

# 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. 101738

Project Applicant: Barr Corporation

Project Location - Specific:

2815W Sunset Blvd., Suite 201 & 206 Los Angeles, CA 90026 / Sunset Blvd and Silver

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Retail sales, cultivation, 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: Barr Corporation

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.

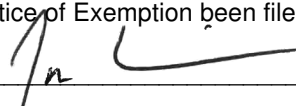
Lead Agency

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: 12/19/2024 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: \_\_\_\_\_

2024 258186



FILED

Dec 23 2024

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by CAROLINA QUEVEDO

## 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)

THIS NOTICE WAS POSTED

ON December 23 2024

UNTIL January 22 2025

REGISTRAR-RECORDER/COUNTY CLERK

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-24-101738-ANN, LA-C-24-101738-ANN / Retail with on-site sales (Type 10), Indoor Cultivation, &amp; Distribution (Type 11)

## LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

## CASE NUMBER

ENV- 101738-ANN

## PROJECT TITLE

DCR CORE RECORD NO. 101738

## COUNCIL DISTRICT

13

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

2815 W Sunset Blvd., Suite 201 &amp; 206 Los Angeles, CA 90026 / Sunset Blvd and Silver Lake Blvd

☒ Map attached.

## PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

## NAME OF APPLICANT / OWNER:

Barr Corporation

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

Jason Killeen

## (AREA CODE) TELEPHONE NUMBER

(213) 978-0738

## EXT.

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

## STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

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

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

DAVID NASH  
VICE PRESIDENT

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

**City of Los Angeles**  
CALIFORNIA



Karen Bass  
MAYOR

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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>	101738
<b>Applicant Name:</b>	Barr Corporation
<b>DCR Record No. / Activities Requested:</b>	LA-R-24-101738-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>	2815 W Sunset Blvd., Suite 201 & 206 Los Angeles, CA 90026
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	13 Silver Lake None Silver Lake - Echo Park - Elysian Valley [Q]C2-1VL
<b>LAMC Section / "Phase":</b>	LAMC 104.07 / Phase 1
<b>Evidence of Offer to Meet with NC:</b>	Yes
<b>Complaint Portal Entry: Recent Compliance Inspection:</b>	No No
<b>Social Equity Applicant / Ownership %:</b>	No
<b>Environmental Analysis/Clearance: ENV-101738-ANN</b>	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Business Premises is located at 2815 W Sunset Blvd., Suite #201 & #206, Los Angeles, CA 90026, a parcel zoned for Neighborhood Commercial purposes. The Applicant was issued Temporary Approval by DCR with an effective date of January 1, 2018. Since that time, the Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant currently possesses a State provisional License, C10-0000191-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 12, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

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

**DEPARTMENT ANNUAL LICENSING RECOMMENDATION:**

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

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

**COMMUNITY INPUT:**

On or about October 17, 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 meetings were held on November 14, 2024 and November 18, 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. DCR did not receive oral or written testimony for this Applicant.

Number of Comments In Favor of the Application	0
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).

**COMPLIANCE REVIEW:**

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

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

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation of 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 Neighborhood Commercial , [Q]C2-1VL at 2815 W Sunset Blvd., Suite #201 & #206, Los Angeles, CA 90026 (Assessor's Parcel Number 5402-001-040). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**CEQA PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**

Neighborhood Commercial / [Q]C2-1VL

**Surrounding Land Use/Zoning Designations**

Neighborhood Commercial / [Q]C2-1VL

Low Medium II Residential / RD2-1VL

**Subject Property**

The subject site is a fully developed lot within the Silver Lake - Echo Park - Elysian Valley Community Plan Area. The lot is approximately 142 feet deep and a width of 46 feet along Sunset Blvd. The site is currently developed with a one-story combination commercial building, built in 1984 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned [Q]C2-1VL. The site is located within Council District 13, Silver Lake Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include Low Medium II Residential and other Neighborhood Commercial uses within 200 feet of the site. The immediate area along Sunset Blvd is predominantly developed with Neighborhood Commercial uses, zoned [Q]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 6,541.3 gross square feet, zoned [Q]C2-1VL with a one-story combination commercial building originally constructed in 1984. 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 6,541.3 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Neighborhood Commercial / [Q]C2-1VL, and Low Medium II Residential / RD2-1VL, and developed with a mix of Neighborhood Office Commercial buildings along Sunset Blvd between Silver Lake Blvd. and Benton Way.

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

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

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

December 1, 2024  
Date

**EXHIBITS:**

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



*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): 10/09/2023

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

DCR Record No.: LA-C-22-101738-01-01-TMP

Applicant Entity Name: Barr Corporation

License Type(s): Retail, Cultivation, Distribution

Business Premises Location: 2815 W. Sunset Blvd.

County: Los Angeles Assessor's Parcel Number (APN): 5402001040

Council District: 13 Neighborhood Council: Silver Lake

Community Plan Area: Silver Lake Echo Park

Zoning: [Q]C2-1VL Specific Plan Area: None

General Plan Land Use: Neighborhood Commercial Redevelopment Project Area: No

Business Improvement District: No Promise Zone: No

State Enterprise Zone: Los Angeles Historic Preservation Review: 1181

LAPD Division/Station: Central LAFD District/Fire Station: 20



**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 proposed project is the approval of three cannabis licensing applications for indoor cultivation (no longer operational), distribution, and retail uses for the Barr Corporation DBA California Caregivers Alliance, located at 2815 Sunset Boulevard, Los Angeles, California 91602 (Assessor's Parcel Number 540-20-1040). The project site is an approximately 4,040-square-foot existing indoor cannabis cultivation, distribution, and retailing complex with an associated surface parking lot in the front. The Barr Corporation DBA California Caregivers Alliance is a commercial cannabis cultivator, distributor, and dispensary that has operated at the same location since 2006.

Barr corporation historically applied for a cultivation license at the location but is no longer pursuing it. Barr will be looking to move it to an off-site location.

**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 location has operated as a cannabis business since 2006.

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.*

The project does not involve an expansion of existing structures

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

*Cite source(s) of information.*

N/A

- 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.*

N/A

- 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.*

N/A

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

*Cite source(s) of information.*

N/A

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.*

See attached Rincon report. The location is serviced by municipal sewage and Department of Water and Power.

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.*

Project requires a registration with Water Resources Board and an exemption from Department of Fish and Wildlife to a Lake and Streambed Alteration Agreement for cultivation license.

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.*

N/A

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

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

N/A

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.*

N/A

**Categorical Exemption Evaluation Form****Class 3: New Construction or Conversion of Small Structures**

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures? ☐ Yes ☒ No

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

N/A

2. Does the project involve the construction of new small structures? ☐ Yes ☒ No

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

N/A

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

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

*Cite source(s) of information.*

See attached Report from Rincon Consultants. Full list of sources is located on pages 36-38.

**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.*

N/A

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

*Cite source(s) of information.*

Dispensary and retailer commercial cannabis activity is allowed in the C2 zone according to Chapter X, Article 5, Section 105.02(a) 1.(A)(1) of the Los Angeles Municipal Code; and (4) Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation and distribution in the C2 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

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.*

No

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.*

LAFD provides fire protection and paramedic services. Closest station is Station 20, which is located at 2144 W. Sunset, approximately .5 miles southeast of the project site. LAPD provides police protection. Northeast Police station is 2.9 miles northeast of the proposed project site. See attached Rincon report for more information.

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

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

See attached report from Rincon Consultants. The site is developed and contains no suitable habitat for any sensitive plant species, sensitive plant communities, or potentially jurisdictional features.

**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.*

N/A

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.*

The retail spaces adjacent to the project site are currently occupied by commercial uses that do not typically use, dispose of, or transport hazardous materials. The cannabis dispensary for which the license is being sought would not regularly handle or store large quantities of hazardous materials. While the cultivation license would require the use of fertilizers, pesticides, and other agricultural chemicals, no cultivation activity is authorized by the state.

**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.*

N/A



**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
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.*

N/A

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.*

N/A

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

*Cite source(s) of information.*

N/A

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.*

N/A

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.*

N/A

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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

N/A

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.*

N/A

**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.*

See attached Rincon Consultants report, p. 19-20.

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.*

Lot is 18,900 square feet. See parcel map included herewith

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

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

The project is located in an urban and developed part of LA. The project location is surrounded by various commercial, service, and restaurant uses. Abutting land uses include a skin care store to the west, and a dental office, smoke shop, and restaurant to the east. The eastern uses are located in the same plaza. Land uses to the north are residential. Zoning designations include [Q]C2-1VL, RD2-1VL, R1-1VL, R3-1VL, RD-1.5-1VL,

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.*

See attached report from Rincon Consultants, p. 34-35

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.*

See attached report from Rincon Consultants, p. 27-28.

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.*

See attached report from Rincon Consultants, p. 30-33 for a detailed discussion. The project site is served by Los Angeles Department of Water and Power and Los Angeles Bureau of Sanitations.

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

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

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

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

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

N/A

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

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

N/A

- 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.*

N/A

- 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.*

N/A

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

☐ Yes ☒ No

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

No. See Rincon Consultant report p. 53-55. The business has been in the location since at least 2007 and there is no enlargement or change to the business activities. Further, there is no impact to air quality, hazards, hazardous materials, or noise associated with the project. Thus, there is no cumulative impact.

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

☐ Yes ☒ No

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

No. See attached Rincon Consultants report, p. 24-25.

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

☐ Yes ☒ No

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

There 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, there are no active designated hazardous waste sites on the project site, and no listed sites are located within close proximity (0.1 mile) of the project site. The project site is located in an urbanized area, and there are no critical environmental resources, such as wetlands or wildlife, on-site.

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 proposed project involves licensing an existing indoor cultivation, distribution, and commercial cannabis business (California Caregivers Alliance) that currently operates out of an existing storefront on Sunset Boulevard. Approval of the Barr Corporation indoor cannabis cultivation, distribution, and commercial licensing applications would not involve an expansion of the existing commercial use at the project site and, as discussed in the Rincon Consultants report attached to this document, 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. The project does not include an expansion of the property or an expansion of the land use.

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

Site Visit, ZIMAS, Rincon Consultants Report

**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.*

The project site is generally flat, rectangular lot located in the Silver Lake - Echo Park - Elysian Valley area of Los Angeles. The project site is currently developed with a two-story commercial building. The project site is in a highly urban setting. The project site is bounded by Sunset Blvd. to the south, commercial development, and Reservoir St to the north, commercial development and North Benton Way to the east.

- (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 is located in an urban and developed part of LA. The project location is surrounded by various commercial, service, and restaurant uses. Abutting land uses include a skin care store to the west, and a dental office, smoke shop, and restaurant to the east. The eastern uses are located in the same plaza. Land uses to the north are residential. Zoning designations include [Q]C2-1VL, RD2-1VL, R1-1VL, R3-1VL, RD-1.5-1VL,



- (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 has been a cannabis facility since 2007.

- (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.

N/A

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

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

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

Retail, Distribution, and Cultivation (non-operational presently). State cultivation license has expired.

- (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.

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

The lot size is 18,900 square feet. Project size is around 4,040 square feet per attached CEQA report.

- (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.*

The applicant has obtained provisional licenses for retail and distribution.  
The applicant previously held a cultivation license but the license has expired.

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

8AM - 10 PM

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

Barr Corporation has approximately 35 employees. Occupancy is expected to be around 12 individuals, including customers, at any given time during hours of operation.

- (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.*

The project will receive an average of 12 visits from distributors per week. The project does not have any outgoing distribution activity. The project generates approximately 30 customer deliveries per day that originate at the site.

- (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. No new or amended water right is required to be obtained.

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

The property is serviced by municipal sewer.

#### 4. Environmental Setting:

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

The property is developed in an urban and very developed part of Los Angeles. No natural characteristics are present.

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

The property is on a relatively flat parcel in a highly developed part of Los Angeles

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

The project site and surrounding areas are developed with residential and commercial uses and not used for agriculture. The property will not impact any natural characteristics.

- (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):

No watercourses or riparian habitats within 150 feet.

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

No watercourses or riparian habitats within 150 feet.

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

The project site does not have any historic designations or archeological remains on site.

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

The property does not contain 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:

The project does not use any hazardous materials.

- (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

- 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:

The source of electricity is Los Angeles Department of Water and Power. No additional power is needed. The site has ample power to service retail, distribution, and cultivation.

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.

The project will not 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. The property is already developed. No further development is contemplated.

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.*

None

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.*

See attached report from Rincon Consultants

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.





## California Caregivers Alliance

4.7 ★★★★★ 361 reviews

Cannabis store



Directions



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phone



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- ✓ In-store shopping · ✓ In-store pickup
- ✓ Delivery



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Latest

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By owner

Street View & 3D



# Barr Corporation DBA California Caregivers Alliance Commercial Cannabis Licensing Application

## Categorical Exemption Report

*prepared for*

**Barr Corporation DBA California Caregivers Alliance**  
2815 Sunset Blvd #201, #206, #207, and #208  
Los Angeles, California 90026

*prepared by*

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

**May 2018**

# Barr Corporation DBA California Caregivers Alliance Commercial Cannabis Licensing Application

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# 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 three cannabis licensing applications for indoor cultivation, distribution, and retail uses for the Barr Corporation DBA California Caregivers Alliance (project) in the city of Los Angeles. The intent of the analysis is to document whether the project is eligible for a Class 1 Categorical Exemption (CE). The report provides an introduction, project description, and evaluation of the project's consistency with the requirements for a Class 1 exemption. Appendix A includes a detailed analysis of the project's potential impacts in all areas covered under Appendix G of the State CEQA Guidelines. The report concludes that the project is eligible for a Class 1 CE.

## 1. Introduction

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

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

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

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

## 2. Project Description

The proposed project is the approval of three cannabis licensing applications for indoor cultivation, distribution, and retail uses for the Barr Corporation DBA California Caregivers Alliance, located at 2815 Sunset Boulevard, Los Angeles, California 91602 (Assessor's Parcel Number 540-20-1040). The project site is an approximately 4,040-square-foot existing indoor cannabis cultivation, distribution, and retailing complex with an associated surface parking lot in the front. The Barr Corporation DBA California Caregivers Alliance is a commercial cannabis cultivator, distributor, and dispensary that has operated at the same location since 2006.

## 3. Project Site and Existing Conditions

The project site is a generally flat, rectangular lot located in the Silver Lake – Echo Park – Elysian Valley area of Los Angeles. The project site is currently developed with a two-story commercial building.

The project site is in a highly urban setting. The project site is bounded by Sunset Avenue to the south, commercial development and Reservoir Street to the north, commercial development and North Benton Way to the east, commercial development and Silver Lake Boulevard to the west.

## 4. Consistency Analysis

### Class 1 CE Applicability

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

The proposed project involves licensing an existing indoor cultivation, distribution, and commercial cannabis business (California Caregivers Alliance) that currently operates out of an existing storefront on Sunset Boulevard. Approval of the Barr Corporation indoor cannabis cultivation, distribution, and commercial licensing applications would not involve an expansion of the existing commercial use at the project site and, as discussed below, none of the exceptions apply. Therefore, the proposed project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.

### Exceptions to CE Applicability

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

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

*designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The City of Los Angeles does not propose to adopt a Class 3, 4, 5, 6, or 11 CE, and these classes of CEs are not applicable to the proposed project. Additionally, according to the analysis performed in Appendix A, there are no environmental resources of hazardous or critical concern that are designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies on the project site, such as critical habitat for listed threatened or endangered species. Furthermore, as discussed in Section VIII, *Hazards and Hazardous Materials*, of Appendix A, there are no active designated hazardous waste sites on the project site, and no listed sites are located within close proximity (0.1 mile) of the project site. The project site is located in an urbanized area, and there are no critical environmental resources, such as wetlands or wildlife, on-site. Therefore, this exception to a CE does not apply to the Barr Corporation indoor cultivation, distribution, and commercial cannabis licensing applications.

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

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

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

As discussed in detail in Appendix A, the proposed project involves the licensing of an existing business that currently operates out of an existing storefront and would not have a significant effect on the environment due to unusual circumstances. The circumstances of the proposed project, which would result in the operation of an indoor cannabis cultivation, distribution, and retail store, are not considered unusual because: (1) The project site is currently operating as a medical and adult-use recreational cannabis cultivator, distributor, and dispensary; (2) The project site is part of a strip of existing commercial development along Sunset Boulevard; (3) Dispensary and retailer commercial cannabis activity is allowed in the C2 zone according to Chapter X, Article 5, Section 105.02(a)1.(A)(1) of the Los Angeles Municipal Code; and (4) Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation and distribution in the C2 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

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

**15300.2(d)** ***Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic*

*buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

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

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

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

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

The project site does not have any historically significant structures or resources on-site or surrounding the project site (City of Los Angeles 2013). The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing commercial development and surface parking lot.

## 5. Summary

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

## 6. References

- California Department of Transportation. 2011. California Scenic Highway Mapping System. Last modified: September 7, 2011.  
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<https://planning.lacity.org/documents/policy/mobilityplnmemo.pdf>



# Appendix A

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Appendix G Checklist Report

# Barr Corporation DBA California Caregivers Alliance Cannabis Licensing Applications

## Appendix G Checklist Report

*prepared for*

**Barr Corporation DBA California Caregivers Alliance**  
2815 Sunset Boulevard, #201, #206, #207, and #208  
Los Angeles, California 90026

*prepared by*

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

**May 2018**

# Barr Corporation DBA California Caregivers Alliance Cannabis Licensing Applications

## Appendix G Checklist Report

*prepared for*

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2815 Sunset Boulevard, #201, #206, #207, and #208  
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**May 2018**

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# Introduction

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## 1. Project Title

Barr Corporation DBA California Caregivers Alliance Cannabis Licensing Applications

## 2. Lead Agency Name and Address

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

## 3. Contact Person and Phone Number

Ruben Harutyunyan  
Barr Corporation  
(213) 353-0100

## 4. Project Location

The project site is a 4,040-square-foot indoor cannabis cultivation, distribution, and retail complex with an associated surface parking lot in the front of the property located at 2815 Sunset Boulevard #201, #206, #207, and #208 in Los Angeles, California 90026 (Assessor's Parcel Number 540-200-1040) in the Silver Lake neighborhood of the city of Los Angeles.

## 5. Project Sponsor's Name and Address

Barr Corporation  
2815 Sunset Blvd #201, #206, #207, and #208  
Los Angeles, California 90026

## 6. General Plan Designation

The project site is designated Neighborhood Commercial in the City of Los Angeles General Plan. The Neighborhood Commercial designation identifies areas that are intended focal points of surrounding residential neighborhood with a diversity of uses that serve daily needs, such as restaurants, retail outlets, grocery stores, childcare facilities, community meeting rooms, pharmacies, religious facilities, and other similar uses (City of Los Angeles 1995a). The project site is also located in the Silver Lake – Echo Park – Elysian Valley Community Planning Area.

## 7. Zoning

The property is located in Zone C2-1VL. The C2 zoning indicates that the land use is designated for commercial activities. Chapter X, Article 5, Section 105.02(a)1.(A)(1) of the Los Angeles Municipal Code (LAMC) permits retailer commercial cannabis activity within the C2 zone. Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation and distribution in the C2 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

## 8. Description of Project

The proposed project is three cannabis licensing applications for indoor cannabis cultivation, distribution, and retail uses for the Barr Corporation DBA California Caregivers Alliance. The project site is a 4,040-square-foot existing indoor cannabis cultivation, distribution, and retail complex with an associated surface parking lot in the front and underground parking garage that is shared with other uses in the retail center. The Barr Corporation DBA California Caregivers Alliance is a commercial cannabis cultivator, distributor, and dispensary that has operated at the same location since 2006. The Barr Corporation DBA California Caregivers Alliance was granted temporary authorization to operate an adult-use retail business by the City of Los Angeles on January 19, 2018. The proposed project will include approximately 1,375 square feet of cultivation, 1,962 square feet of retail, and 403 square feet of distribution, as shown in Appendix B.

## 9. Surrounding Land Uses and Setting

The project site is in a highly urban setting. The project site is bounded by Sunset Avenue to the south, commercial development and Reservoir Street to the north, commercial development and North Benton Way to the east, and commercial development and Silver Lake Boulevard to the west.

## 10. Other Public Agencies Whose Approval is Required

State of California Bureau of Cannabis Control

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

# Environmental Checklist

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

The proposed project involves licensing an existing retail business that operates out of an existing storefront in a highly urbanized area of the city of Los Angeles. No state-designated scenic highways exist in the project vicinity (California Department of Transportation 2011; City of Los Angeles 2016, Map A2). The project currently operates out of an existing commercial development and would not include construction or modification of the existing structure. The existing storefront currently operates as an indoor cannabis cultivator, distributor, and dispensary; 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 (6:00 A.M. to 10:00 P.M. Monday through Friday and 8:00 A.M. to 10:00 P.M. on Saturday and Sunday); therefore, operation would not introduce a new substantial source of light and glare that would adversely affect nighttime views. The proposed project would result in no impacts related to aesthetics.

## 2 Agriculture and Forestry Resources

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

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



### 3 Air Quality

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

The federal and state Clean Air Acts regulate the emission of airborne pollutants from various mobile and stationary sources. The proposed project is located within the South Coast Air Basin (SCAB) which encompasses all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Quality Management District (SCAQMD) is the designated air quality control agency in the SCAB, which is a non-attainment area for the federal standards for ozone and PM<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 the licensing of an existing indoor cannabis cultivator, distributor, and retailer to continue its operations and would not result in any new housing that would generate population growth. Additionally, the project would not result in substantial new employment opportunities above 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 indoor cannabis cultivation, distribution, and retail business. Air quality impacts specific to each license are discussed below.

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

There would not be a substantial increase in air quality emissions because indoor cultivation is already occurring on-site. Cultivation and associated processing activities would potentially generate odors; however, the facility is equipped with carbon filters and fans for exhaust in cultivation rooms. Furthermore, air conditioning systems are located inside the rooms so that no unfiltered air is circulated to the outside. Therefore, no impact related to objectionable odors would occur.

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

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

The California Air Resources Board (ARB) *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) identifies land uses associated with odor complaints.

Consumption of cannabis products on-site would not be permitted. Distribution and retail uses are not identified as land uses associated with odor complaints by ARB. Therefore, the project would not generate objectionable odors affecting a substantial number of people, and no impact would occur.

