

# 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. 100635

Project Applicant: Green Aid Recovery Group, Inc

Project Location - Specific:

5359 E Valley Boulevard, Los Angeles, CA 90032 / Valley Blvd and Mariondale Ave

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Retail sales, cultivation, manufacturing and distribution of commercial cannabis products under State and local law.**

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

Name of Person or Agency Carrying Out Project: Green Aid Recovery Group, Inc

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

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

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

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

☒ Categorical Exemption. State type and section number: 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

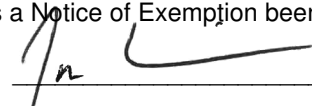
Contact Person: Jason Killeen

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:  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 November 13 2024

UNTIL December 13 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 233958



FILED

Nov 13 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TINA TRAN

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-24-100635-ANN, LA-C-24-100635-ANN / Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) &amp; Distribution (Type 11)

## LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

## CASE NUMBER

ENV- 100635-ANN

## PROJECT TITLE

DCR CORE RECORD NO. 100635

## COUNCIL DISTRICT

14

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

5359 E Valley Boulevard, Los Angeles, CA 90032 / Valley Blvd and Mariondale Ave

☒ Map attached.

## PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

## NAME OF APPLICANT / OWNER:

Green Aid Recovery Group, Inc

## 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 &amp; 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), Indoor Cultivation, Manufacturing (Type 6) &amp; Distribution (Type 11)

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  
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City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

EXECUTIVE OFFICES  
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MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

Pursuant to Los Angeles Municipal Code (LAMC) Section 104.06, 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.

|  |   |
|--|---|
| <b>DCR Core Record No.:</b>  | 100635  |
| <b>Applicant Name:</b>   | Green Aid Recovery Group, Inc   |
| <b>DCR Record No. / Activities Requested:</b>  | LA-R-24-100635-ANN / Retail w/ on-site sales (Type 10)  |
| <b>Proposed Project:</b>   | 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. |
| <b>Business Premises Address/<br/>Project Location:</b>  | 5359 E Valley Boulevard,<br>Los Angeles, CA 90032   |
| Council District:<br>Closest Neighborhood Council (NC):<br>Business Improvement District:<br>Community Plan Area:<br>Zoning: | 14<br>LA-32<br>None<br>Northeast Los Angeles<br>MR1-1   |
| <b>LAMC Section / "Phase":</b>   | LAMC 104.07 Phase 1   |
| <b>Evidence of Offer to Meet with NC:</b>  | Yes   |
| <b>Complaint Portal Entry:<br/>Recent Compliance Inspection:</b>   | No<br>No  |
| <b>Social Equity Applicant / Ownership %:</b>  | No  |
| <b>Environmental Analysis/Clearance:</b><br>ENV-100635-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 18, 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, C10-0000278-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 24, 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 5359 E Valley Boulevard, Los Angeles, CA 90032, a parcel zoned for Restricted Industrial purposes.

The Applicant is an Existing Medical Marijuana Dispensary (EMMD). Pursuant to Los Angeles Municipal Code (LAMC) section 105.03(b), and EMMD shall not be subject to the zone, distance and Sensitive Use restrictions stated in LAMC section 105.02 until after December 31, 2025, on the condition that the EMMD operates and continues to operate in compliance with the distance and Sensitive Use restrictions.

**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. One comment against the application was provided by the public, referencing the odor of cannabis near the location. Another comment from a representative of the applicant in favor of the application expressed an eagerness to address any concerns from the community.

|  |          |
|--|----------|
| Number of Comments In Favor of the Application | 1        |
| Number of Comments Against the Application     | 1        |
| <b>Total Number of Comments</b>                | <b>2</b> |

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

**COMPLIANCE REVIEW:**

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

**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
- 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 Restricted Industrial, MR1-1 at 5359 E Valley Boulevard, Los Angeles, CA 90032 (Assessor's Parcel Number 5220-033-023). 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 10:00 a.m. to 10:00 p.m. Mondays through Saturdays, and 10:00 a.m. to 8:00 p.m. on Sundays. 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**

Restricted Industrial/MR1-1

**Surrounding Land Use/Zoning Designations**

Restricted Industrial /MR1-1

Commercial and Light Manufacturing / [Q] C2-VL

**Subject Property**

The subject site is a fully developed lot within the Northeast Los Angeles Community Plan Area. The lot is approximately 533 feet deep and a width of 190 feet along East Valley Boulevard. The site is currently developed with one commercial building, built in 1953 proposed to be maintained.

The site has a Restricted Industrial land-use designation and is zoned MR1-1. The site is located within Council District 14, LA-32 Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include Industrial uses within 200 feet of the site. The immediate area along East Valley Boulevard is predominantly developed with Restricted Industrial uses, zoned MR1-1, as well as Commercial and Light Manufacturing, zoned [Q] C2-VL. (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 81,843.7 gross square feet, zoned MR1-1 with four commercial buildings originally constructed in 1953. 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 81,843.7 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Restricted Industrial, and Commercial and Light Manufacturing; , and developed with a mix of Industrial and Commercial use buildings along East Valley Boulevard between Bullard Avenue and Mariondale 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.

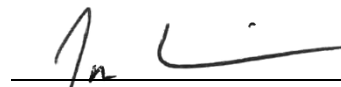
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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 16, 2024  
Date Transmitted to CRC

#### **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): 09/28/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-3-23-100635-ANNApplicant Entity Name: Green Aid Recovery Group, Inc.License Type(s): retail, distribution, cultivation, manufacturingBusiness Premises Location: 5359 Valley Boulevard, Los Angeles, CA 90032County: Los Angeles Assessor's Parcel Number (APN): 52200332023Council District: CD-14 Neighborhood Council: LA-32Community Plan Area: Northeast Los AngelesZoning: MR1-1 Specific Plan Area: NoneGeneral Plan Land Use: Limited Manufacturing Redevelopment Project Area: Adelante EastsideBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: East LA Historic Preservation Review: NoLAPD Division/Station: Hollenbeck LAFD District/Fire Station: Central

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](mailto:cannabis@lacity.org)[www.cannabis.lacity.org](http://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.*

Project is on an existing facility. State and city cannabis licenses for retail and distribution have been issued and those are operational. Applicant is waiting on City to issue CEQA exemption to be able to complete its state cultivation license application. Improvements to cultivation facility are minor with no expansion to the existing facility.

**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.*

Current operations are retail and distribution. Cultivation operation will begin upon the City issuing a CEQA notice of exemption to complete state cultivation license application which is pending.

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.*

3. Project Expansion: \_\_\_\_\_  
Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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

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.*



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.*

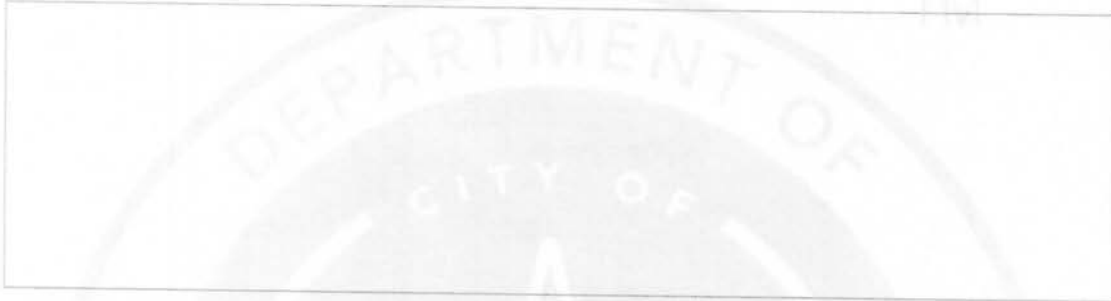


**Categorical Exemption Evaluation Form**

**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.*



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.*



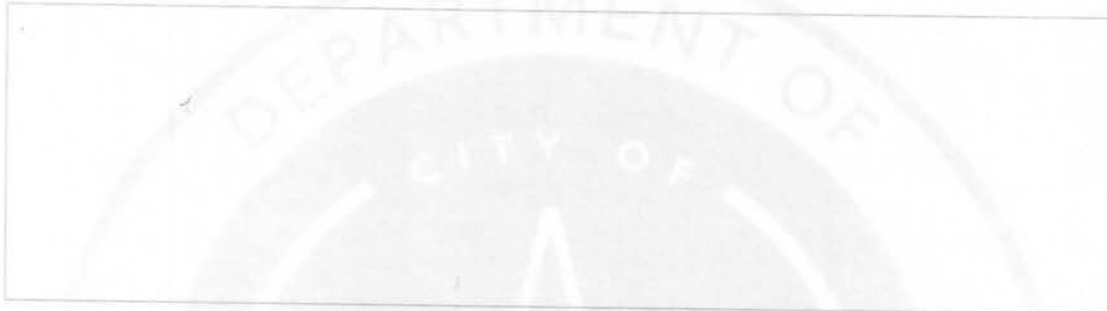
**Categorical Exemption Evaluation Form**

**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.*



**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.*

5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

*Cite source(s) of information.*

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.*

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.*

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.*



**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.*

**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.*



**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.*



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.*

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

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

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

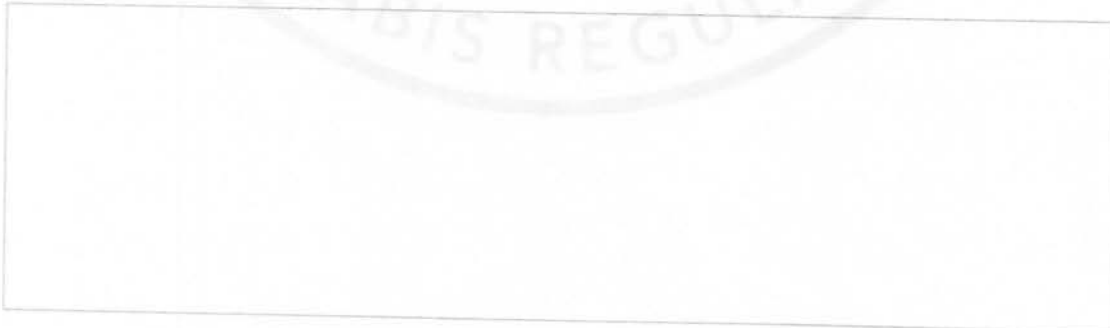
*Describe which utilities and public services serve the project site. Cite source(s) of information.*



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.*



### 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.*

- 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 Petition**Class: 1 Category: Existing Facilities

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

The project is on a site that has existing facilities. One facility is used for a cannabis retail and distribution operation. The cannabis retail and distribution operations have issued state and local licenses and are operational. The cannabis cultivation operation has a city license but is waiting on CEQA exemption to complete its state cultivation license application.

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

ZIMAS, LADBS submitted plans, DCC and DCR submitted plans.

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.*

Project location abuts the side of a hill on Mariondale Avenue. Property is roughly 1,000 feet from Cal State LA.

- (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.*

Surrounding land uses: residential, commercial, and industrial. Surrounding zoning designations: commercial, public facilities, one-family restricted density multiple dwelling zone, restricted residential, and open space. Abutting land uses: limited manufacturing.

- (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.

Previous uses of facility are unknown.

- (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.

Both facilities were for a similar use. The smaller facility was used for a cannabis retail and distribution. The larger facility was used for cannabis indoor cultivation.

- (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).*

Retail: Direct-to-consumer sales.

Distribution: Receiving and storing cannabis product.

Cultivation: Multiple vegetation and flower rooms. RO system used to water plants. Operation includes growing, drying and trimming.

- (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.*

None other than previously mentioned.

- (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.*

Lot size is roughly 81,840 sf. Distribution/retail is 2,672 sf. Cultivation is 29,100 sf.

- (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.*

Applicant has an active retail and distribution license from the California Department of Cannabis Control. Applicant has a pending cultivation license application with the California Department of Cannabis Control.

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

Retail: Monday-Saturday 10am-10pm, Sunday 10am-8pm. Distribution: Monday-Friday 10am-6pm. Cultivation: Monday-Sunday 8am-5pm.

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

Retail: 3 to 4 employees per 8 hour shift. Distribution: 1-2 employees per 8 hour shift. Cultivation: 10-12 employees per 8 hour shift.

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

2 to 3 deliveries per week.

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

LADWP. A new or amended water right from the State Water Resources Control Board will not be required.

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

City wastewater collection facilities.

#### 4. Environmental Setting:

(a) Describe natural characteristics on the project site:

None.

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

Site abuts hill on Mariondale Avenue.

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

None.

(d) Identify whether there are any watercourses and riparian habitats within 150- feet of the proposed premises (e.g., drainage swales, stream courses, springs, ponds, lakes, creeks, tributary of creeks, wetlands):

None.

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

None.

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

None.

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

None.

(h) Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any:

No hazardous material are stored, used, or disposed of at the project site.

(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:

Cannabis waste are stored and disposed of through a cannabis waste management company. Growing medium are properly disposed of through a waste management company.

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.*

| <b>Class</b> | <b>Category</b>                                    | <b>Description</b>  |
|--------------|--|---|
| 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.  |

# Green Aid Recovery Group, Inc. Cannabis Licensing Application

## Categorical Exemption Report

*prepared for*

**Green Aid Recovery Group, Inc.**  
5359 Valley Boulevard  
Los Angeles, California 90032

*prepared by*

**Rincon Consultants, Inc.**  
250 East 1<sup>st</sup> Street, Suite 301  
Los Angeles, California 90014

**April 2019**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)

# Green Aid Recovery Group, Inc. Cannabis Licensing Application

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# Table of Contents

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Table of Contents ..... iii

Categorical Exemption Report..... 1

1. Introduction ..... 1

2. Project Description ..... 2

3. Project Site and Existing Conditions ..... 2

4. Consistency Analysis ..... 2

    Class 1 CE Applicability..... 2

    Exceptions to CE Applicability ..... 2

5. Summary ..... 4

6. References ..... 4

**APPENDICES**

Appendix A     Appendix G Checklist Report

Appendix B     Project Site Plan



# Categorical Exemption Report

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This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. (Rincon) for a commercial cannabis licensing applications for Green Aid Recovery Group, Inc (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 application for Green Aid Recovery Group, Inc., therefore the project is eligible for a Class 1 exemption.

## 2. Project Description

The proposed project is a commercial cannabis business licensing application for Green Aid Recovery Group, Inc., located at 5359 Valley Boulevard in Los Angeles, California 90032 (Assessor's Parcel Number 5220-033-023). The project site consists of two (2) one-story buildings housing a 36,500-square-foot existing indoor cannabis cultivation, distribution, manufacturing, and retail business. The project site includes an existing surface parking lot with 31 spaces in the front of the property, accessible from Valley Boulevard. There are also 18 spaces in the rear of the property, accessible from an alley that runs along the western property line. The proposed project would include approximately 20,000 square feet of cultivation canopy area with accessory uses (i.e., mother room, drying room, trimming room, storage), 741 square feet of employee space, 4,500 square feet of manufacturing space, 210 square feet of distribution space, and 2,290 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, rectangular lot located in the El Sereno neighborhood of Los Angeles. The project site is currently developed with two (2) one-story industrial buildings.

The project site is in an urban industrial setting. The project site is surrounded by commercial and industrial development, and associated parking lots, with Valley Boulevard to the south.

## 4. Consistency Analysis

### Class 1 CE Applicability

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

The proposed project involves licensing an existing indoor cultivation, manufacturing, distribution, and retail commercial cannabis business (Green Aid Recovery Group, Inc.) that currently operates out of two (2) existing industrial buildings on Valley Boulevard. Approval of the Green Aid Recovery Group, Inc. cannabis business 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.

Furthermore, as discussed in Section VIII, *Hazards and Hazardous Materials*, of Appendix A, the project site is not 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.”

- Sun Lighting – LUST Cleanup Site (SWRCB 2015a)
- Chevron Site 30-8336 – LUST Clean Up Site (SWRCB 2015b)
- Texaco (former Joe Cuppari’s) – LUST Cleanup Site (SWRCB 2015c)
- Hurtado Property – LUST Cleanup Site (SWRCB 2015d)

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 Green Aid Recovery Group, Inc. commercial cannabis business licensing application.

**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 commercial cannabis business, are not considered unusual because: (1) The project site is currently operating as a cannabis cultivator, manufacturer, distributor, and dispensary; (2) The project site consists of two (2) existing commercial and industrial buildings on Valley Boulevard; and (3) Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation and distribution in the C4 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

The Green Aid Recovery Group, Inc. commercial cannabis business licensing application involves 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 (California Department of Transportation 2011; City of Los Angeles 2016, Map A5).

**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 Green Aid Recovery Group, Inc. commercial cannabis business licensing application.

**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 2019). The project site is in an industrial area and has been previously disturbed in conjunction with the construction of the existing commercial and industrial buildings 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 Green Aid Recovery Group, Inc. commercial cannabis business licensing applications meets all criteria for a Class 1 Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines.

## 6. References

- California Department of Transportation (Caltrans). 2011. California Scenic Highway Mapping System. Last modified: September 7, 2011.  
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(accessed April 2019).

# Appendix A

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Appendix G Checklist Report

# Green Aid Recovery Group, Inc. Cannabis Licensing Application

## Appendix G Checklist Report

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## Appendix G Checklist Report

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# Table of Contents

---

|  |    |
|--|----|
| Initial Study .....  | 2  |
| 1. Project Title .....   | 2  |
| 2. Lead Agency Name and Address.....   | 2  |
| 3. Contact Person and Phone Number .....   | 2  |
| 4. Project Location .....  | 2  |
| 5. Project Sponsor's Name and Address .....  | 2  |
| 6. General Plan Designation.....   | 2  |
| 7. Zoning.....   | 3  |
| 8. Description of Project .....  | 3  |
| 9. Surrounding Land Uses and Setting .....   | 3  |
| 10. Other Public Agencies Whose Approval is Required .....   | 3  |
| 11. Have California Native American Tribes Traditionally and Culturally Affiliated with the<br>Project Area Requested Consultation Pursuant to Public Resources Code Section<br>21080.3.1? ..... | 3  |
| Environmental Checklist .....  | 5  |
| 1 Aesthetics.....  | 5  |
| 2 Agriculture and Forestry Resources.....  | 7  |
| 3 Air Quality .....  | 7  |
| 4 Biological Resources.....  | 11 |
| 5 Cultural Resources .....   | 13 |
| 6 Energy .....   | 15 |
| 7 Geology and Soils.....   | 17 |
| 8 Greenhouse Gas Emissions .....   | 19 |
| 9 Hazards and Hazardous Materials .....  | 21 |
| 10 Hydrology and Water Quality .....   | 25 |
| 11 Land Use and Planning.....  | 27 |
| 12 Mineral Resources .....   | 29 |
| 13 Noise .....   | 31 |
| 14 Population and Housing.....   | 33 |
| 15 Public Services.....  | 35 |
| 16 Recreation.....   | 37 |
| 17 Transportation .....  | 39 |
| 18 Tribal Cultural Resources .....   | 41 |
| 19 Utilities and Service Systems .....   | 43 |
| 20 Wildfire.....   | 47 |
| 21 Mandatory Findings of Significance.....   | 48 |
| References .....   | 50 |
| Bibliography .....   | 50 |
| List of Preparers .....  | 50 |

# Introduction

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## 1. Project Title

Green Aid Recovery Group, Inc. Cannabis Business Licensing Application

## 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

Nicole Olivera, CEO  
Green Aid Recovery Group, Inc.  
(310) 445-3270

## 4. Project Location

The project site is an approximately 36,500-square-foot commercial cannabis business with an associated surface parking lot. The project site is located at 5359 Valley Boulevard in Los Angeles, California 90032 (Assessor's Parcel Number 5220-033-023) in the El Sereno neighborhood of the city of Los Angeles.

## 5. Project Sponsor's Name and Address

Green Aid Recovery Group, Inc.  
5359 Valley Boulevard  
Los Angeles, California 90032

## 6. General Plan Designation

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

## 7. Zoning

The property is located in the Zone MR1-1. The MR1 zoning indicates that the land use is designated for light industrial activities. The 1 indicates that the site is within Height District 1 and is not restricted in height. Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation, manufacturing, and distribution in the MR1 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

## 8. Description of Project

The proposed project is a commercial cannabis licensing application for Green Aid Recovery Group, Inc. The project site consists of two (2) one-story buildings housing a 36,500-square-foot existing indoor cannabis cultivation, distribution, manufacturing, and retail business. The project site also includes an existing surface parking lot with 31 spaces in the front of the property, accessible from Valley Boulevard. There are also 18 spaces in the rear of the property, accessible from an alley that runs along the western property line. The proposed project would include approximately 20,000 square feet of cultivation canopy area with accessory uses (i.e., mother room, drying room, trimming room, storage), 741 square feet of employee space, 4,500 square feet of manufacturing space, 210 square feet of distribution space, and 2,290 square feet of retail space. See Appendix B for the project site and floor plans.

## 9. Surrounding Land Uses and Setting

The project site is in an urban industrial setting. The project site is surrounded by commercial and industrial development and associated parking lots with Valley Boulevard to the south.

## 10. Other Public Agencies Whose Approval is Required

State of California Bureau of Cannabis Control

California Department of Food and Agriculture

California Department of Public Health – Manufactured Cannabis Safety Branch

## 11. Have California Native American Tribes, Traditionally and Culturally Affiliated with the Project Area, Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

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



# Environmental Checklist

## 1 Aesthetics

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
|--|--------------------------------------|--|------------------------------------|-----------|

Except as provided in Public Resources Code Section 21099, 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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project involves licensing an existing cannabis cultivator, distributor, manufacturer, and retailer that operates out of two (2) existing commercial/industrial buildings in an urban area of the city of Los Angeles. The project includes renovations that will bring the warehouse into compliance with building and fire codes. 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 A5). Therefore, the proposed project would not result in substantial damage to scenic resources within a scenic highway, a substantial adverse effect on a scenic vista, or any change in the visual character of the site and its surroundings. The operating hours of the proposed project would be similar to those of the existing use (10:00 a.m. to 10:00 p.m., seven (7) days a week); 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.

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## 2 Agriculture and Forestry Resources

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

The proposed project involves the licensing of an existing business that would consist of indoor cannabis cultivation, distribution, manufacturing, and retailing and that would operate out of two (2) existing commercial/industrial buildings 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.

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### 3 Air Quality

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:  |                                      |  |                                    |                                     |
| a. Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b. 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? | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c. Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

The federal and state Clean Air Acts regulate the emission of airborne pollutants from various mobile and stationary sources. The proposed project is located within the South Coast Air Basin (SCAB) which encompasses all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Quality Management District (SCAQMD) is the designated air quality control agency in the SCAB, which is a non-attainment area for the federal standards for ozone and PM<sub>2.5</sub> and the state standards for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>. 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, distributor, manufacturer, and retailer to continue its operations and would not result in any new housing that would generate population growth. The project would result in approximately 15-20 new employment opportunities above the 6 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. Cultivation and associated processing activities would potentially generate odors; however, the facility is equipped with Element Air technology. Element Air technology utilizes broad spectrum, high-intensity UV lights targeted on a hydrated quadmetallic catalyst, which utilizes ambient moisture to generate hydroperoxides and hydroxides that are propelled into the cultivation facility. These hydroperoxides and hydroxides provide active microbial and odor mitigation. Active carbon filters in all cultivation rooms also work to scrub the air of odors. Therefore, no impact related to objectionable odors would occur.

#### ***Distribution, Manufacturing, and Retail***

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

The California Air Resources Board (CARB) Air Quality and Land Use Handbook: A Community Health Perspective (2005) does not identify distribution, manufacturing, and 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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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 state or federally protected wetlands (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, distribution, manufacturing, and retailing and that would operate out of two (2)

existing commercial/ industrial buildings 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 (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 Conservation Plan, or other approved local, regional, or state habitat conservation plan (City of Los Angeles 2001, California Department of Fish and Wildlife 2017). Therefore, no impacts related to biological resources would occur.

## 5 Cultural Resources

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:  |                                      |  |                                    |                                     |
| a. Cause a substantial adverse change in the significance of a historical resource pursuant to §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. 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 two (2) existing light commercial/industrial buildings and surface parking lot. No known existing historic resources are located on-site (City of Los Angeles 2012). 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.

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## 6 Energy

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:  |                                      |  |                                    |                                     |
| a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

California is one of the lowest per capita energy users in the United States, ranked 48th in the nation, due to its energy efficiency programs and mild climate (U.S. Energy Information Administration [EIA] 2018). California consumed 292,039 gigawatt-hours (GWh) of electricity and 2,110,829 million cubic feet of natural gas in 2017 (California Energy Commission [CEC] 2019a, EIA 2018). In addition, Californians consume approximately 18.7 billion gallons of motor vehicle fuels per year (Federal Transit Administration 2017). The single largest end-use sector for energy consumption in California is transportation (39.8 percent), followed by industry (23.7 percent), commercial (18.9 percent), and residential (17.7 percent) (EIA 2018).

Most of California's electricity is generated in-state with approximately 30 percent imported from the Northwest and Southwest in 2017 (CEC 2019b). In addition, approximately 30 percent of California's electricity supply comes from renewable energy sources, such as wind, solar photovoltaic (PV), geothermal, and biomass (CEC 2019b). Adopted on September 10, 2018, Senate Bill (SB) 100 accelerates the state's Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

To reduce statewide vehicle emissions, California requires that all motorists use California Reformulated Gasoline, which is sourced almost exclusively from in-state refineries. Gasoline is the most used transportation fuel in California with 15.1 billion gallons sold in 2015 and is used by light-duty cars, pickup trucks, and sport utility vehicles (CEC 2016a). Diesel is the second most used fuel in California with 4.2 billion gallons sold in 2015 and is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles (CEC 2016b). Both gasoline and diesel are primarily petroleum-based, and their consumption releases greenhouse gas (GHG) emissions, including CO<sub>2</sub> and NO<sub>x</sub>. The transportation sector is the single largest source of GHG emissions in California, accounting for 41 percent of all inventoried emissions in 2016 (CARB 2018).

In May of 2007, 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). While targeted toward reducing

countywide greenhouse gas (GHG) emissions, Green LA includes energy efficiency measures to reach emissions reduction targets. Energy-related measures described in Green LA include building energy efficiency strategies, coordinate efforts to promote renewable energy installation, and encouraging the use of alternatively fueled vehicles, construction machinery, and landscape equipment (City of Los Angeles 2007).

A significant adverse energy impact may occur due to a project's wasteful, inefficient, or unnecessary use of energy or wasteful use of energy resources or when a project conflicts with or obstructs a state or local plan for renewable energy or energy efficiency. The proposed project does not include construction or alteration of the existing building; therefore, no construction-related energy impacts would occur. Long-term energy use would be associated with operation of the commercial cannabis manufacturing business.

Electricity services for the proposed project are provided by Los Angeles Department of Water and Power. According to applicant provided information, the cannabis cultivation, manufacturing, distribution, and retail business will use approximately 500,000 KWh of electricity per monthly billing cycle. The commercial cannabis business would not generate a net increase in energy usage above existing uses as the proposed project would not significantly expand beyond current operations. Therefore, the proposed project would continue to be provided for through existing energy facilities and would not contribute to wasteful, inefficient, or unnecessary consumption of energy resources.

As mentioned above, SB 100 mandates 100 percent clean electricity for California by 2045. Because the proposed project is powered by the existing electricity grid, the project would eventually be powered by renewable energy mandated by SB 100 and would not conflict with this statewide plan. Additionally, the city's Green LA plan contains emissions-reduction measures the City may implement, several of which are energy-related in nature. Applicable plans, policies, and regulations discussed above emphasize reducing energy use and promoting renewable energy through measures including efficient building design, community outreach to install renewable energy, and encouraging alternative fueled vehicles and equipment. The proposed project would be required to comply with all applicable state and city regulations designed to promote efficient energy use by manufacturers. Therefore, the proposed project would not interfere with Green LA's energy efficiency strategies and would not conflict with or obstruct the state plan for renewable energy; therefore, no impact would occur.



## 7 Geology and Soils

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:  |                                      |  |                                    |                                     |
| a. Directly or indirectly cause potential 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 direct or indirect 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"/> |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

The Northeast Los Angeles Community Plan Area in which the project site is located is mostly underlain by Tertiary bedrock units (Topanga, Monterey, Unnamed Shale, and Fernando Formations), a small area of granite and quartz diorite along the extreme north edge, older surficial deposits in the broad Los Angeles River and Arroyo Seco drainages, and younger surficial deposits in the floodplains and canyon. The bedrock is folded into a series of gentle to tight anticlines and synclines which trend east-west to northwest-southeast creating bedding plane dips to the north and south of a few degrees to steeply overturned. (City of Los Angeles 1995b). The project site is not located within an Alquist-Priolo Special Study Zone or a Fault Rupture Study Area (City of Los Angeles 1996, Exhibit A). The nearest fault to the project site is the Upper Elysian Park fault located approximately 0.5 mile away (City of Los Angeles 2019a). 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 within a mapped hillside area but not an earthquake-induced landslide zone (California Geological Survey [CGS] 2014; City of Los Angeles 1996, Exhibits B and C). No impact related to landslides would occur. Furthermore, the project site is not located within a mapped liquefaction zone and is not considered a potentially liquefiable area (City of Los Angeles 1996; CGS 2014). The proposed project would not require construction or modification of the existing building and would not exacerbate the risk to the existing building or its occupants; therefore, no impact related to liquefaction would occur.

As previously stated, the proposed project involves licensing an existing business that operates out of two (2) existing commercial/industrial buildings in an urbanized, flat landscape. The proposed project would not include significant 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.

## 8 Greenhouse Gas Emissions

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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 (CO<sub>2</sub>e) 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 CO<sub>2</sub>e by 2030 and 2 MT of CO<sub>2</sub>e 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 has already occurred on-site. This use is not proposed to be significantly expanded.

#### ***Distribution, Manufacturing, and Retail***

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

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 two (2) existing commercial/industrial buildings or result in more than a minor incremental increase in vehicle trips to the project site as a result of increased demand for the business' goods. The project site is located in an urbanized area of Los Angeles with a mix of commercial and industrial surrounding land uses. The project site is located within 2.3 miles (driving distance) of a CARB-designated Central Business District<sup>1</sup>. The project site is located in an industrialized area of Los Angeles. The project site is located within 0.08 mile of the Valley/Mariondale stop for Metro Local Bus Line 76.

Therefore, the project is located in an area that offers 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.

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

## 9 Hazards and Hazardous Materials

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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 or excessive noise for people residing or working in the project area? | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| f. 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"/>           | <input checked="" type="checkbox"/> |
| g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

The following databases compiled pursuant to Government Code Section 65962.5 were checked on June 27, 2018 for known hazardous materials contamination at the project site.

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

The project site is not located on 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.”

- Sun Lighting – LUST Cleanup Site (SWRCB 2015a)
- Chevron Site 30-8336 – LUST Clean Up Site (SWRCB 2015b)
- Texaco (former Joe Cuppari’s) – LUST Cleanup Site (SWRCB 2015c)
- Hurtado Property – LUST Cleanup Site (SWRCB 2015d)

The proposed project involves the licensing of a commercial cannabis business. Hazardous materials impacts specific to each use are discussed below.

#### ***Indoor Cultivation***

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.

#### ***Manufacturing***

The manufacturing of cannabis products, specifically extraction of cannabis oils, has the potential to result in the accidental explosion of flammable process materials. The proposed project would be required to comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which would minimize the hazard on-site.

#### ***Distribution and Retail***

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

The project site is surrounded by industrial and commercial uses that may routinely use and dispose of hazardous materials over the course of operation. However, the proposed project is not located within the same building as these uses, and the use of hazardous materials would be limited to those sites. Furthermore, the nearest school to the project site, the California State University Los Angeles, is located approximately 0.25 mile to the south. 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 San Gabriel Airport, located approximately 7.5 miles to the east. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip. 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 (City of Los Angeles 2019a). No impact would occur.

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# 10 Hydrology and Water Quality

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:   |                                      |  |                                    |                                     |
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  | <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 or through the addition of impervious surfaces, in a manner which would: |                                      |  |                                    |                                     |
| (i) Result in substantial erosion or siltation on- or off-site;  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or                            | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| (iv) Impede or redirect flood flows?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

The project site is currently developed and covered with impermeable surfaces. The proposed project would not include outdoor construction or outdoor modification of the existing building and site. 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.

# 11 Land Use and Planning

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <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 property is located in the Zone MR1-1. The MR1 zoning indicates that the land use is designated for light industrial activities. The 1 indicates that the site is within Height District 1 and is not restricted in height. Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation, manufacturing, and distribution in the MR1 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

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.

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## 12 Mineral Resources

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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 not within an oil drilling district, a surface mining district, a mineral resource zone, or a state designated oil field (City of Los Angeles 2001, Exhibit A). Moreover, 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.

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# 13 Noise

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project result in:  |                                      |  |                                    |                                     |
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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. Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c. For a project located within the vicinity of a private airstrip or 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"/> |

The primary sources of noise in the project site vicinity are motor vehicles (e.g., automobiles, buses, trucks, and motorcycles) traveling along Valley Boulevard, rail traffic along the Union Pacific Railroad, and industrial operations in the immediate vicinity of the project site. The nearest noise-sensitive receptors are multi-family residences located approximately 150 feet south of the project site along Valley Boulevard, in an area currently zoned for Commercial uses. Restrictions exist on that property, as a result of a zone change, to ensure compatibility with surrounding property. 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 cannabis cultivation, distribution, and retailing. Noise impacts specific to each use are discussed below.

## ***Indoor Cultivation and Manufacturing***

Indoor cannabis cultivation and manufacturing 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.

***Distribution and 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 distributes and retails commercial cannabis, increased demand for the business' commercial cannabis products may incrementally increase the number of transporters and patrons visiting the site, which would result in a minor incremental increase in operational noise levels over existing ambient noise levels. However, no change in land use would occur as a result of the proposed project.

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

The nearest public airport is San Gabriel Airport, located approximately 7.5 miles to the east. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip. 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.



# 14 Population and Housing

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:  |                                      |  |                                    |                                     |
| a. Induce substantial unplanned 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 people or housing, 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, manufacturing, distribution, and retailing and that would operate out of two (2) existing industrial buildings 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. The project would result in an increase of approximately 15-20 new employment opportunities above the 6 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.

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# 15 Public Services

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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 Central 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 16, located at 2011 North Eastern Avenue approximately 1.1 miles (driving distance) southeast of the project site (LAFD 2019). The Central Bureau of the Los Angeles Police Department (LAPD) provides police protection for the area. The Hollenbeck Community Police Station, located at 2111 East 1<sup>st</sup> Street in Los Angeles, approximately 5.0 miles (driving distance) southwest of the project site, provides police protection for the project site (LAPD 2019).

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, manufacturing, distribution, and retailing and that would operate out of two (2) existing commercial/industrial buildings. No increase in population or employment in the area would occur. In addition, the proposed project would be required to comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which would minimize the hazard on-site. The project would also be required to 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, 4.E.3, 10.G.14, and 10.H.3 set forth in the City of Los Angeles Ordinance 185344. No wildlands exist in the vicinity of the project site, and the project site is not within a Very High Fire Hazard Severity Zone (City of Los Angeles 2019a). Therefore, 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.

## 16 Recreation

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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, manufacturing, distribution, and retailing and that would operate out of two (2) existing commercial/ industrial buildings in an urban area of the city of Los Angeles. The project does not include development that would increase the use of existing park or recreational facilities and would not result in the construction or expansion of recreational facilities. The proposed project site does not currently support any recreational activities. No impacts related to recreation would occur.

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# 17 Transportation

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:  |                                      |  |                                    |                                     |
| a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?          | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c. Substantially increase hazards due to a geometric 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"/> |
| d. Result in inadequate emergency access?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

The proposed project involves the licensing of a commercial cannabis business that would involve indoor cultivation, distribution, manufacturing, and retailing and that would operate out of two (2) existing commercial/industrial buildings in an urban area of the city of Los Angeles. Therefore, no construction-related traffic impacts would occur. The existing business currently employs 6 employees and serves approximately 650 customers each week/month.

Because the project involves the licensing of a business that would involve indoor cultivation, distribution, manufacturing, and retailing 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 transporters visiting the site. Therefore, a minor incremental increase in trips to and from the site over those generated by the existing uses may occur.

The indoor cultivation, distribution, manufacturing, and retailing operations associated with the proposed project would not substantially change traffic patterns on area roadways and would not be expected to impact levels of service at any nearby intersections or induce a substantial increase in vehicle miles travelled. No impact 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.

***Distribution, Manufacturing, and Retail***

Because the project involves the licensing of an existing business that currently distributes, manufactures, and 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 transporters and patrons visiting the site. Therefore, a minor incremental increase in traffic levels over those generated by the existing uses may occur.

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

The closest public airport to the project site is San Gabriel Airport, located approximately 7.5 miles to the east. 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 Valley Boulevard. Because the proposed project would use two (2) existing commercial/ industrial buildings, there would be no impact to existing public transit, bicycle, or pedestrian facilities within the surrounding area. No impacts with respect to transportation and traffic would occur.



## 18 Tribal Cultural Resources

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>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.

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# 19 Utilities and Service Systems

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project:   |                                      |  |                                    |                                     |
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c. 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"/> |
| d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?  | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

## Water and Wastewater

The Los Angeles Bureau of Sanitation (LASAN) operates and maintains the City's wastewater infrastructure. The City's wastewater collection system serves over four million residential and commercial customers within a 600-square mile service area that includes Los Angeles and 29 contracting cities and agencies. Over 6,700 miles of public sewers connect to the City's four wastewater treatment and water reclamation plants, which have a combined capacity to treat an average of 580 million gallons per day (mgd) of wastewater (LASAN 2018a). The Hyperion Treatment Plant (HTP) serves the project site and is located in Playa del Rey. According to LASAN, the HTP is designed to treat up to 450 mgd and currently treats an average of 275 mgd, with a remaining capacity of 175 mgd (LASAN 2018b). The Los Angeles Department of Water and Power (LADWP)

supplies water within the City limits. LADWP water sources between 2010 and 2014 included: the Los Angeles 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 involve indoor cultivation, manufacturing, distribution, and retailing and that would operate out of two (2) existing commercial/industrial buildings. 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 would require approximately 2,000 to 4,000 gallons per day, or 2.2 to 4.5 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 indoor cultivation component would generate approximately 2,400 to 4,800 gallons of wastewater per day, which would be less than 0.1 percent of the HTP's remaining capacity. No expansion of the existing indoor cultivation use is proposed; therefore, no substantial increase in wastewater generation would occur.

### ***Distribution, Manufacturing, and Retail***

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

The proposed project would not involve the construction or expansion of 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.

#### ***Distribution, Manufacturing, and Retail***

The distribution, manufacturing, and retail components 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 ensure that electrical power used for cultivation meets the average electricity greenhouse gas emissions intensity required of their local utility provider pursuant to the California Renewables Portfolio Standard Program. Therefore, city and state regulations would prevent energy use by indoor cultivation operations from being wasteful, inefficient, or unnecessary.

***Distribution, Manufacturing, and Retail***

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

## 20 Wildfire

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:   |                                      |  |                                    |                                     |
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?   | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

The project site is not located in a Very High Fire Hazard Severity Zone and no construction is proposed as part of this project (City of Los Angeles 2019a). The project would not exacerbate wildfire risk and would not expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. The project would not require associated infrastructure such as fuel breaks or emergency water sources that would result in temporary or ongoing impacts to the environment. Therefore, impacts would be less than significant.

## 21 Mandatory Findings of Significance

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| Does the project:   |                                      |  |                                    |                                     |
| a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 projects in the immediate vicinity of the project site. The closest businesses with temporary approval to engage in commercial cannabis activity are California Herbal Remedies, Inc., located approximately 0.21 miles southeast of the project site, and Medical Caregivers Cooperative, located approximately 3.6 miles southwest of the project site (City of Los Angeles 2019b). These businesses are located in existing commercial and industrial facilities, and permanent licensing of these businesses 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 Nicole Olivera, Green Aid Recovery Group, Inc. 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  
Barbara Burkhart, Associate Planner

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# City of Los Angeles Department of City Planning

## 9/5/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

5359 E VALLEY BLVD  
5361 E VALLEY BLVD  
5371 E VALLEY BLVD

### ZIP CODES

90032

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-6005-CA  
CPC-2013-3169  
CPC-2008-4683-CA  
CPC-1997-132-PWA  
CPC-1995-336-CRA  
CPC-1989-177  
CPC-1986-826-GPC  
ORD-181128  
ORD-172316  
ORD-166216-SA4158  
ORD-129279  
ZA-15143  
ZA-13069  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2008-4684-ND  
MND-92-399-ZV  
OB-13270  
AFF-38631

### Address/Legal Information

|                              |                    |
|------------------------------|--------------------|
| PIN Number                   | 139-5A237 90       |
| Lot/Parcel Area (Calculated) | 81,843.7 (sq ft)   |
| Thomas Brothers Grid         | PAGE 595 - GRID F7 |
| Assessor Parcel No. (APN)    | 5220033023         |
| Tract                        | P M 2263           |
| Map Reference                | BK 38-22           |
| Block                        | None               |
| Lot                          | B                  |
| Arb (Lot Cut Reference)      | None               |
| Map Sheet                    | 139-5A237          |

### Jurisdictional Information

|                          |                       |
|--------------------------|-----------------------|
| Community Plan Area      | Northeast Los Angeles |
| Area Planning Commission | East Los Angeles      |
| Neighborhood Council     | LA32                  |
| Council District         | CD 14 - Kevin de León |
| Census Tract #           | 2016.02               |
| LADBS District Office    | Los Angeles Metro     |

### Permitting and Zoning Compliance Information

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

### Planning and Zoning Information

|  |   |
|--|---|
| Special Notes                                  | None  |
| Zoning   | MR1-1   |
| Zoning Information (ZI)                        | ZI-2129 State Enterprise Zone: East Los Angeles<br>ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1<br>ZI-2488 Redevelopment Project Area: Adelante Eastside |
| General Plan Land Use                          | Limited Manufacturing   |
| General Plan Note(s)                           | Yes   |
| Hillside Area (Zoning Code)                    | Yes   |
| Specific Plan Area                             | None  |
| Subarea  | None  |
| Special Land Use / Zoning                      | None  |
| Historic Preservation Review                   | No  |
| Historic Preservation Overlay Zone             | None  |
| Other Historic Designations                    | None  |
| Mills Act Contract                             | None  |
| CDO: Community Design Overlay                  | None  |
| CPIO: Community Plan Imp. Overlay              | None  |
| Subarea  | None  |
| CUGU: Clean Up-Green Up                        | None  |
| HCR: Hillside Construction Regulation          | No  |
| NSO: Neighborhood Stabilization Overlay        | No  |
| POD: Pedestrian Oriented Districts             | None  |
| RBP: Restaurant Beverage Program Eligible Area | None  |
| RFA: Residential Floor Area District           | None  |
| RIO: River Implementation Overlay              | No  |

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

|                                    |                   |
|------------------------------------|-------------------|
| SN: Sign District                  | No                |
| AB 2334: Very Low VMT              | No                |
| AB 2097: Reduced Parking Areas     | No                |
| Streetscape                        | No                |
| Adaptive Reuse Incentive Area      | None              |
| Affordable Housing Linkage Fee     |                   |
| Residential Market Area            | Medium            |
| Non-Residential Market Area        | Medium            |
| Transit Oriented Communities (TOC) | Not Eligible      |
| ED 1 Eligibility                   | Not Eligible      |
| RPA: Redevelopment Project Area    | Adelante Eastside |
| 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)    | 5220033023  |
| APN Area (Co. Public Works)* | 1.890 (ac)  |
| Use Code                     | 2900 - Commercial - Nursery or Greenhouse - One Story |
| Assessed Land Val.           | \$1,168,032   |
| Assessed Improvement Val.    | \$1,083,813   |
| Last Owner Change            | 05/01/1998  |
| Last Sale Amount             | \$1,200,012   |
| Tax Rate Area                | 12703   |
| Deed Ref No. (City Clerk)    | 8-018   |
|                              | 730785  |
|                              | 140967  |
|                              | 1243308   |
|                              | 1048234   |
| Building 1                   |   |
| Year Built                   | 1972  |
| Building Class               | 0   |
| Number of Units              | 0   |
| Number of Bedrooms           | 0   |
| Number of Bathrooms          | 0   |
| Building Square Footage      | 34,120.0 (sq ft)                                      |
| Building 2                   |   |
| Year Built                   | 1953  |
| Building Class               | D65B  |
| Number of Units              | 0   |
| Number of Bedrooms           | 0   |
| Number of Bathrooms          | 0   |
| Building Square Footage      | 2,899.0 (sq ft)                                       |
| Building 3                   |   |
| Year Built                   | 1971  |
| Building Class               | S5  |
| Number of Units              | 0   |
| Number of Bedrooms           | 0   |
| Number of Bathrooms          | 0   |
| Building Square Footage      | 31,347.0 (sq ft)                                      |
| Building 4                   |   |
| Year Built                   | 1950  |
| Building Class               | 0   |
| Number of Units              | 0   |

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|                                    |                        |
|------------------------------------|------------------------|
| Number of Bedrooms                 | 0                      |
| Number of Bathrooms                | 0                      |
| Building 5                         | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 5220033023]   |

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

#### Environmental

|                               |     |
|-------------------------------|-----|
| Santa Monica Mountains Zone   | No  |
| Biological Resource Potential | Low |
| Mountain Lion Potential       | Low |

#### Seismic Hazards

|                                      |                           |
|--------------------------------------|---------------------------|
| Active Fault Near-Source Zone        |                           |
| Nearest Fault (Distance in km)       | 0.75032616                |
| Nearest Fault (Name)                 | Upper Elysian Park        |
| Region                               | Los Angeles Blind Thrusts |
| Fault Type                           | B                         |
| Slip Rate (mm/year)                  | 1.30000000                |
| Slip Geometry                        | Reverse                   |
| Slip Type                            | Poorly Constrained        |
| Down Dip Width (km)                  | 13.00000000               |
| Rupture Top                          | 3.00000000                |
| Rupture Bottom                       | 13.00000000               |
| Dip Angle (degrees)                  | 50.00000000               |
| Maximum Magnitude                    | 6.40000000                |
| Alquist-Priolo Fault Zone            | No                        |
| Landslide                            | No                        |
| Liquefaction                         | Yes                       |
| Preliminary Fault Rupture Study Area | No                        |
| Tsunami Hazard Area                  | No                        |

#### Economic Development Areas

|   |  |
|---|--|
| Business Improvement District                       | None                                   |
| Hubzone   | Not Qualified                          |
| Jobs and Economic Development Incentive Zone (JEDI) | None                                   |
| Opportunity Zone                                    | No                                     |
| Promise Zone  | None                                   |
| State Enterprise Zone                               | EAST LOS ANGELES STATE ENTERPRISE ZONE |

#### Housing

|                                    |   |
|------------------------------------|---|
| Direct all Inquiries to            | Los Angeles Housing Department                                      |
| Telephone                          | (866) 557-7368  |
| Website                            | <a href="https://housing.lacity.org">https://housing.lacity.org</a> |
| Rent Stabilization Ordinance (RSO) | No [APN: 5220033023]  |
| Ellis Act Property                 | No  |

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|                                       |     |
|---------------------------------------|-----|
| AB 1482: Tenant Protection Act        | No  |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites                 |     |
| HE Replacement Required               | N/A |
| SB 166 Units                          | N/A |
| Housing Use within Prior 5 Years      | No  |

#### Public Safety

##### Police Information

|                    |            |
|--------------------|------------|
| Bureau             | Central    |
| Division / Station | Hollenbeck |
| Reporting District | 438        |

##### Fire Information

|                             |         |
|-----------------------------|---------|
| Bureau                      | Central |
| Battalion                   | 2       |
| District / Fire Station     | 16      |
| 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.

