



Department of
Cannabis Control
CALIFORNIA

NOTICE of EXEMPTION from CEQA
CALIFORNIA DEPARTMENT OF CANNABIS CONTROL

P.O. BOX 419106, RANCHO CORDOVA, CA 95741-9106

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To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

From: Department of Cannabis Control
Environmental Evaluation Office
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Project Title: WASHINGTON SAGE, LLC

Project Location: The Project is located at 770 East Washington Boulevard, Los Angeles, CA 90021 in Los Angeles County.

County: Los Angeles

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved a Cannabis Microbusiness License submitted on 07/11/2019 by Mehran Moghaddam.

Project Activities:

The Project will consist of a cannabis cultivation, distribution, non-volatile manufacturing and microbusiness on an existing site zoned for light manufacturing, C2-2D-O-CPIO, at 770 East Washington Boulevard, Los Angeles, CA 90021 (Assessor's Parcel Number 5131-007-001). It will operate out of an existing 16700 SF building on a lot area of 14298 SF. The Project-Specific Information Form (LIC-4013-FORM) (Exhibit A) submitted by the Applicant indicates the project site is currently used for cannabis cultivation, and that the Applicant would add distribution and non-volatile manufacturing activities. The Applicant intends to perform minor interior alterations to approximately 16,850 square feet of cannabis cultivation and office area but would not expand existing structures. Proposed distribution activities would include the packaging, labeling and wholesale distribution of cannabis products on site. Proposed manufacturing would include extraction of cannabinoids, post-processing (refinement) of cannabis extract, infusion of extract or plant material with other ingredients, and packaging/labeling cannabis products. Proposed cultivation activities include preparing the soil and growing medium, planting seeds or clones, irrigating, fertilizing, and managing pests, harvesting plants, drying, curing and trimming plants. Micro-business licenses allow for cannabis businesses to do at least three of the following: cultivation, manufacturing, distribution, and/or retail. 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. Proposed operations would have a total of seven employees with hours of operation from 7:00 a.m. to 10:00 p.m. with 24/7 on-site security. 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.

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec. 15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec. 15269(b)(c)]
- Categorical Exemption: [Class 1 Categorical Exemption Cal. Code Regs., Title 14, §15301]
- Statutory Exemptions: [State code section number]
- General Rule [CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt:

The Department of Cannabis Control has determined that the project is a Class 1 Categorical Exemption Project. Class 1 Categorical Exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations to 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 Project involves the use of an existing industrial building with no proposal for building expansion. The design, location, size, and operating characteristics of the Project are compatible with the existing and future land uses within the vicinity as it is zoned light industrial zoned. None of the exceptions to the exemption defined in Section 15300.2 apply to the Project.

This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following location:

Department of Cannabis Control
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

CALVIN YEE

Contact Name

ENVIRONMENTAL SCIENTIST

Contact Title

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Phone #

calvin yee
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: