

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. 400681

Project Applicant: JC Rad, Inc

Project Location - Specific:

1055 E Cesar Chavez Avenue Los Angeles, CA 90033 / Gallardo St & Mission Rd

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Non-Storefront Retail sales 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: JC Rad, Inc

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

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

Reasons why project is exempt:

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

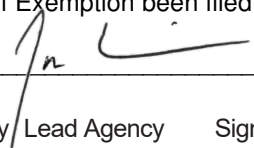
Lead Agency

Contact Person: Jason Killeen

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

If filed by applicant:

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

Signature:  Date: 03/19/2025 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: _____

2025 061795



FILED

Mar 26 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by SICK/HA MCDLAIN

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 March 26 2025

UNTIL April 25 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-S-24-400681-ANN / Non-Storefront Retail (Type 9)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 400681-ANN

PROJECT TITLE

DCR CORE RECORD NO. 400681

COUNCIL DISTRICT

14

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

1055 E Cesar Chavez Avenue Los Angeles, CA 90033 / Gallardo St & Mission Rd

☒ Map attached.

PROJECT DESCRIPTION:

Non-Storefront Retail sales of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

JC Rad, Inc

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION

STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Non-Storefront Retail (Type 9)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of January 1, 2023. 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, C9-0000672-LIC, to conduct Non-Storefront Retail (Type 9), active through November 29, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1055 E Cesar Chavez Avenue, Los Angeles, CA 90033, a parcel zoned for Limited 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 existing cannabis distribution, Type N manufacturing, and non-storefront retail provisional licenses to Annual Licenses located on an existing site zoned Production (M1-2D-RIO-CUGU) located at 1055 E. Cesar Chavez Los Angeles, CA 90033 (Assessor Parcel Number 5410-008-020). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states the existing structure will remain with no expansion or physical changes proposed (Exhibit A, Exhibit C). The Project's activities are comprised of the distribution and manufacture of cannabis products. The Applicant states that all goods will be tracked, repackaged (if needed) and delivered to licensed operators. The Project will not be open to the general public. There is one work shift Monday through Friday 8:00am to 4:30pm (Exhibit A, Exhibit C). 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. 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 B). 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

Limited Manufacturing / M1-2D-RIO-CUGU

Surrounding Land Use/Zoning Designations

Limited Manufacturing / M1-2D-RIO-CUGU

Public Facilities / PF-1XL-CUGU

Subject Property

The subject site is a fully developed lot located at 1055 E. Cesar Chavez Avenue, Los Angeles, CA 90033 (APN 5410-008-020) in the Boyle Heights Community Plan Area of the City of Los Angeles. The approximately 4,817.2 sf (0.110-acre) parcel is on the southwest corner of E. Cesar Chavez Avenue and Gallardo Street. The site is developed with a one-story, approximately 1,200 sf industrial building. The Applicant is seeking Distribution, Type N Manufacturing, and Non-Storefront Retail Annual Licenses. No physical changes to the site are proposed.

Abutting Properties

Abutting uses include a one-story 3,000 sf commercial (auto parts warehouse) building to the west along E. Cesar Chavez Avenue, and a one-story approximately 2,050 sf commercial building to the north along Gallardo Street. To the south, across E. Cesar Chavez Avenue, are light manufacturing, industrial, or commercial businesses. To the east, fronting along Gallardo Street, are also light manufacturing, industrial, or commercial businesses.

These parcels are all zoned Limited Manufacturing / M1-2D-RIO-CUGU. (See Exhibit B and C)

CEQA Findings

CEQA Guidelines Sections 15300 to 15332 include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

CEQA Guidelines Section 15301, 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 existing or former use. The project meets these conditions as the existing structure on-site will remain

with no expansion or physical changes proposed. The Project consists of continued operation in an existing 1,200 sf industrial building. The Applicant is seeking Distribution, Type N Manufacturing, and Non-Storefront Retail Annual Licenses. The proposed uses are consistent with the General Plan/Zoning designations for the site.

CEQA Guidelines Section 15332, Class 32 - In-Fill Development Projects, 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:

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 for the continued use of cannabis distribution. The site is currently developed with an approximately 1,200 sf commercial building built in 2012, which is proposed to be maintained. The Applicant is seeking Distribution, Type N Manufacturing, and Non-Storefront Retail Annual Licenses. The site has a Limited Manufacturing land use designation and is zoned M1-2D-RIO-CUGU. No physical changes to the site are proposed and 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 4,817.2 sf (0.110-acre) parcel and is substantially surrounded by urban uses. Abutting uses include a one-story 3,000 sf commercial (auto parts warehouse) building to the west along E. Cesar Chavez Avenue, and a one-story approximately 2,050 sf commercial building to the north along Gallardo Street. To the south, across E. Cesar Chavez Avenue, are light manufacturing, industrial, or commercial businesses. To the east, fronting along Gallardo Street, are also light manufacturing, industrial, or commercial businesses. These parcels are all zoned Limited Manufacturing / M1-2D-RIO-CUGU.

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 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. As the project will result in no physical changes to the site, the project would not have direct physical impacts to the environment. The number of employees anticipated to be on-site during operating hours is six (6). No loud activities would occur as part of the on-going, continuing operations so the project would not have any substantive noise impacts. No substantive increase in impacts to 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 project.

CEQA Guidelines 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 direct 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; the site's general plan designation and zoning classification allow the proposed use. The project will not physically change the site or the existing structure. Therefore, the project would have no impact on scenic resources or historic building(s). 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.

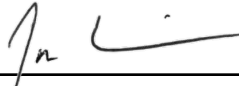
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2. Thus, DCR finds that no further 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 Non-Storefront Retail (Type 9) 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

March 13, 2025
Date

EXHIBITS:

- Exhibit A – Project Specific Information Form (LIC-4013-FORM)
Exhibit B – Project Parcel Profile Report from ZIMAS



CITY OF LOS ANGELES DEPARTMENT OF™

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

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 09/25/2023

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

DCR Record No.: LA-S-23-400681-ANN

Applicant Entity Name: JC RAD Inc.

License Type(s): Distribution, Type N Manufacturing, Non-Storefront Retail

Business Premises Location: 1055 E. Cesar Chavez Los Angeles, CA 90033

County: Los Angeles Assessor's Parcel Number (APN): 130-5A219 28

Council District: Boyle Heights Neighborhood Council: Boyle Heights Neighborhood Council

Community Plan Area: Boyle Heights

Zoning: M1 Specific Plan Area: None

General Plan Land Use: Limited Manufacturing Redevelopment Project Area: Adelante Eastside

Business Improvement District: None Promise Zone: None

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

LAPD Division/Station: Central Bureau LAFD District/Fire Station: 2

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.orgwww.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.*

Facility is located on the northwest corner of Cesar Chavez, and Gallardo just outside of downtown over the bridge. The area runs parallel to the train tracks that feed Union Station. JC RAD Inc. is located in the middle of M1 - Light Industrial zoning, and the majority of surrounding buildings near by are related to the auto industry e.g. parts, windows, junkyard, alarms, window tint, stereo systems, paint and body, etc.

The total square footage of the lot is 4827.2 sqr. ft., of which the building occupies 1200 sqr. ft. The balance left over is parking. The building has been used for cannabis since 2019. Prior to 2019 the building was a smog shop. JC RAD Inc. operates Monday through Friday from 8am to 4:30pm daily, save for weekends and federally observed holidays.

The attached information was collected from google maps, zimas, ecowaste - cannabis waste management, photographs taken outside of our facility, and google maps - street view.

Categorical Exemption Evaluation Form**Class 1: Existing Facilities**

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

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

Current cannabis operations taking place at the facility include wholesale cannabis distribution, and manufacturing/co-packing. Although JC RAD Inc. was awarded a non-storefront retail license earlier this year, we have yet to begin operations mainly due to lack of expansion capital.

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

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

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

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

☐ Yes ☐ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

Describe size of structure to be demolished and location.



Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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



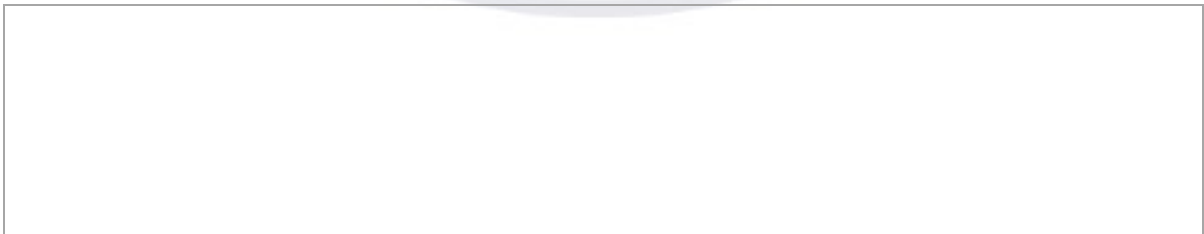
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☒ No

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



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

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



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

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

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

☐ Yes ☒ No

Cite source(s) of information.



FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less?

☐ Yes ☐ No

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



5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

Cite source(s) of information.



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

☐ Yes ☐ No

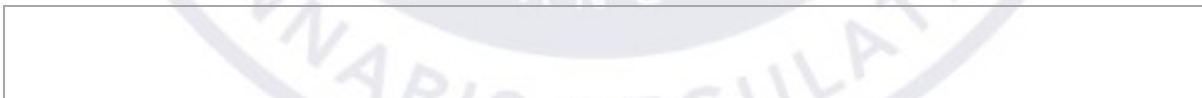
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



7. Are all necessary public services and facilities available to the project?

☐ Yes ☐ No

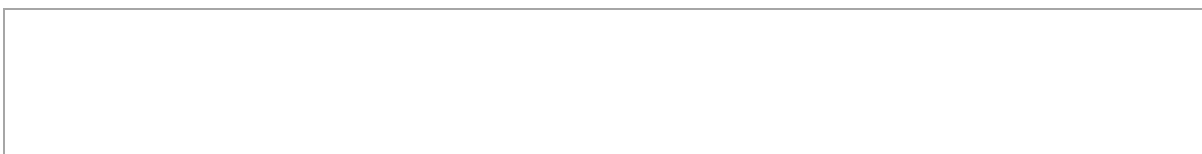
List all services and facilities provided. Cite source(s) of information.



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

☐ Yes ☐ No

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



FOR SITES NOT IN URBANIZED AREAS

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

☐ Yes ☒ No

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

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.

N/A

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

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

N/A

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.

N/A

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.

City of Los Angeles - INFILL DEVELOPMENT PROJECTS - CLASS 32
CATEGORICAL EXEMPTION SPECIAL REQUIREMENT CRITERIA - FORM
CP-7828 Project does not represent any significant traffic, noise, air quality, or water quality impacts.

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.

Project stie is .110587 acres or 4817.2 sqr ft. Zimas Los Angeles Planning Dept

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

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

Project is located in an M1 zone. All surrounding buildings are M1 related to the automobile industry.

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.

Site is located in a M1 area sourrounding by other buildings. No wildlife is located in the immediate area.

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.

No changes being made to the site

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.

Dept of Water and Power, Waste management

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.

N/A

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.

N/A

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.

N/A

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

☐ Yes ☒ No

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

N/A

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.

N/A

CEQA Exemption PetitionClass: ¹_____ Category: Existing Facilities_____

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

No changes being made at this time.

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

Dept of Cannabis Control LIC-4013-FORM (09-18-23)

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

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

Project is located in the Boyle Heights district of Los Angeles just outside of Union Station on Cesar Chavez in an industrial area surrounded by auto industry installers and junk yards.

- (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.*

Land use/zoning of property is M1 and surrounding areas are also M1

- (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.

N/A

- (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.

No change to land use

- (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).*

Activities occurring on site are wholesale bulk cannabis distribution, and co-packing. Non-storefront retail operations have not begun at this time.

Distribution - Bulk cannabis is scouted at farms across California. Identified sources are purchased and then intaked to our facility and made available for sale. Wholesale bulk cannabis can be purchased directly from licensed brands, or distributors, or purchased for co-packing by dispensary partners.

Co-Packing - Purchased cannabis is tested, then packaged in 3.5g, 5g, 7g, 14g, or 28g packages and then boxed and delivered or picked up by dispensary partners.

- (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.*

N/A

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

Lot size is 4817.2 total floor area is 1200 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.*

JC RAD Inc holds 3 cannabis licenses. Distribution, Type N Manufacturing, and Non-Storefront Retail Licenses

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

JC RAD Inc is open M-F 8am - 4:30pm one shift for all employees

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

JC RAD Inc. employs 6 people including CEO, COO, Buyer, Head of Sales, and 2 general employees.

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

Currently one driver is on stand by for potential trips needed on a day to day bases. Currently driver is active for isolated trips in the LA area 2-3 days a week.

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

Dept of Water and Power

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

N/A

4. Environmental Setting:

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

Located in the Boyle Heights district of Los Angeles. Surroundings are buildings and junk yards. Light traffic, near the railroad lines that feed Union Station. Industrial area.

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

Relatively flat topography

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

City, industrial, urban area.

- (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 ft

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

Property does not contain natural features of any scenic value or rare or unique characteristics

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

Property does not have any historic designations or archeological remains onsite.

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

Property does not contain a habitat for any 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:

One 55 Gallon of waste cannabis material emptied once a month or as needed. See attached waste management contract.

- (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:

No effect on 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:

Project uses small amounts of power for lights, air conditioning, office appliances, etc. Additionally, no machinery is present or planned at this time.

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 expansion planned at this time.

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.*

N/A

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).*

N/A

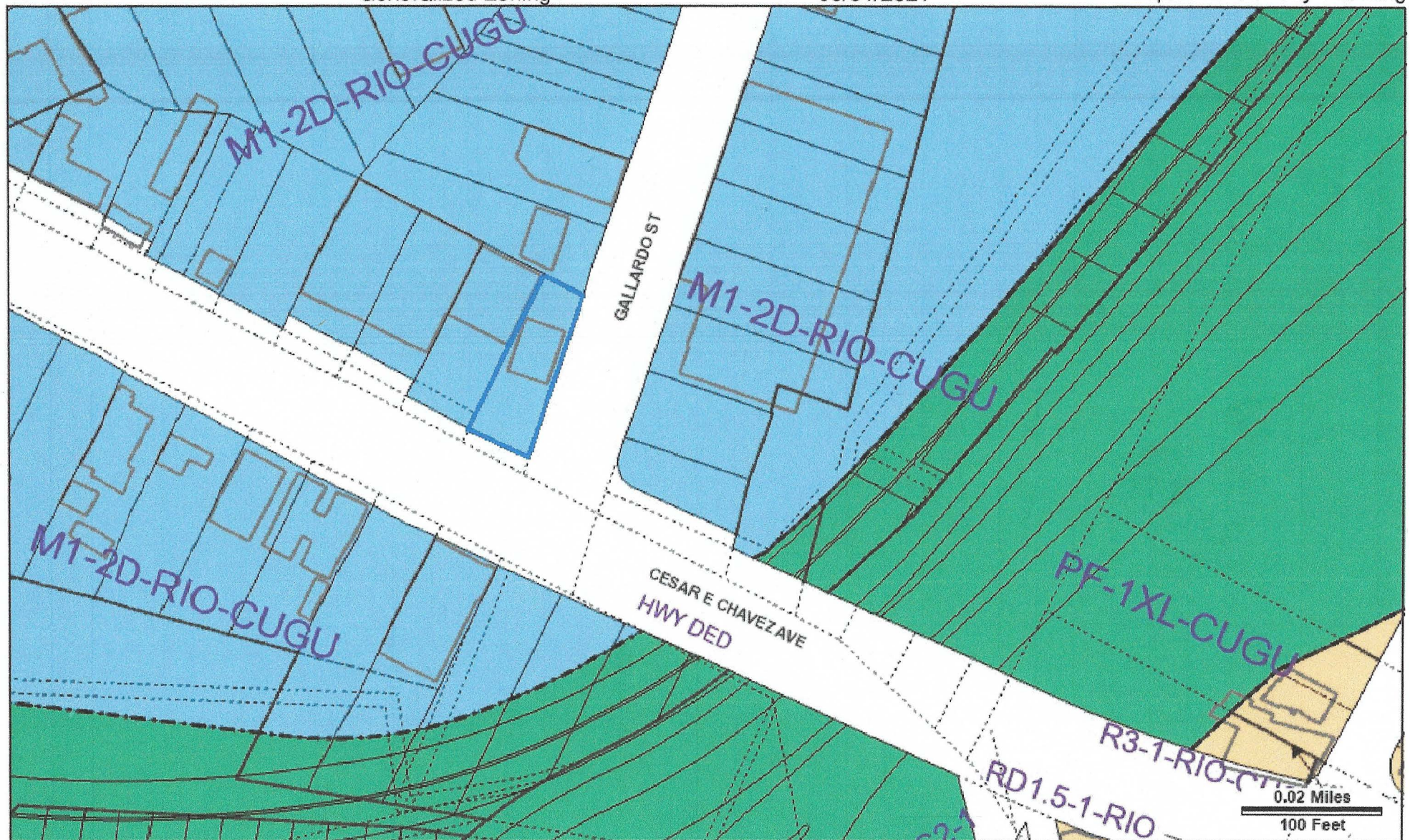
8. Permits Required: *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed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



Address: 1055 E CESAR E CHAVEZ AVE

Tract: VILLA TRACT

APN: 5410008020

Block: None

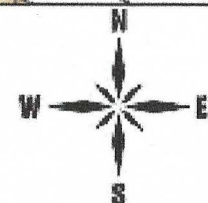
PIN #: 130-5A219 28

Lot: FR 18

Arb: None

Zoning: M1-2D-RIO-CUGU

General Plan: Limited Manufacturing





1055

WRECKING
ARDO ST
224-0446

Cesar E. Chavez Av
1000 E

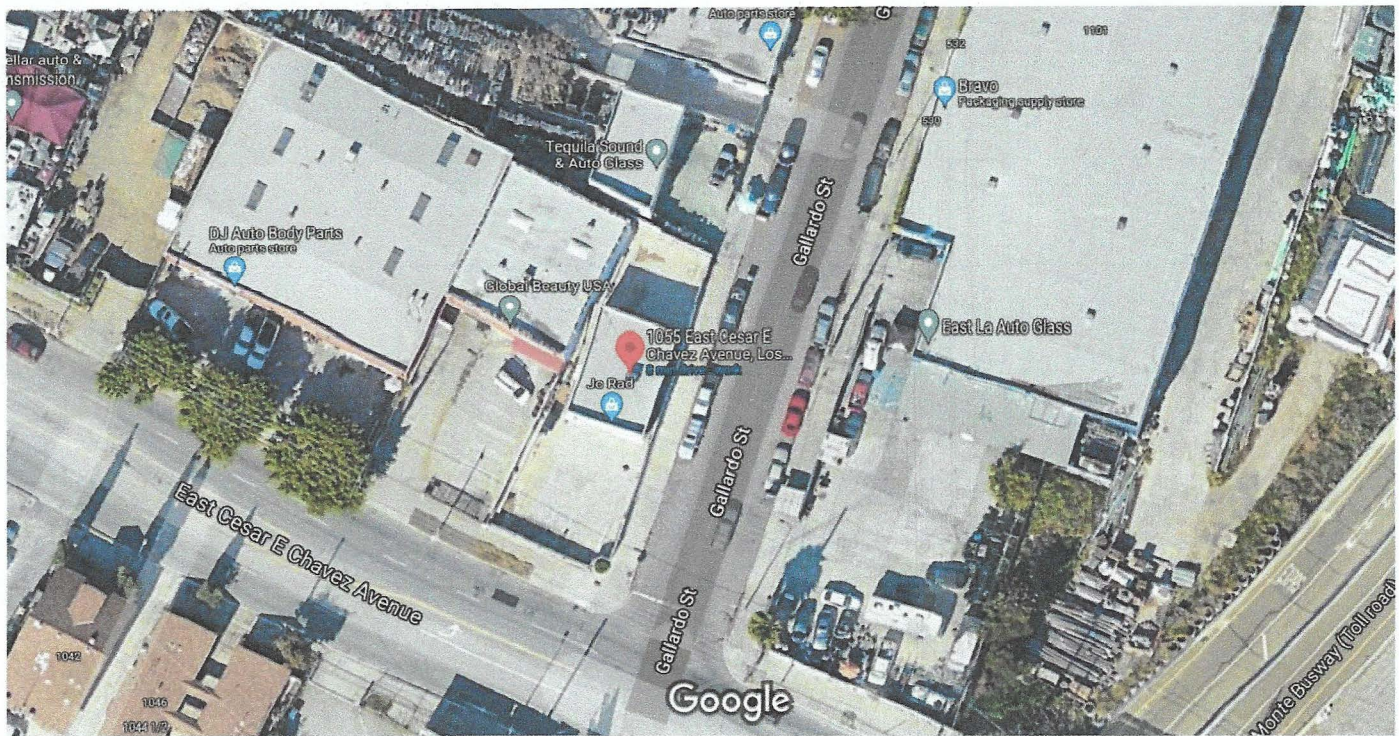
DRIVE

HARRY PACT

DRIVE



Google Maps 1055 East Cesar E Chavez Avenue



Map data ©2021, Map data ©2021 20 ft



1055 East Cesar E Chavez Avenue

Building



Directions



Save



Nearby

Send to your
phone

Share

1055 East Cesar E Chavez Avenue, Los Angeles,
CA 90033

Photos



Cannabis Waste Management Proposal (Form ES201)

Date: 10/1/2020

Doug Boulware or Alexis Luna Reyes

Contact Person

1055 E. Ceaser Chavez Ave

Street Address

dbo@jcradinc.com

Email Address

JC Rad, Inc.

Company Name

Los Angeles, CA 90033

City, State, Zip Code

626-506-9415

Phone Number

EcoWaste Services, Inc. is pleased to present this proposal to provide non-hazardous cannabis waste management solutions for your business. This proposal is based on the information collected during phone and/or email correspondence with a company representative.

Scope of Work

- Upon contract activation EcoWaste will provide you with a Cannabis Waste Management Plan.
- Containers and/or supplies will be delivered to Company based on a scheduled date during onboarding.
- All cannabis products/goods designated for waste disposal through EcoWaste must first be rendered unusable and unrecognizable by Company prior to collection per State regulations.
- Organic waste material must be separated from solid waste streams.
- All waste must be placed inside provided labeled containers and be ready for pick-up on scheduled date. EcoWaste is not responsible for filling or transferring any waste materials into designated receptacles.
- EcoWaste will provide digital manifest to Company after each service.
- Company will meet service minimum of one (1) container per month.
- Any potentially hazardous waste will be either rejected or returned to Company.



Cannabis Waste Management Proposal (Form ES201)

Service Quote

**All services include labor, transportation, manifesting and disposal charges. EcoWaste does not charge any additional fees, surcharges or environmental charges.*

| | CONTAINER/SERVICE | UNIT PRICE | QTY | TOTAL |
|-------------------------------------|---|------------|-----|---------|
| <input type="checkbox"/> | 10 Gallon Container (Organic) | | | |
| <input type="checkbox"/> | 10 Gallon Container (Solid) | | | |
| <input type="checkbox"/> | 20 Gallon Container (Organic) | | | |
| <input type="checkbox"/> | 20 Gallon Container (Solid) | | | |
| <input checked="" type="checkbox"/> | 55 Gallon Drum | \$110 | 1 | \$110 |
| <input type="checkbox"/> | Collapsible Bulk Crate *2,000lb capacity 45(L)x37(W)x32(H) | | | |
| <input type="checkbox"/> | WasteTrakr Software | | | |
| SUBTOTAL (PER PICKUP) | | | | \$110 |
| COLLECTION FREQUENCY | | | | Monthly |
| EST. MONTHLY TOTAL | | | | \$110 |

Estimated monthly price is based on quantity of containers x quantity of pickups.

Cannabis Waste Hauler

EcoWaste Services, Inc

2025 N. Glenoaks Blvd., Suite 204
Burbank, CA 91504

Avo Gasparian Digitally signed by Avo Gasparian
Date: 2020.10.01 15:43:46 -07'00'

Signature



Cannabis Waste Management Proposal (Form ES201)

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| <input type="checkbox"/> | 10 Gallon Container (Solid) | | | |
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| <input type="checkbox"/> | 20 Gallon Container (Solid) | | | |
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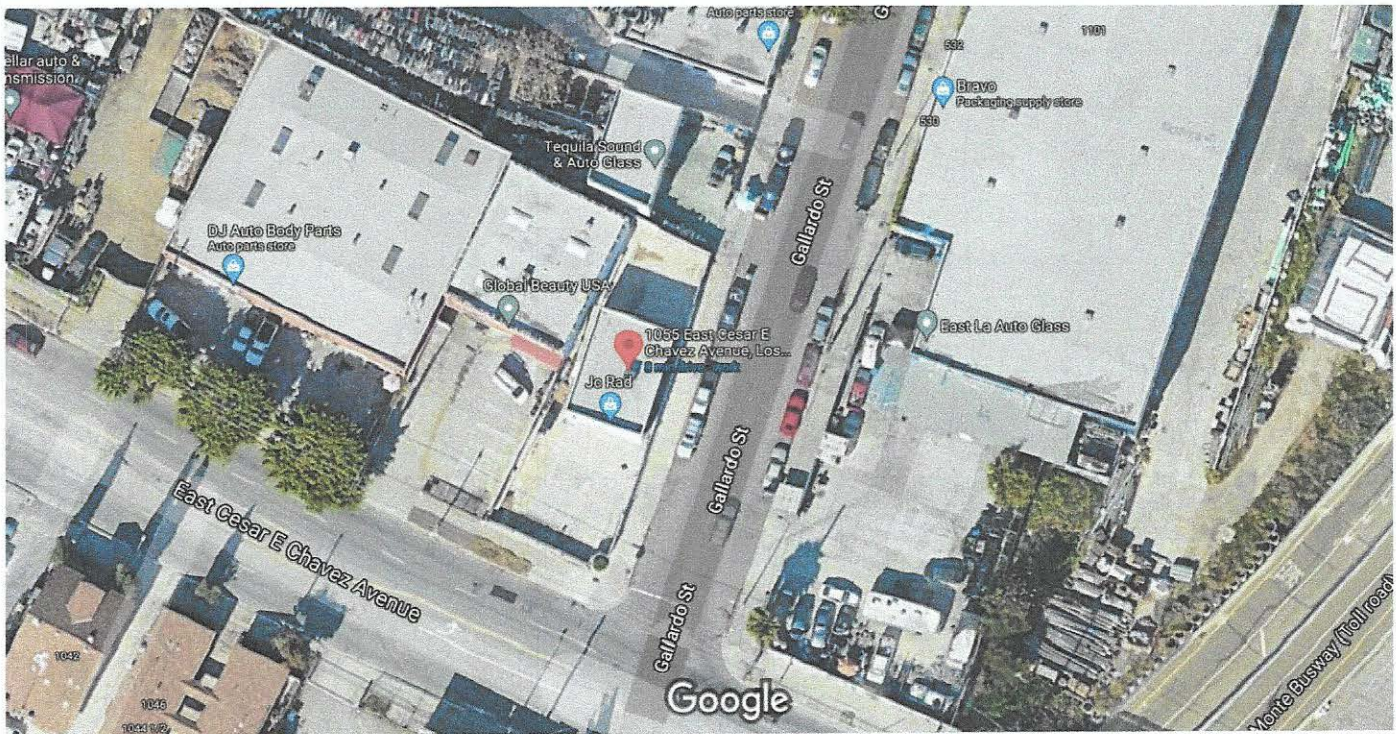
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Google Maps 1055 East Cesar E Chavez Avenue



Map data ©2021, Map data ©2021 20 ft



1055 East Cesar E Chavez Avenue

Building



Directions



Save



Nearby

Send to your
phone

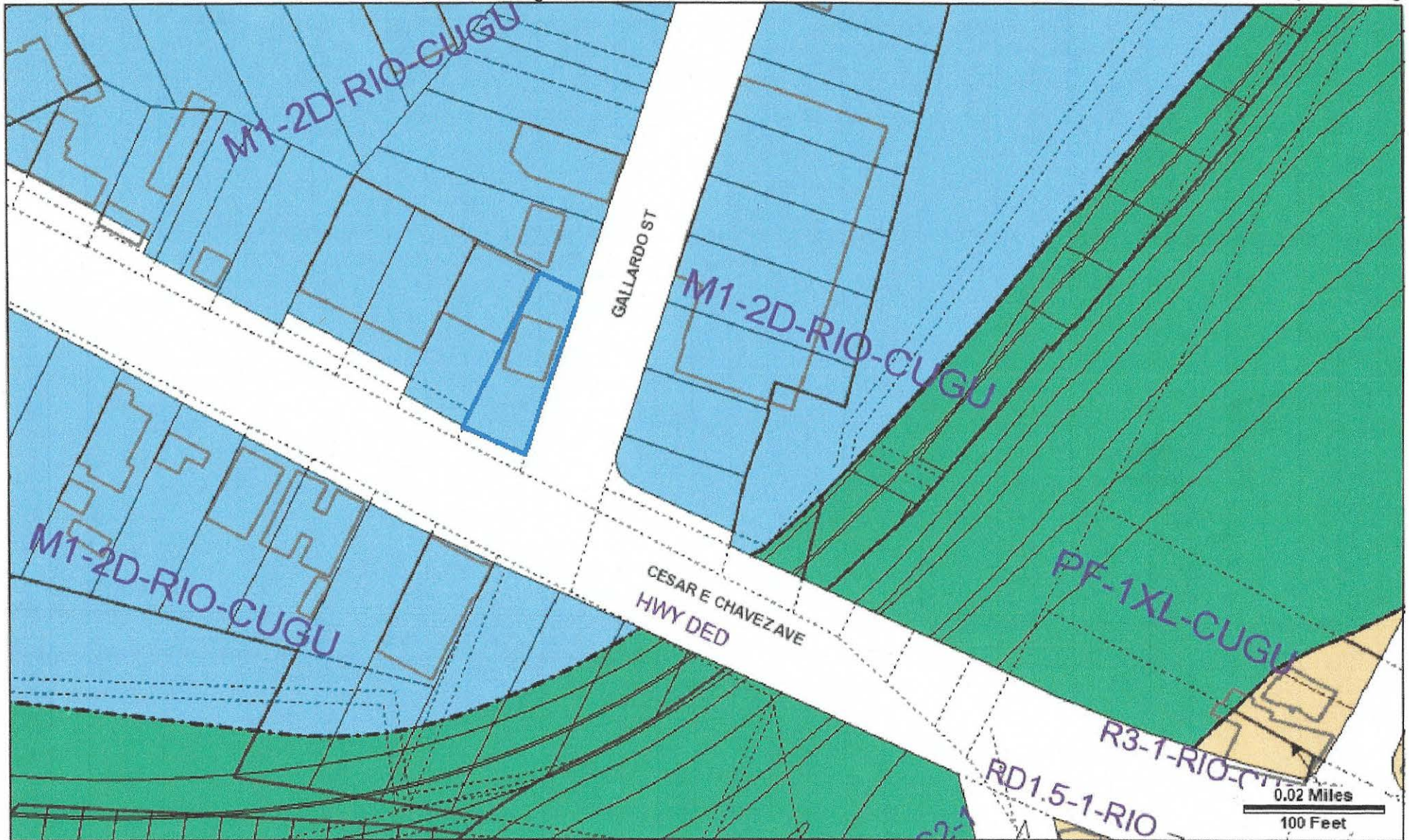
Share

1055 East Cesar E Chavez Avenue, Los Angeles,
CA 90033

Photos







Address: 1055 E CESAR E CHAVEZ AVE

Tract: VILLA TRACT

APN: 5410008020

Block: None

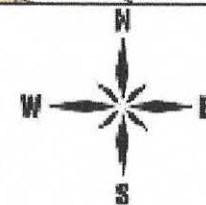
PIN #: 130-5A219 28

Lot: FR 18

Arb: None

Zoning: M1-2D-RIO-CUGU

General Plan: Limited Manufacturing





City of Los Angeles Department of City Planning

3/12/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1055 E CESAR E CHAVEZ AVE

ZIP CODES

90033

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2016-2905-CPU
CPC-2015-1462-CA
CPC-2013-3169
CPC-2008-3125-CA
CPC-2007-5599-CPU
CPC-2007-3036-RIO
CPC-2006-48-ICO
CPC-1995-336-CRA
CPC-1986-445-GPC
ORD-188333
ORD-184246
ORD-183145
ORD-183144
ORD-166585-SA160C
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-2008-3103-CE
ENV-2007-5600-EIR
ENV-2007-3037-ND
ENV-2006-49-CE
ND-82-271-ZC-HD

Address/Legal Information

| | |
|------------------------------|----------------------|
| PIN Number | 130-5A219 28 |
| Lot/Parcel Area (Calculated) | 4,817.2 (sq ft) |
| Thomas Brothers Grid | PAGE 634 - GRID J3 |
| Assessor Parcel No. (APN) | 5410008020 |
| Tract | VILLA TRACT |
| Map Reference | M R 5-454 |
| Block | None |
| Lot | FR 18 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 130-5A219 132A219 |

Jurisdictional Information

| | |
|--------------------------|-----------------------|
| Community Plan Area | Boyle Heights |
| Area Planning Commission | East Los Angeles APC |
| Neighborhood Council | Boyle Heights |
| Council District | CD 14 - Ysabel Jurado |
| Census Tract # | 2035.00000000 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

| | |
|------------------------------------|---|
| Special Notes | None |
| Zoning | M1-2D-RIO-CUGU |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 State Enterprise Zone: East Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2488 Redevelopment Project Area: Adelante Eastside ZI-2458 Clean Up Green Up (CUGU): Boyle Heights ZI-2518 Boyle Heights Interim Control Ordinance ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2358 River Implementation Overlay District (RIO) |
| General Plan Land Use | Limited Manufacturing |
| General Plan Note(s) | Yes |
| Minimum Density Requirement | No |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| HistoricPlacesLA | 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 |

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

| | |
|---|-------------------|
| CPIO Historic Preservation Review | No |
| CUGU: Clean Up-Green Up | Boyle Heights |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |
| ASP: Alcohol Sales Program | No |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | Yes |
| SN: Sign District | No |
| AB 2334: Low Vehicle Travel Area | No |
| AB 2097: Within a half mile of a Major Transit Stop | 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 3 |
| Mixed Income Incentive Programs | |
| Transit Oriented Incentive Area (TOIA) | Not Eligible |
| Opportunity Corridors Incentive Area | Not Eligible |
| Corridor Transition Incentive Area | Not Eligible |
| TCAC Opportunity Area | Low |
| High Quality Transit Corridor (within 1/2 mile) | Yes |
| 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 |

Assessor Information

| | |
|------------------------------|--|
| Assessor Parcel No. (APN) | 5410008020 |
| APN Area (Co. Public Works)* | 0.111 (ac) |
| Use Code | 2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story |
| Assessed Land Val. | \$325,007 |
| Assessed Improvement Val. | \$294,288 |
| Last Owner Change | 01/05/2004 |
| Last Sale Amount | \$350,003 |
| Tax Rate Area | 12703 |
| Deed Ref No. (City Clerk) | 794053-54 |
| | 299802 |
| | 15026 |
| | 1-569 |
| Building 1 | |
| Year Built | 2012 |
| Building Class | C6 |
| Number of Units | 1 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 1 |
| Building Square Footage | 1,200.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |

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

| | |
|------------------------------------|------------------------|
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 5410008020] |

Additional Information

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

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) | 0.92119704 |
| 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 | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | Yes |
| Promise Zone | None |
| State Enterprise Zone | EAST LOS ANGELES STATE ENTERPRISE ZONE |

Housing

| | |
|-------------------------|---|
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |

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

| | |
|---------------------------------------|----------------------|
| Rent Stabilization Ordinance (RSO) | No [APN: 5410008020] |
| 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 |

Public Safety

Police Information

| | |
|--------------------|------------|
| Bureau | Central |
| Division / Station | Hollenbeck |
| Reporting District | 441 |

Fire Information

| | |
|-----------------------------|---------|
| Bureau | Central |
| Battalion | 1 |
| District / Fire Station | 2 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | CPC-2018-6005-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | CPC-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-2008-3125-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS |
| 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-2007-3036-RIO |
| Required Action(s): | RIO-RIVER IMPROVEMENT OVERLAY DISTRICT |
| Project Descriptions(s): | THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT. |
| Case Number: | CPC-2006-48-ICO |
| Required Action(s): | ICO-INTERIM CONTROL ORDINANCE |
| Project Descriptions(s): | AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET. |
| 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: | 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 |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14. |
| Case Number: | ENV-2013-3170-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | ENV-2008-3103-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS |
| 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: | ENV-2007-3037-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT. |
| Case Number: | ENV-2006-49-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Descriptions(s): | AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET. |
| Case Number: | ND-82-271-ZC-HD |
| Required Action(s): | ZC-ZONE CHANGE HD-HEIGHT DISTRICT |
| Project Descriptions(s): | Data Not Available |

DATA NOT AVAILABLE

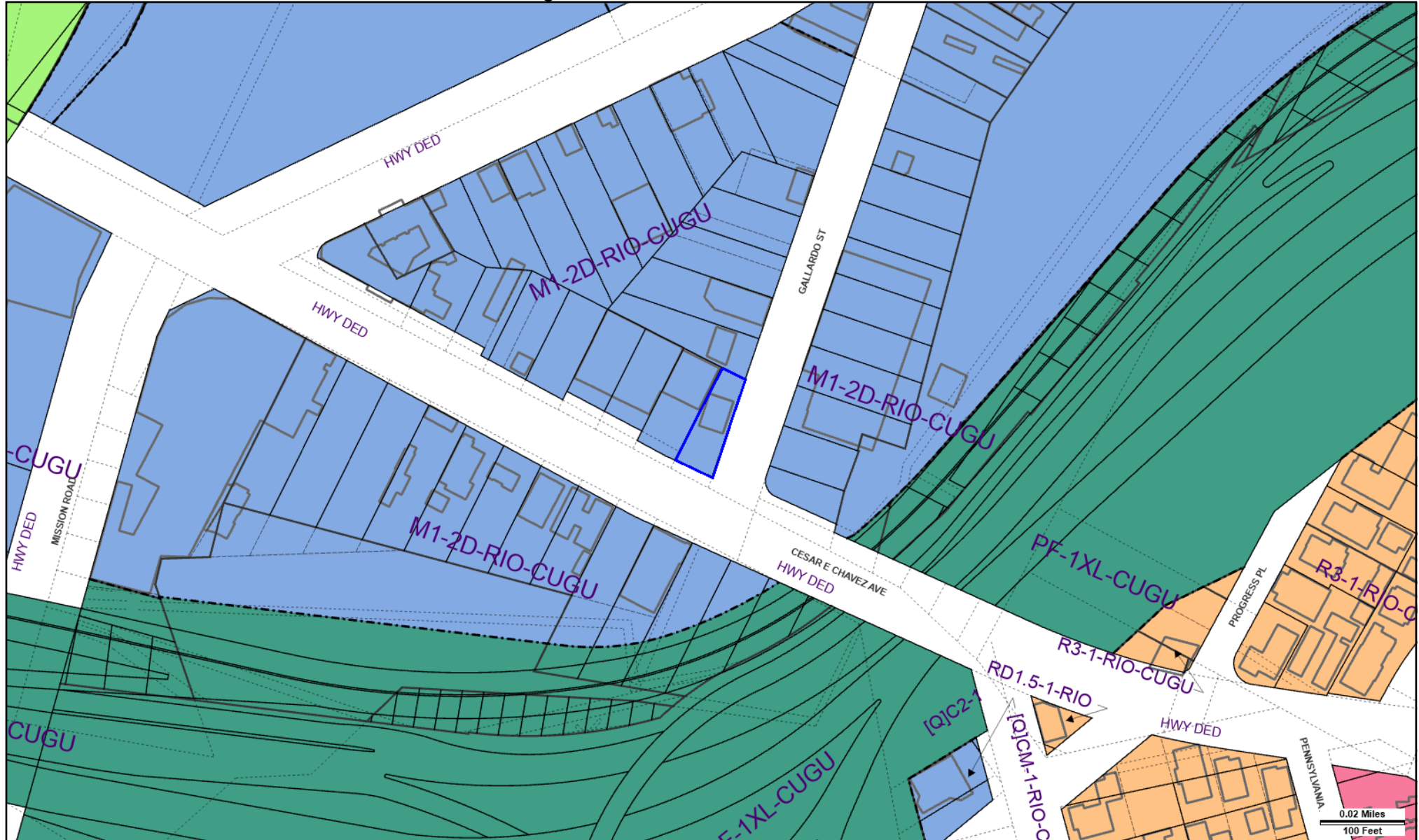
ORD-188333

ORD-184246

ORD-183145

ORD-183144

ORD-166585-SA160C



Address: 1055 E CESAR E CHAVEZ AVE

Tract: VILLA TRACT

Zoning: M1-2D-RIO-CUGU

APN: 5410008020

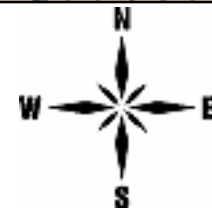
Block: None

General Plan: Limited Manufacturing

PIN #: 130-5A219 28

Lot: FR 18

Arb: None



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

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



PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

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

CHAPTER 1A LEGEND

General Plan Designation

| | | | | | |
|--|---------------------------------|--|------------------------------|---|------------------------------|
|  | Transit Core |  | Medium Residential |  | Agriculture |
|  | Traditional Core |  | Low Neighborhood Residential |  | Hybrid Industrial |
|  | Regional Center |  | Low Medium Residential |  | Markets |
|  | High Residential |  | Low Residential |  | Light Industrial |
|  | Community Center |  | Compact Residential |  | Production |
|  | Village |  | Very Low Residential |  | Industrial |
|  | Neighborhood Center |  | Minimum Residential |  | Open Space |
|  | Medium Neighborhood Residential | | |  | Public Facilities |
| | | | |  | Public Facilities - Freeways |

Zone Use Districts

| | | | | | |
|--|-----------------------------|---|-------------------|--|------------------|
|  | Open Space |  | Residential-Mixed |  | Industrial-Mixed |
|  | Agricultural |  | Commercial |  | Public |
|  | Residential Single Family |  | Commercial-Mixed |  | Freeway |
|  | Residential Multiple Family |  | Industrial | | |

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES






















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

POINTS OF INTEREST





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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)


























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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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