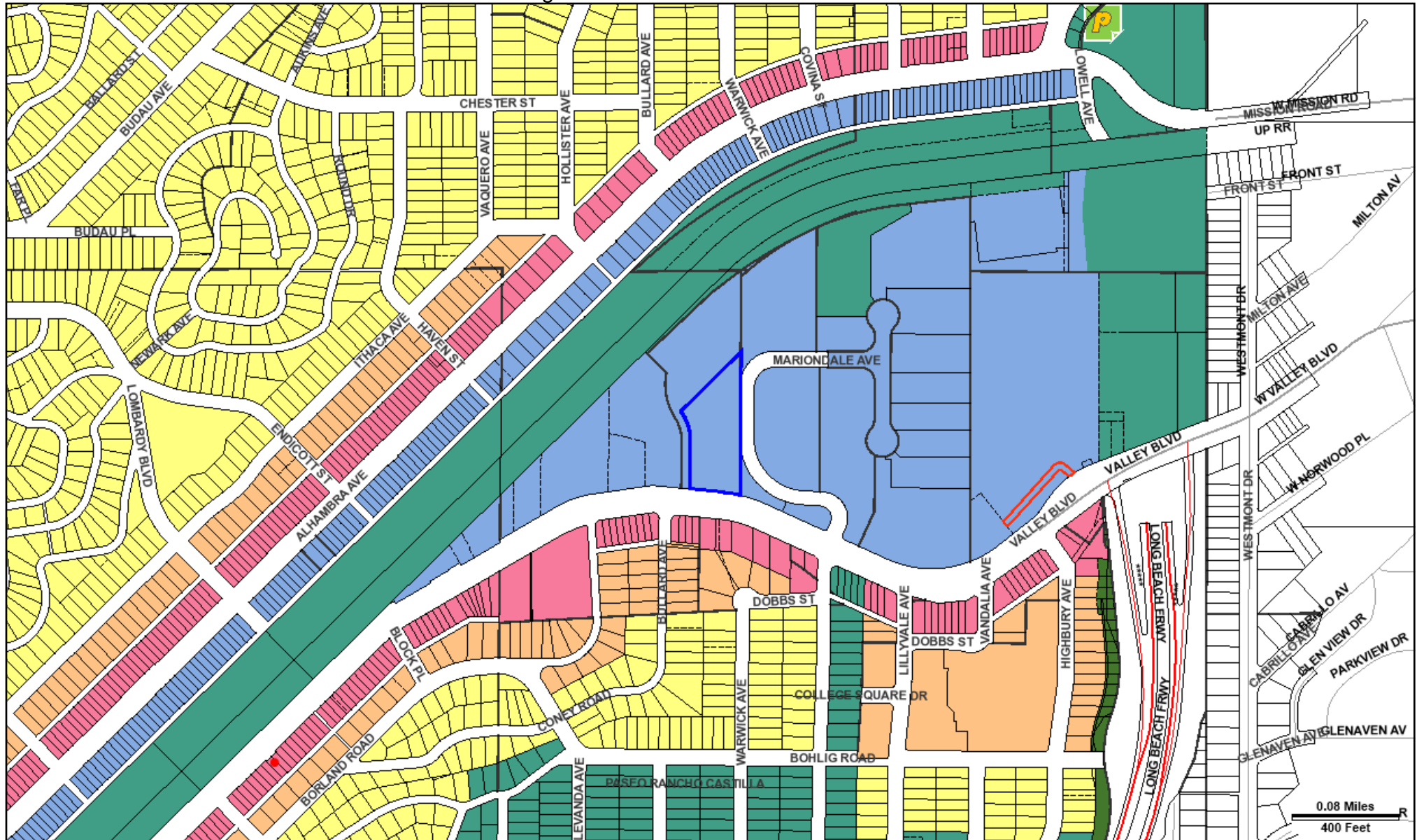
|                          |  |
|--------------------------|--|
| Case Number:             | CPC-2018-6005-CA   |
| Required Action(s):      | CA-CODE AMENDMENT  |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.   |
| Case Number:             | CPC-2013-3169  |
| Required Action(s):      | Data Not Available   |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number:             | CPC-2008-4683-CA   |
| Required Action(s):      | CA-CODE AMENDMENT  |
| Project Descriptions(s): | A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.   |
| Case Number:             | CPC-1997-132-PWA   |
| Required Action(s):      | PWA-PUBLIC WORKS APPROVAL  |
| Project Descriptions(s): | RESOLUTION OF ACCEPTANCE OF FUTURE STREET - MARIONDALE AVENUE WEST OF LILLYVALE AVENUE   |
| Case Number:             | CPC-1995-336-CRA   |
| Required Action(s):      | CRA-COMMUNITY REDEVELOPMENT AGENCY   |
| Project Descriptions(s): | PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)   |
| Case Number:             | CPC-1989-177   |
| Required Action(s):      | Data Not Available   |
| Project Descriptions(s): | CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.  |
| Case Number:             | CPC-1986-826-GPC   |
| Required Action(s):      | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)  |
| Project Descriptions(s): | GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS   |
| Case Number:             | ENV-2019-4121-ND   |
| Required Action(s):      | ND-NEGATIVE DECLARATION  |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.   |
| Case Number:             | ENV-2018-6006-CE   |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION   |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.   |
| Case Number:             | ENV-2013-3392-CE   |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION   |
| Project Descriptions(s): | THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.   |
| Case Number:             | ENV-2013-3170-CE   |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION   |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number:             | ENV-2008-4684-ND   |

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|                          |  |
|--------------------------|--|
| Required Action(s):      | ND-NEGATIVE DECLARATION  |
| Project Descriptions(s): | A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP. |
| Case Number:             | MND-92-399-ZV  |
| Required Action(s):      | ZV-ZONE VARIANCE   |
| Project Descriptions(s): | Data Not Available   |

**DATA NOT AVAILABLE**

- ORD-181128
- ORD-172316
- ORD-166216-SA4158
- ORD-129279
- ZA-15143
- ZA-13069
- OB-13270
- AFF-38631



Address: 5359 E VALLEY BLVD

APN: 5220033023

PIN #: 139-5A237 90

Tract: P M 2263

Block: None

Lot: B

Arb: None

Zoning: MR1-1

General Plan: Limited Manufacturing



# LEGEND

## GENERALIZED ZONING

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



## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL

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

### FRAMEWORK

#### COMMERCIAL

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

#### INDUSTRIAL

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




#### PARKING

|   |                |
|---|----------------|
|  | Parking Buffer |
|---|----------------|

#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

|   |                    |
|---|--------------------|
|  | Limited Industrial |
|  | Light Industrial   |

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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























## POINTS OF INTEREST

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







SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)



























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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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