Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Los Angeles
12400 Imperial Hwy.
Norwalk, CA 90650

From: (Public Agency): City of Los Angeles
Department of Cannabis Regulation
221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012
(Address)

Project Title: DCR CORE RECORD NO. 404557

Project Applicant: United Medical Alliance LLC

Project Location - Specific:
9837 Owensmouth Avenue, Units C & D Chatsworth, CA 91311 / Lassen St & Marilla S

Project Location - City: Chatsworth Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Cultivation of commercial cannabis products under State and local law.

Name of Public Agency Approving Project: City of Los Angeles, Department of Cannabis Regulation

Name of Person or Agency Carrying Out Project: United Medical Alliance LLC

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

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

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

Lead Agency
Contact Person: Jason Killeen Area Code/Telephone/Extension: (213) 978-0738

If filed by applicant:

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

Signature: Ryan Solis for Date: 05/20/2026 Title: Assistant Executive Director

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON May 26 2026

UNTIL June 25 2026

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)

2026 114777

FILED
May 26 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TODD TRAN

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES
LA-S-26-404557-ANN / Cultivation Indoor

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of Cannabis Regulation)	ENV- 404557-ANN
PROJECT TITLE DCR CORE RECORD NO. 404557	COUNCIL DISTRICT 12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☒ Map attached.
9837 Owensmouth Avenue, Units C & D Chatsworth, CA 91311 / Lassen St & Marilla St

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Cultivation of commercial cannabis products under State and local law.

NAME OF APPLICANT / OWNER:
United Medical Alliance LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Jason Killeen	(213) 978-0738

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	STAFF TITLE
Jason Killeen Ryan Solis for	Assistant Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED
Cultivation Indoor

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

DEPARTMENT OF CANNABIS REGULATION

CANNABIS REGULATION COMMISSION

THRYERIS MASON
President

DAVID NASH
Vice President

ADAM BIERMAN
ANTON FARMBY
OLIVIA MCGOVERN

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-S-26-404557-ANN
Applicant Name:	United Medical Alliance LLC
Activity(ies) Requested:	Cultivation, Nursery (Type 4)
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:	9837 Owensmouth Avenue, Units C & D Chatsworth, CA 91311
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	12 Chatsworth None Chatsworth - Porter Ranch [Q]MR1-1; MR1-1
LAMC Section / "Phase":	LAMC 104.06.1 / Non-Retail
Environmental Analysis/Clearance: ENV-404557-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant has not been issued Temporary Approval by DCR. 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 does not currently possess a State License to conduct Cultivation, Nursery (Type 4) commercial cannabis activity.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 9837 Owensmouth Avenue, Units C & D, Chatsworth, CA 91311, a parcel zoned for Limited Manufacturing purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

DCR recommends approving the Annual License for the Applicant based on the following factors:

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely to provide DCR with requested information, forms or documents;
- Denial of a license, permit or other authorization to engage in Commercial Cannabis Activity by any state or other local licensing authority;
- Creation a significant public safety problem as documented by a law enforcement agency;
- Failure to adhere to the requirements of this article or the Rules and Regulations;
- Engaging in unlicensed Commercial Cannabis Activity in violation of Section 104.15;
- **(Social Equity Only)** Failing to comply with any requirement in LAMC Section 104.20;
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 *et seq*; and,
- An Owner is an individual who holds office in, is employed by, any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity.

At present, DCR is not aware of any existing facts or circumstances to deny this Annual License for the reasons in LAMC Section 104.04.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Cultivation, Nursery (Type 4) Annual License Application to an Annual License to be located on an existing site zoned for Limited Manufacturing, [Q]MR1-1; MR1-1 at 9837 Owensmouth Avenue, Units C & D, Chatsworth, CA 91311 (Assessor's Parcel Number 2746-017-022). 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 and 24 hours a day. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq*. and 105.00 *et seq*., as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations
Limited Manufacturing / [Q]MR1-1; MR1-1

Surrounding Land Use/Zoning Designations
Limited Manufacturing / [Q]MR1-1; MR1-1
Limited Manufacturing / [T][Q]MR1-1, [T][Q]P-1, MR1-1
Public Facilities / PF-1XL

Subject Property
The subject site is a fully developed lot within the Chatsworth - Porter Ranch Community Plan Area. The lot is approximately 400 feet deep and a width of 200 feet along Owensmouth Avenue. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 1959 proposed to be maintained.

The site has a Limited Manufacturing land-use designation and is zoned [Q]MR1-1; MR1-1. The site is located within Council District 12, Chatsworth Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties
Abutting uses include limited manufacturing and public facilities uses within 200 feet of the site. The immediate area along Owensmouth Avenue is predominantly developed with Limited Manufacturing uses, zoned [Q]MR1-1; MR1-1, Limited Manufacturing, zoned [T][Q]MR1-1, [T][Q]P-1, MR1-1 and, Public Facilities uses, zoned PF-1XL. (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 79,596 gross square feet, zoned [Q]MR1-1; MR1-1 with a Industrial - Light Manufacturing - One Story building originally constructed in 1959. 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 79,596 gross square foot property (i.e., less than five acres), and is substantially surrounded by Limited Manufacturing uses. The surrounding area is Limited Manufacturing zoned [Q]MR1-1; MR1-1, Limited Manufacturing, zoned [T][Q]MR1-1, [T][Q]P-1, MR1-1; and Public Facilities, zoned PF-1XL, and developed with a mix of limited manufacturing and public facilities buildings along Owensmouth Avenue between Lassen Street and Marilla 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, Nursery (Type 4) Commercial Cannabis Activity at the Business Premises location; and,

3. Adopted the Project Analysis & Findings and Notice of Exemption.

Ryan Solis for

Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

May 20, 2026
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS

CITY OF LOS ANGELES DEPARTMENT OF CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 12/01/2023

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

DCR Record No.: LA-S-24-404557-ANN

Applicant Entity Name: United Medical Alliance

License Type(s): Type 4 Nursery

Business Premises Location: 9825 Owensmouth Ave., Unit C and D, Chatsworth, CA 91311

County: Los Angeles Assessor's Parcel Number (APN): 2746017022

Council District: 12 Neighborhood Council: Chatsworth

Community Plan Area: Chatsworth - Porter Ranch

Zoning: MR1 Specific Plan Area: None

General Plan Land Use: Limited Manufacturing Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles Historic Preservation Review: No

LAPD Division/Station: Devonshire LAFD District/Fire Station: 96

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

DCR Record No. LA-S-24-404557-ANN

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.*

The project will consist of a Type 4 Nursery commercial cannabis facility. Activities include cultivation of seeds, seedlings and clones, and research and development. The project site is located on Owensmouth Avenue. The nearest cross streets are Lassen Street to the north and Marilla Street to the south. The project site is immediately surrounded by MR1 - Restricted Industrial Zoned buildings.

DCR Record No. LA-S-24-404557-ANN

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.

   The project site is currently operating as a commercial cannabis cultivation, distribution, and manufacturing facility under the same applicant and ownership (United Medical Alliance).

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.

   Los Angeles Department of Water and Power - water/electricity/sewage
   SoCal Gas - gas

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.

The applicant will obtain a Notice of Applicability issued by the State Water Resources Control Board as required by the State of California for a cannabis cultivation license for the use of the City's water provided by the Los Angeles Department of Water and Power for nursery activities.

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.

DCR Record No. LA-S-24-404557-ANN

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.

   Not applicable.

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.

   The applicant will obtain a Notice of Applicability issued by the State Water Resources Control Board as required by the State of California for a cannabis cultivation license for the use of the City's water provided by the Los Angeles Department of Water and Power for nursery activities.

DCR Record No. LA-S-24-404557-ANN

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.

   Zimas (City of Los Angeles Planning and Zoning information website)

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.

   Zimas (City of Los Angeles Planning and Zoning information website).

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.

   Los Angeles Department of Water and Power - electricity/water/sewage
   SoCal - gas

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.

Not applicable.

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.

Not applicable.

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.

The applicant will obtain a Notice of Applicability issued by the State Water Resources Control Board as required by the State of California for a cannabis cultivation license for the use of the City's water provided by the Los Angeles Department of Water and Power for nursery activities.

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.

   Not applicable.

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

   Cite source(s) of information.

   Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

The applicant will obtain a Notice of Applicability issued by the State Water Resources Control Board as required by the State of California for a cannabis cultivation license for the use of the City's water provided by the Los Angeles Department of Water and Power for nursery activities.

DCR Record No. LA-S-24-404557-ANN

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.

The applicant will obtain a Notice of Applicability issued by the State Water Resources Control Board as required by the State of California for a cannabis cultivation license for the use of the City's water provided by the Los Angeles Department of Water and Power for nursery activities.

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.

   Zimas (City of Los Angeles Planning and Zoning information website)
   City of Los Angeles Municipal Code (LAMC)

2. Project Size and Location
   a. Is the project site 5 acres in size or less? ■ Yes ☐ No

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

      The project site is located on a lot/parcel of approximately 79,596.1 sqft. as indicated on Zimas.

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

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

      The project site is immediately surrounded by MR1 - Restricted Industrial Zone lots/parcels for Limited Manufacturing uses as indicated on Zimas and the LAMC.

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.

Los Angeles Department of Water and Power - water/electricity/sewage
SoCal Gas - gas

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.

The applicant will obtain a Notice of Applicability issued by the State Water Resources Control Board as required by the State of California for a cannabis cultivation license for the use of the City's water provided by the Los Angeles Department of Water and Power for nursery activities.

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.

Caltrans maps.

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.

Not applicable.

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.

DCR Record No. LA-S-24-404557-ANN

CEQA Exemption Petition

Class: 1 Category: Existing Facilities

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

The project is located within an existing built-out urban building. Modifications will be made to the interior of the existing structure only to fit the operational needs of a Type 4 Nursery commercial cannabis facility. The project meets CEQA guidelines Section 15301 that "will consist 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."

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

Zimas; LAMC; HistoricPlacesLA; Cal. Code of Regs, Title 14 §15301; U.S. Geological Survey Streamer database; U.S. Dept. of Agriculture Web Soil Survey; National Register of Historic Places; Caltrans maps; Cortese List; EnviroStor; California Office of Historic Preservation; U.S. Fish & Wildlife Service Information for Planning and Consultation (IPac).

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

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

The project site is located on East Owensmouth Avenue surrounded by other industrial zoned buildings. The facility is accessible via Owensmouth Avenue through an iron gate into the parking area. The nearest cross streets are Lassen Street to the north and Marilla Street to the south.

(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.*

MR1: Restricted Industrial; RMP: Mobile Home Park; C2: Commercial; R1: On-Family; R3: Multiple Dwelling; RA: Suburban; P: Automobile Parking; MR2: Restricted Light Industrial; OS: Open Space

(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.

The previous use of the project site is unknown.

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

The previous use of the project site is not known with the exception of use for Limited Manufacturing uses. The project involves negligible or no expansion beyond the existing structure. Any and all modifications will take place within the interior of the existing built-out building for Limited Manufacturing uses.

(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).*

The project will consist of a Type 4 Nursery commercial cannabis facility. Activities include cultivation of seeds, seedlings and clones, and research and development. The lot/parcel of the project site has currently operating commercial cannabis cultivation, distribution, and manufacturing facilities under the same applicant and ownership (United Medical Alliance).

(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.*

The lot/parcel of the project site has currently operating commercial cannabis cultivation, distribution, and manufacturing facilities under the same applicant and ownership (United Medical Alliance).

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

The project lot/parcel is approximately 79,596.1 sqft. on a floor area of approximately 5,306 sqft.

(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.*

The applicant has not applied for a state license yet at this time.

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

For the purposes of maintaining commercial cannabis cultivation operations the facility will be operational 24 hours a day, 7 days a week as needed with three shifts to maintain the facility.

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

Anticipated number of employees: 4
Morning: 1
Afternoon: 1
Evening: 1
Overnight: 1

(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.*

Anticipated 2-4 shipments/deliveries per month.

(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.*

Los Angeles Department of Water and Power.

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

City wastewater collection by Los Angeles Department of Water and Power.

4. Environmental Setting:

(a) Describe natural characteristics on the project site:

The project site is located in an existing built-out urban site with no existing natural characteristics. There will be no disturbance to the existing site or characteristics.

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

The project site is located on a slope of 0-2% and elevation of 956 feet. Farmland classification is prime farmland if irrigated. No distinct features.

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

No existing vegetation. The project site is paved with finished drainage and class of well drained. Soil stability is not applicable.

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

No watercourses or riparian habitats within 150 feet of the premises. The nearest body of water is Browns Canyon Wash 1,205 feet away.

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

No natural features of scenic value.

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

No known historic designations or archaeological remains on the project site.

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

None.

(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:

The project will not use or dispose of any hazardous materials as defined.

(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:

(j) 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:

Operational needs provided by existing 400 amp service with use not to exceed 2,500 kWh per day.

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.

The project activities will not 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.

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.*

No environmental commitments entered into and will be those as required for commercial cannabis licensing and permitting by local, state and federal agencies. We will use energy efficient lighting and implement methods to conserve water for our nursery activities.

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.

c. Vicinity Map and Aerial Images

Aerial Photos

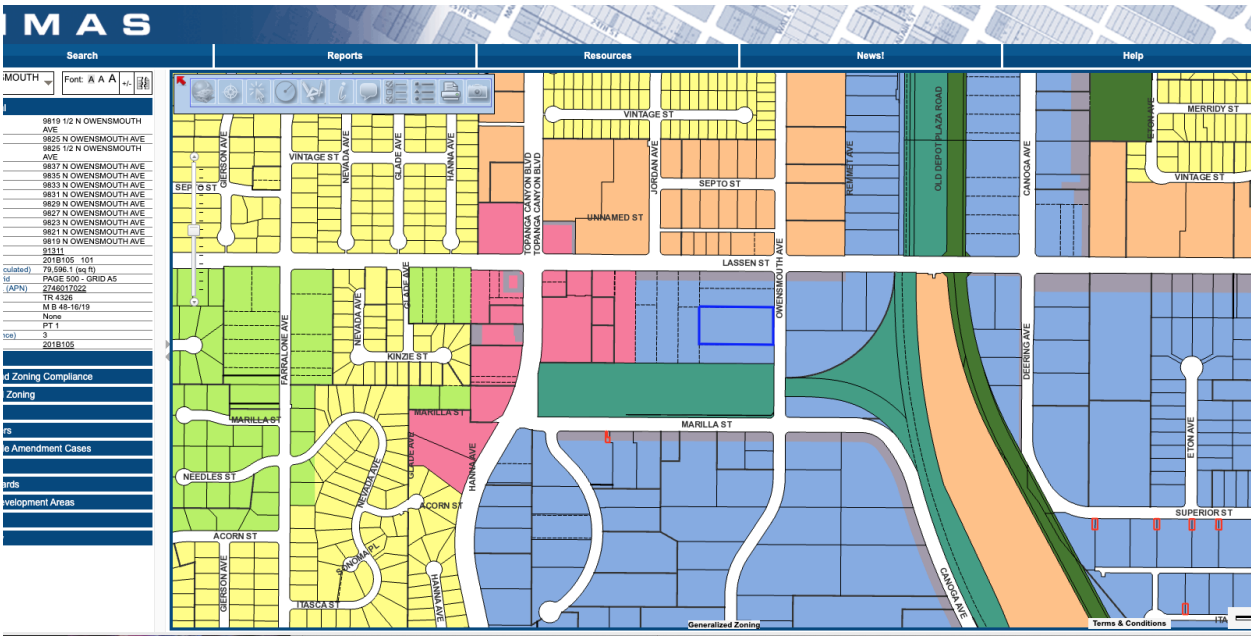


Street View

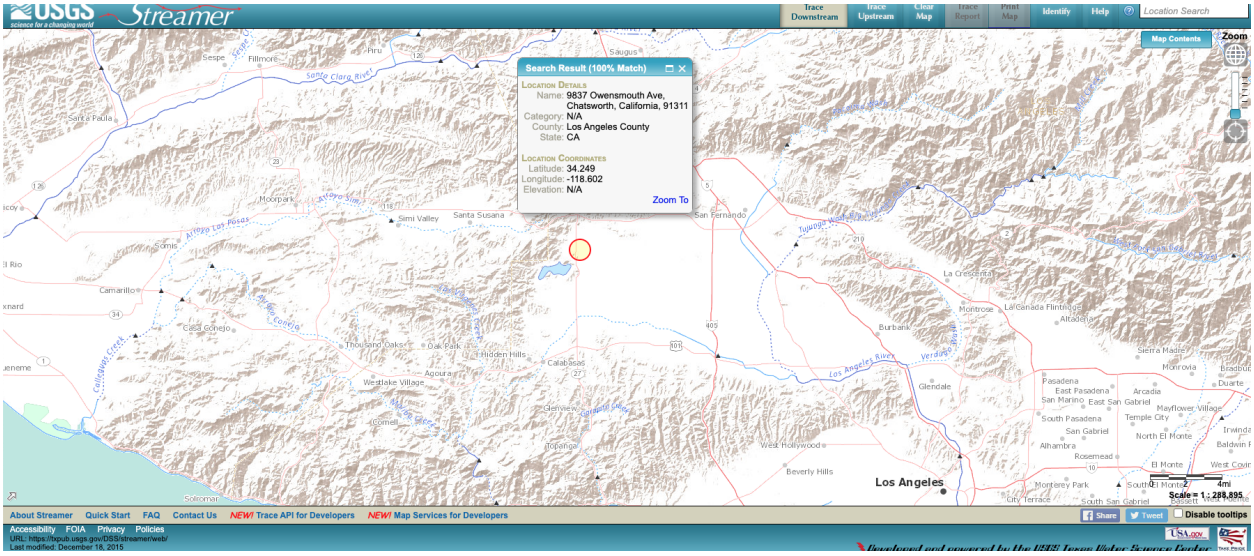

9837 Owensmouth Avenue, Los Ange
9842 Owensmouth Ave
Los Angeles, California
Google Street View
Feb 2023
See more dates
Google
Image capture: Feb 2023 © 2023 Google United States Terms Privacy

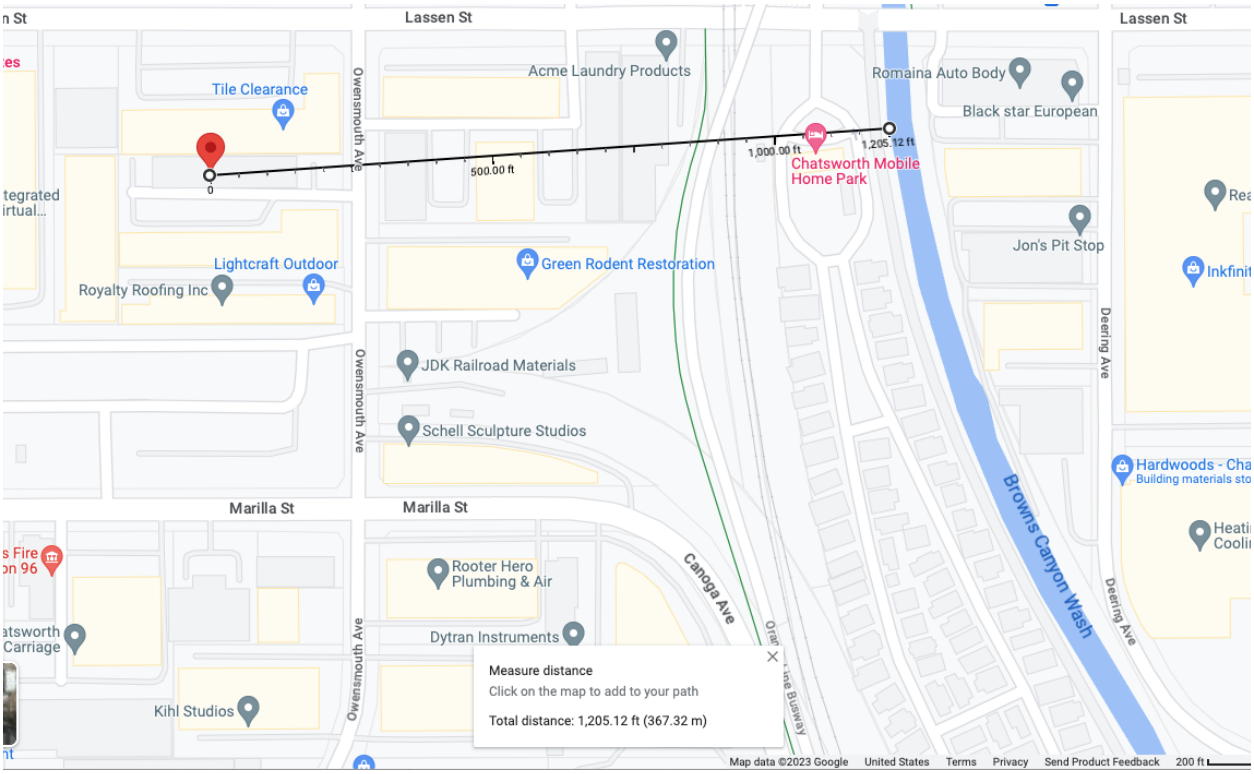

9837 Owensmouth Avenue, Los Ange
9826 Owensmouth Ave
Los Angeles, California
Google Street View
Feb 2023
See more dates
Google
Image capture: Feb 2023 © 2023 Google United States Terms Privacy

Zoning

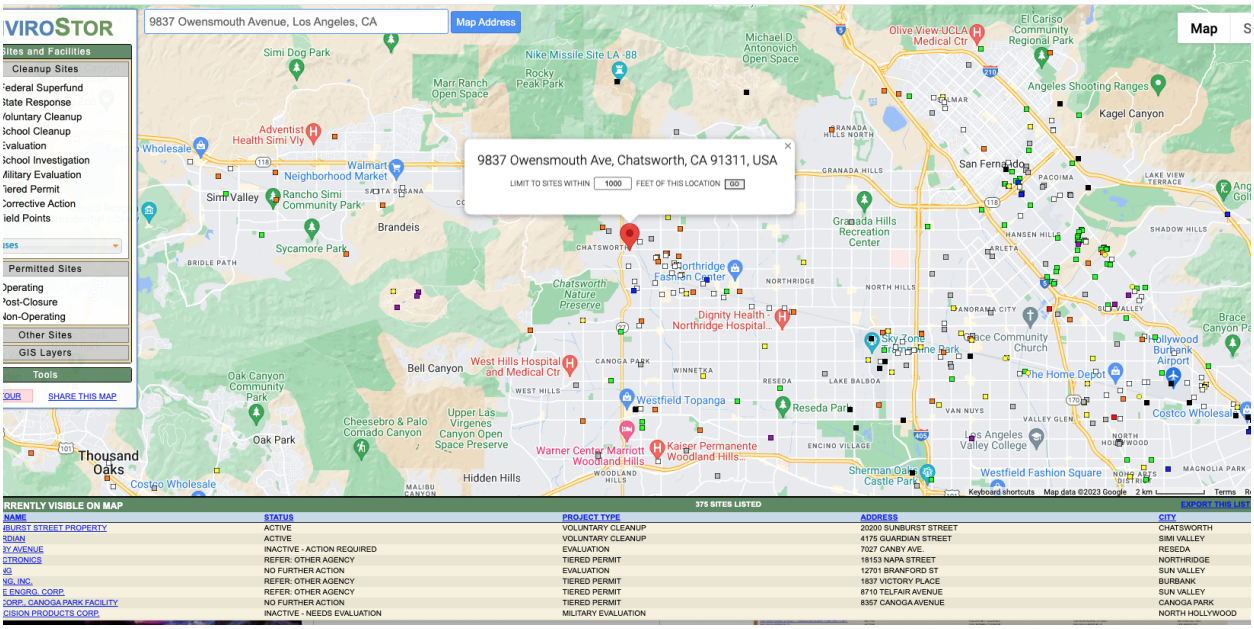


Watercourses





Hazardous Materials



City of Los Angeles
Department of City Planning

5/13/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9819 N OWENSMOUTH AVE
9837 N OWENSMOUTH AVE
9835 N OWENSMOUTH AVE
9833 N OWENSMOUTH AVE
9831 N OWENSMOUTH AVE
9829 N OWENSMOUTH AVE
9827 N OWENSMOUTH AVE
9823 N OWENSMOUTH AVE
9821 N OWENSMOUTH AVE
9819 1/2 N OWENSMOUTH AVE
9825 N OWENSMOUTH AVE
9825 1/2 N OWENSMOUTH AVE

ZIP CODES

91311

RECENT ACTIVITY

None

CASE NUMBERS

CPC-19XX-23871
CPC-1986-448-GPC
CPC-1985-99
ORD-164642-SA3
ORD-160351
ORD-143638
ZA-14812
ND-85-84-ZC

Address/Legal Information	
PIN Number	201B105 101
Lot/Parcel Area (Calculated)	79,596.1 (sq ft)
Thomas Brothers Grid	PAGE 500 - GRID A5
Assessor Parcel No. (APN)	2746017022
Tract	TR 4326
Map Reference	M B 48-16/19
Block	None
Lot	PT 1
Arb (Lot Cut Reference)	3
Map Sheet	201B105
Jurisdictional Information	
Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley APC
Neighborhood Council	CHATSWORTH NC
Council District	CD 12 - John Lee
Census Tract #	1132.37000000
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]MR1-1
	MR1-1
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2472 Chatsworth-Northridge Industrial Core (Innov818)
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Low
Commercial Market Area	Low
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2746017022
APN Area (Co. Public Works)*	1.830 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	$251,049
Assessed Improvement Val.	$1,826,923
Last Owner Change	03/04/2015
Last Sale Amount	$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	790
	581768
	581766
	581764
	481320
	19632
	1243358
	1243357
Building 1	
Year Built	1959
Building Class	CX

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	10,000.0 (sq ft)
Building 2	
Year Built	1964
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	12,000.0 (sq ft)
Building 3	
Year Built	1986
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	15,360.0 (sq ft)
Building 4	
Year Built	1985
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,160.0 (sq ft)
Building 5	
Year Built	1986
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	15,360.0 (sq ft)
Rent Stabilization Ordinance (RSO)	No [APN: 2746017022]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Environmental	
Santa Monica Mountains Zone	No

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Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	7.5819
Nearest Fault (Name)	Santa Susana
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	5.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	16.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	80.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
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	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2746017022]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance 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	Valley
Division / Station	Devonshire
Reporting District	1761
Fire Information	
Bureau	Valley
Battallion	15
District / Fire Station	96
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-19XX-23871
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-1986-448-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	PLAN AND ZONE CONSISTENCY - INDUSTRIAL-RESIDENTIAL
Case Number:	CPC-1985-99
Required Action(s):	Data Not Available
Project Description(s):	ZONE CHANGE FROM RA-1 TO MR1-1 FOR THE CONSTRUCTION OF A 15,000 SQ.-FT. INDUSTRIAL COMPLEX.
Case Number:	ND-85-84-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

ORD-164642-SA3

ORD-160351

ORD-143638

ZA-14812

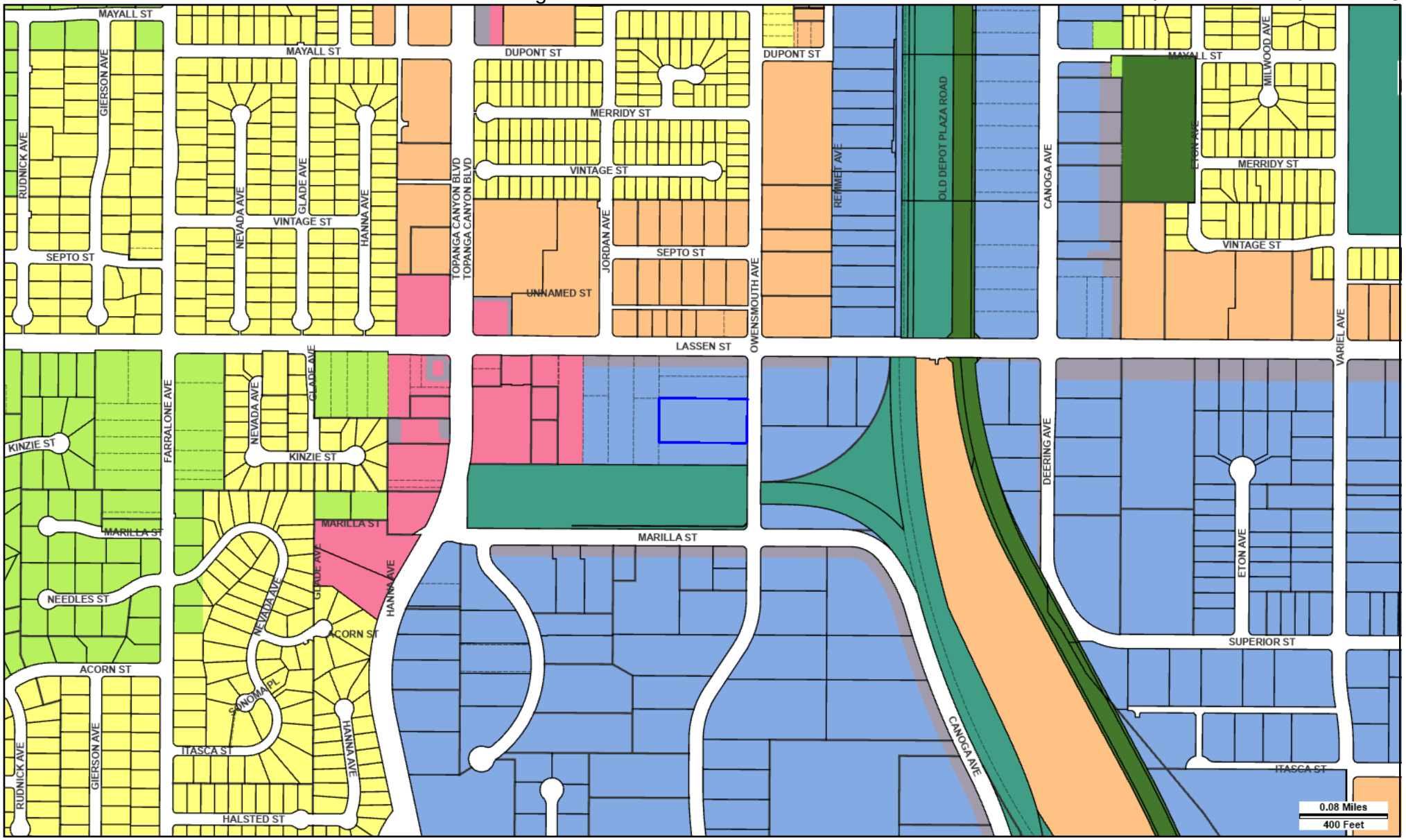
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ZIMAS PUBLIC

Generalized Zoning

05/13/2026

City of Los Angeles
Department of City Planning



Address: 9837 N OWENSMOUTH AVE
APN: 2746017022
PIN #: 201B105 101

Tract: TR 4326
Block: None
Lot: PT 1
Arb: 3

Zoning: [Q]MR1-1, MR1-1
General Plan: Limited Manufacturing

N
W E
S

CITY OF LOS ANGELES FOUNDED 1781

ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

- Open Space
- Agriculture
- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Parking
- Public Facilities

New Zoning Code (Chapter 1A)

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

ZIMAS Legend General Plan Land Use

General Plan Land Use (Chapter 1)

Residential

- Minimum Residential
- Very Low I Residential; Very Low Residential
- Very Low II Residential
- Low I Residential; Low Residential
- Low II Residential
- Low III Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Density Residential
- High Medium 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 (Framework)
- Community Commercial - Mixed High Residential
- General Commercial (Framework)
- Neighborhood Commercial (Framework)
- Regional Commercial (Framework); Regional Center Commercial
- Regional Mixed Commercial (Framework)

Industrial

- Light Manufacturing; Light Industrial (Framework)
- Limited Industrial (Framework); Limited Manufacturing
- Industrial Commercial
- Hybrid Industrial
- Heavy Manufacturing
- Heavy Industrial (Framework)
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- Commercial Manufacturing

Parking

- Parking Buffer

Port of Los Angeles

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

Los Angeles International Airport

- Airport Airside
- Airport Landside
- Airport Landside Support
- LAX Airport Northside

Open Space / Public Facilities

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

General Plan Land Use (Chapter 1A)

- Medium Neighborhood Residential
- Village
- Community Center
- Traditional Core
- Transit Core
- Hybrid Industrial
- Markets
- Production
- Open Space
- Public Facilities
- Public Facilities - Freeways

ZIMAS Legend Points of Interest

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

ZIMAS Legend Basemap and Lines

Basemap Symbols

- Wells - Active
- Wells - Not Active
- Lot Line
- Tract Line
- Lot Cut
- Easement Information Line
- Zoning Boundaries Line
- Building Line Information Line
- Case Lines
- Arb Circle
- Ortho Easement Information Line
- Ortho Zoning Boundaries Ortho
- Building Outlines
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault_Zone
- Fire District No. 1
- Sub-Division Tract Map
- Sub-Division Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone

Miscellaneous Lines

- Airport Boundary
- Alternate Use
- Bus Line
- Century City
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Commercial Planned Development
- Community Redevelopemnt Project Area
- 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
- Non-Designated
- Park Road
- Rapid Transit Line
- Residential Planned Development
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power Line
- Special Study Area
- Stagecoach Line
- Wildlife Corridor

Freeway Lines

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

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

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

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

Coastal Zone

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

Waiver of Dedication or Improvement

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

AB 2097

- Entitlement Eligible

Transit Oriented Communities

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

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

- T-1
- T-2
- T-3
- Outside of TOIA

Opportunity Corridors (OC)

- OC-1
- OC-2
- OC-3

Corridor Transitions (CT)

- CT-1
- CT-2
- CT-3