

Appendix G Checklist Report



Delta-9 T.H.C., LLC Commercial Cannabis Licensing Applications

Appendix G Checklist Report

prepared for

Delta-9 T.H.C., LLC
824 East Anaheim Street, Unit B
Los Angeles, California 90744

prepared by

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

August 2018

Delta-9 T.H.C., LLC Commercial Cannabis Licensing Applications

Appendix G Checklist Report

prepared for

Delta-9 T.H.C., LLC
824 East Anaheim Street, Unit B
Los Angeles, California 90744

prepared by

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250 East 1st Street, Suite 301
Los Angeles, California 90014

August 2018

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Introduction

1. Project Title

Delta-9 T.H.C., LLC 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

Javier Montes, President
Delta-9 T.H.C., LLC
(310) 408-9621

4. Project Location

The project site is an approximately 4,462 square-foot indoor cannabis cultivation and retail business with an associated 32-space surface parking lot in the rear of the property. The project site is located at 824 East Anaheim Street, Unit B, Los Angeles, California 90744 (Assessor's Parcel Number 742-401-1057) in the Wilmington neighborhood of the city of Los Angeles.

5. Project Sponsor's Name and Address

Delta-9 T.H.C., LLC
824 East Anaheim Street, Unit B
Los Angeles, California 90744

6. General Plan Designation

The project site is designated Light Manufacturing in the City of Los Angeles General Plan. The Light Manufacturing designation identifies areas that contain industrial uses with potential for a low level of adverse impacts on surrounding land uses and a wide range of commercial uses that support industrial uses (City of Los Angeles 1995a). The project site is also located in the Wilmington – Harbor City Community Planning Area (CPA).

7. Zoning

The property is located in Zone M2-1VL-O-CUGU. The M2 zoning indicates that the land use is designated for light industrial activities. The 1VL zoning indicates that the site is within a Very Limited Height District, which prohibits buildings greater than three stories or taller than 45 feet. The O zoning indicates that the site is located in an Oil Drilling District, and the CUGU zoning indicates that the site is located in a Clean Up Green Up Overlay District. Chapter X, Article 5, Sections 105.02(a)1.(A)(1) and 105.02(a)3.(A)(1) of the Los Angeles Municipal Code (LAMC) permits indoor cultivation and retailer commercial cannabis activities within the M2 zone, respectively.

8. Description of Project

The proposed project is two commercial cannabis licensing applications for indoor cultivation and retail uses for Delta-9 T.H.C., LLC. The project site is a two-story, approximately 4,516-square-foot existing commercial cannabis business with indoor cultivation and retail uses. The project site also includes a surface parking lot with 32 spaces in the rear of the property, which is accessible from Dominguez Avenue. The project applicant is currently in the process of completing interior improvements to the existing building, primarily to remodel the existing restroom for accessibility. The proposed project would include approximately 1,592 square feet of cultivation area with accessory uses (i.e., water/nutrient, harvest, and waste storage rooms and processing/packaging room), 1,102 square feet of office and employee space, and 1,356 square feet of retail space. See Appendix B for the project site plan.

9. Surrounding Land Uses and Setting

The project site is in an urban industrial setting. The project site is surrounded by industrial development on all sides with Anaheim Street to the north and Dominguez Avenue to the east.

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 indoor cannabis cultivator and retailer that operates out of an existing industrial park in an urban area of the city of Los Angeles. The project would not include construction or modification of the exterior of the existing structure. No change in the existing industrial and commercial uses would occur. No state-designated scenic highways or city-designated scenic routes exist in the project vicinity (California Department of Transportation 2011; City of Los Angeles 2016, Map A9). 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 (8:00 a.m. to 10:00 p.m. daily); 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 commercial cannabis business that would consist of indoor cultivation and retailing and that would operate out of an existing industrial park in an urban area of the city of Los Angeles. Given that the project site and its surroundings are currently developed with industrial and commercial uses and not used for outdoor 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"/>	■
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"/>	■
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"/>	■
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 licensing an existing indoor cannabis cultivator 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 26 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 building; 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 commercial cannabis business. Air quality impacts specific to each use 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 would be equipped with charcoal filters and a negative pressure system for odor mitigation. Therefore, no impact related to objectionable odors would occur.

Retail

Because the project involves the licensing of an existing business that currently 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) does not identify retail uses as land uses associated with odor complaints. Consumption of cannabis products on-site would not be permitted. 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 proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation and retailing and that would operate out of an existing industrial park in an urban 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. The project would not include construction or modification of the existing building and would not result in any tree removal. No wetlands or other sensitive habitats or communities exist on-site (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 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, California Department of Fish & Wildlife 2017). 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 light industrial building and surface parking lot. No known existing historic resources are located on-site or in the project vicinity (City of Los Angeles 2012 and 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 building, 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 Wilmington – Harbor City CPA, in which the project site is located, consists of younger and older surficial deposits. The younger deposits generally consist of unconsolidated silt, clay, sand, and gravel alluvium while the older surficial deposits consist of weakly consolidated silt, sand, clay, and

gravel alluvium with possible clay-rich zones associated with the Newport-Inglewood fault zone. The entire subregion is underlain by the buried Torrance-Wilmington thrust fault. The harbor area also contains land area created by artificial filling. Most of the Wilmington – Harbor City CPA is underlain by the Torrance and Wilmington oil fields, both of which are active. Although ground subsidence has occurred in the Wilmington oil field due to fluid withdrawal since the late 1920s and early 1930s, re-pressurization by fluid injection has controlled subsidence. The Torrance oil field has not experienced significant subsidence, and the field is being actively monitored with controls in place to prevent negative impacts from subsidence (City of Los Angeles 1995b).

The project site is not located within an Alquist-Priolo Special Study Zone or a Fault Rupture Study Area (California Geological Survey [CGS] 1999; City of Los Angeles 1996, Exhibit A). The nearest fault to the project site is the Palos Verdes Fault zone located approximately 1.8 miles away (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 building and would not result in any additional risk above that already experienced by existing uses. No impact would occur.

The site is located in a relatively flat area of Los Angeles and is not within a mapped liquefaction zone, hillside area, or earthquake-induced landslide zone. (CGS 1999; 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 business that operates out of an existing industrial park in an urbanized, flat landscape. The proposed project would not include construction or modification of the existing building. 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 California Air Resources Board (CARB) is responsible for the coordination and oversight of state and local air pollution control programs in the state. CARB approved the initial Assembly Bill (AB) 32 Scoping Plan on December 11, 2008 and a 2020 statewide GHG emission limit of 427 million metric tons (MT) of carbon dioxide equivalent (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 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 GHG 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 GHGs. The proposed project does not include construction or alteration of the existing building; therefore, no construction-related GHG impacts would occur. Long-term GHG emissions would be associated with operation of the commercial cannabis business. GHG impacts specific to each use 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.

Retail

Because the project involves the licensing of an existing business that currently 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.

Therefore, 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 industrial park 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 located in an urbanized area of Los Angeles with a mix of commercial, industrial, and residential surrounding land uses. The project site includes four bicycle parking spaces on-site and is located within 100 feet of the Anaheim/McFarland stop for Metro Local Bus Lines 202 and 232.

Therefore, the project is located 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. 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.

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 (CERCLIS) / 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 any known hazardous or contaminated sites. The following are listed sites within 0.25 mile of the project site that have a status of “Completed – Case Closed.”

- Exxon Wilmington Oil Field – Cleanup Program Site (SWRCB 1997a)
- Magness Petroleum Company – LUST Clean Up Site (SWRCB 2013)
- Wilmington Town Lot #265 – Cleanup Program Site (SWRCB 2000a)
- Wilmington Town Lot #277 – Cleanup Program Site (SWRCB 1997b)
- Wilmington Town Lot #326 – Cleanup Program Site (SWRCB 1999a)
- Wilmington Town Lot #327 – Cleanup Program Site (SWRCB 1999b)
- Wilmington Town Lot #399 – Cleanup Program Site (SWRCB 2000b)
- Wilmington Town Lot #414 – Cleanup Program Site (SWRCB 1999c)

In addition, the Tieman Company site is an open cleanup program site located at 620 Sanford Avenue, which is approximately 870 feet southeast of the project site. This listing formerly contained an oil well from 1932 to 1993, when the well was abandoned by plugging. Soil and groundwater contamination by crude oil, total petroleum hydrocarbons (TPH), waste and motor oils, and hydraulic and lubricating fluids is a potential concern (SWRCB 2000c). However, the project does not propose any ground disturbance that may mobilize soil and groundwater contaminants.

Therefore, the proposed project would not exacerbate the building occupants' risk of exposure to hazardous materials.

The proposed project involves the licensing of a commercial cannabis business with indoor cultivation and retail uses. Hazardous materials impacts specific to each use 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. Specifically, the project would be required to comply with the requirements established in Los Angeles Ordinance No. 185344 Regulation No. 10.G.1 that obligate licensees to comply with the hazardous waste management requirements of the DTSC Certified Unified Program Agencies.

Retail

The retail component would not regularly handle or store large quantities of hazardous materials.

The project site is surrounded by industrial and commercial uses including a truck repair shop, a truck accessories store, an adhesives and sealants manufacturer, a freight warehousing company, and a welder which may routinely use and dispose of hazardous materials over the course of operation. However, the proposed project is not located within the same industrial space as these uses and would not affect the use of hazardous materials at those sites. Furthermore, the nearest school to the project site, Li'l Cowpoke Preschool, is located approximately 0.7 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 Long Beach Airport, located approximately 5.6 miles to the northeast. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip (Los Angeles County 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 in the vicinity of the project site, and the project site is not within a Very High Fire Hazard Severity Zone (Los Angeles Fire Department 2018a). The site is located within a mapped petrochemical complex that is considered a secondary fire hazard (City of Los Angeles 1996). However, the proposed project would operate out of an existing industrial park; therefore, the proposed project would not exacerbate the building's risk of fire. 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 building. 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 an industrial, urban area of Los Angeles surrounded by industrial and commercial land uses. The proposed use would be compatible with surrounding 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 Light Manufacturing development and zoned M2-1VL-O-CUGU. Sections 105.02(a)1.(A)(1) and 105.02(a)3.(A)(1) of the Los Angeles Municipal Code (LAMC) permits retailer and indoor cultivation commercial cannabis activities within the M2 zone. Section 105.02(a)2.(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 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 an oil drilling district and a state designated oil field but not within a surface mining district or a mineral resource zone (City of Los Angeles 2001, Exhibit A). However, the project site is in an urbanized, industrial area of Los Angeles that has been previously developed. The proposed project would not involve construction or modification of the existing building 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 East Anaheim Street and Dominguez Avenue and industrial operations in the immediate vicinity of the project site. The nearest noise-sensitive receptors are multi-family residences located approximately 500 feet north of the project site along McFarland Avenue. The proposed project would not include construction, alteration of the existing building and associated parking lot, or other activities that may result in groundborne vibration.

The proposed project involves the licensing of a commercial cannabis business that would consist of indoor cultivation and retailing. Noise impacts specific to each use 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 heating, ventilation, and air conditioning (HVAC) system used to support cultivation, would occur. Operations would be confined to the indoors and would not use heavy machinery for agricultural and manufacturing operations.

Retail

Potential sources of operational noise would be vehicles entering and exiting the parking lot, conversations between patrons while entering and exiting the building, and HVAC equipment. Because the existing business currently retails commercial cannabis, increased demand for the business' commercial cannabis products may incrementally increase the number of 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 nearest public airport is Long Beach Airport, located approximately 5.6 miles to the northeast. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip (Los Angeles County 2003). 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 and retailing and that would operate out of an existing industrial space in an 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 26 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 South 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 38, located at 124 East I Street approximately 0.6 mile (driving distance) west of the project site (LAFD 2018). The South Bureau of the Los Angeles Police Department (LAPD) provides police protection for the area. The Harbor Community Police Station, located at 2175 John S. Gibson Boulevard in San Pedro approximately 3.2 miles (driving distance) southwest of the project site, provides police protection for the project site (LAPD 2018).

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation and retailing and that would operate out of an existing industrial space. No increase in population or employment in the area would occur. No wildlands exist in the vicinity of the project site, and the project site is not within a Very High Fire Hazard Severity Zone (Los Angeles Fire Department 2018a). The site is located within a mapped petrochemical complex that is considered a secondary fire hazard (City of Los Angeles 1996). However, the proposed project would operate out of an existing industrial park and would be required to comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which would minimize the fire hazard on-site. The project would also be required to notify the LAFD's Bureau of Fire Prevention and Public Safety of the project and to submit and comply with a fire safety plan approved by LAFD according to Regulation Nos. 4.D.5 and 10.G.14 set forth in the City of Los Angeles Ordinance 185344. Therefore, the proposed project would not exacerbate the building's

fire risk, and the proposed project would not necessitate the provision of new or physically altered fire protection facilities. No impact to fire protection services 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 commercial 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 and retailing and that would operate out of an existing industrial park in an urban area of the city of Los Angeles. The project does not propose development that would increase the use of existing park or recreational facilities and would not result in the construction or expansion of 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 and retailing and that would operate out of an existing industrial park in an urban area of the city of Los Angeles. The existing business currently employs 26 employees and serves

approximately 240 customers each week, which is typical for industrial and commercial uses in the area. Therefore, no construction-related traffic impacts would occur. Operational traffic impacts specific to each use are discussed below.

Indoor Cultivation

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

Retail

Because the project involves the licensing of an existing business that currently sells commercial cannabis products, 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 patrons visiting the site. Therefore, a minor incremental increase in traffic levels over those generated by the existing uses may occur.

The indoor cultivation 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 Long Beach Airport, located approximately 5.6 miles to the northeast. 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 East Anaheim Street and Dominguez Avenue. Because the proposed project would use an existing industrial space, 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 would 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 Terminal Island Water Reclamation Plant (TIWRP) serves the project site and is located in San Pedro. According to LASAN, the TIWRP is designed to treat up to 30 mgd and currently treats an average of 15 mgd, with a remaining capacity of 15 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 Aqueducts (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 and retailing and that would operate out of an existing industrial space. Water and wastewater impacts specific to each use 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 160 to 320 gallons per day, or 0.2 to 0.4 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 133 to 267 gallons of wastewater per day, which would be less than 0.1 percent of the TIWRP's remaining capacity. No expansion of the existing indoor cultivation use is proposed; therefore, no substantial increase in wastewater generation would occur.

Retail

The retail component 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 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 Los Angeles Regional Water Quality Control Board wastewater treatment requirements 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 an existing storefront 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 requires 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 use 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.

Retail

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

The proposed project would 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.

Retail

The retail component 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, 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 licensing projects in the immediate vicinity of the project site. The closest business with temporary approval to engage in commercial cannabis activity is Sunrise Caregiver Foundation, Inc., located approximately 4.8 miles northwest of the project site

(City of Los Angeles 2018b). This business is located in an existing industrial facility, and permanent licensing of this businesses along with the proposed project would not result in new industrial and commercial 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 Javier Montes, Delta-9 T.H.C., LLC. Persons involved in data gathering/analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Jennifer Haddow, PhD, Principal Environmental Scientist

Jerry Hittleman, Senior Planner

Annaliese Miller, Associate Environmental Planner

Beth Wilson, Associate Environmental Planner

ENVIROSTOR SEARCH OF 1000 FEET RADIUS
OF PROJECT SITE

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Sites and Facilities

Cleanup Sites

☒ Federal Superfund
☒ State Response
☒ Voluntary Cleanup
☒ School Cleanup
☒ Evaluation
☒ School Investigation
☒ Military Evaluation
☒ Tiered Permit
☒ Corrective Action
☐ Field Points

STATUS

All Statuses

Permitted Sites

☒ Operating
☒ Post-Closure
☒ Non-Operating

Other Sites

GIS Layers

Tools

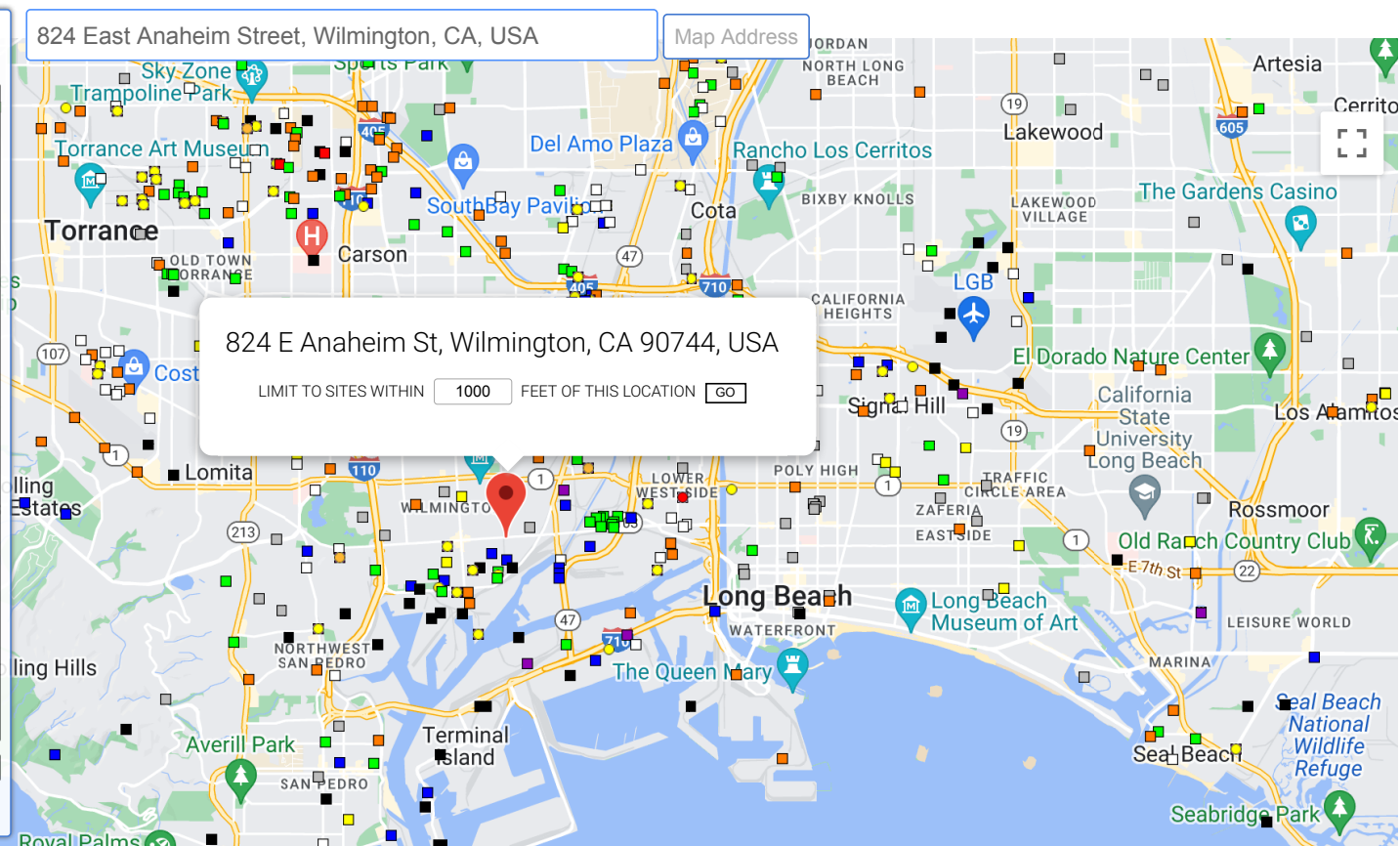
[TAKE A TOUR](#)
[SHARE THIS MAP](#)

824 East Anaheim Street, Wilmington, CA, USA

Map Address

824 E Anaheim St, Wilmington, CA 90744, USA

LIMIT TO SITES WITHIN 1000 FEET OF THIS LOCATION 60



Google

SITES CURRENTLY VISIBLE ON MAP

584 SITES LISTED

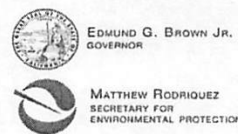
2 km

RMap data ©2022

[EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
15TH STREET ELEMENTARY SCHOOL ADDITION	CERTIFIED	SCHOOL CLEANUP	PACIFIC AVENUE/WEST 16TH STREET	SAN PEDRO
1609-11 RIPLEY LANE	REFER: 1248 LOCAL AGENCY	EVALUATION	1609-11 RIPLEY LANE	REDONDO BEACH
1795 LONG BEACH BOULEVARD	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	VOLUNTARY CLEANUP	1795 LONG BEACH BOULEVARD	LONG BEACH
18128 SOUTH SANTA FE AVENUE	INACTIVE - NEEDS EVALUATION	VOLUNTARY CLEANUP	18128 SOUTH SANTA FE AVENUE	COMPTON
18201 & 18291 S. SANTA FE AVENUE	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	VOLUNTARY CLEANUP	18201 & 18291 S. SANTA FE AVENUE	COMPTON
18700 SOUTH LAUREL PARK ROAD	ACTIVE	VOLUNTARY CLEANUP	18700 SOUTH LAUREL PARK ROAD	COMPTON
19145 GRAMERCY PLACE	ACTIVE	VOLUNTARY CLEANUP	19145 GRAMERCY PLACE	TORRANCE
20TH STREET SCHOOL	CERTIFIED	SCHOOL CLEANUP	1777 EAST 20TH STREET	SIGNAL HILL

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



Los Angeles Regional Water Quality Control Board

February 22, 2018

Javier Montes
Delta-9 T.H.C.
824 East Anaheim Street, Suite B
Los Angeles, CA 90744

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7017 0190 0000 4169 3422

Kevin Harshberger
Harshberger Family Trust
PO Box 2230
Los Angeles, CA 90748

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7017 0190 0000 4169 3439

NOTICE OF APPLICABILITY - CONDITIONAL WAIVER OF WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ-2017-0023-DWQ, FOR DELTA-9 T.H.C., LOS ANGELES COUNTY (WDID NO. 4_19CC400279)

Dear Messrs. Montes and Harshberger:

Delta-9 T.H.C. (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_19CC400279**.

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



February 5, 2018

Mr. Javier Montes
Delta-9 T.H.C.
824 East Anaheim Street, Unit B
Wilmington, California 90744
javiern227@gmail.com

Dear Mr. Montes:

Revised Lake or Streambed Alteration Notification Not Required
Notification No. 1600-2017-0237-R5
Delta-9 T.H.C.

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 previously.

As described in your Notification, the project is located at 824 East Anaheim Street, Unit B, Wilmington, Los Angeles County, California 90744; Corrected Assessor's Parcel Number 7424-011-057. The project description includes commercial cannabis cultivation within an existing warehouse. The project will use two rooms in the warehouse for a planned canopy aggregate total of 720 square feet (two rooms of 360 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.

Conserving California's Wildlife Since 1870

Delta-9 T.H.C.
Notification No. 1600-2017-0237-R5
February 5, 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,



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

8/16/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

824 N ANAHEIM ST

ZIP CODES

90744

RECENT ACTIVITY

ENV-2024-2389-CE

CPC-2024-2303-CA

CASE NUMBERS

CPC-2018-6402-CPU

CPC-2015-1462-CA

CPC-2010-1238-CRA

CPC-2007-5738-ICO

CPC-2005-8252-CA

CPC-2005-3351-ICO

CPC-2005-1081-CA

CPC-2003-6962-ZC

CPC-2003-2505-ICO

CPC-2002-3843-CRA

CPC-1986-833-GPC

ORD_162741

ORD-90500-OD5

ORD-85015-OD7

ORD-77560

ORD-187552

ORD-184246

ORD-177243-SA100

ORD-176859

ORD-175384

ORD-167221

ORD-166001

ORD-164960

ORD-163420

ENV-2019-3379-EIR

ENV-2017-2502-CE

ENV-2015-1463-ND

ENV-2007-5739-ND

ENV-2005-8253-ND

ENV-2005-3352-CE

ENV-2005-1781-ND

ENV-2003-2506-CE

AFF-24320

Address/Legal Information

PIN Number	030B209 196
Lot/Parcel Area (Calculated)	46,357.5 (sq ft)
Thomas Brothers Grid	PAGE 794 - GRID F6
Assessor Parcel No. (APN)	7424011057
Tract	P M 6612
Map Reference	BK 250-83/84
Block	None
Lot	B
Arb (Lot Cut Reference)	None
Map Sheet	030B209

Jurisdictional Information

Community Plan Area	Wilmington - Harbor City
Area Planning Commission	Harbor
Neighborhood Council	Wilmington
Council District	CD 15 - Tim McOsker
Census Tract #	2947.01
LADBS District Office	San Pedro

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

Special Notes	None
Zoning	[Q]M2-1VL-O-CUGU
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2458 Clean Up Green Up (CUGU): Wilmington
	ZI-2130 State Enterprise Zone: Harbor Gateway
	ZI-2514 Wilmington-Harbor Trucking Related Uses
	ZI-1195 Construction Site Review: Department of Conservation, Division of Oil, Gas, and Geothermal Resources
General Plan Land Use	Light 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	Wilmington
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
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	Low
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Not Eligible
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)	7424011057
APN Area (Co. Public Works)*	1.060 (ac)
Use Code	3310 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, 10,000 to 24,999 SF - One Story
Assessed Land Val.	\$1,125,982
Assessed Improvement Val.	\$1,163,693
Last Owner Change	09/19/2012
Last Sale Amount	\$1,945,019
Tax Rate Area	18
Deed Ref No. (City Clerk)	814627
	757893-94
	493552
	387162-63
	3-72
	2454824
	2367102
	179276J
	1721306,08
	1539946
	1529580
	1403561
	1203228
	1189152
Building 1	
Year Built	1992
Building Class	C6
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	22,025.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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.

Rent Stabilization Ordinance (RSO)	No [APN: 7424011057]
------------------------------------	----------------------

Additional Information

Airport Hazard	None
Coastal Zone	None
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
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	0403701844
	0403701845

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.9349192
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	3.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.30000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	HARBOR GATEWAY 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: 7424011057]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

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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	South
Division / Station	Harbor
Reporting District	529

Fire Information

Bureau	South
Battalion	6
District / Fire Station	38
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.

Case Number:	CPC-2018-6402-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPTION OF COMMUNITY PLAN POLICY DOCUMENT; GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY NEW ZONING CODE.
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2010-1238-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PLAN.
Case Number:	CPC-2007-5738-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE TO REGULATE RESIDENTIAL-ONLY PROJECTS ON COMMERCIAL PROPERTIES ADJACENT TO THE FOLLOWING STREETS: PACIFIC COAST HIGHWAY BETWEEN ALAMEDA STREET AND THE CITY BOUNDARY WITH LOMITA, ANAHEIM STREET BETWEEN ALAMEDA STREET AND THE 110 FREEWAY, AVALON BOULEVARD BETWEEN SANDISON STREET AND THE PORT OF LOS ANGELES IN THE WILMINGTON-HARBOR CITY COMMUNITY PLAN AREA .
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2005-3351-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY
Case Number:	CPC-2005-1081-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO LOS ANGELES MUNICIPAL CODE TO DEFINE CARGO CONTAINER STORAGE AS A SPECIFIC USE, AND ESTABLISH PERMITTED ZONES AND REGULATIONS FOR SAID USE.
Case Number:	CPC-2003-6962-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE TO IMPOSE [Q] CONDITIONS REGULATING OPEN STORAGE ON CERTAIN PROPERTIES IN THE COMMUNITY OF WILMINGTON
Case Number:	CPC-2003-2505-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY
Case Number:	CPC-2002-3843-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT TO L.A. HARBOR REDEVELOPMENT PLAN
Case Number:	CPC-1986-833-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILMINGTON-HARBOR CITY-COMMUNITY WIDE ZONE AND GENERAL PLAN CHANGES TO BRING THE PLAN AND ZONING INTO CONSISTENCY. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN HILLSIDE FEDERATION LAWSUIT (TAYLOR-PARKER)
Case Number:	ENV-2019-3379-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT FOR HARBOR GATEWAY AND WILMINGTON-HARBOR CITY COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2502-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL CLEARANCE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.

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Case Number:	ENV-2007-5739-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	INTERIM CONTROL ORDINANCE TO REGUALTE RESIDENTIAL-ONLY PROJECTS ON COMMERICAL PROPERTIES ADJACENT TO THE FOLLOWING STREETS: PACIFIC COAST HIGHWAY BETWEEN ALAMEDA STREET AND THE CITY BOUNDARY WITH LOMITA, ANAHEIM STREET BETWEEN ALAMEDA STREET AND THE 110 FREEWAY, AVALON BOULEVARD BETWEEN SANDISON STREET AND THE PORT OF LOS ANGELES IN THE WILMINGTON-HARBOR CITY COMMUNITY PLAN AREA .
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2005-3352-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY
Case Number:	ENV-2005-1781-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AMENDMENT TO LOS ANGELES MUNICIPAL CODE TO DEFINE CARGO CONTAINER STORAGE AS A SPECIFIC USE, AND ESTABLISH PERMITTED ZONES AND REGULATIONS FOR SAID USE.
Case Number:	ENV-2003-2506-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY

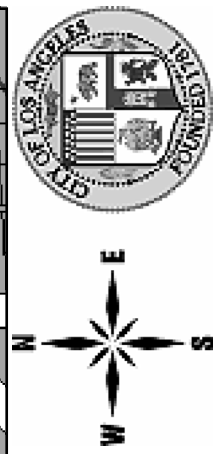
DATA NOT AVAILABLE

ORD_162741
 ORD-90500-OD5
 ORD-85015-OD7
 ORD-77560
 ORD-187552
 ORD-184246
 ORD-177243-SA100
 ORD-176859
 ORD-175384
 ORD-167221
 ORD-166001
 ORD-164960
 ORD-163420
 AFF-24320

08/16/2024

Generalized Zoning

ZIMAS PUBLIC



Address: 824 N ANAHEIM ST
APN: 7424011057
PIN #: 030B209 196

Tract: P M 6612
Block: None
Lot: B
Arb: None

Zoning: [Q]M2-1VL-O-CUGU
General Plan: Light 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

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

FRAMEWORK

COMMERCIAL

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

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	 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	 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 | |