

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: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

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: _____

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

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: _____ Title: _____

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: _____

ON March 27 2025UNTIL April 26 2025

REGISTRAR - RECORDER/COUNTY CLERK

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2025 063059



FILED

Mar 27 2025

Dean C. Legan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

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-C-24-200035-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200035-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200035

COUNCIL DISTRICT

14

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

2417 E. 25th Street Vernon, CA 90058 / Santa Fe Ave & Minerva St

☒ Map attached.

PROJECT DESCRIPTION:

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

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Matada, 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

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

EXECUTIVE OFFICES
221 N. FIGUEROA STREET, SUITE 1245
LOS ANGELES, CA 90012
(213) 978-0738

MICHELLE GARAKIAN
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.

DCR Record No.:	LA-C-24-200035-ANN
Applicant Name:	Matada, LLC
Activity(ies) Requested:	Cultivation, Small Indoor (Type 2A) Manufacturer (Type 6) Distributor (Type 11)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	2417 E. 25th Street Vernon, CA 90058
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	14 Downtown Los Angeles - Downtown [LF1-WH1-6] [I2-N]
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200035-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 March 24, 2021 . 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, CCL19-0001066, to conduct Cultivation, Small Indoor (Type 2A), active through October 30, 2025; CDPH-10003059, to conduct Manufacturer (Type 6), active through May 2, 2025; C11-0000574-LIC to conduct Distributor (Type 11), active through June 28, 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 2417 E. 25th Street, Vernon, CA 90058, a parcel zoned for Production 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 Cultivation, Small Indoor (Type 2A); Manufacturer (Type 6), Distributor (Type 11), Temporary Approval to an Annual License to be located on an existing site zoned for Production, [LF1-WH1-6] [I2-N] at 2417 E. 25th Street, Vernon, CA 90058 (Assessor's Parcel Number 5168-020-020). 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 6:00 a.m. to 6:00 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 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

Production / [LF1-WH1-6] [I2-N]

Surrounding Land Use/Zoning Designations

Production / [LF1-WH1-6] [I2-N]

Subject Property

The subject site is a fully developed lot within the Downtown Community Plan Area. The lot is approximately 145 feet deep and a width of 40 feet along E. 25th Street. The site is currently developed with an Industrial - Light Manufacturing - One Story building, built in 1947 proposed to be maintained.

The site has a Production land-use designation and is zoned [LF1-WH1-6] [I2-N]. The site is located within Council District 14, Downtown Los Angeles Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include production uses within 200 feet of the site. The immediate area along E. 25th Street is predominantly developed with Production uses, zoned [LF1-WH1-6] [I2-N]. (See Exhibit B)

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 5,784 gross square feet, zoned [LF1-WH1-6] [I2-N] with a Industrial - Light Manufacturing - One Story building originally constructed in 1947. 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 5,784 gross square foot property (i.e., less than five acres), and is substantially surrounded by Production uses. The surrounding area is Production zoned [LF1-WH1-6] [I2-N], and developed with a mix of production buildings along E. 25th Street between Santa Fe Avenue and Minerva 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.

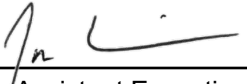
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further 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 Cultivation, Small Indoor (Type 2A), Manufacturer (Type 6), and Distributor (Type 11) 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 20, 2025
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS

Matada, LLC
Cannabis Cultivation, Distribution, and
Manufacturing
Licensing Application

Categorical Exemption Report

prepared for

Matada, LLC
2417 East 25th Street
Los Angeles, California 90058

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

March 2019

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March 2019

Table of Contents

Table of Contents iii

Categorical Exemption Report.....1

1. Introduction1

2. Project Description2

3. Project Site and Existing Conditions2

4. Consistency Analysis2

 Class 1 CE Applicability.....2

 Exceptions to CE Applicability.....2

5. Summary5

6. References5

APPENDICES

Appendix A Appendix G Checklist Report

Appendix B Project Site Plan

Categorical Exemption Report

This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. (Rincon) for a commercial cannabis cultivation, distribution, and manufacturing licensing application for Matada, LLC (project) in the city of Los Angeles. The intent of the analysis is to document whether the project is eligible for a Class 1 Categorical Exemption (CE). The report provides an introduction, project description, and evaluation of the project's consistency with the requirements for a Class 1 exemption. Appendix A includes a detailed analysis of the project's potential impacts in all areas covered under Appendix G of the State CEQA Guidelines. The report concludes that the project is eligible for a Class 1 CE.

1. Introduction

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

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

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

Rincon evaluated the project in relation to these exceptions to confirm the project's eligibility of a Class 1 exemption (Section 4 and Appendix A of this report). None of the exceptions would apply to the commercial cannabis microbusiness licensing application for Matada, LLC; therefore, the project is eligible for a Class 1 exemption.

2. Project Description

The proposed project involves licensing an existing commercial cannabis cultivation, distribution, and manufacturing operation for Matada, LLC. The project site is a one-story, approximately 25,000-square-foot existing commercial building. The project site also includes an existing fenced and secured surface parking lot to the east of the building, which is accessible from East 25th Street. The project includes an approximately 10,845.67 square foot cultivation area with accessory uses (i.e., drying rooms, trimming and packing room, fertigation room, and immature plant room), 611.37 square feet of office and employee space, 1,757.70 square feet of manufacturing space, and 637.27 square feet of distribution space. See Appendix B for the project site and floor plan.

3. Project Site and Existing Conditions

The project site is a generally flat, rectangular lot located in the Vernon neighborhood of Los Angeles. The project site is currently developed with a one-story industrial building.

The project site is in an urban industrial setting. The project site is surrounded by industrial development and associated parking lots on all sides with East 25th Street to the south and East 24th Street to the west.

Consistency Analysis

Class 1 CE Applicability

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

The proposed project involves licensing an existing indoor commercial cannabis cultivation, distribution, and distribution (Matada, LLC) that is currently operating out of an existing industrial building on East 25th Street. Approval of the Matada, LLC cannabis licensing applications would not involve an expansion of the existing industrial use at the project site and, as discussed below, none of the exceptions apply. Therefore, the proposed project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.

Exceptions to CE Applicability

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

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

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

The City of Los Angeles does not propose to adopt a Class 3, 4, 5, 6, or 11 CE, and these classes of CEs are not applicable to the proposed project. Additionally, according to the analysis performed in Appendix A, there are no environmental resources of hazardous or critical concern that are designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies on the project site, such as critical habitat for listed threatened or endangered species.

Furthermore, as discussed in Section VIII, *Hazards and Hazardous Materials*, of Appendix A, the project site is not on any known hazardous or contaminated sites. The following are listed sites within 0.25 mile of the project site that have a status of “Completed – Case Closed.”

- ACTA North- Industrial Medical Clinic – Cleanup Program Site (SWRCB 2015a)
- Vacant Lot/CTMCLLC – LUST Clean Up Site (SWRCB 2015b)
- ACTA- PARCERLS NE-038/039,NE150/152/153 – LUST Cleanup Site (SWRCB 2015c)
- Central Repair Yard – LUST Clean Up Site (SWRCB 2015d)
- ACTA North- Parcel NE-0190SFGS – Cleanup Program Site (SWRCB 2015e)
- ACTA North- Permanent Exclusive Easement – Cleanup Program Site (SWRCB 2015f)
- ACTA North- CJ Fashions – Cleanup Program Site (SWRCB 2015g)
- ACTA North- Copies & Paper – Cleanup Program Site (SWRCB 2015h)
- ACTA North- Parcel NE-017/018-SFGS – Cleanup Program Site (SWRCB 2015i)
- ACTA North-K & K Apparel – Cleanup Program Site (SWRCB 2015j)
- ACTA North- Parcel NE-022-SFGS – Cleanup Program Site (SWRCB 2015k)
- ACTA North- Parcel NE-024-SFGS – Cleanup Program Site (SWRCB 2015l)
- ACTA North- American Brass – Cleanup Program Site (SWRCB 2015m)
- ARCO #0009 – LUST Cleanup Site (SWRCB 2015n)
- ACTA North- Parcel NE-029-SFGS – Cleanup Program Site (SWRCB 2015o)
- Darling International – LUST Cleanup Site (SWRCB 2015p)
- Penske Truck Leasing Co LP – LUST Cleanup Site (SWRCB 2015q)
- Reliance Steel Company – LUST Cleanup Site (SWRCB 2015r)

In addition, the following listing with an open status is located at 1999 East 25th Street which is approximately 0.5 mile west of the project site.

- **Union Pacific Railroad J Yard.** The site is a railroad switching yard. Investigations began in 1992 as a result of a locomotive derailment which spilled diesel fuel into the subsurface. Initial investigation was conducted under Los Angeles County Fire Department (LACFD) oversight. Responsibility for the site transferred to the Regional Water Quality Control Board in 1998. The Alameda Corridor Rail Line (ACRL) was constructed in an approximately 25-foot-deep trench running through the northwestern portion of site in 2000. Assessment indicated the diesel spill was minimal and No Further Action was granted, but in the course of the investigation, PCE and TCE were detected and assessment required. PCE and TCE were delineated in the soil and remediated with soil vapor extraction and with excavation for the ACRL. Water encountered at 100-foot depth contained PCE (85 ug/L) and TCE (24 ug/L). This water was determined to be

perched and did not persist. Subsequent assessment work found no water to a depth of at least 243 feet below ground surface. (SWRCB 2015s)

The project site is located to the west of the Union Pacific Railroad J Yard site and does not propose any ground disturbance that may mobilize soil and groundwater contaminants. Therefore, the proposed project would not exacerbate the building occupants' risk of exposure to hazardous materials.

The project site is located in an urbanized area, and there are no critical environmental resources, such as wetlands or wildlife, on-site. Therefore, since there are no critical environmental resources on or near the project site and no contamination has been recorded on the project site, this exception to a CE does not apply to the Matada, LLC commercial cannabis cultivation, distribution, and manufacturing licensing application.

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

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

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

As discussed in detail in Appendix A, the proposed project involves the licensing of an existing business that currently operates out of an existing storefront and would not have a significant effect on the environment due to unusual circumstances. The circumstances of the proposed project, which would result in the operation of a commercial cannabis cultivation, distribution, and manufacturing operation, are not considered unusual because: (1) The project site is currently operating as a cannabis cultivator, manufacturer, and distributor (2) The project site is part of an existing industrial building on East 25th Street; and (3) Indoor commercial cannabis cultivation activity is allowed in the M3 zone according to Chapter X, Article 5, Section 105.02(a)2.(A)(1); Level 1 manufacturing commercial cannabis activity is allowed in the M3 zone according to Chapter X, Article 5, Section 105.02(a)4.(A)(1); Distributor commercial cannabis activity is allowed in the M3 zone according to Chapter X, Article 5, Section 105.02(a)7.(A)(1), of the Los Angeles Municipal Code.

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

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

designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

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

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

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

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

The project site does not have any historically significant structures or resources on-site or surrounding the project site (Survey LA 2017). The project site is in an industrial area and has been previously disturbed in conjunction with the construction of the existing industrial building and surface parking lot. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource.

4. Summary

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

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Appendix A

Appendix G Checklist Report

Matada, LLC Cannabis Cultivation, Distribution, and Manufacturing Licensing Application

Appendix G Checklist Report

prepared for

Matada, LLC
2417 East 25th Street
Los Angeles, California 90058

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

March 2019



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

Table of Contents

Introduction.....	1
1. Project Title.....	1
2. Lead Agency Name and Address.....	1
3. Contact Person and Phone Number	1
4. Project Location	1
5. Project Sponsor's Name and Address	1
6. General Plan Designation.....	1
7. Zoning.....	2
8. Description of Project	2
9. Surrounding Land Uses and Setting	2
10. Other Public Agencies Whose Approval is Required	2
11. Have California Native American Tribes, Traditionally and Culturally Affiliated with the Project Area, Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?	2
Environmental Checklist.....	3
1 Aesthetics.....	3
2 Agriculture and Forestry Resources.....	5
3 Air Quality	7
4 Biological Resources.....	9
5 Cultural Resources	11
6 Energy	13
7 Geology and Soils.....	15
8 Greenhouse Gas Emissions	17
9 Hazards and Hazardous Materials	19
10 Hydrology and Water Quality	23
11 Land Use and Planning.....	25
12 Mineral Resources	27
13 Noise	29
14 Population and Housing.....	31
15 Public Services.....	33
16 Recreation	35
17 Transportation	37
18 Tribal Cultural Resources	39
19 Utilities and Service Systems	41
20 Wildfire	45
21 Mandatory Findings of Significance.....	47
References.....	49
Bibliography.....	49
List of Preparers.....	52

Introduction

1. Project Title

Matada, LLC Commercial Cannabis Cultivation, Distribution, and Manufacturing Licensing Application

2. Lead Agency Name and Address

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

3. Contact Person and Phone Number

Chris Sarkissian
Matada, LLC
(714) 342-1130

4. Project Location

The project site is an approximately 34,240-square-foot commercial cannabis cultivation, distribution, and manufacturing operation with an associated surface parking lot on the property. The project site is located at 2417 East 25th Street in Los Angeles, California 90058 (Assessor's Parcel Number 5168-020-020) in the Vernon neighborhood of the city of Los Angeles.

5. Project Sponsor's Name and Address

Matada, LLC
2417 East 25th Street
Los Angeles, California 90058

6. General Plan Designation

The project site is designated Industrial in the City of Los Angeles General Plan. The Industrial designation identifies a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force and which have minimal adverse impact on adjacent uses (City of Los Angeles 2000). The project site is also located in the Central City North Community Planning Area.

7. Zoning

The property is located in the Zone M3-1-RIO. The M3 zoning indicates that the land use is designated for heavy industrial activities. The property is also located within the East Los Angeles State Enterprise Zone (ZI-2129) and the River Improvement Overlay Zone (ZI-2358). Chapter X, Article 5, Section 105.02(a)3.(A)(1) of the Los Angeles Municipal Code (LAMC) permits indoor commercial cannabis cultivation activity within the M3 zone. Chapter X, Article 5, Section 105.02(a)4.(A)(1) of the LAMC permits Level 1 manufacturing commercial cannabis activity within the M3 zone. Chapter X, Article 5, Section 105.02(a)7.(A)(1) permits distributor commercial cannabis activity within the M3 zone.

8. Description of Project

The proposed project involves licensing an existing commercial cannabis cultivation, distribution, and manufacturing operation for Matada, LLC. The project site is a one-story, approximately 25,000-square-foot existing commercial building. The project site also includes an existing fenced and secured surface parking lot to the east of the building, which is accessible from East 25th Street. The project includes an approximately 10,845.67 square foot cultivation area with accessory uses (i.e., drying rooms, trimming and packing room, fertigation room, and immature plant room), 611.37 square feet of office and employee space, 1,757.70 square feet of manufacturing space, and 637.27 square feet of distribution space. See Appendix B for the project site and floor plan.

9. Surrounding Land Uses and Setting

The project site is in an urban industrial setting. The project site is surrounded by industrial development and associated parking lots on all sides with East 25th Street to the south and East 24th Street to the west.

10. Other Public Agencies Whose Approval is Required

State of California Bureau of Cannabis Control

California Department of Food and Agriculture

California Department of Public Health – Manufactured Cannabis Safety Branch

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

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

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves licensing an existing cannabis cultivation, distribution, and manufacturing site that operates out of an existing industrial building in an urban area of the city of Los Angeles. The project would not include construction or modification of the existing structure. No change in the existing industrial and commercial uses would occur. No state-designated scenic highways or city-designated scenic routes exist in the project vicinity (California Department of Transportation 2011; City of Los Angeles 2016, Map A5). Therefore, the proposed project would not result in substantial damage to scenic resources within a scenic highway, a substantial adverse effect on a scenic vista, or any change in the visual character of the site or its surroundings. The operating hours of the project would remain the same (24 hours a day, 7 days a week); therefore, operation would not introduce a new source of substantial light and glare that would adversely affect nighttime views. The proposed project would result in no impacts related to aesthetics.

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2 Agriculture and Forestry Resources

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

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

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3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The federal and state Clean Air Acts regulate the emission of airborne pollutants from various mobile and stationary sources. The proposed project is located within the South Coast Air Basin (SCAB) which encompasses all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Quality Management District (SCAQMD) is the designated air quality control agency in the SCAB, which is a non-attainment area for the federal standards for ozone and PM_{2.5} and the state standards for ozone, PM₁₀, and PM_{2.5}. Areas of the SCAB located in Los Angeles County are also in nonattainment for lead (SCAQMD 2016). The SCAB is designated unclassifiable or in attainment for all other federal and state standards.

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the SCAB is in non-compliance. The SCAQMD updates the Air Quality Management Plan (AQMP) every three years. The latest AQMP, the 2016 AQMP, was adopted on March 3, 2017. The Southern California Association of Government's (SCAG) socio-economic (e.g., population, housing, employment by industry) and transportation activities projections from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) are integrated into the 2016 AQMP. A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and the SCAG 2016 RTP/SCS socioeconomic forecast projections of regional population, housing, and employment growth. The proposed project involves licensing an existing indoor cannabis cultivation, distribution, and manufacturing site operation and would not result in any new housing that would generate population growth. Additionally, the project would not result in substantial new employment opportunities above the 4 positions currently offered by the existing business. Any new employment opportunities would be filled by the existing labor force. Therefore, the project would be consistent with the AQMP, and no impact would occur.

Cultivation, Distribution, and Manufacturing Licensing Application

A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of air quality standards by generating emissions that equal or exceed the established long-term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. The proposed project does not include construction or alteration of the existing building; therefore, no construction-related air quality impacts would occur. Emissions generated by the proposed project would include long-term emissions associated with operation of the commercial cannabis microbusiness. Air quality impacts specific to each use are discussed below.

Indoor Cultivation

There would not be a substantial increase in air quality emissions because indoor cultivation is already occurring on-site. Cultivation and associated processing activities would potentially generate odors; however, the facility uses Ona as a deodorizer and charcoal filters and scrubbers to filter the air. Therefore, no impact related to objectionable odors would occur.

Distribution and Manufacturing

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

The California Air Resources Board (CARB; 2005) *Air Quality and Land Use Handbook: A Community Health Perspective* does not identify distribution and manufacturing as land uses associated with odor complaints. Consumption of cannabis products on-site would not be permitted. Therefore, the project would not generate objectionable odors affecting a substantial number of people, and no impact would occur.

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

4 Biological Resources

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

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cultivation, distribution, and manufacturing and operates out of an existing

Cultivation, Distribution, and Manufacturing Licensing Application

industrial building in an urban area of the city of Los Angeles. The project site is currently developed and therefore does not contain suitable habitat for any sensitive plant species, sensitive plant communities, or potentially jurisdictional drainage features (United States Fish and Wildlife Service 2019). Based upon its lack of native habitat, the site would not serve as a migratory wildlife corridor. The project site is not located within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (City of Los Angeles 2001; California Department of Fish and Wildlife 2017). Therefore, no impacts related to biological resources would occur.

5 Cultural Resources

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

The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing industrial building and surface parking lot. No known existing historic resources are located on-site (Survey LA 2017). The likelihood that intact archaeological resources, paleontological resources, or human remains are present is low. The proposed project would not include construction activity, modification of the existing building, or ground disturbance and therefore would not affect any unknown cultural resources on-site. No impacts related to cultural resources would occur.

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6 Energy

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

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cultivation, distribution, and manufacturing and operates out of an existing industrial building in an urban area of the city of Los Angeles. No construction is proposed as part of this project.

SB 100 mandates 100 percent clean electricity for California by 2045. The on-site project facilities are powered by the existing electricity grid, therefore the project would eventually be powered by renewable energy mandated by SB 100 and would not conflict with this statewide plan. The City of Los Angeles' Sustainable City pLAn, requires that by 2035 the City of Los Angeles reduce energy use per square foot, for all building types, by 30% (City of Los Angeles 2015). The project would not conflict with or obstruct the local or state plan for renewable energy; therefore, no impact would occur.

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7 Geology and Soils

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

The Central City North Community Planning Area (CPA) in which the project site is located consists of Tertiary sedimentary bedrock formations (Monterey, Unnamed Shale, and Fernando Formations) overlain by older and younger surficial sediments (alluvium and older alluvium consisting mainly of gravel and sand) (City of Los Angeles 1995b). The project site is located within the Puente Hills Blind Thrust fault zone in the Los Angeles Blind Thrusts region (City of Los Angeles 2018a).

The project site is not located within an Alquist-Priolo Special Study Zone or a Fault Rupture Study Area (City of Los Angeles 1996, Exhibit A). Therefore, no impact related to the rupture of a known earthquake fault would occur. Nonetheless, the entire southern California region is susceptible to strong ground shaking from severe earthquakes, and any strong seismic event at a nearby fault could produce considerable levels of ground shaking throughout the city. However, the proposed project would not require construction or modification of the existing building and would not result in any additional risk above that already experienced by existing uses. No impact would occur.

The site is located in a relatively flat area of Los Angeles and is not within a mapped hillside area or earthquake-induced landslide zone (California Geological Survey [CGS] 2018; City of Los Angeles 1996, Exhibits B and C). No impact related to landslides would occur. The project site is not within a mapped liquefaction zone and is not considered a potentially liquefiable area (City of Los Angeles 1996; CGS 2014). However, the proposed project would not require construction or modification of the existing building and would not exacerbate the risk to the existing building or its occupants; therefore, no impact related to liquefaction would occur.

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

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

8 Greenhouse Gas Emissions

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

The State of California considers greenhouse gas (GHG) emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of policies and legislation. CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. CARB approved the initial Assembly Bill (AB) 32 Scoping Plan on December 11, 2008 and a 2020 statewide GHG emission limit of 427 million metric tons (MT) of carbon dioxide equivalent (CO₂e) was established. Senate Bill (SB) 375, signed in August 2008, enhances California's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in GHGs from transportation sources by 2020 and a 19 percent reduction in GHGs from transportation sources by 2035. Most recently, SCAG adopted the 2016-2040 RTP/SCS on April 7, 2016, which includes strategies and objectives to encourage transit-oriented and infill development and use of alternative transportation to minimize vehicle use.

On September 8, 2016, the governor signed SB 32 into law, extending AB 32 by requiring California to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of 6 MT of CO₂e by 2030 and 2 MT of CO₂e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in California.

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

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

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

Indoor Cultivation

There would not be a substantial increase in GHG emissions because indoor cultivation is already occurring on-site. This use is not proposed to be expanded.

Distribution and Manufacturing

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

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

Applicable plans, policies, and regulations discussed above emphasize reducing GHG emissions through measures including resource conservation, increased walkability of communities, and improved accessibility to transit. The proposed project would not be expected to consume resources less efficiently than it currently does or result in more than a minor incremental increase in vehicle trips to the project site as a result of increased demand for the business' goods. The project site is located in an urbanized area of Los Angeles surrounded by industrial land uses. The project site is located within a CARB-designated Central Business District¹. The project site is also located within 170 feet of the Santa Fe stop for Metro Local Bus Lines 60 and 760 and within 1.2 miles of the Washington Station for Metro Blue Line.

Therefore, the project is located in an area that offers several opportunities for patrons to use non-auto modes of transportation to access the site. As discussed in Section XVIII, *Utilities and Service Systems*, the project would be required to comply with all applicable state and city regulations designed to promote efficient energy and water use by indoor cannabis cultivators. The project would not conflict with implementation of applicable plans, policies, and regulations adopted for the purposes of reducing GHG emissions. As such, no impact would occur.

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

9 Hazards and Hazardous Materials

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

Cultivation, Distribution, and Manufacturing Licensing Application

The following databases compiled pursuant to Government Code Section 65962.5 were checked on March 15, 2019 for known hazardous materials contamination at the project site.

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

The project site is not located on any known hazardous or contaminated sites. The following are listed sites within 0.25 mile of the project site that have a status of “Completed – Case Closed.”

- ACTA North- Industrial Medical Clinic – Cleanup Program Site (SWRCB 2015a)
- Vacant Lot/CTMCLLC – LUST Clean Up Site (SWRCB 2015b)
- ACTA- PARCERLS NE-038/039, NE150/152/153 – LUST Cleanup Site (SWRCB 2015c)
- Central Repair Yard – LUST Clean Up Site (SWRCB 2015d)
- ACTA North- Parcel NE-0190SFGS – Cleanup Program Site (SWRCB 2015e)
- ACTA North- Permanent Exclusive Easement – Cleanup Program Site (SWRCB 2015f)
- ACTA North- CJ Fashions – Cleanup Program Site (SWRCB 2015g)
- ACTA North- Copies & Paper – Cleanup Program Site (SWRCB 2015h)
- ACTA North- Parcel NE-017/018-SFGS – Cleanup Program Site (SWRCB 2015i)
- ACTA North-K & K Apparel – Cleanup Program Site (SWRCB 2015j)
- ACTA North- Parcel NE-022-SFGS – Cleanup Program Site (SWRCB 2015k)
- ACTA North- Parcel NE-024-SFGS – Cleanup Program Site (SWRCB 2015l)
- ACTA North- American Brass – Cleanup Program Site (SWRCB 2015m)
- ARCO #0009 – LUST Cleanup Site (SWRCB 2015n)
- ACTA North- Parcel NE-029-SFGS – Cleanup Program Site (SWRCB 2015o)
- Darling International – LUST Cleanup Site (SWRCB 2015p)
- Penske Truck Leasing Co LP – LUST Cleanup Site (SWRCB 2015q)
- Reliance Steel Company – LUST Cleanup Site (SWRCB 2015r)

In addition, the following listing with an open status is located at 1999 East 25th Street which is approximately 0.5 mile west of the project site.

- **Union Pacific Railroad J Yard.** The site is a railroad switching yard. Investigations began in 1992 as a result of a locomotive derailment which spilled diesel fuel into the subsurface. Initial investigation was conducted under Los Angeles County Fire Department (LACFD) oversight. Responsibility for the site transferred to the Regional Water Quality Control Board in 1998. The Alameda Corridor Rail Line (ACRL) was constructed in an approximately 25-foot-deep trench running through the northwestern portion of site in 2000. Assessment indicated the diesel spill was minimal and No Further Action was granted, but in the course of the investigation, PCE and TCE were detected and assessment required. PCE and TCE were delineated in the soil and

remediated with soil vapor extraction and with excavation for the ACRL. Water encountered at 100-foot depth contained PCE (85 ug/L) and TCE (24 ug/L). This water was determined to be perched and did not persist. Subsequent assessment work found no water to a depth of at least 243 feet below ground surface. (SWRCB 2015s)

The project site is located 0.5 mile west of the Union Pacific Railroad J Yard site and does not propose any ground disturbance that may mobilize soil and groundwater contaminants. Therefore, the proposed project would not exacerbate the building occupants' risk of exposure to hazardous materials.

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cultivation, distribution, and manufacturing and operates out of an existing industrial building in an urban area of the city of Los Angeles. Hazardous materials impacts specific to each use are discussed below.

Indoor Cultivation

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

Manufacturing

The manufacturing of cannabis products, specifically cannabis oils, has the potential to result in the accidental explosion of flammable process materials. However, because manufacturing process would be comprised of non-volatile extraction of cannabis products on-site, there would be no increased risk as a result of the proposed project. In addition, the cannabis manufacturing operation would comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which minimize the hazard on-site.

Distribution

The distribution component would not regularly handle or store large quantities of hazardous materials.

Surrounding Industrial Uses

The project site is surrounded by industrial uses that may routinely use and dispose of hazardous materials over the course of operation. However, the existing cannabis distribution operation is not located within the same building as other surrounding industrial uses, and the use of hazardous materials would be limited to those sites. Furthermore, the nearest school to the project site, Thomas Jefferson High School, is located approximately 1.3 miles to the southwest. Therefore, the proposed project would not create a significant hazard to the public or environment through the routine handling of hazardous materials, and no impact would occur.

Airport Hazard

The nearest public airport is Los Angeles International Airport, located approximately 11 miles to the west. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip. Therefore, no impact related to airports and airstrips would occur.

Emergency Response

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

Wildlands/Urban Interface

No wildlands exist in the vicinity of the project site, and the project site is not within a Very High Fire Hazard Severity Zone (Los Angeles Fire Department 2018a). No impact would occur.

10 Hydrology and Water Quality

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

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

Seiche or inundation due to water storage facility overtopping or failure is a potential hazard. The project site is located within a potential inundation area for the Van Norman Lakes Reservoir and Lake Balboa, but not within an area that could be impacted by a tsunami (City of Los Angeles 1996, Exhibit G). However, the Los Angeles Department of Water and Power regulates the level of water in its storage facilities to contain seiche and prevent overflow. In addition, pursuant to the 1972 State Dam Safety Act, numerous dams throughout California have been retrofitted so as to minimize damage to the dams, as well as minimize the potential for dam failures and inundation of surrounding areas. With current dam safety measures, the likelihood of dam failure resulting in flooding of the project area is relatively low.

Also, as discussed in Section VI, *Geology and Soils*, the project site is not within a landslide area that could be vulnerable to mud and debris flow. Therefore, no impact would occur.

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within an industrial, urban area of Los Angeles surrounded by industrial and commercial land uses. The proposed use would be compatible with surrounding uses and would not involve construction of any new infrastructure that would divide the project site or the surrounding area.

The project site is currently designated for Heavy Manufacturing development and zoned M3-1-RIO. Chapter X, Article 5, Section 105.02(a)3.(A)(1) of the LAMC permits indoor commercial cannabis cultivation activity within the M3 zone. Section 105.02(a)3.(B) prohibits indoor commercial cannabis cultivation activities within a 600-foot radius of a school. Chapter X, Article 5, Section 105.02(a)4.(A)(1) of the LAMC permits Level 1 manufacturing commercial cannabis activity within the M3 zone. Section 105.02(a)4.(B) prohibits distributor commercial cannabis activities within a 600-foot radius of a school. Chapter X, Article 5, Section 105.02(a)7.(A)(1) permits distributor commercial cannabis activity within the M3 zone. Section 105.02(a)7.(B) prohibits distributor commercial cannabis activities within a 600-foot radius of a school. No schools are within the specified distance of the project site.

The project site would remain an industrial and commercial business, which is consistent with the applicable land use plans and policies. In addition, as discussed in the impact analyses for aesthetics, air quality, biological resources, greenhouse gases, hydrology and water quality, noise, transportation, and utilities and service systems, the project would not conflict with applicable General Plan or other policies aimed at mitigating environmental effects. No impact would occur.

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12 Mineral Resources

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

The project site is not within an oil drilling district, a surface mining district, or a state designated oil field. However, the project is located within a mineral resource zone (City of Los Angeles 2001, Exhibit A). The project site is in an urbanized, industrial area of Los Angeles that has been previously developed and the project would not involve construction or modification of the existing building and would not involve the mining of mineral resources. Therefore, the project would have no impact related to the availability or recovery of mineral resources.

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The primary sources of noise in the project site vicinity are motor vehicles (e.g., automobiles, buses, trucks, and motorcycles) traveling along East 25th and East 24th Streets and industrial operations in the immediate vicinity of the project site. There are no noise-sensitive receptors within at least 1,000 feet of the project site. The proposed project would not include construction, alteration of the existing building and associated parking lot, or other activities that may result in groundborne vibration.

The proposed project involves the licensing of an existing commercial cannabis business that consists of cannabis cultivation, distribution, and manufacturing. Noise impacts specific to each use are discussed below.

Indoor Cultivation and Manufacturing

Indoor cannabis cultivation and manufacturing is currently occurring on-site. No increase in noise above existing ambient noise levels, including noise from the heating, ventilation, and air conditioning (HVAC) system used to support cultivation would occur. Operations would be confined to the indoors and would not use heavy machinery for agricultural and manufacturing operations.

Distribution

Sources of operational noise are from vehicles entering and exiting the parking lot, conversations between patrons while entering and exiting the building, and HVAC equipment. The business currently distributes commercial cannabis, however an increased demand for the business'

Cultivation, Distribution, and Manufacturing Licensing Application

commercial cannabis products may incrementally increase the number of transporters and patrons visiting the site, which would result in a minor incremental increase in operational noise levels over existing ambient noise levels. No change in land use would occur as a result of the proposed project.

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

The nearest public airport is Los Angeles International Airport, located approximately 11 miles to the west. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip. Therefore, the proposed project would not expose people working in the area to excessive noise related to airports and airstrips, and no impact would occur.

14 Population and Housing

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

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cultivation, distribution, and manufacturing, and is currently operating out of an existing industrial building in an urbanized area of the city of Los Angeles. The project would not involve construction of new housing at the project site or in the vicinity. Additionally, the project would not result in substantial new employment opportunities above the 4 positions currently offered by the existing business. Any new employment opportunities would be expected to be filled by the existing labor force. Therefore, the proposed project would not induce population growth directly or indirectly, nor conflict with growth projections in the area. The proposed project would not displace any people or existing housing. No impacts to population and housing would occur.

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15 Public Services

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

The Central Bureau of the Los Angeles Fire Department (LAFD) provides fire protection and paramedic services for the project site. The closest station to the project site is Station 17, located at 1601 South Santa Fe Avenue approximately 0.7 mile (driving distance) north of the project site (LAFD 2019a). The Central Bureau of the Los Angeles Police Department (LAPD) provides police protection for the area. The Newton Community Police Station, located at 3400 South Central Avenue in Los Angeles, approximately 1.9 miles (driving distance) west of the project site, provides police protection for the project site (LAPD 2019).

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cultivation, distribution, and manufacturing and operates out of an existing industrial building. No increase in population or employment in the area would occur. In addition, the proposed project would be required to comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which would minimize the hazard on-site. The project would also be required to notify the LAFD's Bureau of Fire Prevention and Public Safety of the project and submit and comply with a fire safety plan approved by LAFD according to Regulation Nos. 4.E.3 and No. 10.G.14 set forth in the City of Los Angeles Ordinance 185344. Finally, no wildlands exist in the vicinity of the project site, and the project site is not within a Very High Fire Hazard Severity Zone (City of Los Angeles 1996; LAFD 2019b). Therefore, the proposed project would not necessitate the provision of new or physically altered fire protection facilities. No impact to fire protection services would occur.

Cultivation, Distribution, and Manufacturing Licensing Application

For the reasons stated above, the proposed project would also not necessitate the provision of new or physically altered police protection facilities. In addition, Regulation No. 10.A.7 of the City of Los Angeles Ordinance No. 185344 requires commercial cannabis business owners to maintain a digital video surveillance system that records continuously 24 hours per day and captures clear and certain identification of any person and activities in all areas. No impact to police protection services would occur.

Furthermore, implementation of the proposed project would not require an increase in capacity at area schools or increase the demand for parks, recreational facilities, or other public services. No impacts to public services would occur.

16 Recreation

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

The project involves the licensing of an existing commercial cannabis business that involves indoor cultivation, distribution, and manufacturing, supports recreational cannabis activities, and operates out of an existing industrial building in an urban area of the city of Los Angeles. The project does not include development that would increase the use of existing park facilities and would not result in the construction or expansion of recreational facilities. No impacts related to recreation would occur.

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17 Transportation

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

The project involves the licensing of an existing commercial cannabis business that includes indoor cultivation, distribution, and manufacturing and operates out of an existing industrial building in an urban area of the city of Los Angeles. Therefore, no construction-related traffic impacts would occur. The existing business currently employs 4 employees and generates two (2) vehicle trips per day. Operational traffic impacts specific to each use are discussed below.

Indoor Cultivation

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

Distribution and Manufacturing

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

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

The closest public airport to the project site is Los Angeles International Airport, located approximately 11 miles to the west. The business would be expected to attract mostly local patrons. As such, no impact on air traffic patterns would occur. No alterations of roadways would be required. Emergency access to the site would not be affected and would continue to be provided via

Cultivation, Distribution, and Manufacturing Licensing Application

East 25th Street. Because the proposed project would use an existing industrial building, there would be no impact to existing public transit, bicycle, or pedestrian facilities within the surrounding area. No impacts with respect to transportation would occur.

18 Tribal Cultural Resources

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

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

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19 Utilities and Service Systems

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

Water and Wastewater

The Los Angeles Bureau of Sanitation (LASAN) operates and maintains the City's wastewater infrastructure. The City's wastewater collection system serves over four million residential and commercial customers within a 600-square mile service area that includes Los Angeles and 29 contracting cities and agencies. Over 6,700 miles of public sewers connect to the City's four wastewater treatment and water reclamation plants, which have a combined capacity to treat an average of 580 million gallons per day (mgd) of wastewater (LASAN 2019a). The Hyperion Treatment Plant (HTP) serves the project site and is located in Playa del Rey. According to LASAN, the HTP is designed to treat up to 450 mgd and currently treats an average of 275 mgd, with a remaining

capacity of 175 mgd (LASAN 2019b). The Los Angeles Department of Water and Power (LADWP) supplies water within the City limits. LADWP water sources between 2010 and 2014 included: the Los Angeles Aqueducts (average of 29 percent), local groundwater (average of 12 percent), the Metropolitan Water District of Southern California (average of 57 percent) and recycled water (2 percent) (LADWP 2016).

The proposed project involves the licensing of an existing commercial cannabis business that includes indoor cultivation, distribution, and manufacturing and operates out of an existing industrial building. Water and wastewater impacts specific to each use are discussed below.

Indoor Cultivation

The water demand factor for indoor cannabis cultivation has been roughly estimated to be between 0.1 to 0.2 gallons per day (gpd) per square foot (County of Santa Barbara 2017; BOTECH Analysis Corporation 2013). Therefore, the existing indoor cultivation component would require approximately 690 to 1,381 gallons per day, or 0.77 to 1.55 acre-feet per year, which is less than 0.1 percent of the anticipated 2020 total demand of 642,200 acre-feet per year for the LADWP service area (LADWP 2016). No expansion of the existing indoor cultivation use is proposed; therefore, no substantial increase in water demand would occur.

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

Assuming that water demand is 120 percent of wastewater generation, the indoor cultivation component would generate approximately 826 to 1,652.2 gallons of wastewater per day, which would be less than 0.1 percent of the HTP's remaining capacity. No expansion of the existing indoor cultivation use is proposed; therefore, no substantial increase in wastewater generation would occur.

Distribution and Manufacturing

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

The proposed project would not involve the construction or expansion of water or wastewater treatment facilities. Furthermore, the proposed project would not alter the amount or composition of wastewater generated in the area and would not result in an exceedance of Los Angeles Regional Water Quality Control Board wastewater treatment requirements or affect the treatment capacity of any wastewater treatment provider. The proposed project would also not result in a substantial net increase in demand for water, as discussed above; therefore, the proposed project would not create a need for new or expanded water entitlements. As discussed in Section IX, *Hydrology and Water Quality*, the proposed project would operate out of an existing storefront and would not alter the current stormwater drainage patterns. As such, implementation of the proposed project would not require the construction or expansion of stormwater drainage facilities. No impact related to water, wastewater, and stormwater would occur.

Solid Waste

The management of solid waste in Los Angeles involves public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. The City of Los Angeles has enacted numerous waste reduction and recycling programs to comply with AB 939, which requires every city in California to divert at least 50 percent of its annual waste by the year 2000, and be consistent with AB 341, which sets a 75 percent recycling goal for California by 2020. As tracked by the City's Zero Waste Progress Report, the City achieved a landfill diversion rate of 76 percent as of 2012 (LASAN 2013a). The City of Los Angeles has also prepared a Solid Waste Management Policy Plan, which contains long-term goals, objectives and policies for solid waste management for the city. It specifies that the City's Zero Waste goal is to reduce, reuse, recycle, or convert the resources currently going to disposal so as to achieve an overall diversion rate of 90 percent or more by the year 2025 (LASAN 2013b).

Solid waste impacts specific to each use are discussed below.

Indoor Cultivation

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

Distribution and Manufacturing

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

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

Energy

Energy impacts specific to each use are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is currently occurring on-site. No substantial increase in energy usage would occur. The project would be required to comply with the regulations established in Los Angeles Ordinance No. 185344 Regulation No. 4.D.3, which require cultivators to submit an energy efficiency plan and provide all power source information as required by the State of California, including but not limited to illumination, heating, cooling, and ventilation. Consistent with State emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, beginning January 1, 2022, the applicant would be required to provide information on the electricity usage and greenhouse gas emission intensity. In addition, Section 8305 requires that beginning

Cultivation, Distribution, and Manufacturing Licensing Application

January 1, 2023, all tier 2 mixed-light license types ensure that electrical power used for cultivation meets the average electricity greenhouse gas emissions intensity required of their local utility provider pursuant to the California Renewables Portfolio Standard Program. Therefore, City and State regulations would prevent energy use by indoor cultivation operations from being wasteful, inefficient, or unnecessary.

Distribution and Manufacturing

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

20 Wildfire

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

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

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21 Mandatory Findings of Significance

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

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

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

Cultivation, Distribution, and Manufacturing Licensing Application

There are no other cannabis license projects in the immediate vicinity of the project site. The closest businesses with temporary approval to engage in commercial cannabis activity are Hezehiah Incorporated, located approximately 0.15 mile northeast of the project site; HHC Plus, Inc, located approximately 0.95 mile northwest of the project site; and Mex X Now, located approximately 0.95 mile northeast of the project site (City of Los Angeles 2019b). These businesses are located in existing commercial and industrial facilities, and permanent licensing of these businesses would not result in new industrial and commercial uses that would result in cumulative impacts. For these reasons, no impacts associated with cumulative effects would occur.

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

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List of Preparers

Rincon Consultants, Inc. prepared this Appendix G Checklist Report under contract to Chris Sarkissian, Matada, LLC. Persons involved in data gathering/analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

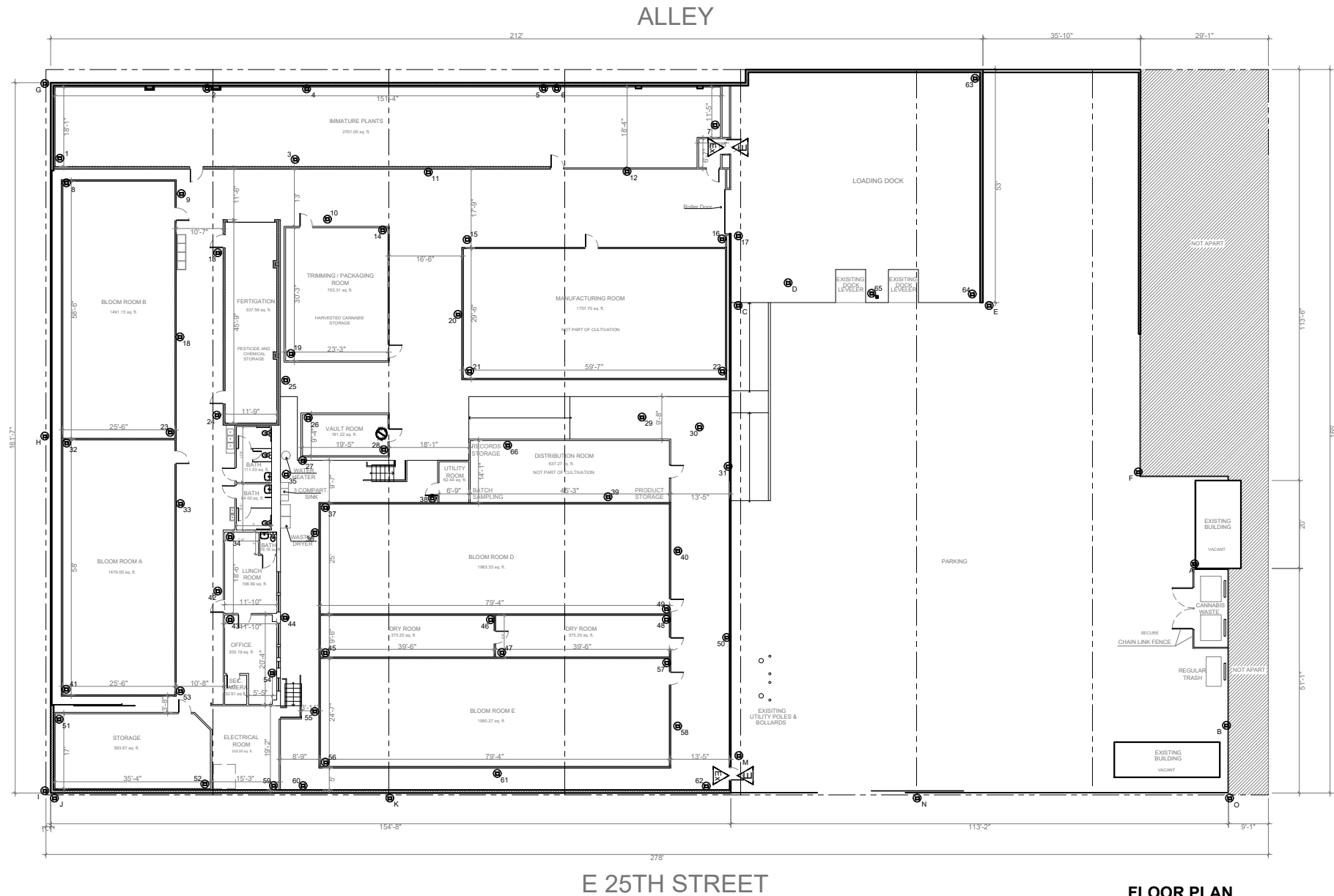
Jennifer Haddow, PhD, Principal Environmental Scientist

Jerry Hittleman, Senior Planner

Barbara Burkhart, Associate Planner

Appendix B

Project Site Plan



FLOOR PLAN
SCALE: 1/32"=1'-0"

LEGEND

- EXTERIOR WALL**
- (E) CMU WALL
 - (E) CMU WALL W/ (N) 1"THK FOAM CORE LINING
- INTERIOR WALL**
- (E) WALL TO REMAIN
 - (N) WOOD FRAMED WALL W/ 1" THK. FOAM CORE LINING

- ACCESS DOOR
- ENTRANCE
- EXIT
- LIMITED-ACCES AREA
- PROPERTY LINE

- LOCATION OF CAMERAS
- A - O Exterior security Cameras
 - 1 - 65 Interior Security Cameras.

AGGREGATE SQUARE FOOTAGE OF CANOPY

BLOOM ROOM A	+/-1,479.00 SQ. FT.
BLOOM ROOM B	+/-1,491.15 SQ. FT.
BLOOM ROOM D	+/-1,983.33 SQ. FT.
BLOOM ROOM E	+/-1,950.27 SQ. FT.
TOTAL CANOPY	+/- 6,903.75 SQ. FT.

Assesor Parcel No. (APN) 5168-020-020
2417 E 25Th St. Los Angeles, CA 90058

Contact: Chris Sarkissian
Phone: (714) 342-1130
E-mail: csarkissian78@gmail.com



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): _____

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

DCR Record No.: _____

Applicant Entity Name: _____

License Type(s): _____

Business Premises Location: _____

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

Council District: _____ Neighborhood Council: _____

Community Plan Area: _____

Zoning: _____ Specific Plan Area: _____

General Plan Land Use: _____ Redevelopment Project Area: _____

Business Improvement District: _____ Promise Zone: _____

State Enterprise Zone: _____ Historic Preservation Review: _____

LAPD Division/Station: _____ LAFD District/Fire Station: _____

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

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.*



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.



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.

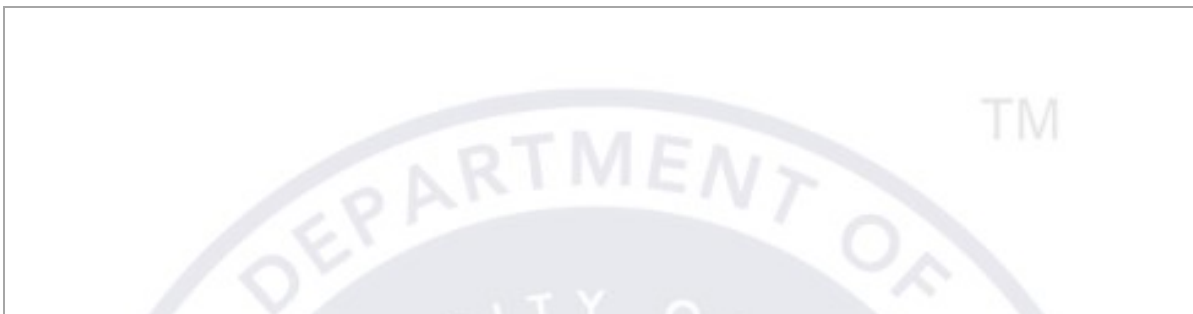
4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)? ☐ Yes ☐ No

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.



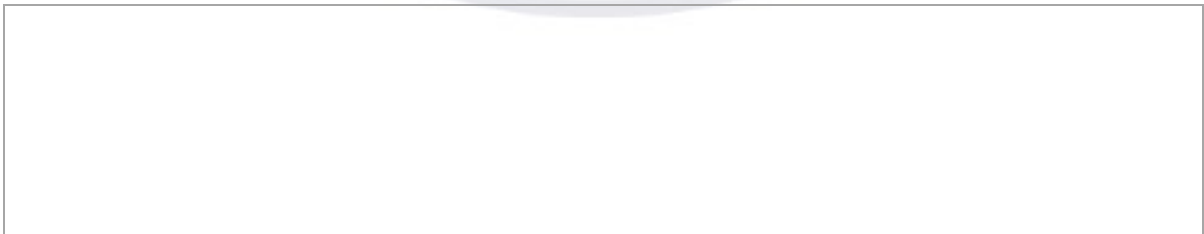
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☐ No

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

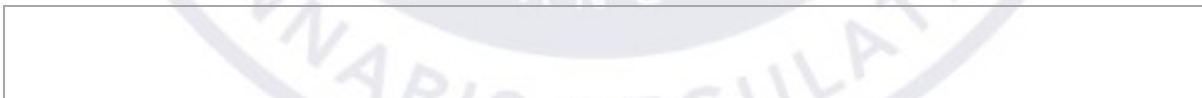
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



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

☐ Yes ☐ No

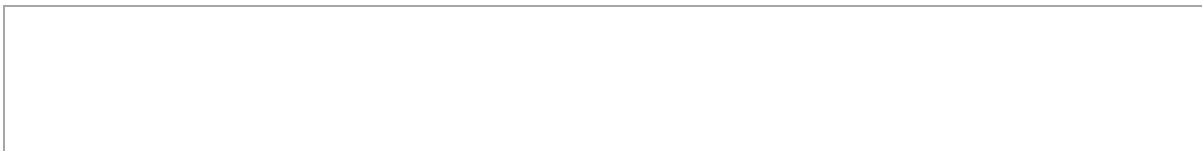
List all services and facilities provided. Cite source(s) of information.



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.



TM

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

☐ Yes ☐ No

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

FOR ALL SITES

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

☐ Yes ☐ No

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

Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land

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

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



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

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



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

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



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

Cite source(s) of information.



5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency?

☐ Yes ☐ No

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

A large, faint watermark of the Los Angeles Cannabis Regulation Seal is centered on the page. It features a stylized cannabis leaf in the center, surrounded by the words "LOS ANGELES" and "CANNABIS REGULATION" in a circular border. The seal is semi-transparent and serves as a background for the form.

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist?

☐ Yes ☐ No

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

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

☐ Yes ☐ No

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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



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

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



Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

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

Cite source(s) of information.



2. Project Size and Location

- a. Is the project site 5 acres in size or less? ☐ Yes ☐ No

Indicate the size of the project site, in acres. Cite source(s) of information.

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

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

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

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

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality?

☐ Yes ☐ No

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



5. Can the project site be adequately served by all required utilities and public services?

☐ Yes ☐ No


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



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

☐ Yes ☐ No

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



Exceptions to Exemptions**1. Scenic Highways**

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

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



TM

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

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

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

☐ Yes ☐ No

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

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

☐ Yes ☐ No

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

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

☐ Yes ☐ No

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



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

☐ Yes ☐ No

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



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

☐ Yes ☐ No


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



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

☐ Yes ☐ No

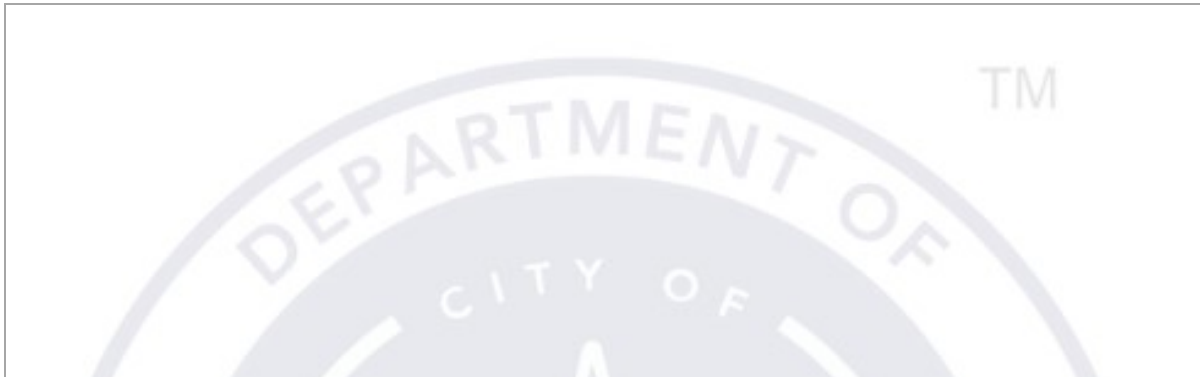
Provide details, if needed. Cite source(s) of information.



CEQA Exemption Petition

Class: _____ Category: _____

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



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

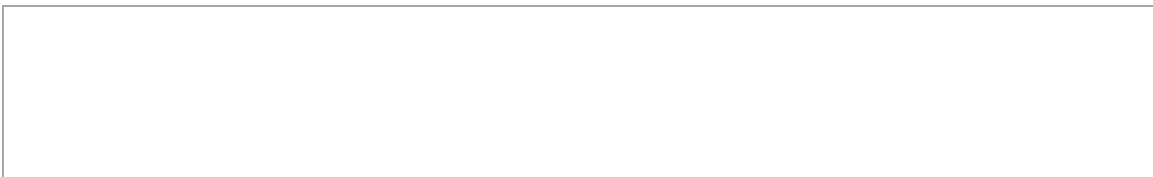


2. Project Location and Surrounding Land Use.

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



- (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.*



- (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.

- (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.

- (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).

- (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.*



- (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.*



- (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.*



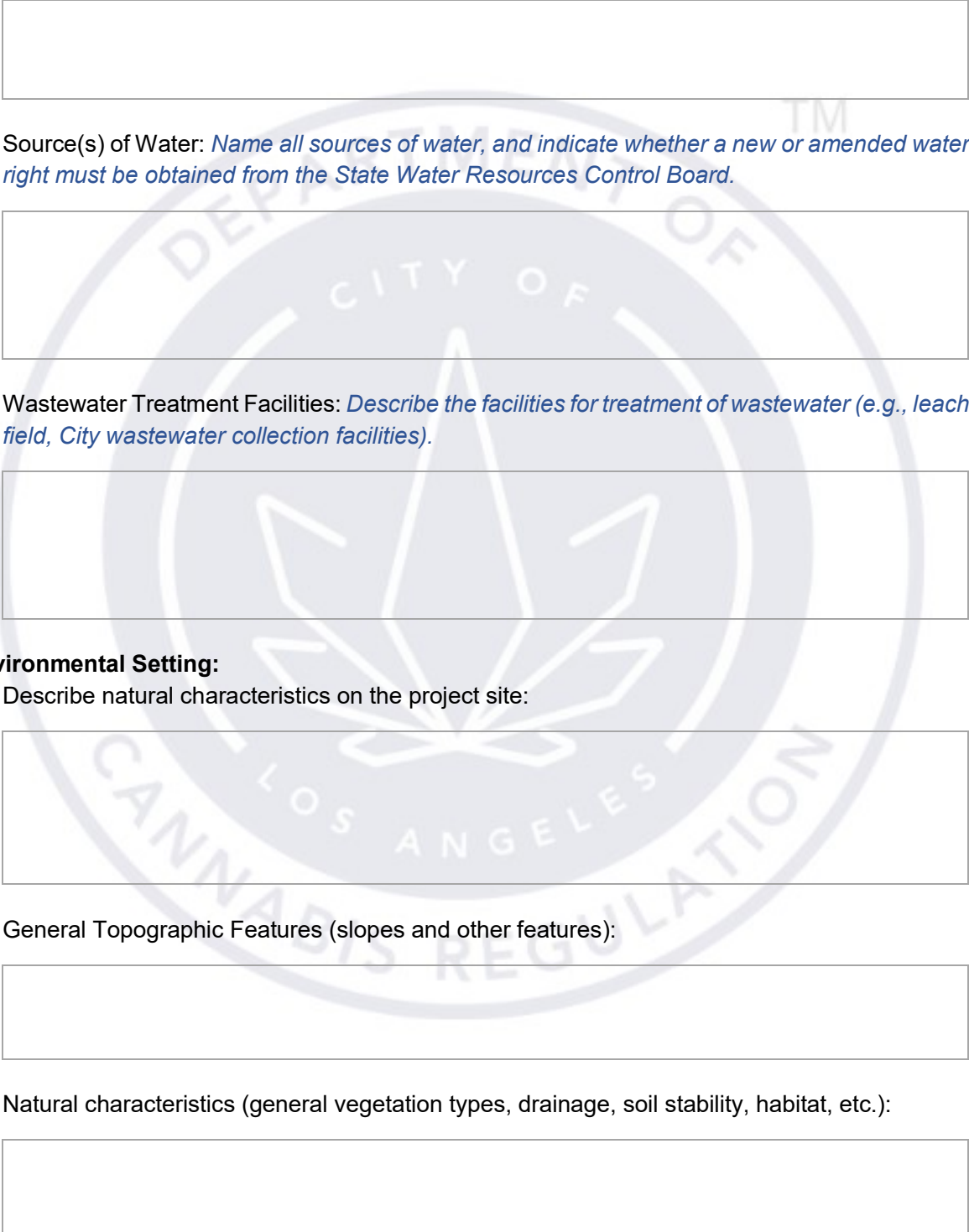
- (e) Hours of Operation/Work Shifts: *Identify the hours of operation/work shifts for the project.*



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



- (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.*



- (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.*

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

4. Environmental Setting:

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


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

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

- (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):



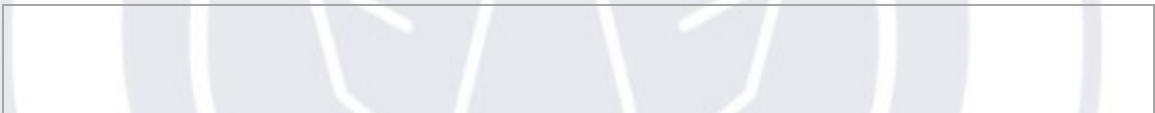
- (e) Identify whether the property contains natural features of scenic value of rare or unique characteristics (e.g., rock outcroppings, mature trees):



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



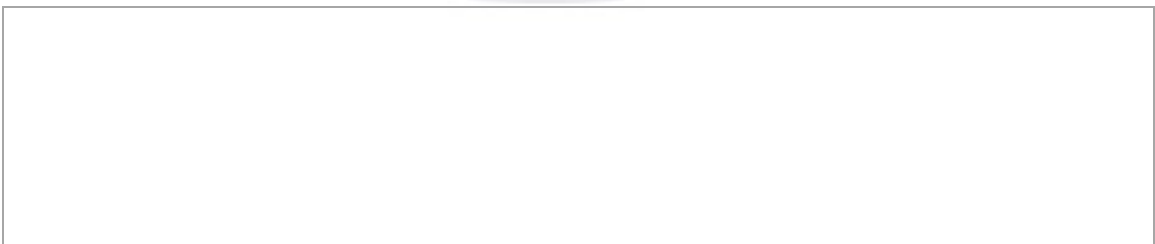
- (g) Identify whether the property contains habitat for special status species:



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



- (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:



- 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:



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.



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.*



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).*



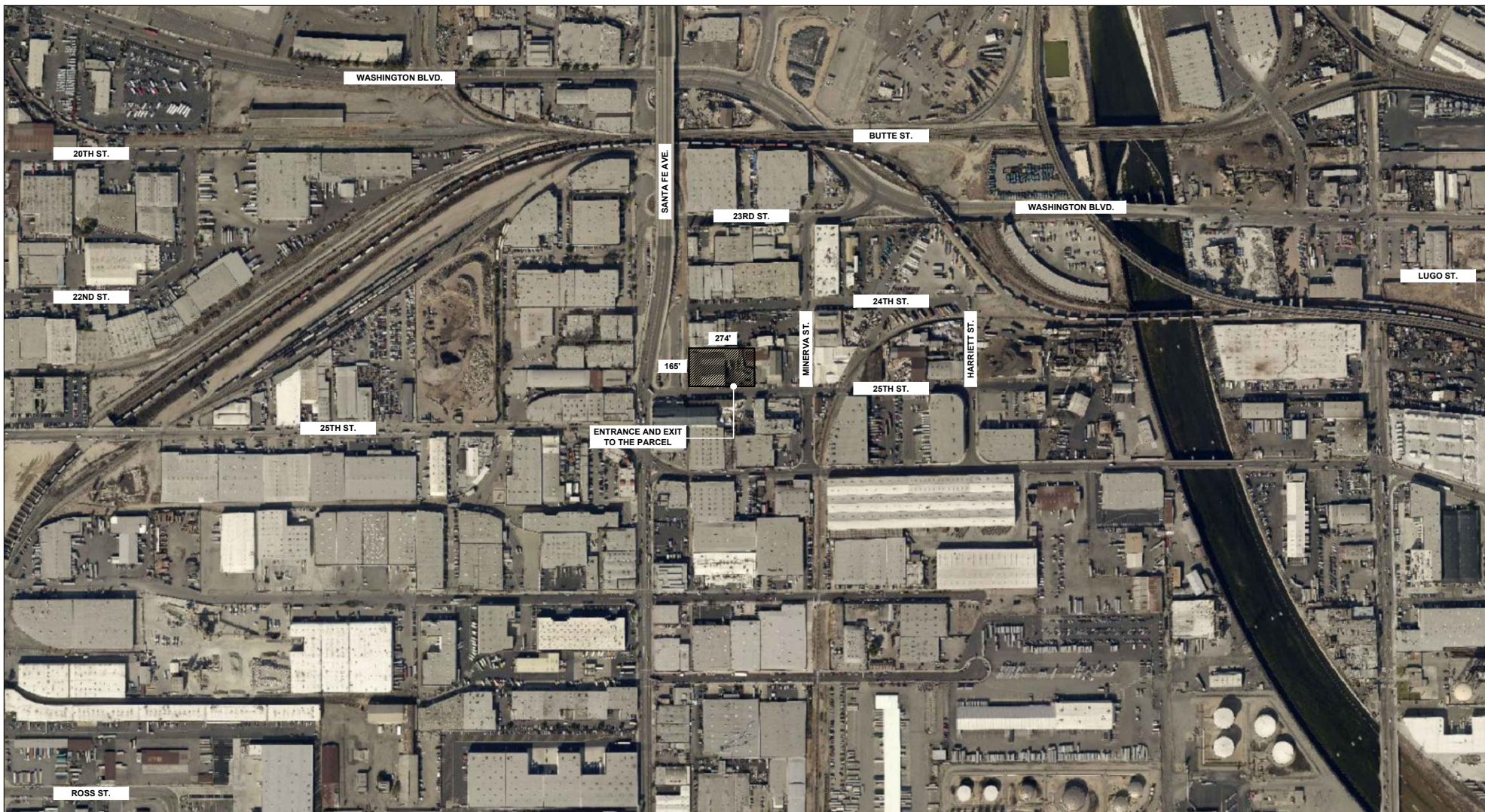
8. Permits Required: *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed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



0.08 Miles



400 Feet

LEGEND



PARCEL
ZONING: M3-1-RIO

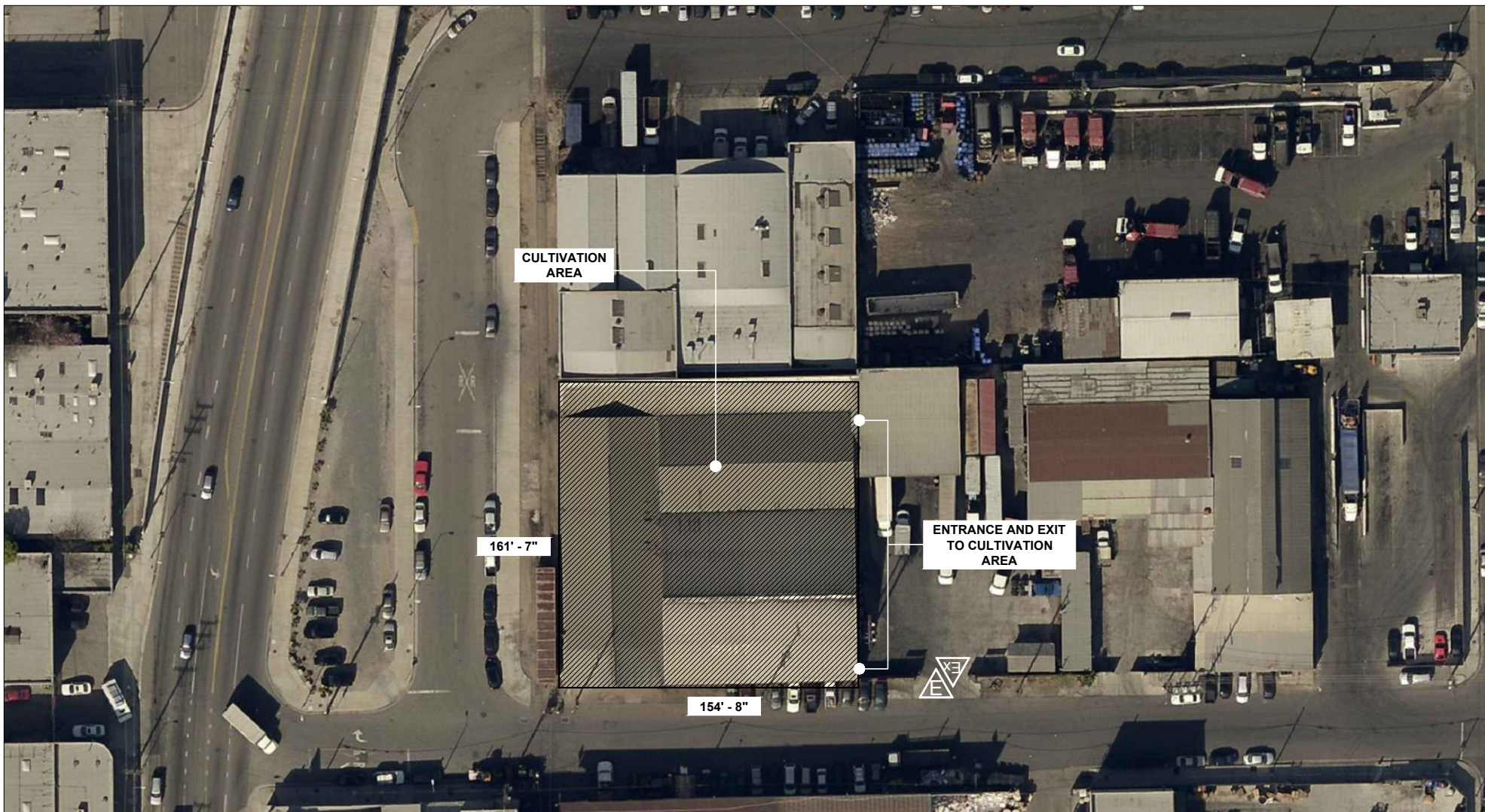
Assessor Parcel No. (APN) 5168-020-020

2417 E 25Th ST. LOS ANGELES, CA 90058

Contact: Chris Sarkissian

Telf: (714) 342-1130

e-mail: csarkissian78@gmail.com



0.01 Miles



50 Feet

LEGEND



CULTIVATION AREA



ENTRANCE



EXIT

Assessor Parcel No. (APN) 5168-020-020

2417 E 25Th ST. LOS ANGELES, CA 90058

Contact: Chris Sarkissian

Telf: (714) 342-1130

e-mail: csarkissian78@gmail.com

SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	5168020020
APN Area (Co. Public Works)*	0.526 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$387,410
Assessed Improvement Val.	\$665,392
Last Owner Change	11/26/2003
Last Sale Amount	\$1,850,018
Tax Rate Area	7
Deed Ref No. (City Clerk)	9-558
	574463
	52360
	3580998
	2045315
	1-266
	0-803
Building 1	
Year Built	1947
Building Class	S1
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	25,080.0 (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: 5168020020]

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

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

Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
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
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
Rent Stabilization Ordinance (RSO)	No [APN: 5168020020]
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	Newton
Reporting District	1309
Fire Information	
Bureau	Central
Battalion	1

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District / Fire Station	17
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-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-5000-CA-GPA
Required Action(s):	CA-CODE AMENDMENT GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.
Case Number:	CPC-2014-2415-GPA-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT CA-CODE AMENDMENT
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
Case Number:	CPC-2014-1582-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE
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-2007-3036-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-1997-423
Required Action(s):	Data Not Available
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED DOWNTOWN RIVERFRONT INDUSTRIAL PROJECT IN COOPERATION WITH THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES.
Case Number:	CPC-1995-53-PWA
Required Action(s):	PWA-PUBLIC WORKS APPROVAL
Project Descriptions(s):	VACATION - ALLEY SOUTHERLY OF 24TH STREET BETWEEN SANTA FE AVENUE AND MINERVA STREET
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)
Case Number:	ORD-187822-SA2440-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-4000-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES.

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Case Number:	ENV-2014-2416-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT.
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-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-2007-3037-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-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)

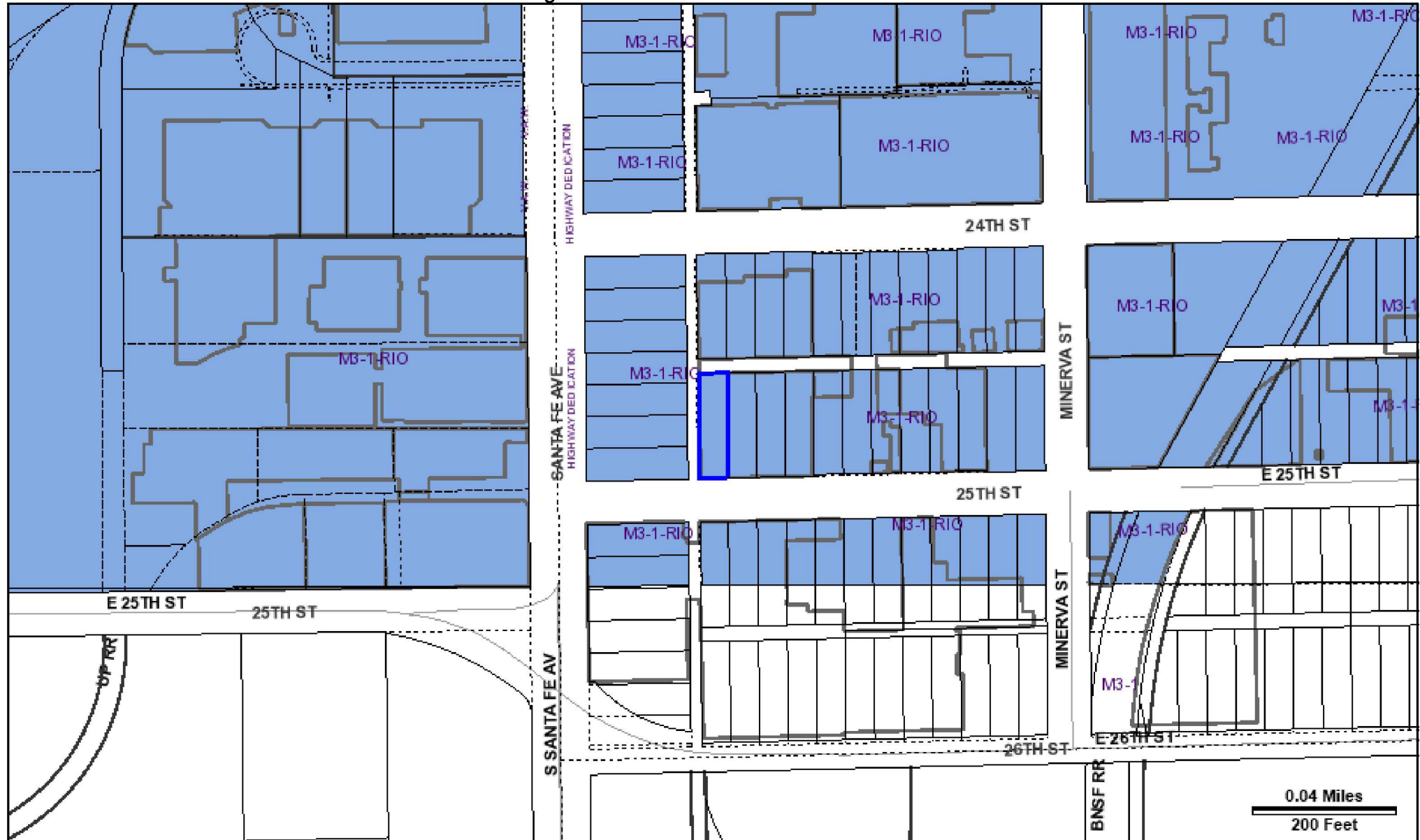
DATA NOT AVAILABLE

ORD-183145

ORD-183144

ORD-164855-SA3320

AF-96-856025-LT



Address: 2417 E 25TH ST

Tract: H. M. AME'S SUBDIVISION OF
THE GLASSELL TRACT

Zoning: M3-1-RIO

APN: 5168020020

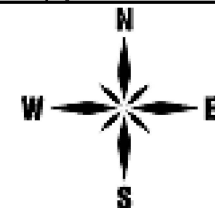
Block: 7

General Plan: Heavy Manufacturing

PIN #: 117A217 61









Lot: FR 9

Arb: None

0.04 Miles
200 Feet

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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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	P 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