



**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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Project Title: Ideal Chill

Project Location: The Project is located at 21418 OSBORNE ST, CANOGA PARK, CA 91304, in Los Angeles County.

County: Los Angeles County

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 (non-volatile manufacturing, cultivation, processing and distribution) License submitted on 1/15/2026, by Gregory Yakubovich.

Project Activities:

The proposed project will operate a microbusiness (distribution, non-volatile manufacturing, cultivation) license out of an existing facility located at 21418 OSBORNE ST, CANOGA PARK, CA 91304 (APN 2779-047-404). The building is 4,964 sq ft on 0.22 acres. The building was constructed in 1976 and renovated in 1977. The neighborhood is zoned for Industrial Use and Light Industrial Use. The address provides a parking lot, hosts several ornamental trees, located on the corner of Canoga Avenue and Osbourne Street. The subject site is a fully developed lot within the Chatsworth - Porter Ranch Community Plan Area. The lot is approximately 139 feet deep and a width of 70 feet along W. Osborne Street. The site has a Limited Manufacturing land-use designation and is zoned MR2-1. The site is located within Council District 3, Canoga Park Neighborhood Council, and the lot is flat and contains a pre-existing building to be utilized by the business.

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)]
☒ X Categorical Exemption: [Class 1 & Class 32 Categorical Exemption Cal. Code Regs., Title 14, §15301 & §15332]
☐ 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 & Class 32 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 building with no proposal for building expansion. Class 32 Consists of projects characterized as in-fill development meeting the conditions described in Cal. Code Regs., tit. 14, § 15332. 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

Karin Linnen

Contact Name

Environmental Scientist

Contact Title

844-612-2320

Phone #

Karin Linnen

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: