

# 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. 101757

Project Applicant: Discount Caregivers

Project Location - Specific:

8053 W. Deering Ave, Canoga Park, CA 91304 / Deering Ave and Deering Ct

Project Location - City: Canoga Park

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: Discount Caregivers

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.

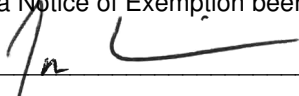
Lead Agency

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 December 16 2024UNTIL January 15 2025

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 253950****FILED**  
Dec 16 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by BYRON PATTON JR

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-24-101757-ANN, LA-C-24-101757-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- 101757-ANN

**PROJECT TITLE**

DCR CORE RECORD NO. 101757

**COUNCIL DISTRICT**

3

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

8053 W. Deering Ave, Canoga Park, CA 91304 / Deering Ave and Deering Ct

☒ 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:**

Discount Caregivers

**CONTACT PERSON** (If different from Applicant/Owner above)

Jason Killeen

**(AREA CODE) TELEPHONE NUMBER**

(213) 978-0738

**EXT.****EXEMPT STATUS:** (Check all boxes, and include all exemptions, that apply and provide relevant citations.)**STATE CEQA STATUTE & GUIDELINES**☐ **STATUTORY EXEMPTION(S)**

Public Resources Code Section(s) \_\_\_\_\_

☒ **CATEGORICAL EXEMPTION(S)** (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32☐ **OTHER BASIS FOR EXEMPTION** (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )**JUSTIFICATION FOR PROJECT EXEMPTION:**☒ Additional page(s) attached

Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.**IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION****STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.**

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

**CITY STAFF USE ONLY:****CITY STAFF NAME AND SIGNATURE**

Jason Killeen

**STAFF TITLE**

Asst. Executive Director

**COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED**

Retail 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

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PRESIDENT

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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>	101757
<b>Applicant Name:</b>	Discount Caregivers
<b>DCR Record No. / Activities Requested:</b>	LA-R-24-101757-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/ Project Location:</b>	8053 W. Deering Ave Canoga Park, CA 91304
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	3 Canoga Park [None] Canoga Park - Winnetka - Woodland Hills - West Hills M2-1VL
<b>LAMC Section / "Phase":</b>	104.07 / Phase 1 Retail Round 1
<b>Evidence of Offer to Meet with NC:</b>	Yes
<b>Complaint Portal Entry: Recent Compliance Inspection:</b>	Yes Yes
<b>Social Equity Applicant / Ownership %:</b>	No
<b>Environmental Analysis/Clearance: ENV-101757</b>	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 January 1, 2018. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, C12-0000022-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through May 22, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 8053 W. Deering Ave, Canoga Park, CA 91304, a parcel zoned for Light Manufacturing purposes.

**DEPARTMENT ANNUAL LICENSING RECOMMENDATION:**

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.

**COMMUNITY INPUT:**

On or about September 4, 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 September 26, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. In general, the oral and written comments provided by the owner Akash Patel were about their dedication to the well being of the surrounding community and commitment to its overall safety.

Number of Comments In Favor of the Application	1
Number of Comments Against the Application	0
<b>Total Number of Comments</b>	<b>0</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).

**COMPLAINT PORTAL REVIEW:**

The Department received three complaints about this location. In January and March 2021, DCR received complaints alleging the business was selling illegal and expired products and smoking and loitering was occurring. In February 2024, DCR received a complaint alleging that products are not in Metric.

**COMPLIANCE REVIEW:**

As part of its progressive enforcement strategy, DCR performs compliance checks and/or inspections of Applicants and Licensees for operational compliance under the Rules and Regulations for Cannabis Procedures ("Regulations"). There are at least 85 potential violations in the Regulations. For most of these violations, DCR's compliance program aims to provide Licensees with the opportunity to cure before facing significant penalties, denial, suspension, or revocation. DCR's discovery of violations of the Regulations may result in a Notice to Correct ("NTC"), Notice of Violation ("NOV") with administrative penalties, Notice of Suspension ("NOS"), Notice of Revocation ("NOR"), or Notice of Administrative Hold, depending on the severity of the findings. (LAMC § 104.13.)

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances

from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

For this Applicant, DCR performed a compliance check of the Business Premises on or about September 26, 2024. During the compliance check, DCR discovered a number of minor to moderate violations, including:

1. **Regulation No.5(A)(3)(i) - No Physical Changes without Approval.** Business Premises Diagram does not show camera placement. (VT Moderate)
2. **Regulation 5(A)(6)(vi) - Outdoor Speakers.** There are outdoor speakers on the exterior wall facing the parking lot. (VT Moderate)
3. **Regulation 5(D)(4) - Delivery Request Receipt.** Delivery sales receipts do not include the Legal Business Entity Name. (VT Minor)
4. **Regulation 5(D)(11) - Delivery Fleet Information and Delivery Vehicle Placard (DVP).** The Delivery Vehicle Placard was not in the delivery vehicle. (VT Moderate)

The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

The Applicant has 30 days to correct the violations and/or deficiencies listed in the NTC. DCR anticipates the Applicant will continue to be forthcoming and cooperative, but reserves the right to take escalating enforcement action, if necessary. The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

**Therefore, it is DCR's position that this compliance check did not reveal any serious concerns that impacted DCR's ability to recommend this Applicant for licensure.** The violations may be remedied within 30 days without jeopardizing public safety. Moreover, this Applicant shall be subject to multiple, further inspections by DCR and other agencies prior to the receipt of an Operating Permit.

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

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

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

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

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, M2-1VL at 8053 W. Deering Ave, Canoga Park, CA 91304 (Assessor's Parcel Number 2109-001-018). 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 Monday - Friday from 8:00 a.m. to 9:00 p.m., and Sunday 10:00 a.m. to 8:00 p.m.. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

### **CEQA PROJECT ANALYSIS & FINDINGS:**

#### **Land Use/Zoning Designations**

Light Manufacturing/M2-1VL

#### **Surrounding Land Use/Zoning Designations**

Light Manufacturing/M2-1VL

#### **Subject Property**

The subject site is a fully developed lot within the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan Area. The lot is approximately 198 feet deep and a width of 135 feet along Deering Ave. The site is currently developed with a Light Manufacturing building, built in 1977 proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned M2-1VL. The site is located within Council District 3, Canoga Park Neighborhood Council, the lot is flat and contains a pre-existing building to be used by the Applicant.

#### **Abutting Properties**

Abutting uses include light manufacturing and commercial uses within 200 feet of the site. The immediate area along Deering Ave is predominantly developed with Light Manufacturing uses, zoned M2-1VL, zoned C2-1VL. (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 27,082.5 gross square feet, zoned M2-1VL with a Light Manufacturing building originally constructed in 1977. 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 27,082.5 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Light Manufacturing/M2-1VL, General Commercial/C2-1VL, and developed with a mix of light manufacturing and commercial, buildings along Deering Ave between Canoga Avenue and Variel 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

October 31, 2024

Date

**EXHIBITS:**

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



CITY OF LOS ANGELES DEPARTMENT OF

## CANNABIS REGULATION

### PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

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

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

DCR Record No.: LA-C-23-101757-ANN

Applicant Entity Name: Discount Caregivers, Inc.

License Type(s): Microbusiness - Retail Storefront, Distribution, Cultivation, Manufacturing

Business Premises Location: 8053 W Deering Avenue, Canoga Park, CA 91304

County: Los Angeles Assessor's Parcel Number (APN): 2109-001-018

Council District: CD 3 Neighborhood Council: Canoga Park

Community Plan Area: Canoga Park - Winnetka - Woodland Hills - West Hills

Zoning: M2-1VL Specific Plan Area: None

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles State Enterprise Historic Preservation Review: No

LAPD Division/Station: Topanga LAFD District/Fire Station: 104

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.*

The project is situated at 8053 Deering Avenue, also known as 8053 W. Deering Avenue, in Canoga Park, California 91304 (APN 2109-001-018). This location falls within the jurisdiction of the City and County of Los Angeles. Canoga Park is a neighborhood in the San Fernando Valley area of Los Angeles. The site's surroundings primarily feature light manufacturing enterprises and public storage.

This project centers on an established cannabis Microbusiness, which is operated under a provisional license from the California Department of Cannabis Control. The business undertakes several commercial cannabis activities:

**Retail Storefront:** A dedicated space for displaying and selling cannabis products to eligible consumers.

**Cultivation (Small Indoor - Up to 10,000 sq. ft.):** This section is reserved for cultivating cannabis in containers, using a drip irrigation method and relying wholly on artificial lighting.

**Distribution:** This component is dedicated to the buying, selling, and transporting of cannabis and related products among authorized cannabis entities.

**Manufacturing:** This division specializes in infusing cartridges with liquid cannabis. Notably, the cannabis liquid is sourced externally and not extracted on-site.

Distinct zones within the facility are earmarked for each specific cannabis activity. Walls and doors, which stay shut unless in operation, delineate these zones from the retail spaces. The building's interior, a single-story commercial structure, has been altered to suit the needs of retail reception, sales spaces, storage facilities, irrigation and lighting infrastructure, work areas, temperature management, and security mechanisms.

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

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

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

The applicant has been operating a commercial cannabis business at the project site since December 2013. The project involves an existing Microbusiness with a provisional license from the California Department of Cannabis Control, under which the following commercial cannabis activities take place:

Retail storefront cannabis business in which cannabis goods are displayed and sold to authorized consumers.

Cultivation - Small Indoor (Up to 10,000 sq. ft.) where commercial cannabis is cultivated in pots, using a drip irrigation system, exclusively under artificial light.

Distribution for the procurement, sale, and transport of cannabis and cannabis products between other cannabis Licensees.

Manufacturing by the infusion of liquid cannabis into cartridges. Liquid cannabis is not extracted at the Project site.

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

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

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

3. Project Expansion: 0  
Size of expansion in square feet: 0

*Cite source(s) of information.*

No expansion of existing or former use.

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

*Cite source(s) of information.*

No expansion of existing or former use.

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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



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

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

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife.  
Notification No. 1600-2017-0213-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board.  
WDID No. 4\_19CC402274

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

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

**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

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

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

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

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

The existing structure for a retail storefront, distribution, indoor cultivation, and manufacturing is not being changed from its existing use and will continue to be used in the same manner.

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife. Notification No. 1600-2017-0213-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board. WDID No. 4\_19CC402274

**Categorical Exemption Evaluation Form**

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

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

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

☒ Yes ☐ No

*Cite source(s) of information.*

U.S. Census Bureau

**FOR SITES IN URBANIZED AREAS**

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

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

No new construction. Use of pre-existing structures.

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

*Cite source(s) of information.*

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

6. Does the project involve the use of significant amounts of hazardous substances? ☐ Yes ☒ No

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

Carbon Dioxide (CO2) is used in the indoor cultivation operation.  
10,051 Cu. Feet (approximate) stored on site in 23 cylinders (approx.) each  
containing 437 Cu. Feet (approx.) of CO2.

7. Are all necessary public services and facilities available to the project? ☒ Yes ☐ No

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

Metro - Transportation; LAPD - Security; Dept of Water & Power - Utility Service; Dept. of Public Works, Bureau of Sanitation - Wastewater

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to [Question 11.](#)) ☐ Yes ☒ No

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

**FOR SITES NOT IN URBANIZED AREAS**

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less? ☐ Yes ☐ No

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

10. Does the project involve the use of significant amounts of hazardous substances? ☐ Yes ☐ No

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

**FOR ALL SITES**

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife. Notification No. 1600-2017-0213-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board. WDID No. 4\_19CC402274



**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

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

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

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

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

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

*Cite source(s) of information.*

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

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

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

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

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife. Notification No. 1600-2017-0213-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board. WDID No. 4\_19CC402274

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife. Notification No. 1600-2017-0213-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board. WDID No. 4\_19CC402274

## Categorical Exemption Evaluation Form

## Class 32: Infill Development Projects

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

*Cite source(s) of information.*

ZIMAS - Zone Information and Map Access System  
City of Los Angeles Department of City Planning

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.*

Floor Area of Project: 14,700 sq. ft. (approx) = 0.34 acres  
Lot Size: 27,082 sq. ft. (approx) = 0.62 acres

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

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

Manufacturing - MR1, M2,  
Commercial - C-2-1,  
Residential - RA-1, RD-3, RS-1, R3-1  
Manufacturing, Public Storage, Retail  
Source: ZIMAS - Zone Information and Map Access System  
(Department of City Planning: Los Angeles, CA), Google Earth

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

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

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

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

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

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

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

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife. Notification No. 1600-2017-0213-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board. WDID No. 4\_19CC402274



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

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

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

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

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

Not Applicable.

**2. Is the project located on a site included on any list compiled pursuant to  
Government Code § 65962.5 (Cortese List)?**

☐ Yes ☒ No

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

**3. Would the project result in a substantial adverse change in the significance  
of a historical resource?**

☐ Yes ☒ No

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

4. Is there evidence of the potential for the project to contribute to a significant cumulative impact? ☐ Yes ☒ No

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

5. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances? ☐ Yes ☒ No

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

6. Would the project impact an environmental resource of hazardous or critical concern? ☐ Yes ☒ No

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

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

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

**CEQA Exemption Petition**Class: 1 Category: Existing Facility

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

The project consists of the operation, repair, maintenance, permitting, leasing, licensing of a pre-existing private structure that involves negligible or no expansion of its current use as a commercial cannabis retail storefront, cultivation, distribution, and manufacturing facility. The functions of this project have been in place and continuously operational since December of 2013.

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

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

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

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

8053 Deering Avenue aka 8053 W. Deering Avenue, Canoga Park, CA 91304  
Assessors Parcel No. 2109-001-018  
Major Cross Streets: Canoga Avenue and Roscoe Boulevard

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

The project site is zoned for light industrial M2-1V[Q] M2-1VL-0-CUGU and is currently used as a cannabis retail storefront, cannabis cultivation, distribution and manufacturing. .  
The surrounding land uses are light manufacturing , commercial, and storage facilities.  
Project Site Zoning Designation: M2-1VL  
Surrounding Land Use Zoning Designation:MR1, M2, C-2-1-, RA-1 RD3, RS-1, R3-1

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

The project site was previously used for light industrial and commercial purposes. A Call Center once operated there. Since 2014, the site has been used as a commercial retail storefront and a commercial indoor specialty cultivation facility.

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

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

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

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

- (a) Activities Occurring Onsite: *Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).*

The project site is currently operating as: (1) Retail Storefront for the sale of cannabis goods directly to the consumer; (2) Cultivation facility of less than 10, 000 sq. ft of cannabis canopy grown in pots under artificial lighting using a drip irrigation system; (3) Distribution; and (4) Manufacturing involving the infusion of out-sourced cannabis extract into cartridges.

All commercial cannabis activities have been provisionally licensed by the State of California Department of Cannabis Control.

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

No other cannabis activities exist or are proposed beyond the ongoing commercial cannabis operations of a Microbusiness. This includes:  
A Retail Storefront selling cannabis goods directly to consumers;  
A Cultivation facility with less than 10,000 sq. ft. of cannabis canopy grown in pots, using artificial lighting and a drip irrigation system;  
Distribution; and  
Manufacturing, which involves infusing outsourced cannabis extract into cartridges

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

Total floor area approx 14,700 sq. ft. Retail - 2,366 sq. ft approx. Distribution 1,719 sq. ft. (approx.)  
Cultivation 4,750 sq. ft. (approx.) Manufacturing 662 sq. ft. (approx.) Lot Size: 27,082 sq. ft. (approx.)

- (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.*

Microbusiness has received a Provisional License from the California Department of Cannabis Control to engage in the existing operating Retail Storefront, Distribution, Cultivation, and Manufacturing from the project site.

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

Please see attached Page 120 for Hours of Operation/Work Shifts for:  
Retail  
Distribution  
Cultivation  
Manufacturing

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

Please refer to attached Page 120 for Number of Employees for:  
Retail  
Distribution  
Cultivation  
Manufacturing

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

Delivery and Shipments arrive at the project site 3x week.  
Shipments from the project site occur 4x day.  
Vehicle trips occur Mon-Sat 9am - 5 pm

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

Los Angeles Department of Water and Power  
Notice of Applicability - Conditional Waiver of Waste Discharge Requirements,  
Water Quality Order WQ-2017-0023-DWQ received from California Water Board  
Los Angeles Regional Water Quality Control Board. WDID No. 4\_19CC402274

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

City Wastewater Collection Facility  
Los Angeles Department of Public Works, Bureau of Sanitation & Environment

**4. Environmental Setting:**

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

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

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

Project site and surrounding areas generally flat.

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

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

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

There are no watercourses or riparian habitats within 150 - feet of the premises.

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

The property contains no natural features of scenic value of rare or unique characteristics.

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

The property has no historic designations or archeological remains onsite.

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

The property contains no habitat for special status species.

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

Location: Cultivation Operation  
Type: Carbon Dioxide (CO2) Nonflammable Gas  
Quantity: 10,051Cu. Feet in containers that each contain 437 Cu. Feet (approximate)

- (i) Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite:

The project will not increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite.

- ④ Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

Anticipated operational energy needs for existing Microbusiness activity will remain stable. The source of energy for the Project is the Los Angeles Department of Water and Power. The amount of energy used per day (approx) 1341 kWh. The project will not require an increase in energy demand and the need for additional energy resource

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

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

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

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

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

Categorical Exemption Report prepared by Rincon Consultants attached.



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

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

**Partial List of Categorical Exemptions under CEQA**

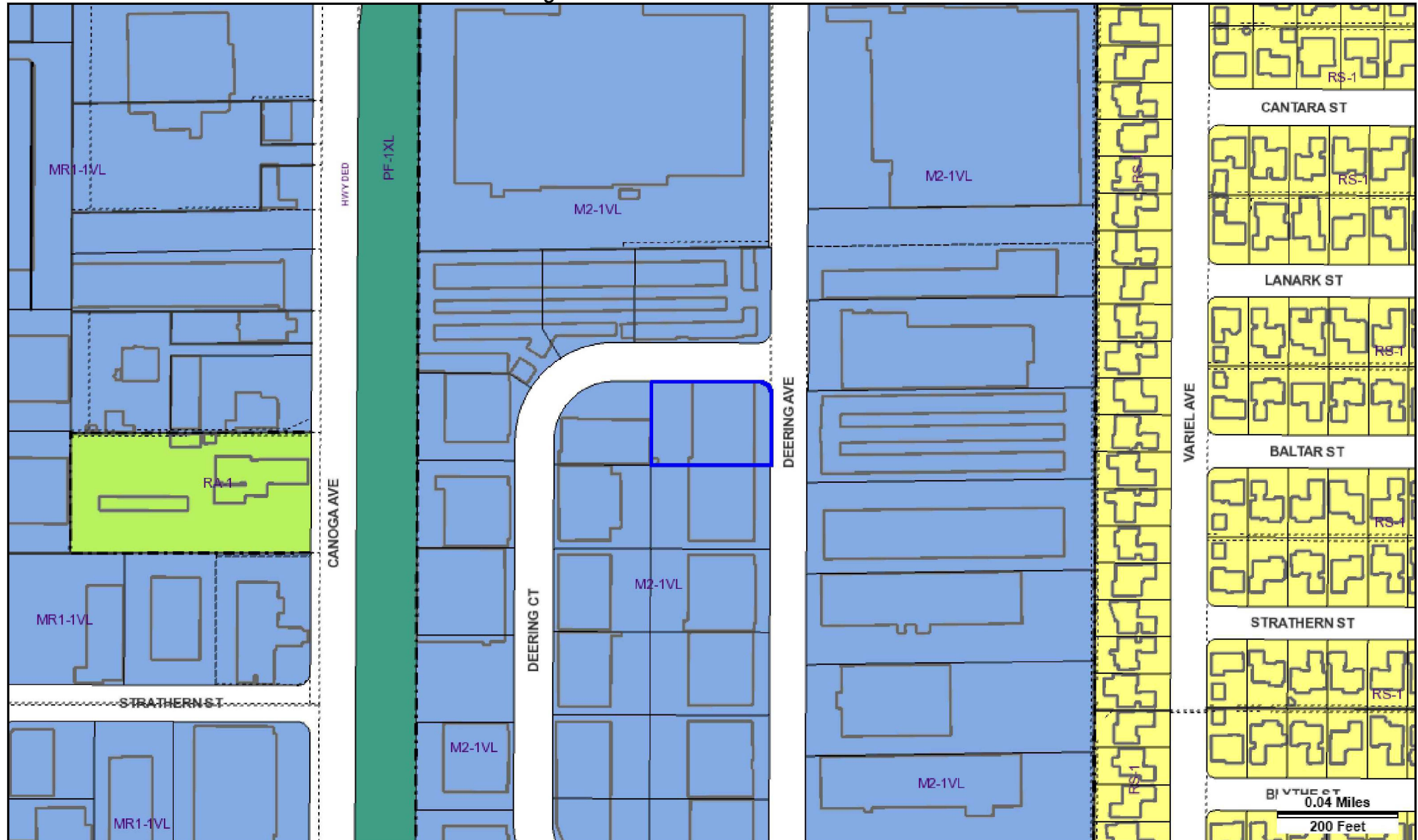
*Certain commercial cannabis activities (projects) may be exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) because they fall within a class of projects determined not to have significant effect on the environment. (Cal. Code Regs., tit. 14, § 15300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

<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.

ATTACHMENTS  
Project Specific Information Form  
(LIC-4013-FORM)

ZIMAS MAP OF PROJECT SITE	26
VICINITY MAP, AERIAL MAP	32
PROJECT SITE PROPERTY DIAGRAM & PREMISES DIAGRAM	38
ENVIRONMENTAL REPORT OF PROJECT SITE	44
HAZARDOUS MATERIALS BUSINESS PLAN	102
ENVIROSTOR SEARCH OF PROJECT SITE	111
REGIONAL WATER QUALITY CONTROL BOARD CONDITIONAL WAIVER LETTER	113
DEPARTMENT OF FISH & WILDLIFE REVIEW LAKE OR STREAMBED ALTERATION NOT REQUIRED LETTER	117
HOURS OF OPERATION/WORK SHIFTS; NUMBER OF EMPLOYEES RESPONSE TO QUESTION ON CLASS 1 EXEMPTION 3(e) 3(f)	120

## ZIMAS MAP OF PROJECT SITE



Address: 8053 N DEERING AVE

APN: 2109001018

PIN #: 189B105 106

Tract: TR 24764

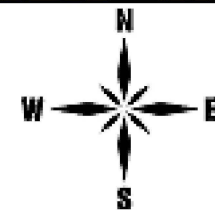
Block: None

Lot: 6

Arb: None

Zoning: M2-1VL

General Plan: Light Manufacturing



# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

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

#### COMMERCIAL

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

### FRAMEWORK

#### COMMERCIAL

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

#### INDUSTRIAL

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

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

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

#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES
















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





#### INDUSTRIAL

- Limited Industrial
- Light Industrial






# CIRCULATION

## STREET





































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

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

## FREEWAYS

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

## MISC. LINES

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





## POINTS OF INTEREST


 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<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 3


 Tier 2

 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)

 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary

 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2014

 Building Outlines 2008

 Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map

 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

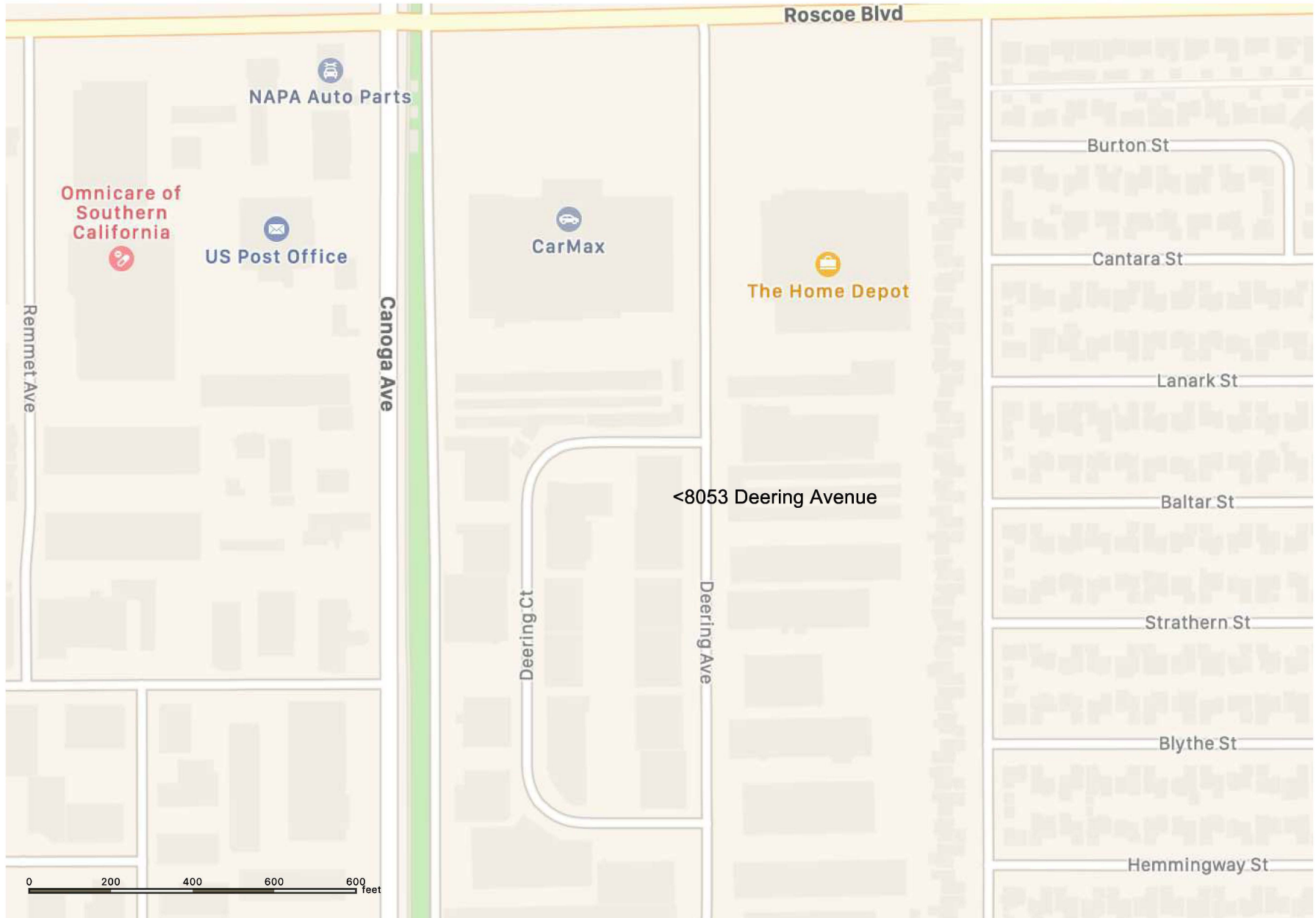
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**VICINITY MAP & AERIAL MAP  
EXISTING VISUAL CONDITIONS PHOTOGRAPHS  
8053 DEERING AVENUE  
CANOGA PARK, CALIFORNIA 91304**



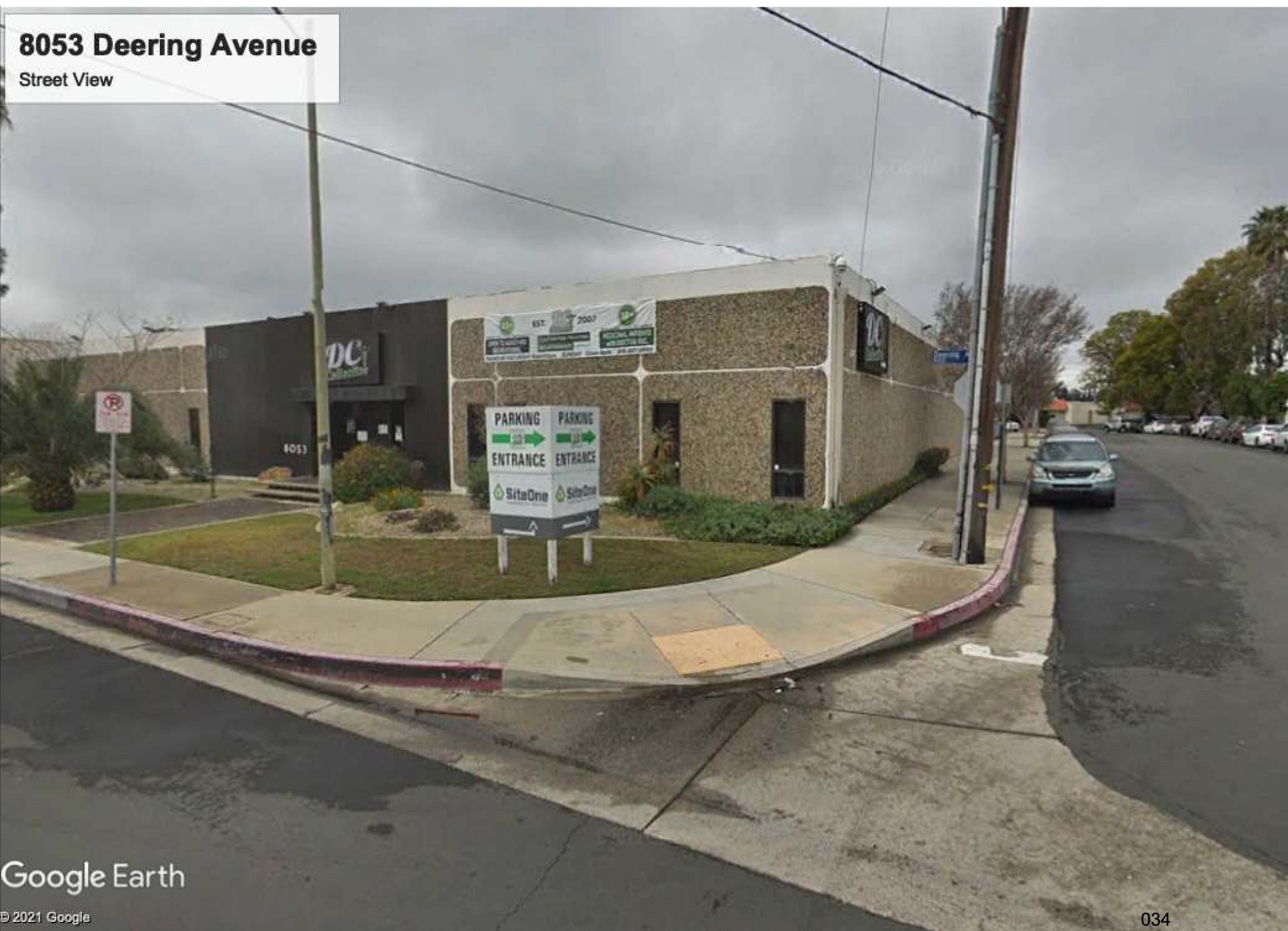
Discount Caregivers, Inc.  
dba DC Collective

8053 Deering Avenue  
Canoga Park, California 91304



# 8053 Deering Avenue

Street View





# 8053 Deering Avenue

Parking Lot Entrance



Google Earth

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# Discount Caregivers, Inc.

dba DC Collective  
8053 Deering Avenue  
Canoga Park, California 91304  
Assessor Parcel No. (APN) 2109-001-018

8053 Deering Ave



# 8053 Deering Avenue

Aerial Side View



8053 Deering Ave

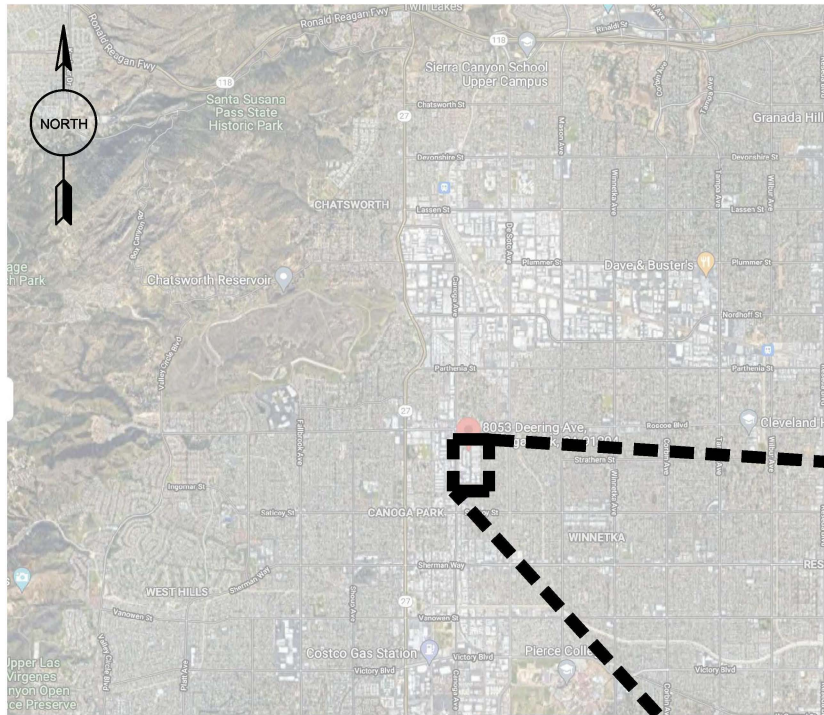
Google Earth

© 2021 Google

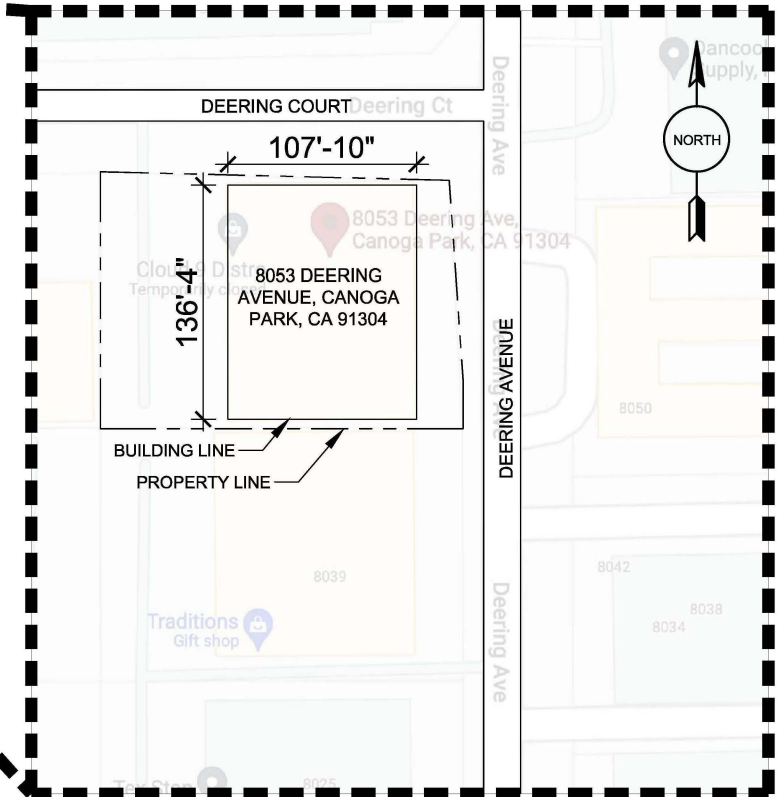
037

PROJECT SITE  
PROPERTY DIAGRAM  
PREMISES DIAGRAM





**NOTE:**  
NO OTHER BUSINESSES ARE UNDER  
THIS PROPERTY ADDRESS



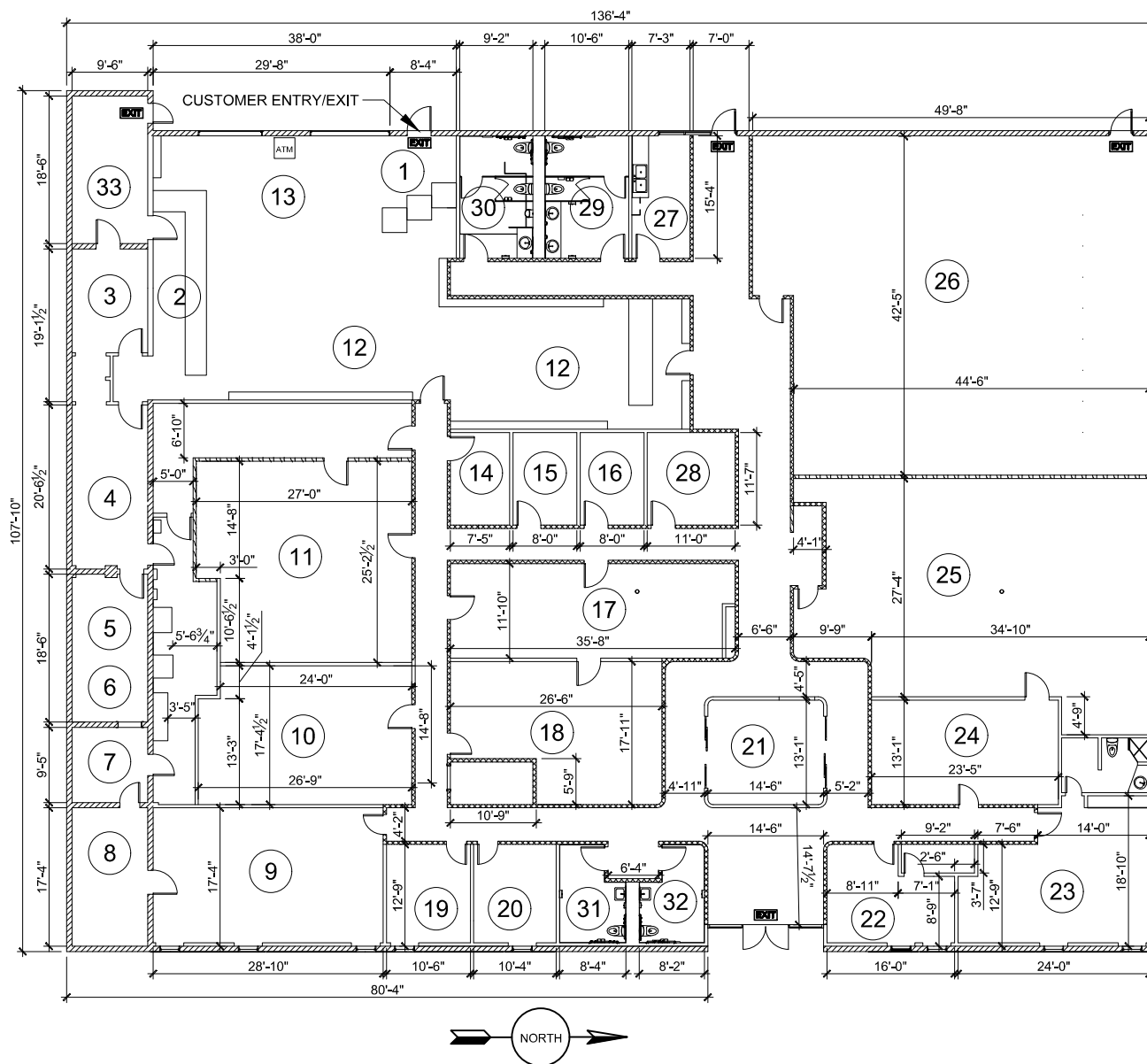
**PROJECT TITLE:**  
DISCOUNT CAREGIVERS

**PROJECT ADDRESS:**  
8053 DEERING AVE. CANOGA PARK,  
CA 91304 (APN:2109001018)

**SHEET TITLE:**  
PROPERTY DIAGRAM

**DATE:**  
11/02/2021

**SHEET #**  
A00  
039



## KEY NOTES

USE	ROOM #	ROOM TITLE/ AREA
R	1	RECEPTION; 176 SF
R	2*	CASHIER
R	3*	RETAIL BACK OFFICE; 124 SF
R	4*	FULFILLMENT; 195 SF
R	5*	SAFE ROOM, CANNABIS PRODUCTS; 94 SF
R	6*	SAFE ROOM, CANNABIS PRODUCTS/CASH; 77 SF
R	7*	SAFE ROOM, CANNABIS PRODUCTS; 89 SF
R	8*	CAMERAS, SECURED RECORD STORAGE; 165 SF
D	9*	DISTRIBUTION, FLOWERS & OILS; 492 SF
D	10*	FLOWER/PRE-ROLL PACKING, LABELING & PROCESSING; 454 SF
M	11*	MANUFACTURING/ PACKAGING/LABELING; 662 SF
R	12	DISPENSARY; 1,360 SF
R	13	RETAIL SEATING AREA
	14	OFFICE SUPPLIES; 86 SF
D	15*	TESTING BATCH STORAGE; 93 SF
D	16*	TESTING BATCH STORAGE; 93 SF
D	17*	HARVEST STORAGE; 411 SF
C	18*	HARVEST STORAGE; 413 SF
	19	OFFICE; 131 SF
CDMR	20*	CANNABIS WASTE STORAGE; 126 SF
C	21*	PRE-ROLL PROCESSING; 189 SF
C	22*	CHEMICAL STORAGE; 172 SF
C	23*	IMMATURE PLANTS A; 367 SF
C	24*	IMMATURE PLANTS B; 306 SF
C	25*	IMMATURE PLANTS A; 1,180 SF
C	26*	MATURE PLANTS B; 1,997 SF
	27	BREAK ROOM A; 127 SF
	28	BREAK ROOM B; 111 SF
	29	WOMEN'S RESTROOM A
	30	MEN'S RESTROOM A
	31	MEN'S RESTROOM B
	32	WOMEN'S RESTROOM B
DR	33	VENDOR INTAKE; 176 SF

**NOTE\* SIGNIFIES ALL ROOMS WITH LIMITED ACCESS AREAS**

**ROOM USE LEGEND:**  
 C = CULTIVATION  
 D = DISTRIBUTION  
 M = MANUFACTURING  
 R = RETAIL

**PLANNED CANOPY AREA**

**RM# 26 = 1,154 SF**  
**TOTAL AGGREGATE = 1,154 SF**

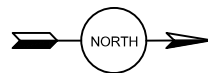
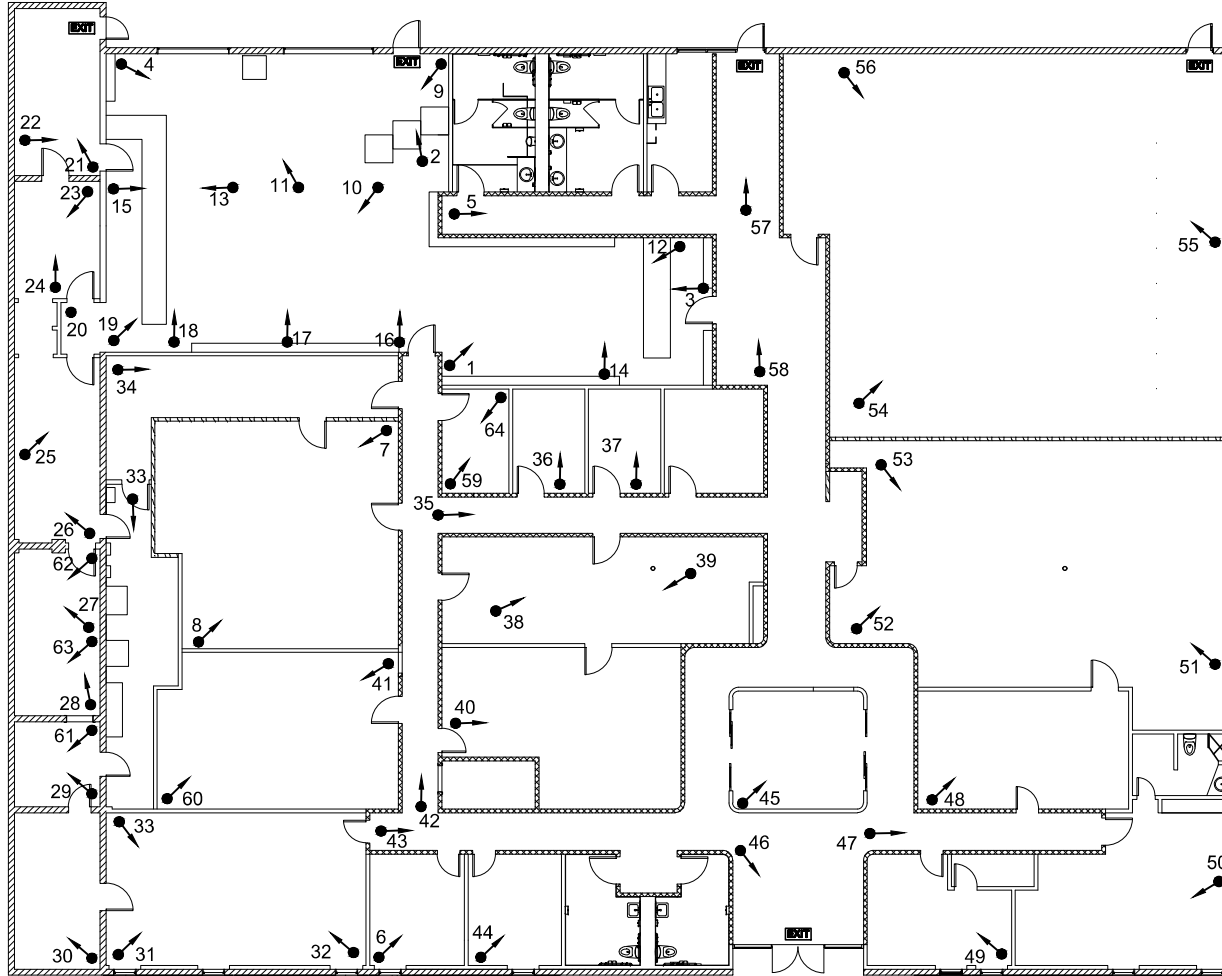
**PROJECT TITLE:**  
DISCOUNT CAREGIVERS

**PROJECT ADDRESS:**  
8053 DEERING AVE. CANOGA PARK,  
CA 91304 (APN:2109001018)

**SHEET TITLE:**  
PREMISE DIAGRAM

**DATE:**  
11/02/2021

**SHEET #**  
A01  
040



# **LEGEND**

● = CAMERA LOCATION

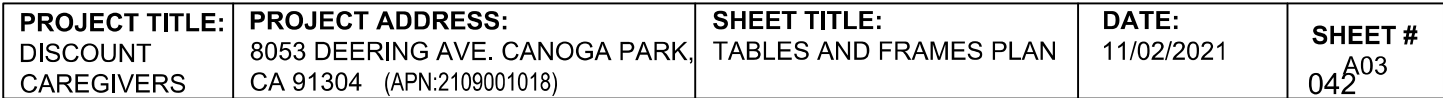
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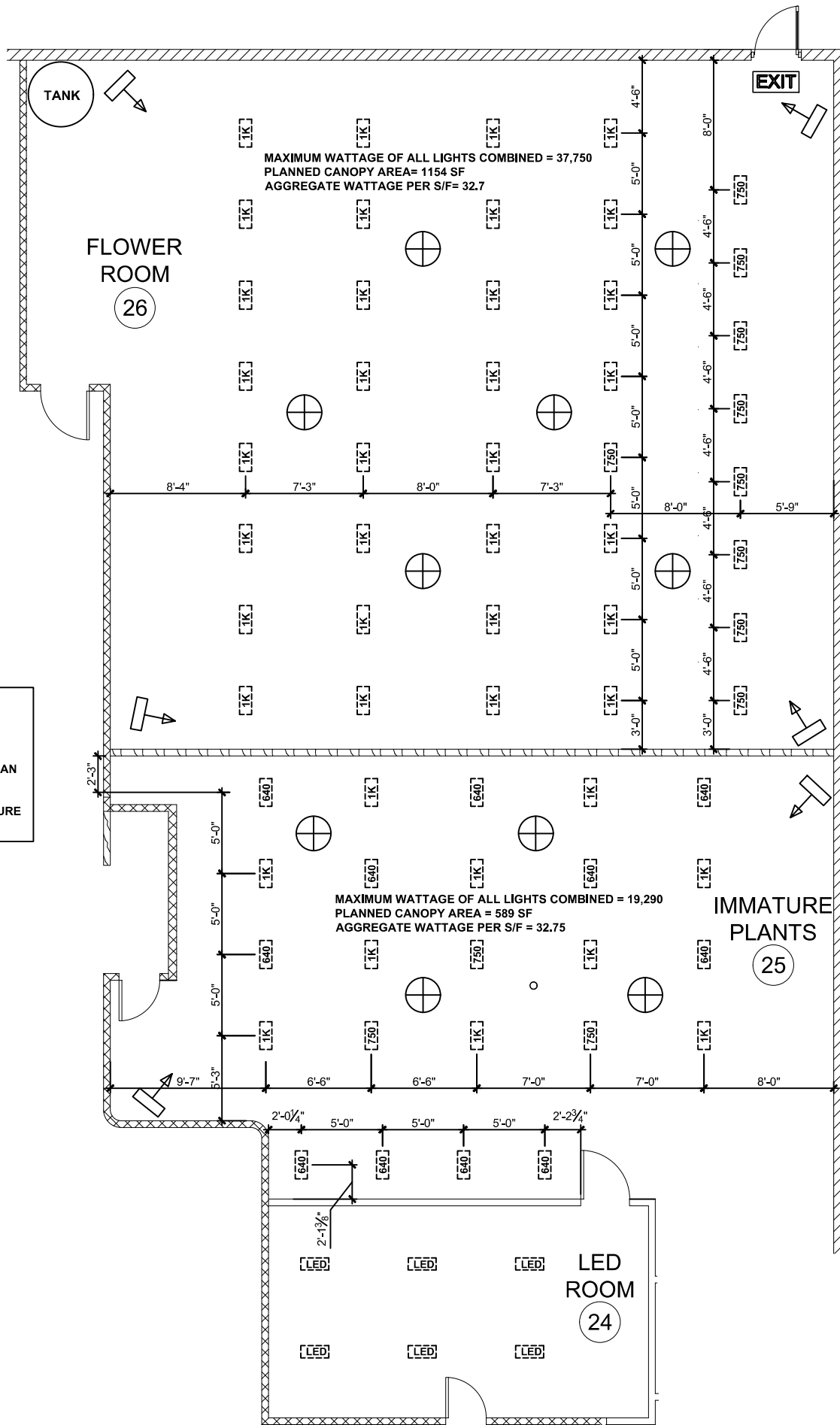
**PROJECT ADDRESS:**  
8053 DEERING AVE. CANOGA PARK,  
CA 91304 (APN:2109001018)

**SHEET TITLE:**  
CAMERA LOCATION PLAN

**DATE:**  
11/02/2021

**SHEET #**  
A02  
041





<b>PROJECT TITLE:</b> DISCOUNT CAREGIVERS	<b>PROJECT ADDRESS:</b> 8053 DEERING AVE. CANOGA PARK, CA 91304 (APN:2109001018)	<b>SHEET TITLE:</b> LIGHT LAYOUT AND WATTAGE PLAN	<b>DATE:</b> 11/02/2021	<b>SHEET #</b> A04 043
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# ENVIRONMENTAL REPORT OF PROJECT SITE



# Discount Caregivers DBA DC Collective Cannabis Microbusiness Licensing Application

## Categorical Exemption Report

*prepared for*

**Discount Caregivers DBA DC Collective**

8053 Deering Avenue

Los Angeles, California 91304

*prepared by*

**Rincon Consultants, Inc.**

250 East 1<sup>st</sup> Street, Suite 301

Los Angeles, California 90014

**May 2021**

# Discount Caregivers DBA DC Collective Cannabis Microbusiness Licensing Application

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**May 2021**



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    Exceptions to CE Applicability.....2

5. Summary .....5

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**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 cannabis microbusiness licensing application for Discount Caregivers DBA DC Collective (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) from the California Environmental Quality Act (CEQA). This report provides an introduction, project description, and evaluation of the project's consistency with the requirements for a Class 1 CE. Appendix A includes a detailed analysis of the project's potential impacts in the environmental issue areas covered under Appendix G of the State CEQA Guidelines. Based on this report, it is concluded 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 allows 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 Environmental Impact Report (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 (see Section 4 and Appendix A of this report). None of the exceptions would apply

to the cannabis microbusiness licensing application for Discount Caregivers DBA DC Collective; therefore, the project is eligible for a Class 1 exemption.

## 2. Project Description

The proposed project is a cannabis microbusiness licensing application for Discount Caregivers DBA DC Collective, located at 8053 Deering Avenue in Los Angeles, California 91304 (Assessor's Parcel Number 210-900-1018). The project site is a one-story, approximately 14,700-square-foot existing indoor cannabis cultivation, distribution, manufacturing, and retail microbusiness. The project site also includes an existing fenced and secured surface parking lot with 24 spaces in the rear of the property, which is accessible from Deering Court via Deering Avenue. The proposed project would include approximately 4,750 square feet of cultivation area with accessory uses (i.e., drying room, processing room, waste and chemical storage rooms), 620 square feet of office, employee, and record storage space, 662 square feet of manufacturing space, 1,543 square feet of distribution space, and 2,291 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 Canoga Park neighborhood of Los Angeles. The project site is currently developed with a one-story industrial building.

The project site is in an urban industrial setting. The project site is surrounded by commercial and industrial development and associated parking lots on all sides with Deering Court to the north and Deering Avenue to the east.

## 4. Consistency Analysis

### Class 1 CE Applicability

Section 15301 of the State CEQA Guidelines states that a Class 1 CE allows 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 cannabis microbusiness (Discount Caregivers DBA DC Collective) that currently operates out of an existing industrial park on Deering Avenue. Approval of the Discount Caregivers DBA DC Collective cannabis microbusiness 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 IX, *Hazards and Hazardous Materials*, of Appendix A, the project site is not on any known hazardous or contaminated sites. The A-American Storage – Cleanup Program Site is the only site located within 0.25 mile of the project site that has a status of “Completed – Case Closed” (State Water Resources Control Board [SWRCB] 2021a).

In addition, the following three listings with open or active statuses are located at 8020 Deering Avenue, which is approximately 450 feet northeast of the project site.

- **Canoga Park Site (Former Landowners Limited Partnership Property).** This listing is a historical Waste Discharge Requirement (WDR) site that injected sodium permanganate and sodium bromide into the land. The site’s WDR permit was terminated on April 26, 2017 because injections were completed in October 2015 and no further injections are anticipated (SWRCB 2021b, Los Angeles Regional Water Quality Control Board [LARWQCB] 2017a).
- **Canoga Park Site – Reinjection.** This listing is an active WDR site on which contaminated groundwater is extracted, treated ex situ via granular activated carbon vessels to remove volatile organic compounds, and re-injected into the groundwater. The LARWQCB Site Cleanup Unit staff approved an *Onsite Groundwater Recirculation Work Plan* on March 3, 2017 (SWRCB 2021c, LARWQCB 2017b).
- **Commercial Property.** This listing is an open site that contains soil contamination consisting of chromium, copper, lead, nickel, perchloroethene (PCE), trichloroethene (TCE), 1,1,1-trichloroethane (1,1,1-TCE), cis-1,2-dichloroethene (c-1,1-DCE), 1,2-dichloroethene (1,1-DCE), and chloroform. The site also contains groundwater contamination from PCE, TCE, 1,1,1-TCA, c-1,1-DCE, 1,1-DCE, and chloroform with the highest concentration being TCE. A detectable dissolved TCE plume extends approximately 5,500 feet downgradient (southeast) from the site (SWRCB 2021d).

The project site is located to the southwest of the “Commercial Property” site and is not located within the known TCE plume. In addition, the proposed project would not include ground disturbance that may mobilize soil and groundwater contaminants. Therefore, the proposed project would not impact an environmental resource of hazardous concern.

The project site is located in an urbanized area, and there are no critical environmental resources, such as wetlands or wildlife, on the site or nearby. 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 Discount Caregivers DBA DC Collective cannabis microbusiness 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's environmental effects are identified as either "Less than Significant Impact" or "No Impact." In addition, the discussion of potential cumulative impacts in Section XXI, *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.*

The proposed project involves the licensing of an existing business that currently operates out of an existing storefront and, as discussed in detail in Appendix A, would not have a significant effect on the environment due to unusual circumstances. The circumstances of the proposed project, which would result in the operation of a cannabis microbusiness, are not considered unusual because: (1) the project site is currently operating as a cannabis cultivator, manufacturer, distributor, and dispensary; (2) the project site is part of an existing industrial park on Deering Avenue; and (3) cannabis microbusiness activity is allowed in the M2 zone (in which the project site is located) according to Chapter X, Article 5, Section 105.02(a)2.(A)(1) of the Los Angeles Municipal Code.

The Discount Caregivers DBA DC Collective cannabis microbusiness 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 2019; City of Los Angeles 2016, Map A2).

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

As discussed in Section IX, *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 (SEMS), there are no active designated hazardous waste sites on the project site. Therefore, this exception does not apply to the Discount Caregivers DBA DC Collective cannabis microbusiness 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 2021a). The project site is in an industrial area and has been previously disturbed in conjunction with the construction of the existing industrial park and surface parking lot. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource, and this exception does not apply to the Discount Caregivers DBA DC Collective cannabis microbusiness licensing application.

## 5. Summary

Based on this analysis, the proposed approval of the Discount Caregivers DBA DC Collective cannabis microbusiness licensing applications meets all criteria for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.

## 6. References

- California Department of Transportation (Caltrans). 2019. California State Scenic Highway System Map.  
<https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983> (accessed April 2021).
- City of Los Angeles. 2016. Mobility Plan 2035. September 7, 2016.  
[https://planning.lacity.org/odocument/523f2a95-9d72-41d7-aba5-1972f84c1d36/Mobility\\_Plan\\_2035.pdf](https://planning.lacity.org/odocument/523f2a95-9d72-41d7-aba5-1972f84c1d36/Mobility_Plan_2035.pdf) (accessed April 2021).
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# Appendix A

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Appendix G Checklist Report



# Discount Caregivers DBA DC Collective Cannabis Microbusiness Licensing Application

## Appendix G Checklist Report

*prepared for*

**Discount Caregivers DBA DC Collective**  
8053 Deering Avenue  
Los Angeles, California 91304

*prepared by*

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

**May 2021**



# Discount Caregivers DBA DC Collective Cannabis Microbusiness Licensing Application

## Appendix G Checklist Report

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Los Angeles, California 91304

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**May 2021**

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# Introduction

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## 1. Project Title

Discount Caregivers DBA DC Collective Cannabis Microbusiness 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

Chris Patel  
Discount Caregivers DBA DC Collective  
(818) 887-0980

## 4. Project Location

The project site is an approximately 14,700-square-foot cannabis microbusiness with an associated surface parking lot in the rear of the property. The project site is located at 8053 Deering Avenue, Los Angeles, California 91304 (Assessor's Parcel Number 210-900-1018) in the Canoga Park neighborhood of Los Angeles.

## 5. Project Sponsor's Name and Address

Discount Caregivers DBA DC Collective  
8053 Deering Avenue  
Los Angeles, California 91304

## 6. General Plan Designation

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

## 7. Zoning

The property is located in the Zone M2-1VL. The M2 zoning indicates that the land use is designated for light industrial activities. The 1VL zoning indicates that the site is within a Very Limited Height District, which prohibits buildings greater than three stories or taller than 45 feet. Chapter X, Article 5, Section 105.02(a)2.(A)(1) of the Los Angeles Municipal Code (LAMC) permits cannabis microbusiness activity within the M2 zone.

## 8. Description of Project

The proposed project is a cannabis microbusiness licensing application for Discount Caregivers DBA DC Collective. The project site is a one-story, approximately 14,700-square-foot existing indoor cannabis cultivation, distribution, manufacturing, and retail microbusiness. The project site also includes an existing fenced and secured surface parking lot with 24 spaces in the rear of the property, which is accessible from Deering Court via Deering Avenue. The proposed project would include approximately 4,750 square feet of cultivation area with accessory uses (i.e., drying room, processing room, waste and chemical storage rooms), 620 square feet of office, employee, and record storage space, 662 square feet of manufacturing space, 1,543 square feet of distribution space, and 2,291 square feet of retail space. See Appendix B for the project site plan.

## 9. Surrounding Land Uses and Setting

The project site is in an urban industrial setting. The project site is surrounded by commercial and industrial development and associated parking lots on all sides with Deering Court to the north and Deering Avenue to the east.

## 10. Other Public Agencies Whose Approval is Required

California Department of Consumer Affairs - Bureau of Cannabis Control

California Water Board - Los Angeles Regional Water Quality Control Board

City of Los Angeles - Department of Cannabis Regulation

## 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 the project is exempt from the California Environmental Quality Act (CEQA) and no physical improvements involving expansion of existing square footage or groundbreaking activities are proposed.

# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

Except as provided in Public Resources Code Section 21099, would the project:

Have a substantial adverse effect on a scenic vista?

☐
☐
☐
☒

Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐
☐
☐
☒

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?

☐
☐
☐
☒

Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

☐
☐
☐
☒

The proposed project involves licensing an existing cannabis cultivator, distributor, manufacturer, and retailer that operates out of an existing industrial park in an urban area of Los Angeles. The project would not include construction or modification of the existing structure, and no change in the existing industrial and commercial uses would occur. The project would therefore not affect a scenic vista or conflict with applicable zoning and other regulations governing scenic quality.

No state-designated scenic highways or city-designated scenic routes exist in the project vicinity (California Department of Transportation 2019; City of Los Angeles 2016, Map A2). Therefore, the proposed project would not result in substantial damage to scenic resources within a scenic highway, a substantial adverse effect on a scenic vista, or any change in the visual character of the site and its surroundings.

The operating hours of the proposed project would be similar to those of the existing use (8:00 a.m. to 10:00 p.m. Monday through Saturday, and 10:00 a.m. to 8:00 p.m. on Sunday); therefore, operation would not introduce a new substantial source of light and glare that would adversely affect nighttime views. The proposed project would result in no impacts related to aesthetics.

## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>
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 would operate out of an existing industrial park in an urban area of Los Angeles. Given that the project site and its surroundings are currently developed with industrial, commercial, and residential uses and not used for outdoor agriculture, the proposed project would not result in the conversion of farmland or forestland or conflict with any agricultural or forest land zoning. Therefore, no impacts to agricultural and forestry resources would occur.

### 3 Air Quality

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

The federal and state Clean Air Acts regulate the emission of airborne pollutants from various mobile and stationary sources. The proposed project is located within the South Coast Air Basin (SCAB) which encompasses all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The South Coast Air Quality Management District (SCAQMD) is the designated air quality control agency in the SCAB, which is a non-attainment area for the federal standards for ozone and PM<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 new housing that would generate population growth. Additionally, the project would not result in substantial new employment opportunities above those 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 microbusiness. 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 control. Active carbon filters in all cultivation rooms also work to scrub the air of odors. Therefore, impacts related to objectionable odors would be less than significant.

***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; 2005) *Air Quality and Land Use Handbook: A Community Health Perspective* 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 Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on 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 cannabis microbusiness that would involve indoor cannabis cultivation, distribution, manufacturing, and retailing and would operate out of an existing

industrial park in an urban area of Los Angeles. The project site is currently developed and therefore does not contain wetlands or suitable habitat for sensitive plant and wildlife species, sensitive plant communities, or potentially jurisdictional drainage features (United States Fish and Wildlife Service [USFWS] 2021). Based upon its lack of native habitat, the site would not serve as a migratory wildlife corridor. The project site is not located within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan (City of Los Angeles 2001, California Department of Fish and Wildlife 2017). The project would not include construction or modification of the existing building and would not result in any tree removal or conflict with any local policies or ordinances protecting biological resources. Therefore, no impacts related to biological resources would occur.

## 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
g. 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"/>
h. 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"/>
i. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing light industrial building and surface parking lot. No known existing historic resources are located on-site (City of Los Angeles 2021a). The likelihood that intact archaeological resources or human remains are present is low. The proposed project would not include construction activity, modification of the existing building, or ground disturbance and therefore would not affect any unknown cultural resources on-site. No impacts related to cultural resources would occur.

## 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant 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 checked="" type="checkbox"/>	<input 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] 2021a). California consumed 277,704 gigawatt-hours (GWh) of electricity and 2,154,030 million cubic feet of natural gas in 2019 (California Energy Commission [CEC] 2021a; EIA 2021b). In addition, Californians consume approximately 18.9 billion gallons of motor vehicle fuels per year (Federal Transit Administration 2020). The single largest end-use sector for energy consumption in California is transportation (39.1 percent), followed by industry (23.5 percent), commercial (19.2 percent), and residential (18.3 percent) (EIA 2021a).

Most of California's electricity is generated in-state with approximately 32 percent imported from the Northwest and Southwest in 2018 (CEC 2021b). In addition, approximately 31 percent of California's electricity supply comes from renewable energy sources, such as wind, solar photovoltaic (PV), geothermal, and biomass (CEC 2021b). 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 (CaRFG), which is sourced almost exclusively from in-state refineries. Gasoline is the most used transportation fuel in California with 15.4 billion gallons sold in 2019 and is used by light-duty cars, pickup trucks, and sport utility vehicles (CEC 2020). Diesel is the second most used fuel in California with 1.8 billion gallons sold in 2019 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 2020). 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 39.9 percent of all inventoried emissions in 2018 (CARB 2020).

On April 8, 2015, the City of Los Angeles released the Sustainable City pLAn, which covers a multitude of environmental, social, and economic sustainability issues related to greenhouse gas

reduction either specifically or by association. Actionable goals include increasing the green building standard for new construction, creating a benchmarking policy for building energy use, developing “blue, green, and black” waste bin infrastructure, reducing water use by 20 percent, and possibly requiring LEED Silver or better certification for new construction (City of Los Angeles 2019b). In 2019, the 2015 Sustainable City pLAn was updated with new goals, targets, and actions through the Green New Deal pLAn, discussed further below. The City of Los Angeles adopted the Green New Deal pLAn (Green New Deal) in 2019, which updates the 2015 Sustainable City pLAn with new, more ambitious goals. The Green New Deal sets the following targets for GHG reductions and sustainability in the City:

- Supply 55 percent renewable energy by 2025, 8 percent by 2036, and 100 percent by 2045
- Source 70 percent of water locally and capture 150,000 acre-feet per year of stormwater by 2035
- Reduce building energy use per square foot for all types of buildings 22 percent by 2025, 34 percent by 2035, and 44 percent by 2050
- Ensure 57 percent of new housing units are built within 1,500 feet of transit by 2025, and 75 percent by 2035
- Increase the percentage of zero emissions vehicles in the city to 25 percent by 2025, 80 percent by 2035, and 100 percent by 2050
- Create 300,000 green jobs by 2035 and 400,000 by 2050
- Convert all City fleet vehicles to zero emission where technically feasible by 2028
- Reduce municipal GHG emissions 55 percent by 2025 and 65 percent by 2035 from baseline levels, reaching carbon neutral by 2045

The Green New Deal includes 445 actionable initiatives and partner initiatives for the reduction of GHG emissions. Initiatives include measures such as requiring the installation of solar panels on all newly built parking structures, groundwater remediation in basins that have been impacted by pollution, investments in public transit systems such as expansions of the Metro Purple Line, and an electric vehicle rebate program (City of Los Angeles 2019a).

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 significant alteration of the existing building; therefore, no construction-related energy impacts would occur. Long-term energy use would be associated with operation of the microbusiness. Electricity services for the proposed project are provided by the Los Angeles Department of Water and Power (LADWP). Natural gas is provided by SoCal Gas. According to applicant provided information on monthly energy usage, the estimated microbusiness will use an average of approximately 48,902 KWh of electricity per month. Energy impacts specific to each use are discussed below.

### ***Indoor Cultivation***

The indoor cultivation component of the project uses energy to facilitate operations (e.g., broad spectrum, high-intensity UV lights). There would not be a substantial increase in energy demand because indoor cultivation is already occurring on-site.

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

The distribution, manufacturing, and retail components of the project use energy to facilitate operations (e.g., lights, computers, air conditioning, etc.). This energy use would be similar to uses that are already occurring on-site. Additionally, it is in the best interest of the business to use energy as efficiently as possible so as to not incur excessive energy costs.

Energy is currently provided through existing energy facilities and does 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 New Deal 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 cannabis manufacturers and distributors. Therefore, the proposed project would not interfere with the City's Green New Deal energy efficiency strategies and would not conflict with or obstruct the state plan for renewable energy. Impacts would be less than significant.

## 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant 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 Canoga Hills – Winnetka – Woodland Hills – West Hills Community Planning Area in which the project site is located consists of younger surficial deposits that extend into the valley from the Santa Monica Mountains. These alluvial deposits consist generally of gravel, sand, and silt-clay (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 2021b). The nearest fault to the project site is the Santa Susana fault located approximately 10 miles away (City of Los Angeles 2021b). Therefore, no impact related to the rupture of a known earthquake fault would occur. Nonetheless, the entire southern California region is susceptible to strong ground shaking from severe earthquakes, and any strong seismic event at a nearby fault could produce considerable levels of ground shaking throughout the City. However, the proposed project would not require construction or modification of the existing building and would not result in any additional risk above that already experienced by existing uses. No impact would occur.

The site is located in a relatively flat area of Los Angeles and is not within a mapped hillside area or earthquake-induced landslide zone (California Geological Survey [CGS] 1998; City of Los Angeles 1996, Exhibits B and C). No impact related to landslides would occur. The project site is within a mapped liquefaction zone and is considered a potentially liquefiable area (City of Los Angeles 1996; CGS 1998). However, the project 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 an existing industrial park in an urbanized, flat landscape. The proposed project would not include construction or modification of the existing building. Therefore, no erosion or loss of topsoil would occur, and the proposed project would not make the underlying geologic unit and soil less stable. There would be no impact related to erosion and geologic and soil instability.

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

As the site is located in an urbanized area and has been previously disturbed in conjunction with the construction of the existing industrial building and surface parking lot, the likelihood that intact paleontological resources 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 paleontological resources on-site. No impacts related to paleontological resources would occur.



## 8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

The State of California considers 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. 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 2020-2045 RTP/SCS on September 3, 2020, 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 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 would 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 microbusiness. GHG impacts specific to each project use are discussed below.

### ***Indoor Cultivation***

There would not be a substantial increase in GHG emissions because indoor cultivation is already occurring on-site, and this use is not proposed to be 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 new GHG emissions beyond those of existing uses that would directly or indirectly have a significant impact on the environment. Impacts would be less than significant.

Applicable plans, policies, and regulations discussed above emphasize reducing GHG emissions through measures including resource conservation, increased walkability of communities, and improved accessibility to transit. The proposed project would not be expected to consume resources less efficiently than the existing business operating in the existing industrial park or result in more than a minor incremental increase in vehicle trips to the project site as a result of increased demand for the business' goods. The project site is located in an urbanized area of Los Angeles with a mix of commercial, industrial, and residential surrounding land uses. The project site is located within 0.85 mile 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 0.25 mile of the Roscoe/Variel stop for Metro Local Bus Lines 152/353 and within 0.2 mile of the Roscoe Station for Metro Orange Line 901.

Therefore, the project is located in an area that offers several opportunities for patrons to use non-auto modes of transportation to access the site. As discussed in Section XVIII, *Utilities and Service Systems*, the project would be required to comply with all applicable state and city regulations designed to promote efficient energy and water use by indoor cannabis cultivators. The project would not conflict with implementation of applicable plans, policies, and regulations adopted for the purposes of reducing GHG emissions. As such, impacts would be less than significant.

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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 2021).

## 9 Hazards and Hazardous Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 April 23, 2021 for known hazardous materials contamination at the project site.

- United States Environmental Protection Agency
  - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) / Superfund Enterprise Management System (SEMS) / 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 A-American Storage – Cleanup Program Site is the only site located within 0.25 mile of the project site that has a status of “Completed – Case Closed” (SWRCB 2021a).

In addition, the following three listings with open or active statuses are located at 8020 Deering Avenue, which is approximately 450 feet northeast of the project site.

- **Canoga Park Site (Former Landowners Limited Partnership Property).** This listing is a historical Waste Discharge Requirement (WDR) site that injected sodium permanganate and sodium bromide into the land. The site’s WDR permit was terminated on April 26, 2017 because injections were completed in October 2015 and no further injections are anticipated (SWRCB 2021b, Los Angeles Regional Water Quality Control Board [LARWQCB] 2017a).
- **Canoga Park Site – Reinjection.** This listing is an active WDR site on which contaminated groundwater is extracted, treated ex situ via granular activated carbon vessels to remove volatile organic compounds, and re-injected into the groundwater. The LARWQCB Site Cleanup Unit staff approved an *Onsite Groundwater Recirculation Work Plan* on March 3, 2017 (SWRCB 2021c, LARWQCB 2017b).
- **Commercial Property.** This listing is an open site that contains soil contamination consisting of chromium, copper, lead, nickel, perchloroethene (PCE), trichloroethene (TCE), 1,1,1-trichloroethane (1,1,1-TCE), cis-1,2-dichloroethene (c-1,1-DCE), 1,2-dichloroethene (1,1-DCE), and chloroform. The site also contains groundwater contamination from PCE, TCE, 1,1,1-TCA, c-1,1-DCE, 1,1-DCE, and chloroform with the highest concentration being TCE. A detectable dissolved TCE plume extends approximately 5,500 feet downgradient (southeast) from the site (SWRCB 2021d).

The project site is located to the southwest of the “Commercial Property” site and is not located within the known TCE plume. In addition, the proposed project would not include ground

disturbance that may mobilize soil and groundwater contaminants. Therefore, the proposed project would not exacerbate the building occupants' risk of exposure to hazardous materials.

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

***Indoor Cultivation***

Indoor cannabis cultivation currently occurs on-site. Cultivation of cannabis would require the use of fertilizers, pesticides, and other agricultural chemicals. These hazardous substances would be handled pursuant to applicable state and local regulations and policies. Specifically, the project would be required to comply with the requirements established in Los Angeles Ordinance No. 185344 Regulation No. 10.G.1 that obligate licensees to comply with the hazardous waste management requirements of the DTSC Certified Unified Program Agencies.

***Manufacturing***

The manufacturing of cannabis products, specifically cannabis oils, has the potential to result in the accidental explosion of flammable process materials. However, because manufacturing of cannabis products currently occurs on-site, there would be no increased risk as a result of the proposed project. 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.

***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 including a landscaping supply store and a print shop 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 is the Multicultural Learning Center, a public charter school located approximately 0.3 mile to the northwest. 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 Van Nuys Airport, located approximately six 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 road closures and would not result in the development of 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 1996; Los Angeles Fire Department [LAFD] 2021a). No impact would occur.

# 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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plan?

The project site is currently developed and covered with impermeable surfaces. The proposed project would not include construction or modification of the existing building. No change in the quality or quantity of runoff would occur as a result of the proposed project. No streams or water features exist on-site, and no alteration of the existing drainage pattern of the site would occur that would result in substantial erosion, siltation, or flooding on- or off-site. The proposed project does not include housing and would not place structures in a 100-year flood hazard area (Federal Emergency Management Agency 2020). Therefore, there would be no impact relating to flood hazard areas.

The project site is not located within a potential inundation area or within an area that could be impacted by a tsunami (City of Los Angeles 1996, Exhibit G). In addition, as discussed in Section VII, *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 Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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, commercial, and residential land uses. The proposed use would be compatible with surrounding uses and would not involve construction of new infrastructure that would divide the project site or the surrounding area.

The project site is currently designated for Light Manufacturing development and zoned M2-1VL. Chapter X, Article 5, Section 105.02(a)2.(A)(1) of the LAMC permits cannabis microbusiness activity within the M2 zone. Section 105.02(a)1.(B) prohibits these activities within a 700-foot radius of a school, public park, public library, alcoholism or drug abuse recovery or treatment facility, day care center, permanent support housing, or any other licensed retailer or microbusiness commercial cannabis activity having on-site retail sales. None of these uses are within the specified distance of the project site.

The project site would remain an industrial and commercial business, which is consistent with the applicable land use plans and policies. In addition, as discussed in the impact analyses for aesthetics, air quality, biological resources, GHG emissions, 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 avoiding and minimizing environmental effects. No impact would occur.



## 12 Mineral Resources

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

The project site is 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.

## 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant 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 Deering Avenue and Deering Court, and industrial operations in the immediate vicinity of the project site. The nearest noise-sensitive receptors are single-family residences located approximately 600 feet east of the project site along Variel Avenue. The proposed project would not include construction, alteration of the existing building or associated parking lot, or other activities that may result in short-term noise or groundborne vibration.

The proposed project involves the licensing of a cannabis microbusiness that would consist of cannabis cultivation, distribution, and retailing. Operational noise impacts specific to each use are discussed below.

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

Indoor cannabis cultivation and manufacturing currently occurs 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 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 Van Nuys Airport, located approximately six 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 Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial amounts of existing 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 cannabis microbusiness that would involve indoor cannabis cultivation, manufacturing, distribution, and retailing and would operate out of an existing industrial space in an urbanized area of Los Angeles. The project would not involve construction of new housing at the project site or in the vicinity. Additionally, the project would not result in substantial new employment opportunities above those 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 people or existing housing. No impacts to population and housing would occur.

# 15 Public Services

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

The Valley Bureau of the LAFD provides fire protection and paramedic services for the project site. The closest station to the project site is Station 104, located at 8349 Winnetka Avenue approximately 1.4 miles (driving distance) northeast of the project site (LAFD 2021b). The Valley Bureau of the Los Angeles Police Department (LAPD) provides police protection for the area. The Topanga Community Police Station, located at 21501 Schoenberg Street in Canoga Park, approximately 0.4 mile (driving distance) northwest of the project site, provides police protection for the project site (LAPD 2021).

The proposed project involves the licensing of a cannabis microbusiness that would involve indoor cannabis cultivation, manufacturing, distribution, and retailing and would operate out of an existing industrial space. 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 need for fire protection 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 No. 4.E.3 and No. 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 1996; LAFD 2021a). 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.

**Discount Caregivers DBA DC Collective Cannabis Microbusiness Licensing Application**

For the reasons stated above, the proposed project would also not necessitate the provision of new or physically altered police protection facilities. In addition, Regulation No. 10.A.7 of the City of Los Angeles Ordinance No. 185344 requires cannabis business owners to maintain a digital video surveillance system that records continuously 24 hours per day and captures clear and certain identification of any person and activities in all areas. No impact 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 Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

# 17 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 cannabis microbusiness that would involve indoor cultivation, distribution, manufacturing, and retailing and would operate out of an existing industrial park in an urban area of Los Angeles. Therefore, no construction-related traffic impacts would occur. Operational traffic impacts specific to each use are discussed below.

## ***Indoor Cultivation***

Indoor cannabis cultivation currently occurs on-site. No increase in vehicle trips to the project site would occur due to the proposed project.

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

Because the project involves the licensing of an existing business that currently manufactures, distributes, 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. Impacts would be less than significant.

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. Impacts would be less than significant.

No alterations of roadways would be required. Emergency access to the site would not be affected and would continue to be provided via Deering Avenue and Deering Court. Because the proposed project would use an existing industrial space, there would be no impact to existing public transit,



bicycle, or pedestrian facilities within the surrounding area. Impacts relating to transportation and traffic would be less than significant.

# 18 Tribal Cultural Resources

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

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

## 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant 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, Wastewater, and Stormwater*

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 2021a). 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 2021b). The LADWP supplies water within the City limits. LADWP water

sources between 2015 and 2019 included: the Los Angeles Aqueducts (average of 38 percent), local groundwater (average of 11 percent), the Metropolitan Water District of Southern California (average of 49 percent) and recycled water (2 percent) (LADWP 2020).

The proposed project involves the licensing of a cannabis microbusiness that would involve indoor cultivation, manufacturing, distribution, and retailing and would operate out of an existing industrial space. Water and wastewater impacts specific to each use are discussed below.

### ***Indoor Cultivation***

There would not be a substantial increase in water demand because indoor cultivation is already occurring on-site. The water demand factor for indoor cannabis cultivation has been roughly estimated to at 0.1 gallon per day (gpd) per square foot (County of Santa Barbara 2017). Therefore, the existing indoor cultivation component would require approximately 1,470 gpd, or 1.6 acre-feet per year, which is 0.2 percent of the anticipated 2025 total demand of 676,900 acre-feet per year for the LADWP service area (LADWP 2016).

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 LARWQCB 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 1,225 gpd of water, which would be less than 0.1 percent of the HTP's remaining capacity.

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

The manufacturing, distribution, and retail components of the project would not place 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 LARWQCB wastewater treatment requirements or affect the treatment capacity of any wastewater treatment provider. The proposed project also would 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 X, *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 currently occurs 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 project applicant would be required to prepare a cannabis waste management plan in accordance with Section 8108.

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

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

The proposed project would 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.

#### ***Electric Power and Natural Gas***

Impacts relating to electric power and natural gas specific to each use are discussed below.

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

The indoor cultivation component of the project uses energy to facilitate operations (e.g., broad spectrum, high-intensity UV lights). There would not be a substantial increase in energy demand because indoor cultivation is already occurring on-site.

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

The distribution, manufacturing, and retail components of the project use energy to facilitate operations (e.g., lights, computers, air conditioning, etc.). This energy use is similar to uses that are already occurring on-site. Additionally, it is in the best interest of the business to use energy as efficiently as possible so as to not incur excessive energy costs.

*Telecommunications*

The proposed project would not result in the construction of new development or an increase in population requiring the expansion of or construction of new telecommunications facilities. The project site would be served by existing telecommunications facilities. No impact would occur.

## 20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
f. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>

According to the Los Angeles County Fire Hazard Severity Zone Map, the project site is not within Very High Fire Hazard Severity Zone (California Department of Forestry and Fire Protection [CalFire] 2020). The project site is in an urbanized setting, and no wildlands exist in the vicinity of the project site. The proposed project would be served by the LAFD and would adhere to all relevant emergency response plans and emergency evacuation plans. The project site and surrounding areas are generally flat and therefore would not be susceptible to post-fire flooding, landslides, or slope instability. The proposed project would not involve the construction of any structures or associated infrastructure, and therefore would not expose any additional people or structures to risk of wildfire. No impact would occur.

## 21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>

As discussed in Section IV, *Biological Resources*, Section V, *Cultural Resources*, and Section XVIII, *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 either "Less than Significant Impact" or "No Impact."



There are no other cannabis projects in the immediate vicinity of the project site. The closest businesses with temporary approval to engage in commercial cannabis activity are Divine Wellness Center, located approximately one mile south of the project site, and Coast to Coast Collective and Huntington Patients Association Corporative, Inc., located approximately 1.2 miles southwest of the project site (City of Los Angeles 2021c). 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 IX, *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 XIII, *Noise*, the proposed project would not result in adverse impacts related to operational noise. Therefore, impacts to human beings would be less than significant.

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## List of Preparers

Rincon Consultants, Inc. prepared this Appendix G Checklist Report under contract to Chris Patel, Discount Caregivers DBA DC Collective. 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

Shannon McAlpine, Environmental Planner

# Appendix B

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Project Site Plan



# **HAZARDOUS MATERIALS BUSINESS PLAN**



## Facility/Site

## DC Collective

8053 Deering Ave  
Canoga Park, CA 91304

CERS ID

10749244

## Submittal Status

Submitted on 4/30/2021 by *Akash Patel* of DISCOUNT CAREGIVERS (Canoga Park, CA)

Submittal was **Accepted**; Processed on 5/4/2021 by *SHANE BYSTROM* for Los Angeles City Fire Department

Comments by regulator: ACCEPTED and the corresponding HMBP violations issued on 4/15/21 have been cleared. Remember, new submittals are required every year between January 1st and March 1st. If nothing has changed, you can simply resubmit your previous year's accepted submission.

## Chemical Identification and Physical Properties

Chemical Name		CERS Chemical Library ID
Carbon Dioxide		CCL-101711
Common Name	CAS Number	US EPA SRS Number
Carbon Dioxide	124-38-9	33548
Physical State	Hazardous Material Type	Trade Secret
Gas	Pure	

## Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	2.2 - Nonflammable Gases
Radioactive		Reactive	State Waste Code
		Pressure Release	
Curies		Acute Health	
0		Chronic Health	
		PhysicalFlammable	
		Yes PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		Yes HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

## Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
. HB2, Veg 1, Mom Room, Carbon Dioxide Storage Area (supply room)	10051	10051	cubic feet
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	437	0	
Map# (Optional)	Days on Site		
Grid# (Optional)	365		

## Inventory Storage Information

Aboveground Tank	Can	Yes	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy		Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo		Glass Bottle	Other
Steel Drum	Fiber Drum		Plastic Bottle	
Plastic/Non-Metallic Drum	Bag		Tote Bin	
Storage Pressure Above Ambient			Storage Temperature Ambient	

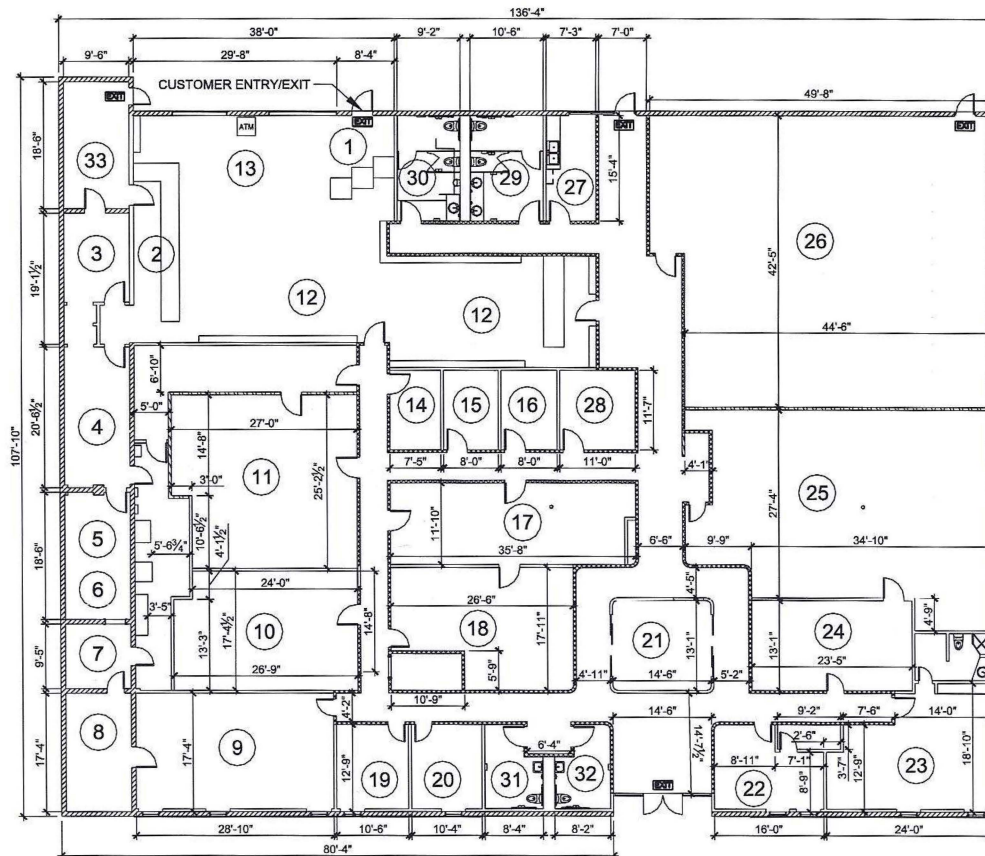
## Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components

## Additional Chemical/Material Description

## Additional Chemical Material Information

Carbon Dioxide located in the following locations: CO2 Storage(supply room), HB2,Veg 1, Mom Room  
Corrected to above ambient pressure per violation correction. per cers id #10749244



## KEY NOTES

USE	ROOM #	ROOM TITLE/ AREA
R	1	RECEPTION; 176 SF
R	2*	CASHIER
R	3*	RETAIL BACK OFFICE; 124 SF
R	4*	FULFILLMENT; 195 SF
R	5*	SAFE ROOM, CANNABIS PRODUCTS; 94 SF
R	6*	SAFE ROOM, CANNABIS PRODUCTS/CASH; 77 SF
R	7*	SAFE ROOM, CANNABIS PRODUCTS; 89 SF
R	8*	SAFE ROOM; 165 SF
D	9*	DISTRIBUTION, FLOWERS & OILS; 492 SF
D	10*	FLOWER/PRE-ROLL PACKING & PROCESSING; 454 SF
M	11*	MANUFACTURING/ PACKAGING; 662 SF
R	12	DISPENSARY; 1,360 SF
R	13	RETAIL SEATING AREA
R	14	OFFICE SUPPLIES; 86 SF
D	15*	TESTING BATCH STORAGE; 93 SF
D	16*	TESTING BATCH STORAGE; 93 SF
D	17*	TRIM PROCESSING; 411 SF
C	18*	FLOWER DRY ROOM; 413 SF
	19	OFFICE; 131 SF
CDMR	20*	CANNABIS WASTE STORAGE; 126 SF
C	21*	PRE-ROLL PROCESSING; 189 SF
C	22*	CHEMICAL STORAGE; 172 SF
C	23*	IMMATURE PLANTS A; 367 SF
C	24*	IMMATURE PLANTS B; 306 SF
C	25*	MATURE PLANTS A; 1,180 SF
C	26*	MATURE PLANTS B; 1,997 SF
	27	BREAK ROOM A; 127 SF
	28	BREAK ROOM B; 111 SF
	29	WOMEN'S RESTROOM A
	30	MEN'S RESTROOM A
	31	MEN'S RESTROOM B
	32	WOMEN'S RESTROOM B
DR	33	VENDOR INTAKE; 176 SF

NOTE\* SIGNIFIES ALL ROOMS  
WITH LIMITED ACCESS AREAS

## ROOM USE LEGEND:

C = CULTIVATION  
D = DISTRIBUTION  
M = MANUFACTURING  
R = RETAIL

## PLANNED CANOPY AREA

RM# 25 = 589 SF  
RM# 26 = 1,154 SF  
TOTAL AGGREGATE = 1,743 SF

PROJECT TITLE:  
DC COLLECTIVE

PROJECT ADDRESS:  
8053 DEERING AVE. CANOGA PARK,  
CA 91304 (APN:2109001018)

SHEET TITLE:  
ROOM DIAGRAM

DATE:  
02/05/20

SHEET #  
A01

**CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)**  
**CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN**  
*Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN*

**A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW**

FACILITY ID #	CERS ID 10749244	DATE OF PLAN PREPARATION/REVISION 11/8/2017
BUSINESS NAME (Same as Facility Name or DBA - Doing Business As) <b>DC COLLECTIVE</b>		
BUSINESS SITE ADDRESS <b>8053 DEERING AVENUE</b>		
BUSINESS SITE CITY <b>CANOGA PARK</b>	STATE <b>CA</b>	ZIP CODE <b>91304</b>
TYPE OF BUSINESS (e.g., Painting Contractor) <b>CANNABIS DISPENSARY</b>	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance)	
THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING: (Check all that apply) <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS; <input type="checkbox"/> 2. HAZARDOUS WASTES		

**B. INTERNAL RESPONSE**

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR VIA: (Check all that apply)
<input checked="" type="checkbox"/> 1. CALLING PUBLIC EMERGENCY RESPONDERS (i.e., 9-1-1) <input type="checkbox"/> 2. CALLING HAZARDOUS WASTE CONTRACTOR <input type="checkbox"/> 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM

**C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS**

Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator (or his/her designee when the Emergency Coordinator is on call) shall:

1. Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel.
2. Notify appropriate local authorities (i.e., call 9-1-1).
3. Notify the California Emergency Management Agency at (800) 852-7550.

Before facility operations are resumed in areas of the facility affected by the incident, the emergency coordinator shall notify the California Department of Toxic Substances Control (DTSC), the local Unified Program Agency (UPA), and the local fire department's hazardous materials program that the facility is in compliance with requirements to:

1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR VIA: (Check all that apply)
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS; <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; <input checked="" type="checkbox"/> 3. TELEPHONE; <input type="checkbox"/> 4. PAGERS; <input type="checkbox"/> 5. ALARM SYSTEM; <input type="checkbox"/> 6. PORTABLE RADIO

NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY: (Check all that apply)
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS; <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; <input checked="" type="checkbox"/> 3. TELEPHONE; <input type="checkbox"/> 4. PAGERS; <input type="checkbox"/> 5. ALARM SYSTEM; <input type="checkbox"/> 6. PORTABLE RADIO

EMERGENCY RESPONSE PHONE NUMBERS:	AMBULANCE, FIRE, POLICE AND CHP . . . . . <b>9-1-1</b> CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL/EMA) . . . . . <b>(800) 852-7550</b> NATIONAL RESPONSE CENTER (NRC) . . . . . <b>(800) 424-8802</b> POISON CONTROL CENTER . . . . . <b>(800) 222-1222</b> LOCAL UNIFIED PROGRAM AGENCY (UPA/CUPA) . . . . . <b>(213) 978-3680</b>	C3
OTHER (Specify):	<b>LA COUNTY HHMD EOS (BUSINESS HOURS)</b>	C4
	<b>(323) 890-4317</b>	C5

NEAREST MEDICAL FACILITY / HOSPITAL NAME:	<b>WEST HILLS HOSPITAL</b>	C6
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AGENCY NOTIFICATION PHONE NUMBERS:	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC) . . . . . <b>(916) 255-3545</b> REGIONAL WATER QUALITY CONTROL BOARD . . . . . <b>(213) 576-6600</b> U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA) . . . . . <b>(800) 300-2193</b> CALIFORNIA DEPT OF FISH AND GAME (DFG) . . . . . <b>(916) 358-2900</b> U.S. COAST GUARD . . . . . <b>(202) 267-2180</b> CAL/OSHA . . . . . <b>(916) 263-2800</b> STATE FIRE MARSHAL . . . . . <b>(916) 445-8200</b> OTHER (Specify): <b>HHMD EOS (AFTER HOURS)</b>	C7
	<b>(323) 881-2455</b>	C9
OTHER (Specify):		C10
		C11
		C12



## D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES

SPILL PREVENTION, CONTAINMENT, AND CLEANUP PROCEDURES: (Check all boxes that apply to indicate your procedures for containing spills, releases, fires or explosions; and, preventing and mitigating associated harm to persons, property, and the environment.)

- D1.
- ☒ 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.;
  - ☒ 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls);
  - ☒ 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, pigs, pillows);
  - ☒ 4. COVER OR BLOCK FLOOR AND/ OR STORM DRAINS;
  - ☐ 5. BUILT-IN BERM IN WORK / STORAGE AREA;
  - ☐ 6. AUTOMATIC FIRE SUPPRESSION SYSTEM;
  - ☒ 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS (e.g. Flammable liquids, Propane);
  - ☒ 8. STOP PROCESSES AND/OR OPERATIONS;
  - ☐ 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM;
  - ☒ 10. SHUT-OFF WATER, GAS, ELECTRICAL UTILITIES AS APPROPRIATE;
  - ☒ 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE / MEDICAL AID;
  - ☒ 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AREAS;
  - ☒ 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION CALL;
  - ☒ 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE RESPONSE TEAM;
  - ☒ 15. REMOVE OR ISOLATE CONTAINERS / AREA AS APPROPRIATE;
  - ☐ 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR;
  - ☒ 17. USE ABSORBENT MATERIAL FOR SPILLS WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
  - ☐ 18. SUCTION USING SHOP VACUUM WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
  - ☐ 19. WASH / DECONTAMINATE EQUIPMENT W/ CONTAINMENT and DISPOSAL OF EFFLUENT / RINSATE AS HAZARDOUS WASTE;
  - ☐ 20. PROVIDE SAFE TEMPORARY STORAGE OF EMERGENCY-GENERATED WASTES;
  - ☐ 21. OTHER (Specify):
- D2.

## E. FACILITY EVACUATION

THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (CHECK ALL THAT APPLY):

- ☐ 1. BELLS;
- ☐ 2. HORNS/SIRENS;
- ☒ 3. VERBAL (I.E., SHOUTING);
- ☐ 4. OTHER (Specify):

THE FOLLOWING LOCATION(S) IS/ARE EVACUEE EMERGENCY ASSEMBLY AREA(S) (i.e., Front parking lot, specific street corner, etc.)

PARKING LOT

Note: The Emergency Coordinator must account for all on site employees and/or site visitors after evacuation.

- ☒ EVACUATION ROUTE MAP(S) POSTED AS REQUIRED

Note: The map(s) must show primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas, and must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

## F. ARRANGEMENTS FOR EMERGENCY SERVICES

**Explanation of Requirement:** Advance arrangements with local fire and police departments, hospitals, and/or emergency services contractors should be made as appropriate for your facility. You may determine that such arrangements are not necessary.

ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following)

- ☒ 1. HAVE BEEN DETERMINED NOT NECESSARY; *or*
- ☐ 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify):

**G. EMERGENCY EQUIPMENT**

Check all boxes that apply to list emergency response equipment available at the facility and identify the location(s) where the equipment is kept and the equipment's capability, if applicable. [e.g., ☒ CHEMICAL PROTECTIVE GLOVES | Spill response kit | One time use, Oil & solvent resistant only.]

TYPE	EQUIPMENT AVAILABLE	LOCATION	CAPABILITY (If applicable)
<b>Safety and First Aid</b>	1. <input type="checkbox"/> CHEMICAL PROTECTIVE SUITS, APRONS, OR VESTS	G2	G3
	2. <input type="checkbox"/> CHEMICAL PROTECTIVE GLOVES	G4	G5
	3. <input type="checkbox"/> CHEMICAL PROTECTIVE BOOTS	G6	G7
	4. <input checked="" type="checkbox"/> SAFETY GLASSES / GOGGLES / SHIELDS	HB1, HB 2, VEG 1, VEG 2	G8
	5. <input type="checkbox"/> HARD HATS	G10	G11
	6. <input type="checkbox"/> CARTRIDGE RESPIRATORS	G12	G13
	7. <input type="checkbox"/> SELF-CONTAINED BREATHING APPARATUS (SCBA)	G14	G15
	8. <input checked="" type="checkbox"/> FIRST AID KITS / STATIONS	WORK STATION, BREAK ROOM	G16
	9. <input type="checkbox"/> PLUMBED EYEWASH FOUNTAIN / SHOWER	G18	G19
	10. <input type="checkbox"/> PORTABLE EYEWASH KITS	G20	G21
	11. <input type="checkbox"/> OTHER	G22	G23
	12. <input type="checkbox"/> OTHER	G24	G25
<b>Fire Fighting</b>	13. <input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS	THROUGHOUT FACILITY	G26
	14. <input type="checkbox"/> FIXED FIRE SYSTEMS / SPRINKLERS / FIRE HOSES	G28	G29
	15. <input type="checkbox"/> FIRE ALARM BOXES OR STATIONS	G30	G31
	16. <input type="checkbox"/> OTHER	G32	G33
<b>Spill Control and Clean-Up</b>	17. <input type="checkbox"/> ALL-IN-ONE SPILL KIT	G34	G35
	18. <input type="checkbox"/> ABSORBENT MATERIAL	G36	G37
	19. <input type="checkbox"/> CONTAINER FOR USED ABSORBENT	G38	G39
	20. <input type="checkbox"/> BERMING / DIKING EQUIPMENT	G40	G41
	21. <input type="checkbox"/> BROOM	G42	G43
	22. <input type="checkbox"/> SHOVEL	G44	G45
	23. <input type="checkbox"/> SHOP VAC	G46	G47
	24. <input type="checkbox"/> EXHAUST HOOD	G48	G49
	25. <input type="checkbox"/> EMERGENCY SUMP / HOLDING TANK	G50	G51
	26. <input type="checkbox"/> CHEMICAL NEUTRALIZERS	G52	G53
	27. <input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT	G54	G55
	28. <input type="checkbox"/> SPILL OVERPACK DRUMS	G56	G57
29. <input type="checkbox"/> OTHER	G58	G59	
<b>Communications and Alarm Systems</b>	30. <input checked="" type="checkbox"/> TELEPHONES (Includes cellular)	CELL PHONES ON ALL PERSONNEL	G60
	31. <input type="checkbox"/> INTERCOM / PA SYSTEM	G62	G63
	32. <input type="checkbox"/> PORTABLE RADIOS	G64	G65
	33. <input type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT	G66	G67
<b>Other</b>	34. <input type="checkbox"/> OTHER	G68	G69
	35. <input type="checkbox"/> OTHER	G70	G71



**H. EARTHQUAKE VULNERABILITY**

Identify areas of the facility that are vulnerable to hazardous materials releases / spills due to earthquake-related motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS: (Check all that apply)	H1.	LOCATIONS (e.g., shop, outdoor shed, forensic lab)	
<input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS / WASTE STORAGE AREA		HB1, HB2, MOM ROOM, VEG 1, VEG 2	H2.
<input type="checkbox"/> 2. PROCESS LINES / PIPING			H3.
<input type="checkbox"/> 3. LABORATORY			H4.
<input type="checkbox"/> 4. WASTE TREATMENT AREA			H5.

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS: (Check all that apply)	H6.	LOCATIONS	
<input checked="" type="checkbox"/> 1. SHELVES, CABINETS AND RACKS		MAIN STORAGE	H7.
<input type="checkbox"/> 2. TANKS (EMERGENCY SHUTOFF)			H8.
<input checked="" type="checkbox"/> 3. PORTABLE GAS CYLINDERS		HB1, HB2, MOM ROOM, VEG 1, VEG 2	H9.
<input checked="" type="checkbox"/> 4. EMERGENCY SHUTOFF AND/OR UTILITY VALVES		OUTSIDE OF BUILDING NEAR NURSERY ROOM, CONFERENCE & HB 1 HALLWAY	H10.
<input type="checkbox"/> 5. SPRINKLER SYSTEMS			H11.
<input checked="" type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane dispensing tank)		HB1, HB2, MOM ROOM, VEG 1, VEG 2	H12.

**I. EMPLOYEE TRAINING**

**Explanation of Requirement:** Employee training is required for all employees handling hazardous materials and hazardous wastes in day-to-day or clean-up operations including volunteers and/or contractors. Training must be:

- Provided within 6 months for new hires;
- Amended as necessary prior to change in process or work assignment;
- Given upon modification to the Emergency Response / Contingency Plan, and updated/refreshed annually for all employees.