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

## 4 Biological Resources

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

The proposed project involves the licensing of a commercial cannabis business that involves indoor cannabis cultivation, distribution, and retailing and that would operate out of an existing storefront in a highly urbanized area of the city of Los Angeles. The project site is currently developed and therefore does not contain suitable habitat for any sensitive plant species, sensitive plant communities, or potentially jurisdictional drainage features. 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). The project would not include construction or modification of the existing building and would not result in any tree removal. No wetlands or other sensitive habitats or communities exist on-site (United States Fish and Wildlife Service 2018). Therefore, no impacts related to biological resources would occur.

## 5 Cultural Resources

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

The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing commercial development and surface parking lot. No known existing cultural resources are located on-site (City of Los Angeles 2014). The likelihood that intact archaeological resources, paleontological resources, or human remains are present is low. The proposed project would not include construction activity, modification of the existing building, or ground disturbance and therefore would not affect any unknown cultural resources on-site. No impacts related to cultural resources would occur.

## 6 Geology and Soils

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

The vicinity of the project site is underlain by tertiary bedrock units (Monterey Formation, Unnamed Shale) (City of Los Angeles 1995b). The project site itself is not located within an Alquist-Priolo Earthquake Fault Zone (California Geological Survey [CGS] 2014), and the site is located

approximately 0.5 mile from the nearest fault, named the Upper Elysian Park fault. 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 within an urbanized, flat part of the city of Los Angeles. The site is not within a mapped liquefaction area, landslide area, or earthquake-induced landslide zone, although it is located within a special grading area and close to a hillside area that extends to the north and east (CGS 2014; City of Los Angeles 1996, Exhibits B and C). No impact related to liquefaction or landslides would occur.

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

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

## 7 Greenhouse Gas Emissions

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

The State of California considers greenhouse gas (GHG) emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of policies and legislation. The ARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. The ARB approved the initial Assembly Bill (AB) 32 Scoping Plan on December 11, 2008 and a 2020 statewide GHG emission limit of 427 MMT of 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 ARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. On September 23, 2010, ARB adopted final 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 13 percent reduction in GHGs from transportation sources by 2035. Most recently, SCAG adopted the 2016-2040 RTP/SCS on April 7, 2016, which includes strategies and objectives to encourage transit-oriented and infill development and use of alternative transportation to minimize vehicle use.

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

The City of Los Angeles adopted its climate action plan, *Green LA: An Action Plan to Lead the Nation in Fighting Global Warming* (Green LA), in May 2007. Green LA set the goal of reducing the City's GHG emissions to 35 percent below 1990 levels by 2030 and outlines actions in the fields of energy, water, waste, and transportation. In addition, in April 2015, the City released its first sustainable city



plan (*Sustainable City pLAN*), which established a set of goals related to 14 sectors to help guide the City through a sustainability-related transformation through 2035.

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

### ***Indoor Cultivation***

There would not be a substantial increase in GHG emissions because indoor cultivation is already occurring on-site. Refer to Section III, *Air Quality* regarding air conditioning and carbon filters in use on the project site.

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

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

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

Applicable plans, policies, and regulations discussed above emphasize reducing GHG emissions through measures including resource conservation, increased walkability of communities, and improved accessibility to transit. The proposed project would not be expected to consume resources less efficiently than the existing business operating in the existing storefront or result in more than a minor incremental increase in vehicle trips to the project site as a result of increased demand for the business' goods. The project site is located in an urbanized area of Los Angeles with a mix of commercial and residential surrounding land uses. The project site is located within 0.7 mile north of an ARB-designated Central Business District<sup>1</sup>. In addition, the project site is located approximately 500 feet from the Parkman/Sunset stop for Local Bus Lines 2/302, 4, and 201, and Rapid Bus Line 704. 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. Therefore, the project would not conflict with implementation of applicable plans, policies, and regulations adopted for the purposes of reducing GHG emissions. As such, no impact would occur.

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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) (ARB 2015).

## 8 Hazards and Hazardous Materials

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

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

The following databases compiled pursuant to Government Code Section 65962.5 were checked on May 25, 2018 for known hazardous materials contamination at the project site.

- United States Environmental Protection Agency
  - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) / Superfund Enterprise Management System (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
  - Cortese list of Hazardous Waste and Substances Sites
  - Cleanup Site and Hazardous Waste Facilities Database

The project site is not located on or directly adjacent to any known hazardous or contaminated sites. The nearest listed site is located approximately 0.2 mile northwest of the project site and is a case of gasoline contamination that has been closed since 1996 (SWRCB 2015). Given the results of the database search and the fact that no ground disturbance is proposed, no impact related to the release of hazardous materials would occur.

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

### ***Indoor Cultivation***

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

***Distribution and Retail***

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

The retail spaces adjacent to the project site are currently occupied by commercial uses that do not typically use, dispose of, or transport hazardous materials. The cannabis dispensary for which the license is being sought would not regularly handle or store large quantities of hazardous materials. Furthermore, the nearest school to the project site is Micheltorena Elementary School, located approximately 0.5 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 Bob Hope Airport, located approximately 9 miles to the northwest. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip. Therefore, no impact related to airports and airstrips would occur.

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

No wildlands exist in the vicinity of the project site. Although the project site is located in a Very High Fire Hazard Severity Zone, the proposed project would not exacerbate the risk to the existing building or its occupants (LAFD 2018b). Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and no impact would occur.

## 9 Hydrology and Water Quality

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

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

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

Seiche or inundation due to water storage facility overtopping or failure is a potential hazard. The project site is located within a potential inundation area for the Silver Lake Reservoir, but not within an area that could be impacted by a tsunami (City of Los Angeles 1996, Exhibit G). The Los Angeles Department of Water and Power regulates the level of water in its storage facilities to contain seiche and prevent overflow. In addition, pursuant to the 1972 State Dam Safety Act, numerous dams throughout California have been retrofitted so as to minimize damage to the dams, as well as minimize the potential for dam failures and inundation of surrounding areas. With current dam safety measures, the likelihood of dam failure resulting in flooding of the project area is relatively low. Also, as discussed in Section XI, *Geology and Soils*, the project site is not within a landslide area that could be vulnerable to mud and debris flow. The project would not exacerbate the risk to the existing building or its occupants; therefore, no impact would occur.

# 10 Land Use and Planning

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

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

The project site is currently designated for Neighborhood Commercial development and zoned C2-1VL. Chapter X, Article 5, Section 105.02(a)1.(A)(1) of the Los Angeles Municipal Code (LAMC) permits retailer commercial cannabis activity within the C2 zone. Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation and distribution in the C2 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022. 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 a commercial business, which is consistent with the applicable land use plans and policies. In addition, as discussed in the impact analyses for aesthetics, air quality, biological resources, greenhouse gases, hydrology and water quality, noise, transportation, and utilities and service systems, the project would not conflict with applicable General Plan or other policies aimed at mitigating environmental effects. No impact would occur.

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

# 11 Mineral Resources

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

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



# 12 Noise

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

The primary sources of noise in the project site vicinity are motor vehicles (e.g., automobiles, buses, trucks, and motorcycles) traveling along Sunset Boulevard and Silver Lake Boulevard. Nearby noise-sensitive receptors include residences, the closest of which are located along Reservoir Street, directly north of the project site. The proposed project would not include construction, alteration of the existing building and associated parking lot, or other activities that may result in groundborne vibration.

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

***Indoor Cultivation***

Indoor cannabis cultivation is currently occurring on-site. No increase in noise above existing ambient noise levels, including noise from the 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 operations.

***Distribution and Retail***

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

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

The closest public airport to the project site is Bob Hope Airport, located approximately 9 miles to the northwest. No private airstrips are in the project vicinity. Therefore, the proposed project would not expose people working in the area to excessive noise related to airports and airstrips, and no impact would occur.

# 13 Population and Housing

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

The proposed project involves the licensing of a commercial cannabis business that involves indoor cannabis cultivation, distribution, and retailing and that would operate out of an existing storefront in a highly urbanized area of the city of Los Angeles. The project would not involve construction of new housing at the project site or in the vicinity. Additionally, the project would not result in substantial new employment opportunities above 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 any people or existing housing. No impacts to population and housing would occur.

## 14 Public Services

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

The Central Bureau of the Los Angeles Fire Department (LAFD) provides fire protection and paramedic services for the project site. The closest station to the project site is Station 20, which is located at 2144 West Sunset Boulevard, approximately 0.5 mile southeast of the project site (LAFD 2018a). The Northeast Bureau of the Los Angeles Police Department (LAPD) provides police protection for the project site. The Northeast Community Police Station, which is located at 3353 San Fernando Road, approximately 2.9 miles northeast of the project site, provides police protection for the area (LAPD 2018).

The proposed project involves the licensing of a commercial cannabis business that involves indoor cannabis cultivation, distribution, and retailing and that would operate out of an existing storefront with multiple security cameras located inside. No increase in population or employment in the area would occur. In addition, the proposed project would be required to comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which would minimize the hazard on-site. The project would also be required to notify the Fire Department's Bureau of Fire Prevention and Public Safety of the project and to submit and comply with a fire safety plan for approval by LAFD according to Regulation Nos. 4.E.3, No. 10.G.14 set forth in the City of Los Angeles Ordinance 185344. Although it is within a Very High Fire Hazard Severity Zone, the proposed project would not increase the risk to the existing building and its occupants (LAFD 2018b). Therefore, the proposed project would not necessitate the provision of new or physically altered fire protection facilities. No impact would occur.

For the reasons stated above, the proposed project would also not necessitate the provision of new or physically altered police protection facilities. 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.

## 15 Recreation

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

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

# 16 Transportation/Traffic

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

The proposed project involves the licensing of a commercial cannabis business that involves indoor cannabis cultivation, distribution, and retailing and that would operate out of an existing commercial development in a highly urbanized area of the city of Los Angeles. Therefore, no

construction-related traffic impacts would occur. Operational traffic impacts specific to each license are discussed below.

***Indoor Cultivation***

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

***Distribution and Retail***

Because the project involves the licensing of an existing business that currently distributes and sells commercial cannabis, an incremental increase in vehicle trips to the project site may occur as a result of increased demand for the business' goods and services, which would incrementally increase the number of transporters and patrons visiting the site. Therefore, a de minimis increase in traffic levels over those generated by the existing uses may occur.

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

The closest public airport to the project site is Bob Hope Airport, located approximately 9 miles to the northwest. The business would be expected to attract mostly local patrons. As such, no impact on air traffic patterns would occur. No alterations of roadways would be required. Emergency access to the site would not be affected and would continue to be provided via Sunset Boulevard. Because the proposed project would use an existing storefront, there would be no impact to existing public transit, bicycle, or pedestrian facilities within the surrounding area. No impacts with respect to transportation and traffic would occur.



# 17 Tribal Cultural Resources

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

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

## 18 Utilities and Service Systems

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

### *Water and Wastewater*

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

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

The proposed project involves the licensing of a commercial cannabis business that involves cannabis cultivation, distribution, and retailing and that would operate out of an existing storefront. Water and wastewater impacts specific to each license 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 be between 0.1 to 0.2 gallons per day (gpd) per square foot (County of Santa Barbara 2017; BOTECH Analysis Corporation 2013). Therefore, the indoor cultivation component requires approximately 147 to 293 gallons per day, or 0.2 to 1.3 acre-feet per year, which is less than 0.1 percent of the anticipated 2020 total demand of 642,200 acre-feet per year for the LADWP service area (LADWP 2016).

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

Assuming that water demand is 120 percent of wastewater generation, the indoor cultivation component generates approximately 123 to 245 gallons of wastewater per day, which is less than 0.1 percent of the HTP's remaining capacity.

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

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

The proposed project would not involve the construction or expansion of new water or wastewater treatment facilities. Furthermore, the proposed project would not alter the amount or composition of wastewater generated in the area and would not result in an exceedance of wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board or affect the treatment capacity of any wastewater treatment provider. The proposed project would also not result in a substantial net increase in demand for water, as discussed above; therefore, the proposed project would not create a need for new or expanded water entitlements. As discussed in Section IX, *Hydrology and Water Quality*, the proposed project would operate out of 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 required every city in California to divert at least 50 percent of its annual waste by the year 2000, and be consistent with AB 341, which sets a 75 percent recycling goal for California by 2020. As tracked by the City's Zero Waste Progress Report, the City achieved a landfill diversion rate of 76 percent as of 2012 (LASAN 2013a). The City of Los Angeles has also prepared a Solid Waste Management Policy Plan, which contains long-term goals, objectives and policies for solid waste management for the city. It specifies that the City's Zero Waste goal is to reduce, reuse, recycle, or convert the resources currently going to disposal so as to achieve an overall diversion rate of 90 percent or more by the year 2025 (LASAN 2013b).

Solid waste impacts specific to each license are discussed below.

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

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

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

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

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

### *Energy*

Energy impacts specific to each use are discussed below.

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

Indoor cannabis cultivation is currently occurring on-site. No substantial increase in energy usage would occur. The project would be required to comply with the regulations established in Los Angeles Ordinance No. 185344 Regulation No. 4.D.3, which require cultivators to submit an energy efficiency plan and provide all power source information as

required by the State of California, including but not limited to illumination, heating, cooling, and ventilation. Consistent with state emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, beginning January 1, 2022, the applicant would be required to provide information on the electricity usage and greenhouse gas emission intensity. In addition, Section 8305 requires that beginning January 1, 2023, all tier 2 mixed-light license types ensure that electrical power used for cultivation meets the average electricity greenhouse gas emissions intensity required of their local utility provider pursuant to the California Renewables Portfolio Standard Program. Therefore, city and state regulations would prevent energy use by indoor cultivation operations from being wasteful, inefficient, or unnecessary.

***Distribution and Retail***

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

## 19 Mandatory Findings of Significance

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

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

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

There are no other projects in the immediate vicinity of the project site. The closest businesses with temporary approval to engage in commercial cannabis activity are Mota Inc., located approximately 0.9 mile northwest of the project site, and California Patients Alliance, located approximately 1.2

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

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

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## List of Preparers

Rincon Consultants, Inc. prepared this Appendix G Checklist Report under contract to the Barr Corporation. 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

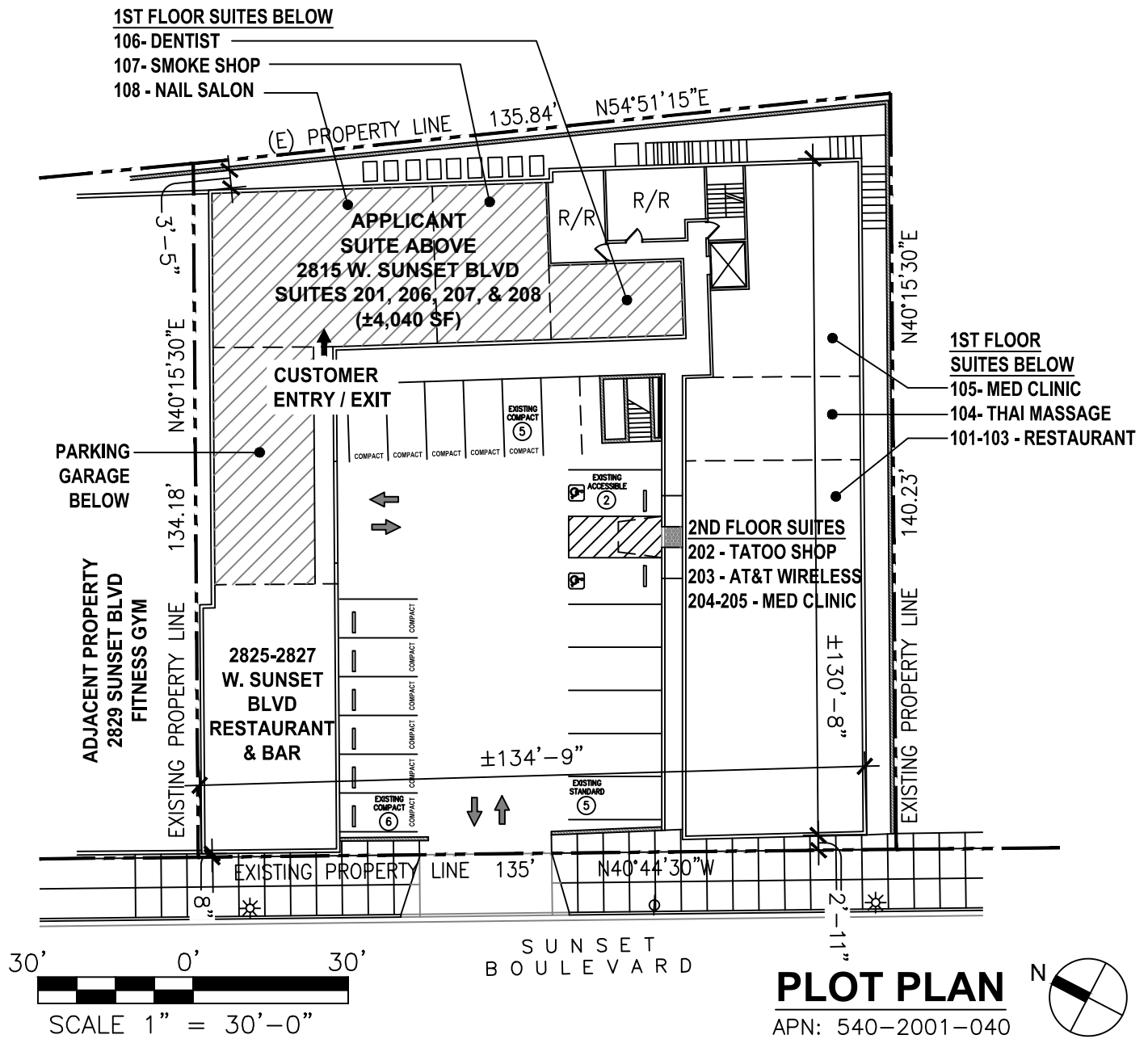
Katherine Green, Associate Planner

Annaliese Miller, Associate Environmental Planner

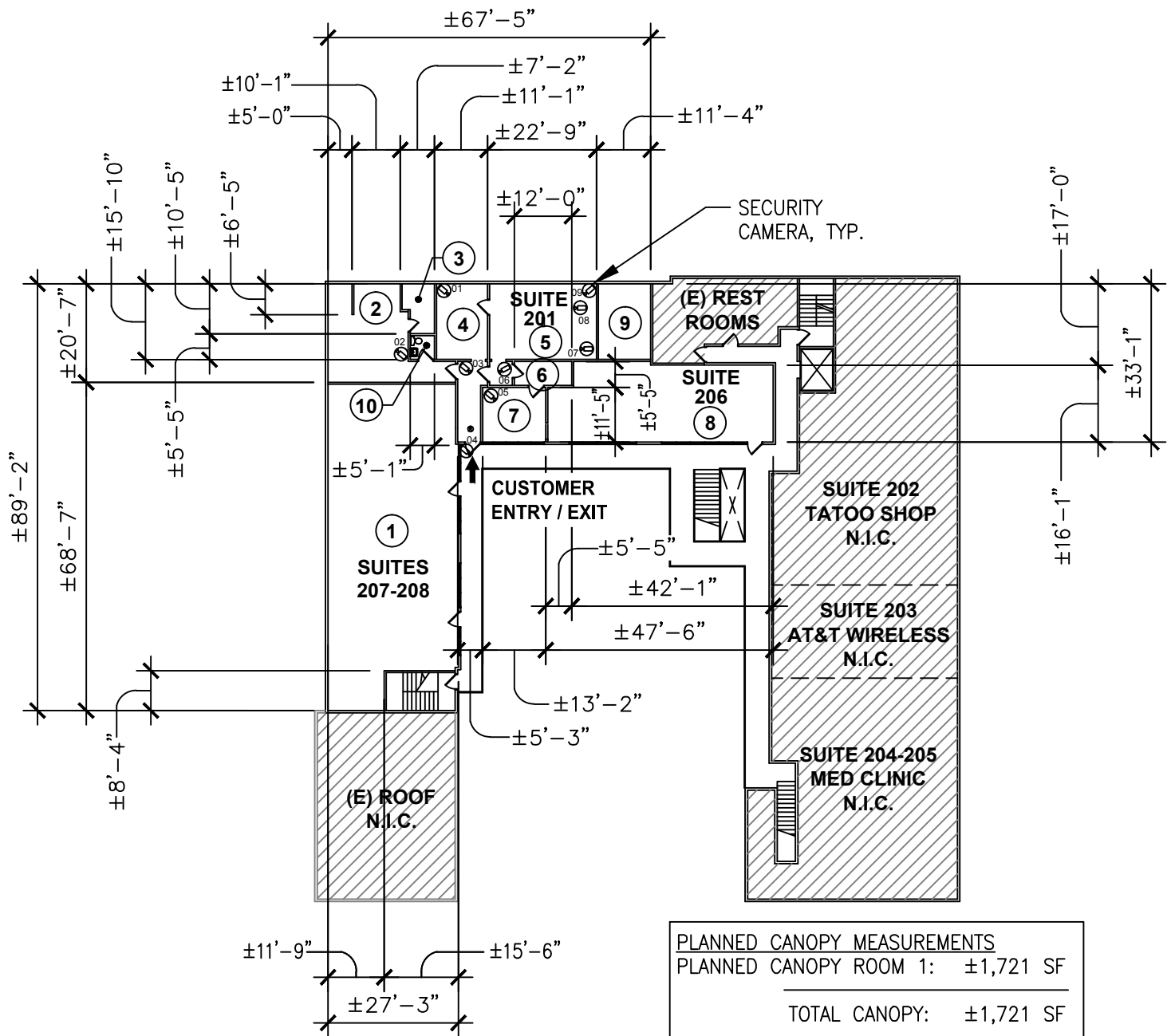
# Appendix B

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Project Site Plan



**2815 W. SUNSET BLVD., SUITES 201, 206, 207, & 208  
 LOS ANGELES, CA 90026**



- ① CULTIVATION FLOWER & VEGETATION ROOM; ±1,721 SF [±27'-3" x 68'-7"] (LIMITED ACCESS AREA)
- ② DISPENSARY BREAK ROOM; ±378 SF [±15'-1" x 20'-7"]
- ③ DISPENSARY GENERAL STORAGE; ±62 SF [±7'-2" x 10'-5"]
- ④ DISPENSARY WAITING ROOM; ±169 SF [±11'-1" x 15'-10"]
- ⑤ DISPENSARY RETAIL AREA; ±354 SF [±15'-10" x 22'-9"]
- ⑥ DISPENSARY HALLWAY; ±60 SF [±5'-5" x 12'-0"] (LIMITED ACCESS AREA)
- ⑦ DISPENSARY OFFICE & STORAGE; ±150 SF [±11'-5" x 13'-2"] (LIMITED ACCESS AREA)
- ⑧ DISPENSARY & DISTRIBUTION STORAGE; ±744 SF [±16'-1" x 47'-6"] (LIMITED ACCESS AREA)
- ⑨ DISPENSARY & DISTRIBUTION STORAGE; ±173 SF [±11'-4" x 15'-10"] (LIMITED ACCESS AREA)
- ⑩ DISPENSARY RESTROOM; ±25 SF [±5'-1" x 5'-5"] (LIMITED ACCESS AREA)

32' 0' 32'

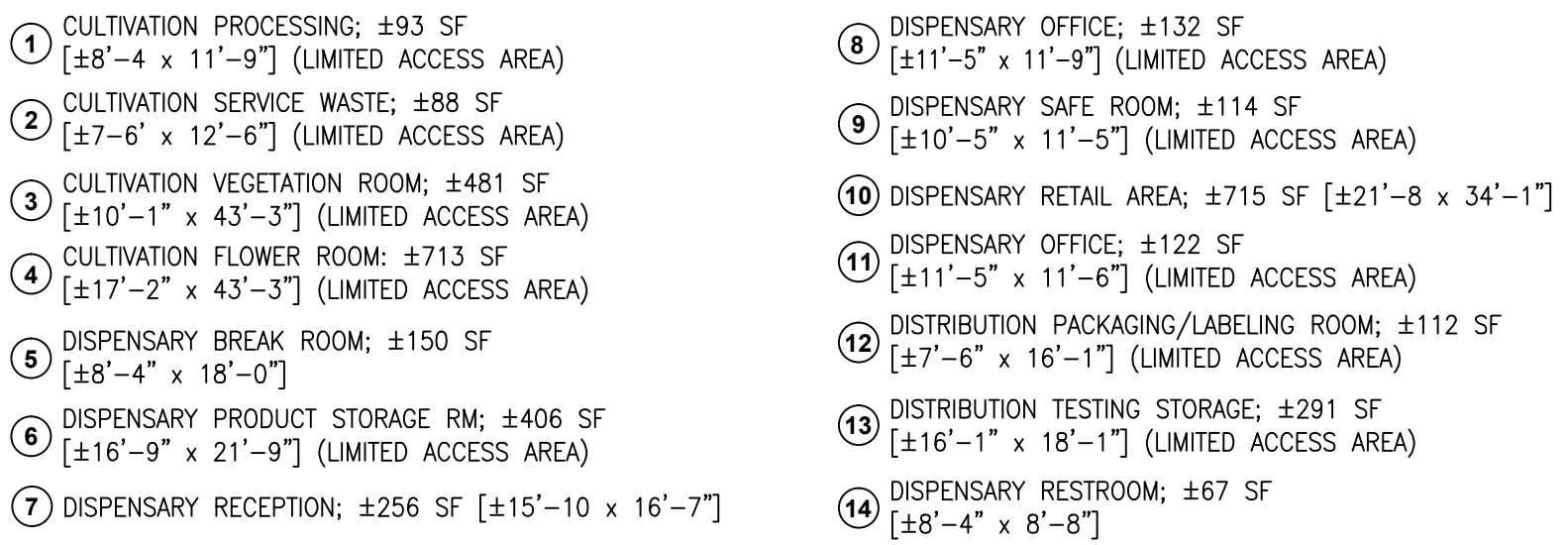
SCALE 1/32" = 1'-0"

## 2ND FLOOR AS-BUILT PLAN

APN: 540-2001-040



2815 W. SUNSET BLVD., SUITES 201, 206, 207, & 208  
LOS ANGELES, CA 90026





# City of Los Angeles Department of City Planning

## 11/18/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2815 W SUNSET BLVD

### ZIP CODES

90026

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-8125  
CPC-2008-4683-CA  
CPC-1995-357-CPU  
CPC-1986-255  
ORD-181128  
ORD-176825-SA39  
ORD-165167-SA2195  
ORD-129279  
ORD-111561  
ZA-2021-4142-CUB  
ZA-2013-2714-CUB  
ZA-2011-2233-CUB  
ZA-2007-3835-CUE  
ZA-1999-2565-PA  
ZA-1996-840-CUZ  
ENV-2021-4143-CE  
ENV-2013-2715-CE  
ENV-2012-1995-CE  
ENV-2011-2234-CE  
ENV-2008-4684-ND  
ENV-2007-3836-CE  
ENV-2005-1941-CE  
ENV-2003-7281-MND

### Address/Legal Information

PIN Number	141A205 48
Lot/Parcel Area (Calculated)	6,541.3 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID C7
Assessor Parcel No. (APN)	5402001040
Tract	MABERY HEIGHTS
Map Reference	M B 20-18/19
Block	None
Lot	4
Arb (Lot Cut Reference)	None
Map Sheet	141A205

### Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Silver Lake
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1956.00
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

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

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1VL
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None

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

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5402001040
APN Area (Co. Public Works)*	0.434 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$580,798
Assessed Improvement Val.	\$823,603
Last Owner Change	12/14/2020
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	890986-9
	796838
	754682
	632556-58
	632554
	602803,04
	54440
	518
	4567
	374049
	2944
	2122564
	2025939
	195510
	1637895
	154595
	1453319
	1442363
	1235117
	0901043
	0901042
Building 1	
Year Built	1984
Building Class	C65B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	17,764.0 (sq ft)

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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: 5402001040]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.48627792
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>

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

Rent Stabilization Ordinance (RSO)	No [APN: 5402001040]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.03 Units, Lower
Housing Use within Prior 5 Years	No

#### Public Safety

##### Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1181

##### Fire Information

Bureau	Central
Battalion	11
District / Fire Station	20
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

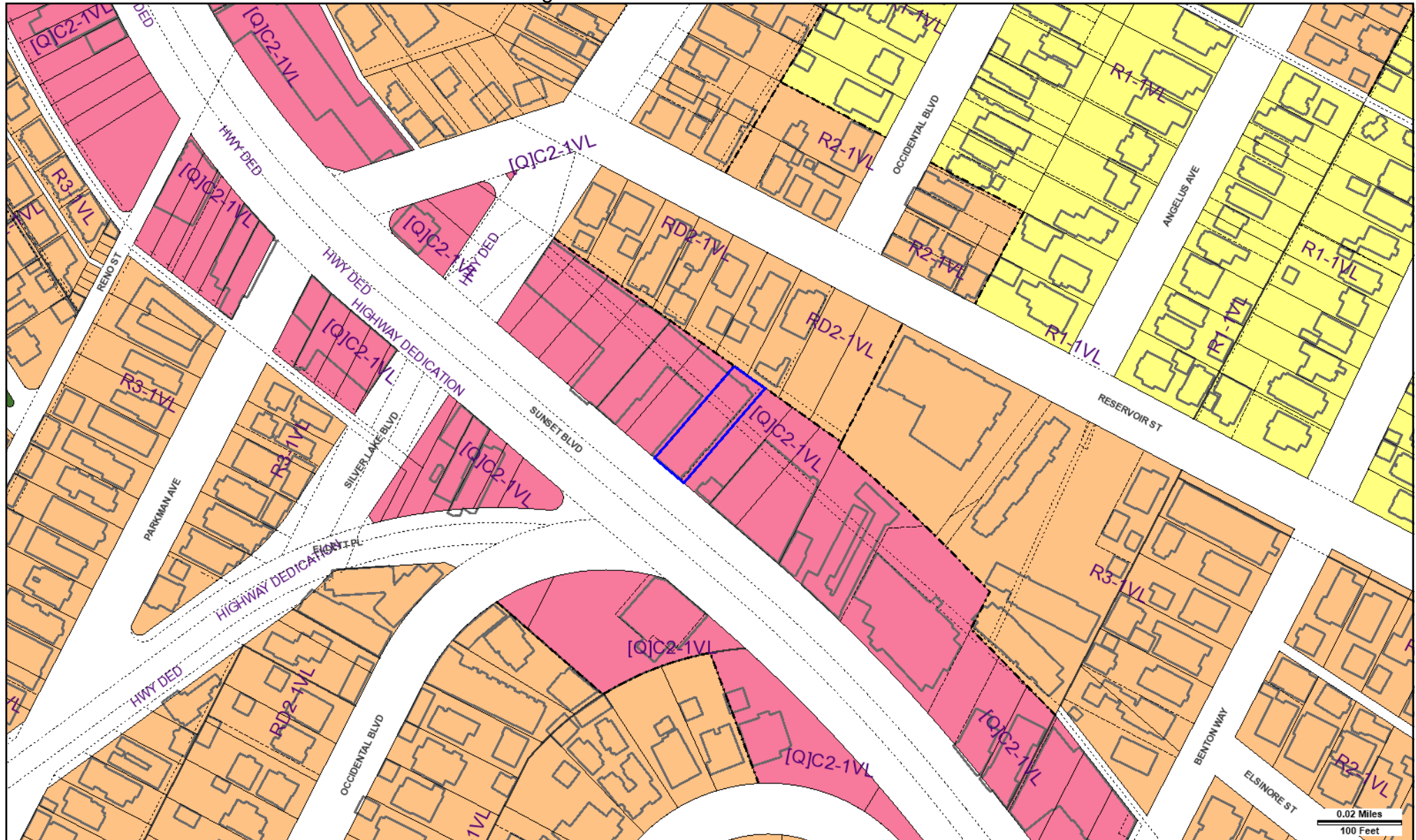
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-1995-357-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THESILVERLAKE/ECHO PARK COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II(7-1-95 TO 12-31-96)
Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ZA-2021-4142-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE PERMIT PER LAMC SECTION 12.24 W 1, TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A 2000 SF. EXISTING RESTAURANT WITH 52 INTERIOR SEATS & 3500 SF UNCOVERED PATIO WITH 100 SEATS WITH HOURS OF OPERATION FROM 11AM-2AM DAILY IN THE (Q)C2-1VL ZONE.
Case Number:	ZA-2013-2714-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CUB - THE REQUEST IS TO MODIFY AN EXISTING CUB FOR ON-SITE UPGRADE TO FULL LINE ALCOHOL. THE SEATING IS REQUESTED TO BE INCREASED INDOORS FROM 36 TO 52, AND OUTDOORS FROM 27 TO 100. THE HOURS OF OPERATION ARE REQUEST TO BE FROM 11:00AM TO 2:00AM. ALSO REQUESTED IS THE ALLOWANCE OF LIVE ENTERTAINMENT.
Case Number:	ZA-2011-2233-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A 36 SEAT RESTAURANT WITH HOURS OF OPERATION FROM MON-THURS & SUN 11 AM TO 11 PM AND FRI. AND SAT. 11 AM TO 12 AM.
Case Number:	ZA-2007-3835-CUE
Required Action(s):	CUE-CONDITIONAL USE EXCEPTION
Project Descriptions(s):	CONDITIONAL USE EXCEPTION PER 12.24 X 2 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A NEW 1300 SQ FT RESTAURANT WITH 41 SEATS AND HOURS OF OPERATION 11AM-11PM TUESDAY THROUGH SUNDAY, IN THE [Q]C2-1VL ZONE.
Case Number:	ZA-1999-2565-PA
Required Action(s):	Data Not Available
Project Descriptions(s):	INSTALLATION OF UNMANNED TELECOMMUNICATIONS FACILITY
Case Number:	ZA-1996-840-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	PERMIT THE CONSTRUCTION OF A PERSONAL COMMUNICATIONS SERVICES (PCS) FACILITY CONSISTING OF 6 SMALL PANEL ANTENNAS AND EQUIPMENT CABINETS IN THE R1-1 ZONE.
Case Number:	ENV-2021-4143-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER LAMC SECTION 12.24 W 1, TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A 2000 SF. EXISTING RESTAURANT WITH 52 INTERIOR SEATS & 3500 SF UNCOVERED PATIO WITH 100 SEATS WITH HOURS OF OPERATION FROM 11AM-2AM DAILY IN THE (Q)C2-1VL ZONE.
Case Number:	ENV-2013-2715-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CUB - THE REQUEST IS TO MODIFY AN EXISTING CUB FOR ON-SITE UPGRADE TO FULL LINE ALCOHOL. THE SEATING IS REQUESTED TO BE INCREASED INDOORS FROM 36 TO 52, AND OUTDOORS FROM 27 TO 100. THE HOURS OF OPERATION ARE REQUEST TO BE FROM 11:00AM TO 2:00AM. ALSO REQUESTED IS THE ALLOWANCE OF LIVE ENTERTAINMENT.
Case Number:	ENV-2012-1995-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE EXCEPTION PER 12.24 X 2 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A NEW 1300 SQ FT RESTAURANT WITH 41 SEATS AND HOURS OF OPERATION 11AM-11PM TUESDAY THROUGH SUNDAY, IN THE [Q]C2-1VL ZONE.
Case Number:	ENV-2011-2234-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A 36 SEAT RESTAURANT WITH HOURS OF OPERATION FROM MON-THURS & SUN 11 AM TO 11 PM AND FRI. AND SAT. 11 AM TO 12 AM.
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	ENV-2007-3836-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE EXCEPTION PER 12.24 X 2 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A NEW 1300 SQ FT RESTAURANT WITH 41 SEATS AND HOURS OF OPERATION 11AM-11PM TUESDAY THROUGH SUNDAY, IN THE [Q]C2-1VL ZONE.
Case Number:	ENV-2005-1941-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PERMIT THE CONSTRUCTION OF A PERSONAL COMMUNICATIONS SERVICES (PCS) FACILITY CONSISTING OF 6 SMALL PANEL ANTENNAS AND EQUIPMENT CABINETS IN THE R1-1 ZONE.
Case Number:	ENV-2003-7281-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Silver Lake-Echo Park Community Plan Update

## DATA NOT AVAILABLE

CPC-8125  
ORD-181128  
ORD-176825-SA39  
ORD-165167-SA2195  
ORD-129279  
ORD-111561



Address: 2815 W SUNSET BLVD

APN: 5402001040

PIN #: 141A205 48

Tract: MABERY HEIGHTS

Block: None

Lot: 4

Arb: None









Zoning: [Q]C2-1VL

General Plan: Neighborhood Commercial



# LEGEND

## GENERALIZED ZONING

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





## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL




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

#### COMMERCIAL






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

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




#### PARKING

	Parking Buffer
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#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<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   | Other Facilities                 | Opportunity School       |
| Beaches              | Park / Recreation Centers        | Charter School           |
| Child Care Centers   | Parks                            | Elementary School        |
| Dog Parks            | Performing / Visual Arts Centers | Span School              |
| Golf Course          | Recreation Centers               | Special Education School |
| Historic Sites       | Senior Citizen Centers           | High School              |
| Horticulture/Gardens |                                  | Middle School            |
| Skate Parks          |                                  | Early Education Center   |

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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