

# 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. 200182

Project Applicant: Nova Grow Labs, LLC

Project Location - Specific:

1455 -1459 S Esperanza St, Los Angeles, CA 90023 / Esperanza Street and Union Pa

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**Cultivation, Distribution, Manufacturing 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: Nova Grow Labs, LLC

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Sections 15301 & 15332/Class 1 & 32
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

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

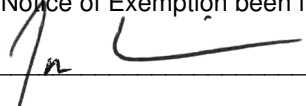
Lead Agency

Contact Person: Jason Killeen

Area Code/Telephone/Extension: (213) 978-0738

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?    ☒ Yes    ☐ No

Signature:  Date: 02/04/2025 Title: Asst. Executive Director

☒ Signed by Lead Agency    ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

THIS NOTICE WAS POSTED

February 12 2025

March 14 2025

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

2025 029030



FILED  
Feb 12 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKESIA MCDONALD

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

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-S-24-200182-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200182-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200182

COUNCIL DISTRICT

14

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

☒ Map attached.

1455 -1459 S Esperanza St, Los Angeles, CA 90023 / Esperanza Street and Union Pacific Ave

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Cultivation, Distribution, Manufacturing of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:

Nova Grow Labs, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

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

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

Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

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PRESIDENT

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VICE PRESIDENT

ANTON FARMBY  
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MARIO MELENDEZ

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CALIFORNIA



Karen Bass  
MAYOR

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EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

## DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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 also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the categorical exemptions under Class 1 and Class 32.

<b>DCR Record No.:</b>	LA-S-24-200182-ANN
<b>Applicant Name:</b>	Nova Grow Labs, LLC
<b>Activity(ies) Requested:</b>	Distributor (Type 11) Cultivation - Specialty Indoor (Type 1A) Manufacturer (Type 6)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	1455 -1459 S Esperanza St Los Angeles, CA 90023
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Boyle Heights - Boyle Heights M3-1-CUGU
<b>LAMC Section / "Phase":</b>	LAMC 104.08 / Phase 2
<b>Environmental Analysis/Clearance:</b> ENV-200182-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Applicant was issued Temporary Approval by DCR with an effective date of August 28, 2019. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, C11-0000517-LIC, to conduct Distributor (Type 11), active through June 25, 2025; CCL19-0002709, to conduct Cultivation - Specialty Indoor (Type 1A), active through November 15, 2025; CDPH-100003239 to conduct Manufacturer (Type 6), active through May 20, 2025.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1455 - 1459 S Esperanza St, Los Angeles, CA 90023, a parcel zoned for Heavy Manufacturing purposes.

**DEPARTMENT ANNUAL LICENSING DETERMINATIONS:**

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.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

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

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- **(Social Equity Only)** Failing to comply with any requirement in LAMC Section 104.20;
- 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*; and,
- 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.

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.



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

The Applicant seeks conversion of an existing Distributor (Type 11); Cultivation - Specialty Indoor (Type 1A), Manufacturer (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Heavy Manufacturing, M3-1-CUGU at 1455 - 1459 S Esperanza St, Los Angeles, CA 90023 (Assessor's Parcel Number 5192-006-033). 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 5:00 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**

Heavy Manufacturing / M3-1-CUGU

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

Light Manufacturing / M2-1-CUGU

Heavy Manufacturing / M3-1-CUGU

### **Subject Property**

The subject site is a fully developed lot within the Boyle Heights Community Plan Area. The lot is approximately 40 feet deep and a width of 46 feet along Esperanza Street. The site is currently developed with a manufacturing building, built in 1940 proposed to be maintained.

The site has a Heavy Manufacturing land-use designation and is zoned M3-1-CUGU. The site is located within Council District 14, Boyle Heights Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

### **Abutting Properties**

Abutting uses include Manufacturing uses within 200 feet of the site. The immediate area along Esperanza Street is predominantly developed with Light Manufacturing uses, zoned M2-1-CUGU, and Heavy Manufacturing, zoned M3-1-CUGU.. (See Exhibit A)

### **CEQA Findings**

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

These conditions are met as follows: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations for the requested commercial cannabis activities.

- a) The site is comprised of one lot totaling approximately 1,832 gross square feet, zoned M3-1-CUGU with a manufacturing building originally constructed in 1940. 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 1,832 gross square foot property (i.e., less than five acres), and is substantially surrounded by Heavy Manufacturing uses. The surrounding area is Light Manufacturing zoned M2-1-CUGU, Heavy Manufacturing, zoned M3-1-CUGU; and developed with a mix of Manufacturing buildings along Esperanza Street between Union Pacific Avenue and 15th Street.
- 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 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 ACTIONS:**

The Department of Cannabis Regulation:

1. Determined, 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), approved the Annual License for Distributor (Type 11), Cultivation - Specialty Indoor (Type 1A), and Manufacturer (Type 6) Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.

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

February 5, 2025  
Date

**EXHIBITS:**

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



CITY OF LOS ANGELES DEPARTMENT OF™

**CANNABIS  
REGULATION****PROJECT-SPECIFIC INFORMATION FORM**

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/29/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-S-23-200182-ANN / LA-B-0003075609Applicant Entity Name: Nova Grow Labs, LLCLicense Type(s): Cultivation (Specialty Indoor), Manufacturing, and DistributionBusiness Premises Location: 1455 -1459 Esperanza St., Los Angeles, CA 90023County: Los Angeles Assessor's Parcel Number (APN): 5192006032-33Council District: CD 14 Neighborhood Council: Boyle HeightsCommunity Plan Area: Boyle HeightsZoning: M3 Specific Plan Area: NoneGeneral Plan Land Use: Heavy Manufacturing Redevelopment Project Area: Adelante EastsideBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: East Los Angeles Historic Preservation Review: NoLAPD Division/Station: Hollenbeck LAFD District/Fire Station: 25