Required content includes all of the following:

- |  |   |
|--|---|
| • Material Safety Data Sheets;                       | • Communication and alarm systems;  |
| • Hazard communication related to health and safety; | • Personal protective equipment;  |
| • Methods for safe handling of hazardous substances; | • Use of emergency response equipment (e.g. Fire extinguishers, respirators, etc.); |
| • Fire hazards of materials / processes;             | • Decontamination procedures;   |
| • Conditions likely to worsen emergencies;           | • Evacuation procedures;  |
| • Coordination of emergency response;                | • Control and containment procedures;   |
| • Notification procedures;                           | • UST monitoring system equipment and procedures (if applicable).                   |
| • Applicable laws and regulations;                   |   |

INDICATE HOW EMPLOYEE TRAINING PROGRAM IS ADMINISTERED (Check all that apply)

<input type="checkbox"/> 1. FORMAL CLASSROOM;	<input type="checkbox"/> 2. VIDEOS;	<input checked="" type="checkbox"/> 3. SAFETY / TAILGATE MEETINGS;	I1.
<input type="checkbox"/> 4. STUDY GUIDES / MANUALS (Specify):			I2.
<input type="checkbox"/> 5. OTHER (Specify):			I3.
<input type="checkbox"/> 6. NOT APPLICABLE BECAUSE FACILITY HAS NO EMPLOYEES			

**Large Quantity Generator (LQG) Training Records:** Large quantity hazardous waste generators (i.e., who generate more than 270 gallons/1,000 kilograms of hazardous waste per month) must retain written documentation of employee hazardous waste management training sessions which includes:

- A written outline/agenda of the type and amount of both introductory and continuing training that will be given to persons filling each job position having responsibility for the management of hazardous waste (e.g., labeling, manifesting, compliance with accumulation time limits, etc.).
- The name, job title, and date of training for each hazardous waste management training session given to an employee filling such a job position; and
- A written job description for each of the above job positions that describes job duties and the skills, education, or other qualifications required of personnel assigned to the position.
- Current employee training records must be retained until closure of the facility.
- Former employee training records must be retained at least three years after termination of employment.

**J. LIST OF ATTACHMENTS**

(Check one of the following)

<input checked="" type="checkbox"/> 1. NO ATTACHMENTS ARE REQUIRED; or	J1.
<input type="checkbox"/> 2. THE FOLLOWING DOCUMENTS ARE ATTACHED:	J2.

**K. SIGNATURE / CERTIFICATION**

**Certification:** Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete, and that a copy is available on site.

SIGNATURE OF OWNER/OPERATOR	DATE SIGNED	K1.
NAME OF SIGNER (print)	TITLE OF SIGNER	K3.
Akash Patel	CEO	

## CALIFORNIA ENVIRONMENTAL

Employee Training is required for all emergency day-to-day or clean-up operations including those presented in a group format.

Topics touched upon during training:

- ☐ Make sure all Co<sub>2</sub> tanks are strapped with chains securing them.
- ☐ In case of an emergency, Remote monitoring of excessive Co<sub>2</sub> levels.
- ☐ In case of emergency, Remote monitoring of decrease in oxygen levels.
- ☐ In case of emergency, being aware of the location of the tanks.

Required facility training also includes:



ENVIROSTOR SEARCH OF 1000 FEET RADIUS  
OF PROJECT SITE

# ENVIROSTOR

Sites and Facilities

Cleanup Sites

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

STATUS

All Statuses

Permitted Sites

☒ Operating
☒ Post-Closure
☒ Non-Operating

☒ Other Sites
☒ GIS Layers

Tools

TAKE A TOUR

SHARE THIS MAP

8053 Deering Avenue, Canoga Park, CA, USA

Map Address

8053 Deering Ave, Canoga Park, CA 91304, USA

LIMIT TO SITES WITHIN

1000

FEET OF THIS LOCATION

GO

324 SITES LISTED

EXPORT THIS LIST TO EXCEL

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

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

## Los Angeles Regional Water Quality Control Board

June 18, 2018

Akash Patel  
Discount Caregivers  
8053 Deering Avenue  
Canoga Park, CA 91304

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
CLAIM NO. 7017 2400 0000 9373 7929

Vivian Imperial  
Agent for Service of Process  
818 W. Seventh Street, Suite 930  
Los Angeles, CA 90017

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
CLAIM NO. 7017 2400 0000 9373 7936

**NOTICE OF APPLICABILITY - CONDITIONAL WAIVER OF WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ-2017-0023-DWQ, FOR DISCOUNT CAREGIVERS, 8053 DEERING AVENUE, CANOGA PARK, LOS ANGELES COUNTY APN 2109-001-018 (WDID NO. 4\_19CC402274)**

Dear Mr. Patel and Ms. Imperial:

Discount Caregivers (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on May 9, 2018 for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements (WDRs) and Waiver of Waste Discharge Requirements (Conditional Waiver) for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **4\_19CC402274**. The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA).

### 1. FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states that the cannabis cultivation activities occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and all hydroponic/industrial wastewaters generated are discharged to a community sewer system consistent with the sewer system requirements. Based on the facility and description of the discharge, the cultivation activity is consistent with the requirements of the Waiver of Waste Discharge Requirements (Conditional Waiver). Coverage under this Conditional Waiver expires on December 17, 2022, and the Discharger will be required to re-apply for coverage at that time to continue any cannabis cultivation activities.



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

## 2. SITE-SPECIFIC REQUIREMENTS

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

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

During reasonable hours, the Discharger shall allow the State Water Board or Regional Water Quality Control Board (collectively Water Boards), California Department of Fish and Wildlife, CAL FIRE, and any other authorized representatives of the Water Boards, upon presentation of a badge, employee identification card, or similar credentials, to

- i. enter premises and facilities where cannabis is cultivated; where water is diverted, stored, or used; where wastes are treated, stored, or disposed; or in which any records are kept;
- ii. access and copy any records required to be kept under the terms and conditions of the Policy and General Order;
- iii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
- iv. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

## 3. TECHNICAL REPORT REQUIREMENTS

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

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

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

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

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the Regional Water Board staff by telephone at (951) 782-4130 so that a site-specific compliance schedule can be developed.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the South Coast Regional Cannabis Cultivation Regulatory Unit, at (951) 782-4130 or [losangeles.cannabis@waterboards.ca.gov](mailto:losangeles.cannabis@waterboards.ca.gov).

Sincerely,



Deborah J. Smith  
Executive Officer

cc: Kevin Porzio, State Water Resources Control Board, Sacramento  
Eric Lindberg, Santa Ana Regional Water Quality Control Board  
Michael Vella, CDFA CalCannabis Program  
Los Angeles County Environmental Health Department  
Arthur Rosenberg, Land Owner  
Vivian Imperial, Agent for Service of Process

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





State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Central Region  
1234 East Shaw Avenue  
Fresno, California 93710  
(559) 243-4593  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

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



November 21, 2017

Mr. Akash Patel  
Discount Caregivers, Inc.  
8053 Deering Avenue  
Canoga Park, California 91304  
[dccollective@gmail.com](mailto:dccollective@gmail.com)

Dear Mr. Patel:

**Lake or Streambed Alteration Notification Not Required**  
**Notification No. 1600-2017-0213-R5**  
**DC Collective**

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

As described in your Notification, the project is located at 8053 Deering Avenue, Canoga Park, Los Angeles County, California 91304; Assessor's Parcel Number 2109-001-018. The project description includes commercial cannabis cultivation within an existing warehouse. The project will use three rooms in the warehouse for a planned canopy aggregate total of 2,676 square feet (rooms of 741 square feet, 986 square feet, and 949 square feet). Water used for the project will be exclusively sourced from a municipal water source and all discharges will be to a municipal sewer line.

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

This letter also serves as written verification that a Lake or Streambed Alteration Agreement is not required for the activities described in your Notification. You are responsible for complying with all applicable local, state, and federal laws in completing your work. A copy of this letter and your Notification with all attachments should be available at all times at the project site.

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



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

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

Sincerely,



Betty J. Courtney  
Environmental Program Manager I

Ec: CDFW

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

## **Discount Caregivers**

### **Hours of Operation and Work Shifts**

#### **RETAIL**

Retail operates from 8am-9pm and has 9 employees.

There are four current shifts.

1<sup>st</sup> shift begins at 7:30am-4pm, 2<sup>nd</sup> shift begins at 8am-4:30pm, 3<sup>rd</sup> shift begins at 12:30pm-9:15pm, and 4<sup>th</sup> shift begins at 1pm-9:15pm.

#### **CULTIVATION**

Cultivation operates 24 hours a day and has 4 employees.

There are three current shifts.

1<sup>st</sup> shift begins at 7am- 4pm, 2<sup>nd</sup> shift begins at 8am -5pm, and 3rd shift begins at 9am-6pm.

#### **DISTRIBUTION**

Distribution has 5 employees with 2 shifts.

1<sup>st</sup> shift begins at 7:30- 4:00pm and 2<sup>nd</sup> shift begins at 8-4:30pm.

#### **MANUFACTURING**

Manufacturing has 5 employees with 2 shifts.

1<sup>st</sup> shift begins at 8am-5pm and 2<sup>nd</sup> shift begins at 9am-6pm.



# City of Los Angeles Department of City Planning

## 8/12/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

21391 W DEERING CT  
8053 N DEERING AVE  
8055 N DEERING AVE

### ZIP CODES

91304

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-5109-B  
CPC-4575  
CPC-2019-1742-CPU  
CPC-1986-609-GPC  
ORD-165479-SA280  
ORD-105676  
ORD-101869  
PPM-1359  
ENV-2019-1743-EIR  
ENV-2005-8253-ND  
CFG-2000

### Address/Legal Information

PIN Number	189B105 106
Lot/Parcel Area (Calculated)	27,082.5 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID B3
Assessor Parcel No. (APN)	2109001018
Tract	TR 24764
Map Reference	M B 821-57/58
Block	None
Lot	6
Arb (Lot Cut Reference)	None
Map Sheet	189B105

### Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	Canoga Park
Council District	CD 3 - Bob Blumenfield
Census Tract #	1342.01
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	M2-1VL
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](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	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2109001018
APN Area (Co. Public Works)*	0.622 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$1,379,570
Assessed Improvement Val.	\$1,080,935
Last Owner Change	02/06/2017
Last Sale Amount	\$1,050,010
Tax Rate Area	16
Deed Ref No. (City Clerk)	365883
	295583
	2-684
	1697790-92
	149542
	1018174-6
Building 1	
Year Built	1977
Building Class	C7A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,978.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2109001018]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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

Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	10.3016304
Nearest Fault (Name)	Santa Susana
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	5.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	16.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	80.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
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: 2109001018]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2126
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	104

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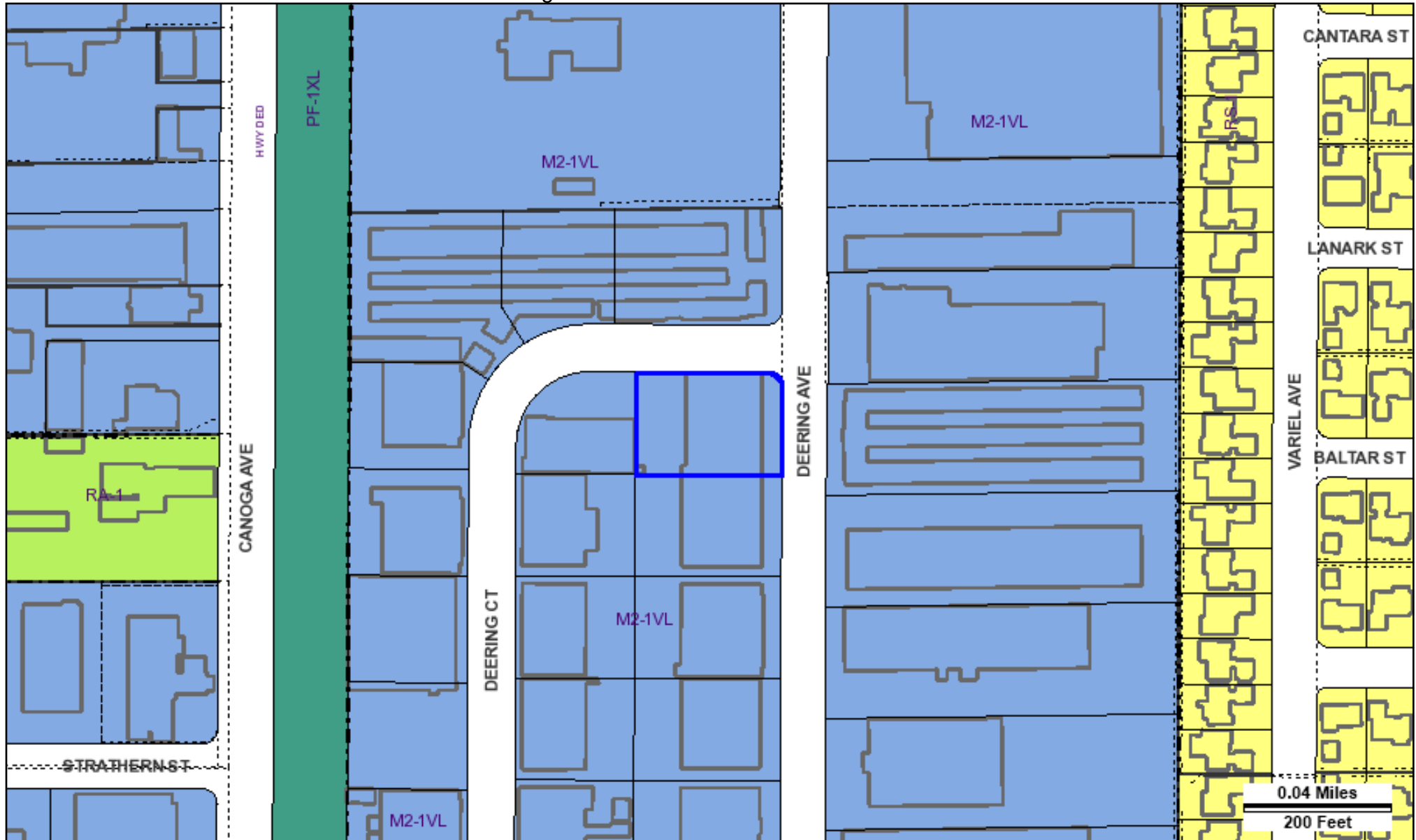
CASE SUMMARIES

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

Case Number:	CPC-5109-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2019-1742-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-1986-609-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CANOGA PARK AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (BARR/FERGUSON)\
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

- CPC-4575
- ORD-165479-SA280
- ORD-105676
- ORD-101869
- PPM-1359
- CFG-2000



Address: 8053 N DEERING AVE

APN: 2109001018

PIN #: 189B105 106

Tract: TR 24764

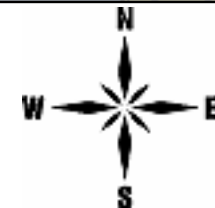
Block: None

Lot: 6

Arb: None

Zoning: M2-1VL

General Plan: Light Manufacturing





# LEGEND

## GENERALIZED ZONING

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



## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL

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

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

#### PARKING

	Parking Buffer
---	----------------

#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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



MISC. LINES























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

## POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<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