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

**Department of Cannabis Regulation**

221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012

(213) 978-0738 • [cannabis@lacity.org](mailto:cannabis@lacity.org)[www.cannabis.lacity.org](http://www.cannabis.lacity.org)



**Categorical Exemption Evaluation Form**

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

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

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

Nova Grow Labs, LLC has three state licenses at the two adjacent facilities to operate a medical and adult-use commercial cannabis cultivation, manufacturing, and distribution operation. The cultivation state license held is a specialty indoor license which permits 5,000 square feet of canopy or less. The project's activities include growing strains of cannabis from seed or immature plant to full maturity where the plant will be harvested. The plants will be dried, and the flower will cure before a licensed distributor, including Nova Grow Labs, LLC's own distribution license, will be used to transfer the harvested cannabis from the cultivation premises to another licensed manufacturer, processor, or distributor for further processing, including Nova Grow Labs, LLC's own manufacturing license. Nova Grow Labs, LLC may package cannabis flower for direct sale to customers by retailers, but the flower must be tested by a licensed laboratory and arranged by a licensed distributor first.

Nova Grow Labs, LLC's non-volatile manufacturing operations include receiving cannabis flower from licensed cultivators or bulk extracted cannabis oil from other licensed manufacturers to incorporate into medical and adult-use cannabis products including infused pre-rolls for final retail sale to retailers.

Nova Grow Labs, LLC's distribution premises includes a show room where interested licensed buyers such as other distributors or retailers can come to the facility and inspect the cannabis goods for sale.

All loading and unloading areas are monitored and recorded 24 hours per day in addition to all other areas containing cannabis goods by the video surveillance system. In between the adjacent facilities is a driveway with a secure, gate that blocks visibility into the driveway from public vantage points. This area serves as a loading and unloading area for all three licensed operations.

**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.*

Yes, Nova Grow Labs, LLC is currently operating as a medical and adult-use cannabis cultivator, distributor, and manufacturer.

To Nova Grow Labs, LLC's knowledge, the previous use of the site and adjacent facilities was also an indoor agricultural and manufacturing facility.

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.*

No expansion of existing structures.

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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

5. Is there evidence that the project site is located in an environmentally sensitive area?

☐ Yes ☒ No

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

Per the City's Biological Resource Area map (C-2 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the LA River, which is over 3,300 feet south of the project site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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

☐ Yes ☒ No

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



7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)?

☐ Yes ☒ No

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





**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

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

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



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

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

No replacement or reconstruction.

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

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

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

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

☒ Yes ☐ No

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

Nova Grow Labs, LLC moved into an existing facility and has made only minor alterations to the facility, including the installation of additional security cameras, outfitted the grow rooms with LED lighting, and other minor interior improvements. No major alterations or material changes have been made to the existing structure by Nova Grow Labs, LLC.

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

☐ Yes ☒ No

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

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

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

☒ Yes ☐ No

*Cite source(s) of information.*

**FOR SITES IN URBANIZED AREAS**

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

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

No construction of new small structures.

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

*Cite source(s) of information.*

LAMC 105.02(a)(4)(A)(1) permits level 1 (non-volatile) manufacturing in M3 (Heavy Industrial) zones; LAMC 105.02(a)(3)(A)(1) permits indoor commercial cultivation activities in in M3 zones; and LAMC 105.02(a)(7)(A)(1) permits distribution cannabis activities in M3 zones.

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.*

There are no hazardous materials stored, used, or disposed of at the project site.

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.*

LADWP provides municipal water and power.

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.*

The property is not known to to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

**FOR SITES NOT IN URBANIZED AREAS**

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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

**FOR ALL SITES**

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

☐ Yes ☒ No

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

As required of cultivation state licensees, Nova Grow Labs, LLC enrolled with the State Water Resources Control Board and obtained a Notice of Applicability - Conditional Waiver of Waste Discharge Requirements. The cultivation activities occur within a structure with a permanent roof and a permanent, impermeable floor. All irrigation tailwater or other hydroponic wastewaters will be ultimately discharged into the community sewer system.



**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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



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

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

No alterations to land, water, or vegetation.

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

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

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

*Cite source(s) of information.*

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

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

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

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

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


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

**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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



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

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



**Categorical Exemption Evaluation Form****Class 32: Infill Development Projects**

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

*Cite source(s) of information.*

LAMC 105.02(a)(4)(A)(1) permits level 1 (non-volatile) manufacturing in M3 (Heavy Industrial) zones; LAMC 105.02(a)(3)(A)(1) permits indoor commercial cultivation activities in in M3 zones; and LAMC 105.02(a)(7)(A)(1) permits distribution cannabis activities in M3 zones. Indoor nursery and manufacturing uses are consistent with the general plan designation.

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.*

The project occupies two adjacent buildings on two adjacent APNs. One facility contains the cultivation use and the other contains the manufacturing and distribution uses. The buildings are 3,200 and 3,120 sq. ft. The lot/parcel sizes are 3,690 sq. ft. and 3,664 sq. ft.

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

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

Abutting zoning is Manufacturing [M3] and all abutting land use is Heavy Industrial. The project site is located in an industrial manufacturing zone. Within a one-half mile radius, the following general plan and zoning designations include: M3, M2, PF, R2, C2, M1, RD1.5. All surrounding land uses within a one-half mile radius are: Heavy Manufacturing, Light Manufacturing, Public Facilities, Highway Oriented and Limited Commercial, Low Medium Residential, Limited Manufacturing, Commercial Manufacturing, and Low Medium II Residential. The nearby public facilities include Los Angeles Department of Water and Power Receiving Station and I-5 freeway corridor. The types of land uses/business in the surrounding area include: LA recycling center, a scrap metal recycling center, a paint store, and a tire shop.

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.*

Per the City's Biological Resource Area map (C-2 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site. There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the LA River, which is over 3,300 feet south of the project site. The activities at the project site would not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.



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.*

Daily trip generation to the site is consistent with other manufacturing uses. Anticipated employees on site is approximately 6-10. No loud activities occur as part of the cultivation, manufacturing, or distribution operations so the project will not have any noise impact. No potential impacts to air quality or water quality.

No hazardous materials will be stored or used on site and water usage at the facility is limited to domestic uses, hand-washing, equipment washing, and limited run-off.

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.*

LADWP provides municipal water and power.

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.*

As required of cultivation state licensees, Nova Grow Labs, LLC enrolled with the State Water Resources Control Board and obtained a Notice of Applicability - Conditional Waiver of Waste Discharge Requirements. The cultivation activities occur within a structure with a permanent roof and a permanent, impermeable floor. All irrigation tailwater or other wastewaters will be ultimately discharged into the community sewer system.

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

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

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



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

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



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

☐ Yes ☒ No

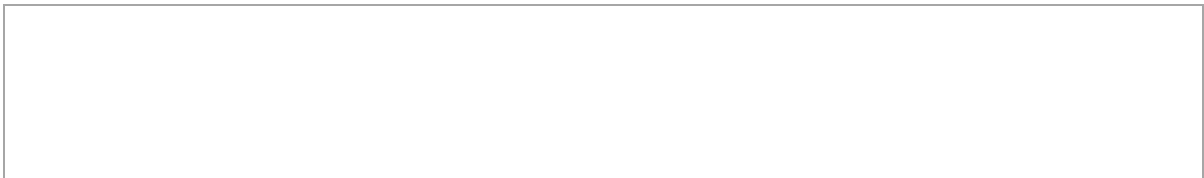
*Describe the type of hazardous site (if applicable). Cite source(s) of information.*

The project address does not appear on any compiled list pursuant to the Cortese List found at <https://calepa.ca.gov/SiteCleanup/CorteseList/>.

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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

The use and project is consistent with the building's use and the surrounding area.

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



**CEQA Exemption Petition**Class: Class 32 Category: Infill Development Projects

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

A compliant, licensed adult-use and medical cannabis cultivation, manufacturing, and distribution operation in an eligible manufacturing zone is consistent with the applicable general plan designations, all applicable general plan policies, and applicable zoning designation and regulations. The adjacent facilities are within an urbanized area within Los Angeles city limits on a project site less than five acres and is substantially surrounded by other urban, manufacturing, and industrial uses. The project site has no value as habitat for endangered, rare or threatened species. Further, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

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

Zimas; Google Maps; Los Angeles County Assessor's Office; California Office of Historic Preservation's Built Environment Resource Directory (BERD); Cortese List, National Register of Historic Places; Community Plan Area Plan; CalTrans State Scenic Highway Map; LA Municipal Code; LA CEQA Thresholds Guide; Los Angeles Historic Resources Inventory.

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 is located at 1455-1459 S. Esperanza Street, Los Angeles, CA 90023; APN: 5192006032-33; Cross streets are Esperanza Street and Union Pacific Avenue. The parcels contain the second and third buildings in from the corner of Esperanza St. and Union Pacific Ave. On the parcels sits existing single-story, cinder block, dark gray painted buildings facing S. Esperanza St. Between the adjacent facilities as part of this project lies a wrought iron fence that hides a driveway used for loading and unloading activities.

- (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.*

There are existing industrial facilities and structures on the project site which is used by Nova Grow Labs, LLC for cannabis cultivation, manufacturing, and distribution uses. Abutting zoning is Manufacturing [M3] and all abutting land use is Heavy Industrial. The project site is located in an industrial manufacturing zone. Within a one-half mile radius, the following general plan and zoning designations include: M3, M2, PF, R2, C2, M1, RD1.5. All surrounding land uses within a one-half mile radius are: Heavy Manufacturing, Light Manufacturing, Public Facilities, Highway Oriented and Limited Commercial, Low Medium Residential, Limited Manufacturing, Commercial Manufacturing, and Low Medium II Residential. The nearby public facilities include Los Angeles Department of Water and Power Receiving Station and I-5 freeway corridor. The types of land uses/business in the surrounding area include: LA recycling center, a scrap metal recycling center, a paint store, and a tire shop.

- (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.

To Nova Grow Labs, LLC's knowledge, the previous use of the site and adjacent facilities was also an agricultural and manufacturing facility.

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

The site has been used for similar industrial and manufacturing activities.

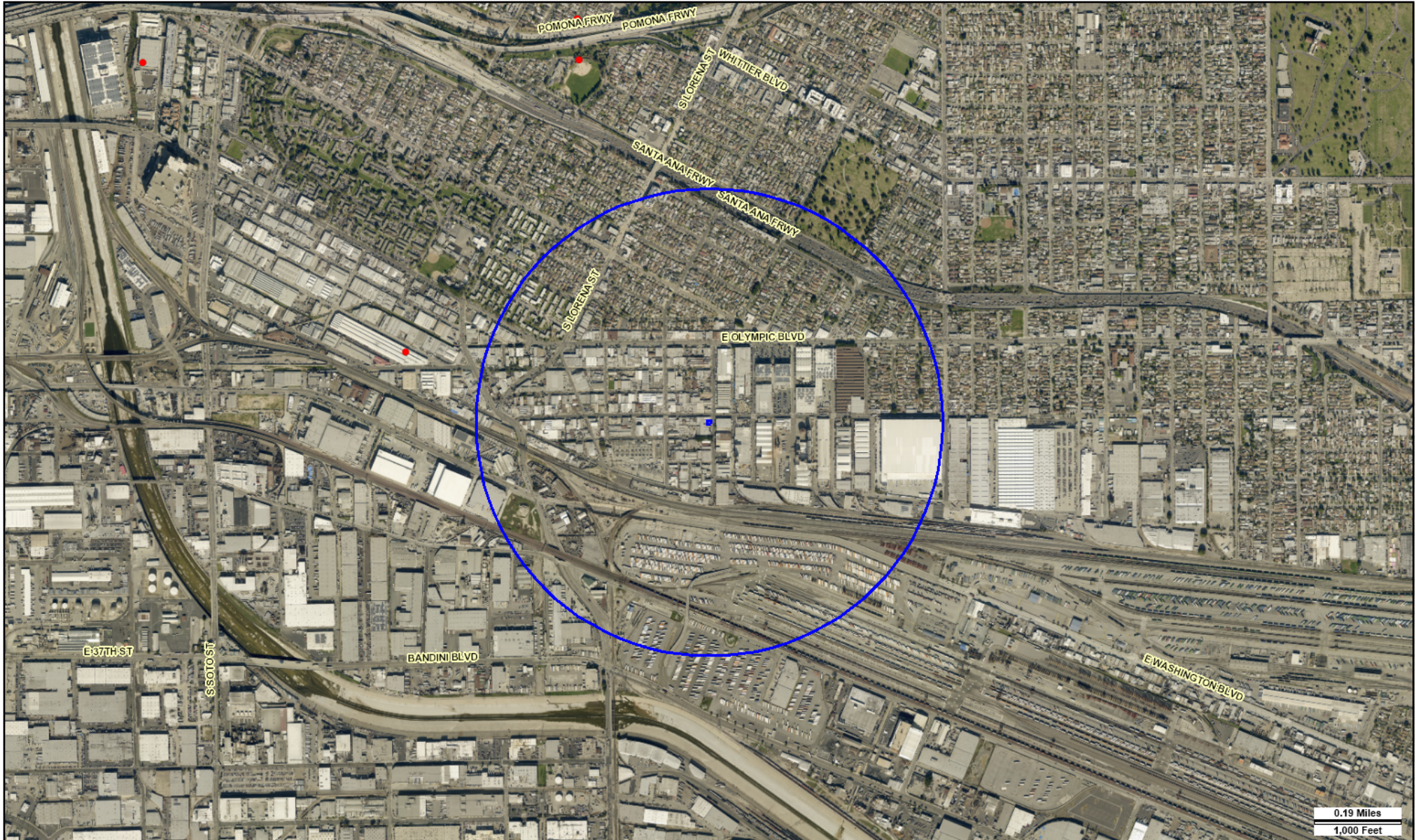
- (e) Maps to be Included: Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).

**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).

Nova Grow Labs, LLC has three state licenses at the adjacent facilities to operate a medical and adult-use commercial cannabis cultivation, manufacturing, and distribution facility. The cultivation state license held is a specialty indoor license which permits 5,000 square feet of canopy or less. The project's activities include growing strains of cannabis from seed or immature plant to full maturity where the plant will be harvested. The plants will be dried, and the flower will cure before a licensed distributor, including Nova Grow Labs, LLC's own distribution license, will be used to transfer the harvested cannabis from the cultivation premises to another licensed manufacturer, processor, or distributor for further processing, including Nova Grow Labs, LLC's own manufacturing license. There are no retail operations occurring at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Nova Grow Labs, LLC.





Address: 1455 S ESPERANZA ST

APN: 5192006033

PIN #: 117A227 24

Tract: TR 5030

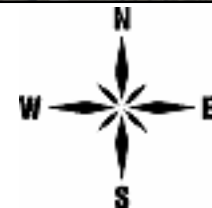
Block: None

Lot: FR 190

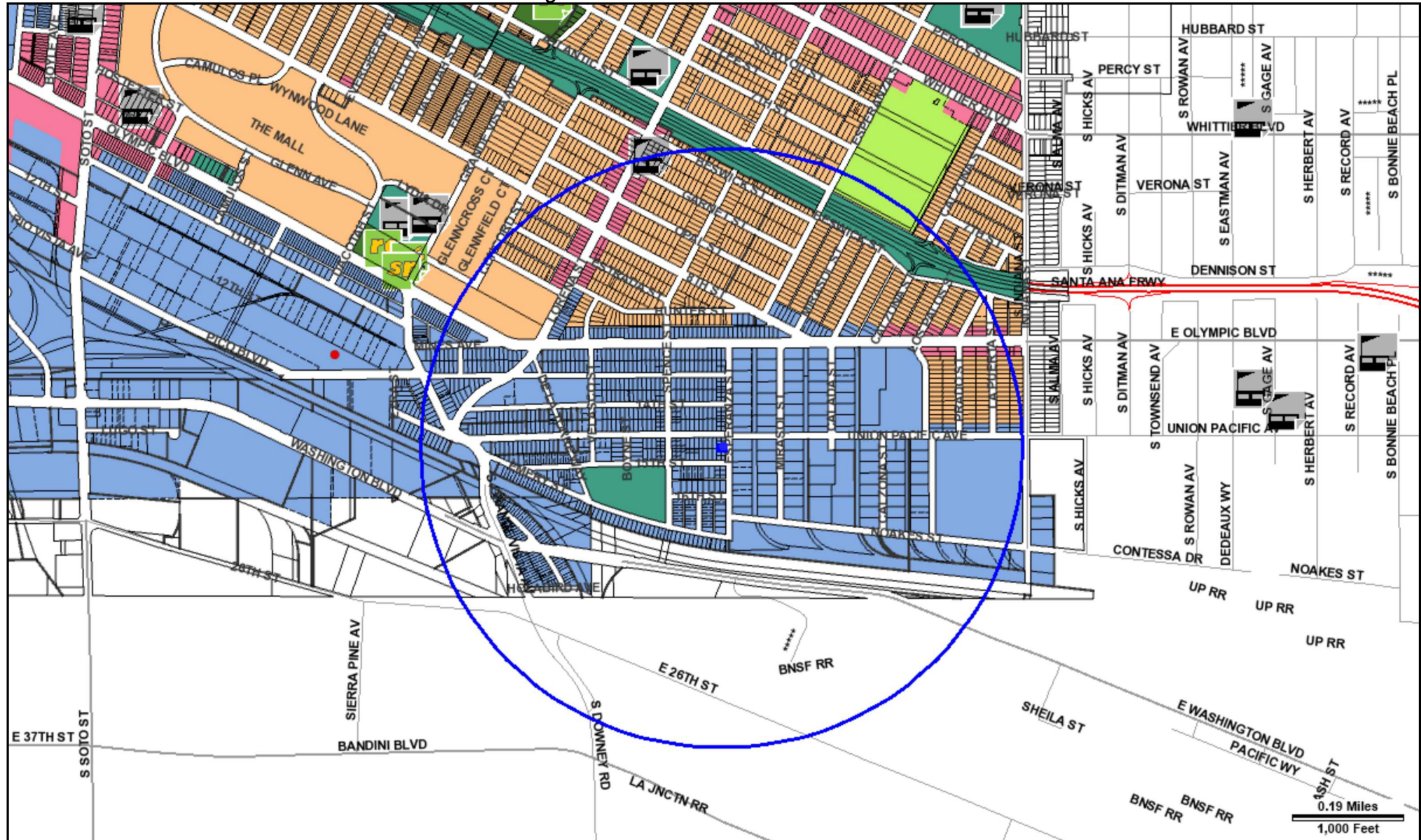
Arb: 2

Zoning: M3-1-CUGU

General Plan: Heavy Manufacturing



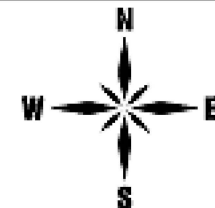




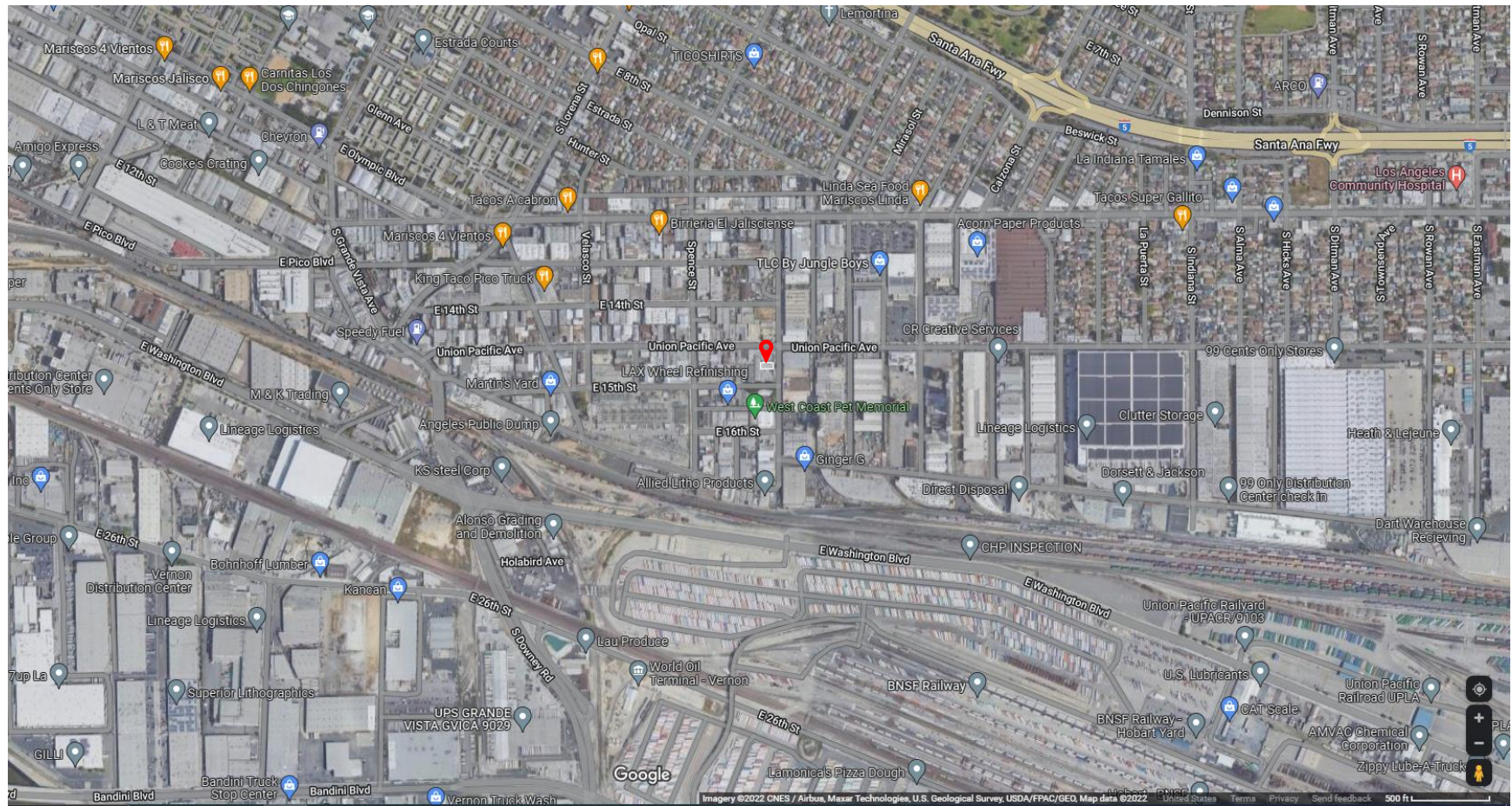
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APN: 5192006032  
PIN #: 117A227 114

Tract: TR 5030  
Block: None  
Lot: FR 190  
Arb: 2

Zoning: M3-1-CUGU  
General Plan: Heavy Manufacturing











ENTHE

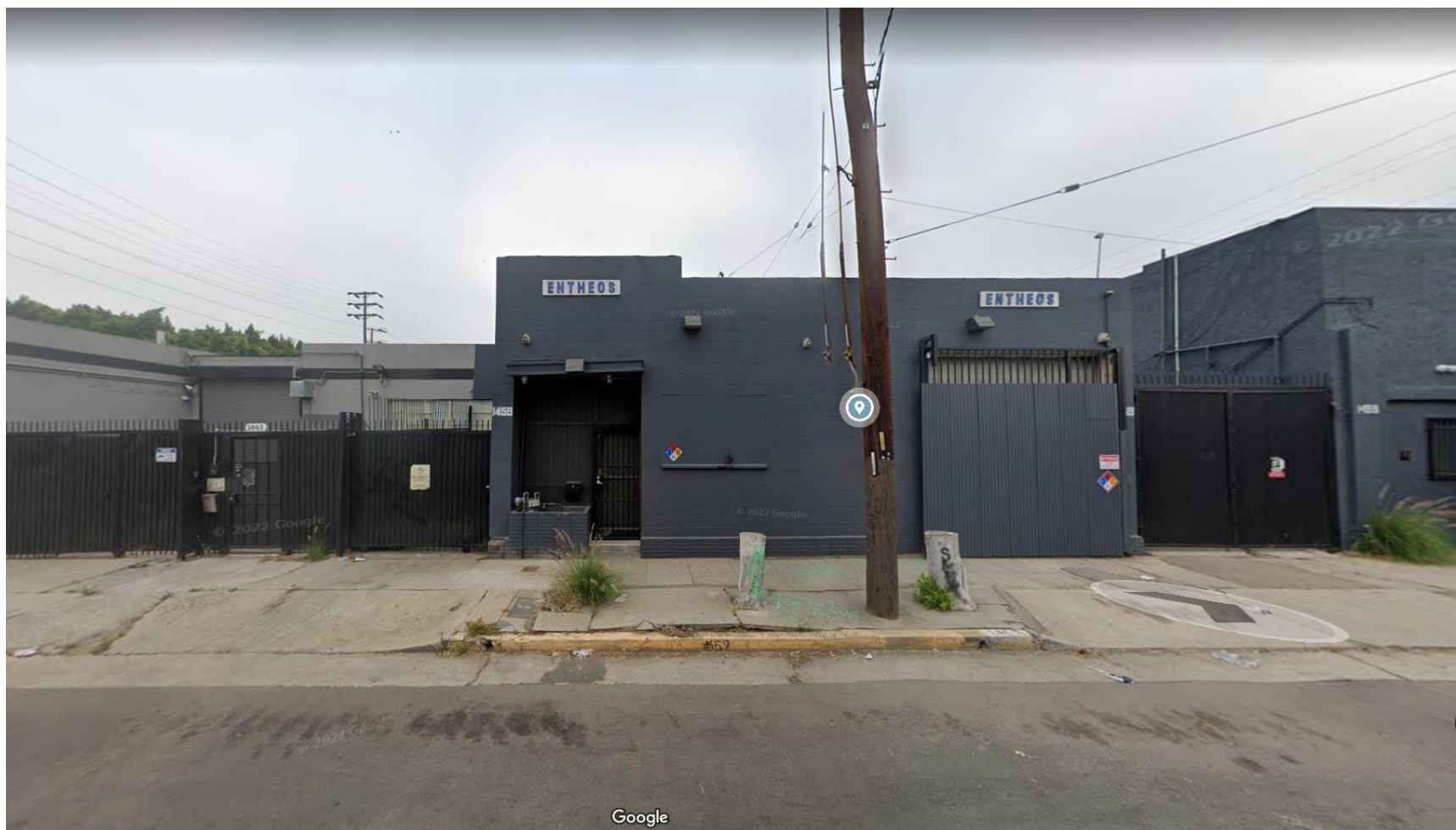
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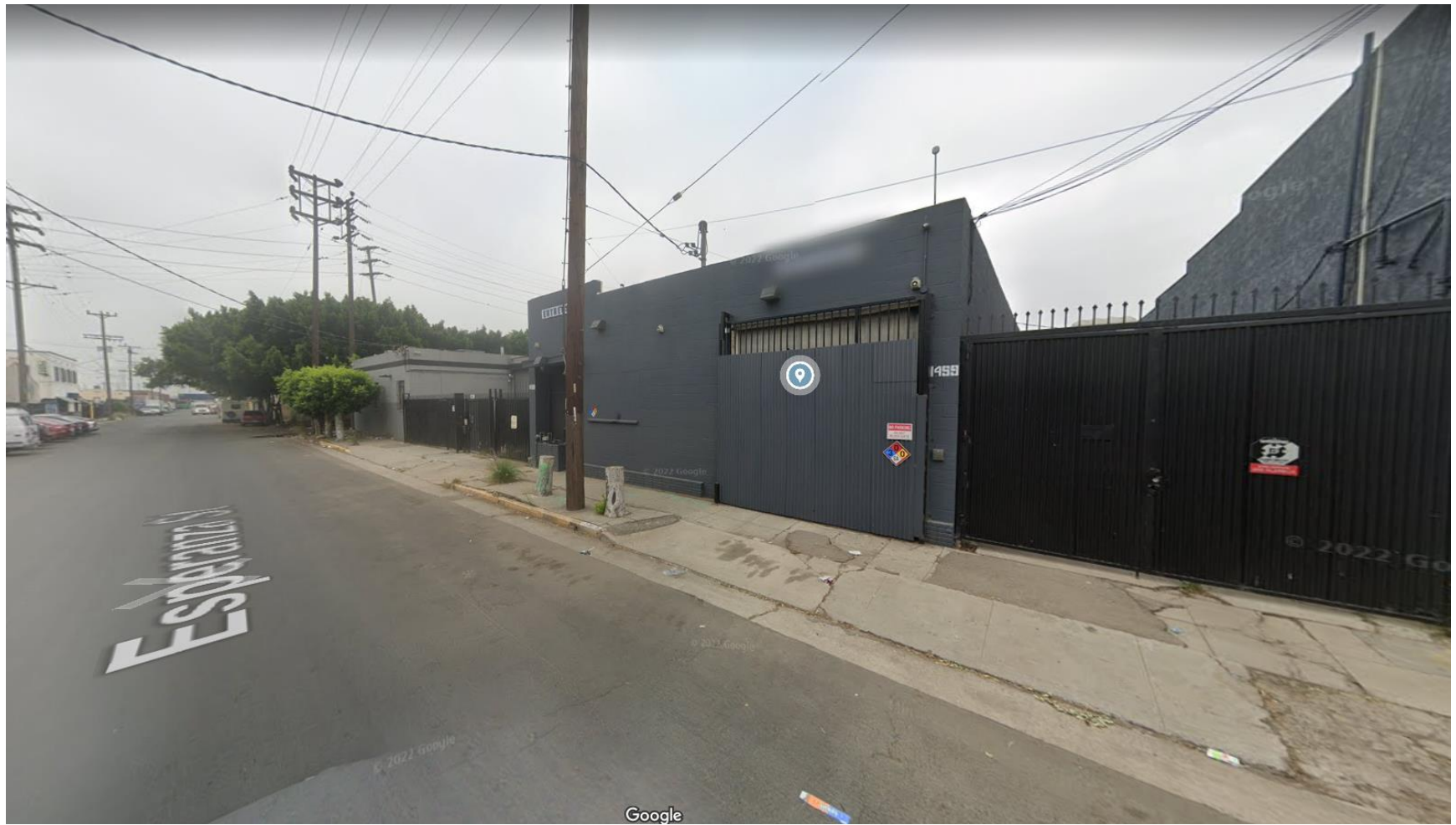
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- (b) Cannabis Operation Activities Owned by the Same or Different Businesses: *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

Nova Grow Labs, LLC does not propose any additional commercial cannabis activities at the site. There are no other commercial cannabis licensees or activities occurring at the property besides those operated by licensee, Nova Grow Labs, LLC.

- (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 project occupies two adjacent buildings on two adjacent APNs. One facility contains the cultivation use and the other contains the manufacturing and distribution uses. The buildings are 3,200 and 3,120 sq. ft. The lot/parcel sizes are 3,690 sq. ft.. and 3,664 sq. ft.

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

Nova Grow Labs, LLC holds a state cultivation specialty indoor provisional license from the DCC which expires on November 15, 2024, a distribution provisional license from the DCC which expires on June 25, 2024, and a non-volatile manufacturing provisional license from the DCC which expires on May 20, 2024.

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

The project's hours of operation when employees are on-site is 6:00 a.m. to 12:00 p.m. PST, Monday through Sunday. The cultivation operations at the project site will be operating 24 hours/day as the grow lights are on an automatic on/off schedule. There will be one cultivation work shift per day: 6:00 a.m. to 12:00 p.m. The manufacturing and distribution operations' hours of operations will be from 8:00 a.m. to 5:00 p.m., Monday through Friday with one work shift.

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

The three licensed projects will require approximately six to ten employees onsite daily.



- (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.*

Nova Grow Labs, LLC anticipates 1 to 2 shipments originating from the cultivation site per month; these shipments will occur around the time that the harvested cannabis goods are sold and picked up by licensed distributors. There will be approximately 2 deliveries arriving at the project site per month; these deliveries will primarily be supplies for the operation. The shipments and deliveries at the project site will occur weekday mornings, between 6:00 a.m. and 12:00 p.m. PST. For the manufacturing and distribution operations, 1-2 shipments will originate from the project site per week and 2-3 shipments will be delivered to the project site per week during hours of operation.

- (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.*

The water source for the project site is municipal, LADWP. As this project includes commercial cultivation, enrollment with the State Water Resources Control Board is required. The cultivation activities occur within a structure with a permanent roof and a permanent, impermeable floor. All irrigation tailwater or other wastewaters will be ultimately discharged into the community sewer system.

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

Wastewater is disposed of in the municipal wastewater treatment facility, City of Los Angeles' wastewater system. Activities that produce wastewater will be limited to domestic uses including hand-washing, equipment washing, and wastewater.

#### 4. Environmental Setting:

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

The project site is in an existing industrial building located in an established heavy manufacturing area surrounded by paved surfaces. As such, there are no natural characteristics on the project site with the exception of three trees in front of the manufacturing and distribution facility.

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

The property is flat and has a slope of approximately 0.

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

The project site is in an existing industrial building located in an established heavy manufacturing area surrounded by paved surfaces. As such, there are no natural characteristics on the project site.

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

There are no watercourses or riparian habitats within 150 feet of the project site. The closest watercourse is the LA River, which is over 3,300 feet south of the project site. The activities at the project site will not have a substantial adverse effect on any special status species, riparian habitat, other sensitive natural community, or State or federally protected wetlands.

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

The topographic features are not of significant scenic value.

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

The property and building do not have historic designations. The site is not listed on the California Office of Historic Preservation's Built Environment Resource Directory (BERD) or the National Register Database or on the Los Angeles Historic Resources Inventory.

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

Per the City's Biological Resource Area map (C-2 of the LA CEQA Thresholds Guide), the property is within an urbanized area and not within a sensitive biological resource area. The property is not known to serve as a habitat for sensitive species during one or more seasons of the year, the project site is not immediately adjacent to undeveloped natural open space containing native vegetation, and there are no nearby natural water sources adjacent to the site.

- (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:

There are no hazardous materials stored, used, or disposed of at the project site.

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

To Nova Grow Labs, LLC's knowledge, the previous use of the site was a similar industrial and manufacturing use. The types of solid waste produced by Nova Grow Labs, LLC is likely similar to the solid waste produced at the facility previously, including green waste, cardboard, and paper materials. Cannabis waste is stored on-site only when it is awaiting collection for disposal pursuant to DCC regulation section 17223.

- 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 manufacturing and distribution project requires approximately 100 kWh of electricity per day while the cultivation project requires approximately 831 kWh of electricity per day. The amount of kWh is customary for industrial uses including lights, security, and manufacturing. The project does not require an increase in the energy demand beyond the previous use of the facility.

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

No, Nova Grow Labs, LLC's project activities are not expanding the existing footprint of the existing facilities. No reduction of any natural habitat has occurred at the project site as a result of Nova Grow Labs, LLC's cultivation, manufacturing, and distribution facilities.

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.*

Nova Grow Labs, LLC installed energy efficient LED lighting to increase energy efficiency. Nova Grow Labs, LLC has made no other environmental obligations to any authority.

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).*

Not applicable.

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

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



## Partial List of Categorical Exemptions under CEQA

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

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 2	Replacement or Reconstruction	Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced with a new structure of substantially the same size, purpose, and capacity. (Cal. Code Regs., tit. 14, § 15302.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 11	Accessory Structures	Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. (Cal. Code Regs., tit. 14, § 15311.)
Class 32	In-Fill Development Projects	Consists of projects characterized as in-fill development meeting the conditions described in Cal. Code Regs., tit. 14, § 15332.



# City of Los Angeles Department of City Planning

## 1/21/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1455 S ESPERANZA ST

### ZIP CODES

90023

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2018-6005-CA  
CPC-2016-2905-CPU  
CPC-2015-1462-CA  
CPC-2013-3169  
CPC-2007-5599-CPU  
CPC-1995-336-CRA  
CPC-1986-445-GPC  
ORD-188333  
ORD-184246  
ORD-166585-SA4170T  
AA-2006-5762-PMEX  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-2906-EIR  
ENV-2015-1463-ND  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2007-5600-EIR  
ND-83-385-ZC-HD  
AF-09-1207274-COC

### Address/Legal Information

PIN Number	117A227 24
Lot/Parcel Area (Calculated)	1,831.9 (sq ft)
Thomas Brothers Grid	PAGE 675 - GRID C1
Assessor Parcel No. (APN)	5192006033
Tract	TR 5030
Map Reference	M B 53-31/32 (SHT 1 & 2)
Block	None
Lot	FR 190
Arb (Lot Cut Reference)	2
Map Sheet	117A227

### Jurisdictional Information

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles
Neighborhood Council	Boyle Heights
Council District	CD 14 - Ysabel Jurado
Census Tract #	2049.20
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	M3-1-CUGU
Zoning Information (ZI)	ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2474 Exide Technologies Buffer (2700 S Indiana 1.7 mile radius) ZI-2129 State Enterprise Zone: East Los Angeles ZI-2518 Boyle Heights Interim Control Ordinance ZI-2458 Clean Up Green Up (CUGU): Boyle Heights ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Heavy Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Boyle Heights
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5192006033
APN Area (Co. Public Works)*	0.084 (ac)
Use Code	3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story
Assessed Land Val.	\$83,912
Assessed Improvement Val.	\$90,187
Last Owner Change	12/30/2005
Last Sale Amount	\$275,002
Tax Rate Area	12704
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1940
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,120.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5192006033]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No

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Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.47763992
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5192006033]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	499
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	25
Red Flag Restricted Parking	No

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## CASE SUMMARIES

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

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2016-2905-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1986-445-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
Case Number:	AA-2006-5762-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	PARCEL MAP EXEMPTION FOR LOT LINE ADJUSTMENT BETWEEN FOUR LOTS WITHIN THE M3-1 ZONE
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	ENV-2013-3392-CE

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Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2007-5600-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	ND-83-385-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available
Case Number:	AF-09-1207274-COC
Required Action(s):	COC-CERTIFICATE OF COMPLIANCE
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-188333

ORD-184246

ORD-166585-SA4170T



# ZIMAS PUBLIC

Generalized Zoning

01/21/2025

City of Los Angeles  
Department of City Planning



Address: 1455 S ESPERANZA ST

APN: 5192006033

PIN #: 117A227 24

Tract: TR 5030

Block: None

Lot: FR 190

Arb: 2

Zoning: M3-1-CUGU

General Plan: Heavy Manufacturing



# LEGEND

## GENERALIZED ZONING

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



## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL

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

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

#### PARKING

	Parking Buffer
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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 3
-  Tier 2
-  Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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