

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. 200134

Project Applicant: Managed Partners, LLC

Project Location - Specific:

9175-9181 N Deering Avenue, Chatsworth, CA 91311 / Nordhoff Street and Canoga Ave

Project Location - City: Chatsworth

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation and Distribution 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: Managed Partners, 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.

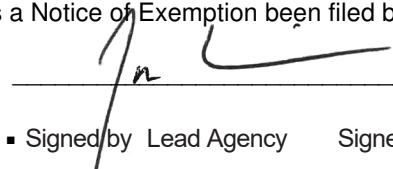
Lead Agency

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:  Date: 02/20/2025 Title: Asst. Executive Director

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON February 28 2025

UNTIL April 01 2025

REGISTRAR - RECORDER/COUNTY CLERK

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

2025 041905


FILED
Feb 28 2025

Caron C. Logan, Registrar - Recorder/County Clerk
Electronically signed by LAKEISHA MCCOY

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

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-24-200134-ANN / Cultivation Indoor, Distribution (Type 11)

LEAD CITY AGENCY City of Los Angeles (Department of Cannabis Regulation)	CASE NUMBER ENV- 200134-ANN
PROJECT TITLE DCR CORE RECORD NO. 200134	COUNCIL DISTRICT 12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
9175-9181 N Deering Avenue, Chatsworth, CA 91311 / Nordhoff Street and Canoga Ave

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

NAME OF APPLICANT / OWNER:
Managed Partners, LLC

CONTACT PERSON (If different from Applicant/Owner above) Jason Killeen	(AREA CODE) TELEPHONE NUMBER EXT. (213) 978-0738
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 32)
CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))


JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE Jason Killeen 	STAFF TITLE Asst. Executive Director
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COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED
Cultivation Indoor and Distribution (Type 11)

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

**DEPARTMENT OF
CANNABIS REGULATION**
-
**CANNABIS REGULATION
COMMISSION**

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

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Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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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-24-200134-ANN
Applicant Name:	Managed Partners, LLC
Activity(ies) Requested:	Distributor (Type 11) Cultivation Small Indoor (Type 2A)
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:	9175-9181 N Deering Avenue Chatsworth, CA 91311
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	12 Chatsworth - Chatsworth - Porter Ranch QMR2-1
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200134-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 October 31, 2019. 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, C11-0000452-LIC, to conduct Distributor (Type 11), active through June 20, 2025; CCL19-0003213, to conduct Cultivation Small Indoor (Type 2A), active through July 02, 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 9175-9181 N Deering Avenue, Chatsworth, CA 91311, a parcel zoned for Light 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 Distributor (Type 11); Cultivation Small Indoor (Type 2A), Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, QMR2-1 at 9175-9181 N Deering Avenue, Chatsworth, CA 91311 (Assessor's Parcel Number 2746-010-028). 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 5:00 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

Light Manufacturing / QMR2-1

Surrounding Land Use/Zoning Designations

Light Manufacturing / QMR2-1

Public Facilities / PF-1XL

Light Manufacturing / (T)P-1; [T][Q]MR2-1; [T][Q]P-1

Subject Property

The subject site is a fully developed lot within the Chatsworth - Porter Ranch Community Plan Area. The lot is approximately 280 feet deep and a width of 145 feet along Deering Avenue. The site is currently developed with an Industrial - Light Manufacturing - One-Story building, built in 1979 proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned QMR2-1. 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 towing services, contracting, and laboratory uses within 200 feet of the site. The immediate area along Deering Avenue is predominantly developed with Light Manufacturing uses, zoned QMR2-1, Public Facilities, zoned PF-1XL and, Light Manufacturing uses, zoned (T)P-1; [T][Q]MR2-1; [T][Q]P-1. (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 40,633 gross square feet, zoned QMR2-1 with a Industrial - Light Manufacturing - One-Story building originally constructed in 1979. 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 40,633 gross square foot property (i.e., less than five acres), and is substantially surrounded by Light Manufacturing uses. The surrounding area is Light Manufacturing zoned QMR2-1, Public Facilities, zoned PF-1XL; and Light Manufacturing, zoned (T)P-1; [T][Q]MR2-1; [T][Q]P-1, and developed with a mix of towing services, contracting, and laboratory buildings along Deering Avenue between Eton Avenue and Nordhoff 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.

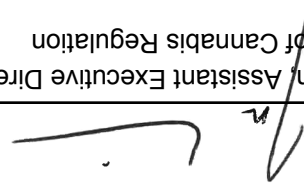
In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Sections 15301 & 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt 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 Distributor (Type 11), Cultivation Small Indoor (Type 2A), Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings & Notice of Exemption.

Jason Killien, Assistant Executive Director
Department of Cannabis Regulation



February 20, 2025
Date

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

EXHIBITS:



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 project that provides information about the project site, including existing conditions and 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): 10.2.23

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

DCR Record No.: LA-C-23-200134

Applicant Entity Name: Managed Partners LLC

License Type(s): Distribution, Cultivation Small Indoor and Manufacturing in application process

Business Premises Location: 9175-9181 Deering Ave. Chatsworth, CA 91311

County: Los Angeles Assessor's Parcel Number (APN): 2746010028

Council District: CD- 12 - J.Lee Neighborhood Council: Chatsworth

Community Plan Area: Chatsworth - Porter Ranch

Zoning: QMR2-1 Specific Plan Area: None

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

Business Improvement District: None Promise Zone: None

State Enterprise Zone: LA State Enterprise Historic Preservation Review: None

LAPD Division/Station: Valley 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

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 project that provides information about the project site, including existing conditions and facilities and improvements, and the construction methods and operations practices of the 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 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 is comprised of a commercial cannabis licenses (Cultivation and Distribution) for Managed Partners LLC located at 9175-9181 Deering Ave. Chatsworth, CA 91311, (Assessor's Parcel Number 2746-010-028)

The project is a commercial cannabis cultivation and distribution business licensed to Managed Partners, LLC, located at 9175-9181 Deering Avenue in Chatsworth, California ; Assessor's Parcel Number 2746-010-028. The project site is an existing single-story, approximately 19,000-square-foot industrial building located in an existing industrial park. The project site also includes an existing surface parking lot with 36 spaces accessible from Deering Avenue. The project includes approximately

- 6,960 square feet of cultivation area with accessory uses (i.e., drying room, processing room, and chemical storage rooms)
- 2,260 square feet of office space
- 3,170 square feet of distribution space.

Source: Categorical Exemption Report / Appendix B for the project site and Premise Diagrams

Project Site - Existing Conditions and Facilities

The project site is a generally flat, rectangular lot located in the Chatsworth neighborhood of Los Angeles. The project site is currently developed with a single-story industrial building. The project site is in an urban industrial setting. The project site is surrounded by commercial and industrial development and associated parking lots on all sides. Deering Avenue is to the east and Canoga Avenue is to the west.

Source: Categorical Exemption Report for Managed Partners, Page 2 [Attachments]

Proposed Facilities and Improvements:

The project with its current licenses did not include construction or modification of the existing structure. No change in the existing industrial and commercial uses occurred. When manufacturing is approved a space within the existing structure and premises the activity will be incorporated as shown on the Premises diagrams attached.

Project Operations Practices:

Our operating practices adhere to our Standard Operating Procedures as well as the DCC Procedures Forms which outline the safe and compliant practices for our project activities (Cultivation, Distribution and proposed Manufacturing) in regards to Security, Transportation, Quality Control and Inventory operations. Our Standard Operating Procedures and DCC Procedures Forms are available upon request.

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 involves licensing an indoor commercial cannabis cultivation and distribution business (Managed Partners, LLC) operates out of an existing industrial building in an existing industrial park on Deering Avenue. Approval of the Managed Partners, LLC cannabis cultivation and distribution business licensing applications did not involve an expansion of the existing industrial and commercial use at the project site and, as discussed below, none of the exceptions apply. Therefore, the project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.
Source: Categorical Exemption Report for Managed Partners LLC, page 2 [Attachments]

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.

The project (Managed Partners, LLC) operates out of an existing industrial building in an existing industrial park on Deering Avenue. Managed Partners, LLC cannabis business licensing did not involve an expansion of the existing industrial and commercial use at the project site and, as discussed below, none of the exceptions apply. Therefore, the project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.
Source: Categorical Exemption Report for Managed Partners LLC, page 2 [Attachments]

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

Cite source(s) of information.

N / A

- 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.

N / A

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.

N / A

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

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

N / A

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.

N / A

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.

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

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.

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.*

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

Source: Categorical Exemption Report for Managed Partners LLC, page 4 [Attachments]

- 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.

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.

Source: Categorical Exemption Report for Managed Partners LLC, page 4 [Attachments]

- 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.

The project site does not have any historically significant structures or resources on-site or surrounding the project site (City of Los Angeles 2015). The project site is in an industrial area and has been previously disturbed in conjunction with the construction of the existing industrial park and surface parking lot. Therefore, the project did not cause any substantial adverse change in the significance of a historical resource.

Source: Categorical Exemption Report for Managed Partners LLC, page 4 [Attachments]

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.

There are no other projects in the immediate vicinity of the project site. The closest businesses with temporary approval to engage in commercial cannabis activity are Universal Herbal Center, LLC, located approximately 0.06 mile south of the project site, Hyperion Healing, located approximately 0.98 mile southeast of the project site, and Pura Vida Trees, Inc., located approximately 1.33 miles 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 did not result in new industrial and commercial uses that resulted in cumulative impacts. For these reasons, no impacts associated with cumulative effects occurred.

Source: Categorical Exemption Report Appendix G for Managed Partners, page 50 [Attachments]

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.

Source: Categorical Exemption Report Appendix G for Managed Partners, page 27 [Attachments]

6. **Would the project impact an environmental resource of hazardous or critical concern?** Yes No

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

Source: Categorical Exemption Report for Managed Partners LLC, page 3-4 [Attachments]

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.

Source: Appendix G Checklist Report for Managed Partners, page 5 [Attachments]

CEQA Exemption PetitionClass: Class 1 Category: Existing Facility

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

Section 15301 of the State CEQA Guidelines states that a Class 1 (Categorical Exemption) 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.

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 apply to the commercial cannabis business licensing application for Managed Partners, LLC; therefore, the project is eligible for a Class 1 exemption.

Source: Categorical Exemption Report for Managed Partners LLC, page 1 [Attachments]

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

Categorical Exemption Report + Appendices for Managed Partners, LLC (Attached) prepared by Rincon Consultants, Inc., for which the following References were sourced.

Source: Appendix G Checklist Report for Managed Partners, Complete List of References page 51 [Attachments]

Due to the security of this form and the fact that we were unable to merge the report to this document, we uploaded the CEQA Compiled Exemption Report as an additional attachment in the portal

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.***

Located at 9175-9181 Deering Ave. Chatsworth, CA 91311. The project site is designated Light Manufacturing in the City of Los Angeles General Plan. The Light Manufacturing designation identifies areas containing industrial uses with potential for a low level of adverse impacts on surrounding land uses and a wide range of commercial uses that support industrial uses (City of Los Angeles 1995a). The project site is also located in the Chatsworth-Porter Ranch Community Plan Area. The project site is in an urban industrial setting, surrounded by commercial and industrial development and associated parking lots on all sides with Deering Avenue to the east and Canoga Avenue to the west.

Source: Appendix G Checklist Report for Managed Partners, page 2-3 [Attachments]

(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.*

The project site is designated for Light Manufacturing development and zoned QMR2-1. The MR2 zoning indicates the land use is designated for restricted light industrial activities. The Q zoning indicates a Qualified Classification, meaning there are restrictions on the property as a result of a zone change to provide compatibility with surrounding properties. The 1 zoning indicates the property is located in Height District 1 and has an unlimited maximum height. Chapter X, Article 5, Section 105.02(a)2.(A)(1) of the LAMC permits commercial cannabis cultivation /distribution activities within the MR2 zone. The LM designation identifies areas containing industrial uses with potential for a low level of adverse impacts on surrounding land uses and a wide range of commercial uses that support industrial uses (City of Los Angeles 1995a). The project site is located in the Chatsworth-Porter Ranch Community Plan Area.

Source: Appendix G Checklist Report for Managed Partners, page 2 [Attachments]

- (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.

Previous use is not known

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

NO

- (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).* **** Maps are in DCR Portal as additional uploads as this document was secure and would not allow us to merge them to this document.**

- 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 site consists of a Cultivation license and Distribution license LA-C-22-200134. Our operating practices adhere to our Standard Operating Procedures as well as the DCC Procedures Forms which outline the safe and compliant practices for our project activities in regards to Security, Transportation, Quality Control and Inventory operations. Our Standard Operating Procedures and DCC Procedures Forms are available upon request.

- (b) Cannabis Operation Activities Owned by the Same or Different Businesses: *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

N / A

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

The project site is an existing single-story, approximately 18,663-square-foot, industrial building located in an existing industrial park. The site includes an existing surface parking lot with 36 spaces, accessible from Deering Avenue.

The project includes approximately

- 6,960 sq. ft, cultivation area w/ accessory uses (i.e., drying rm, processing rm, & chemical storage rooms)
- 2,260 square feet of office space
- 3,170 square feet of distribution space.
- 40,632.7 Lot / Parcel Size

- (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 project currently has the following DCC issued License:

- Cultivation CCL19-0003213
- Distribution C11-0000452

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

Hours of operations are 6am-5pm Monday to Friday. Work shifts are 6am-1pm and 9am-5pm

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

19 employees per shift 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.*

Approximately 2-3 deliveries and 1-2 outgoing trips per week, Monday - Friday during 9am-5pm

- (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).*

Los Angeles Bureau of Sanitation processes wastewater from the facility.

4. Environmental Setting:

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

The project site is in a highly urbanized area and is located in a relatively flat area of Los Angeles with general landscaping and parkways of lawn and small trees in an existing industrial park.

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

The project site is in an urban industrial setting. The project site is surrounded by commercial and industrial development and associated parking lots on all sides. Deering Avenue is to the east and Canoga Avenue is to the west.

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

No change in the quality or quantity of runoff occurred as a result of the project. No streams or water features exist on-site, and no alteration of the existing drainage pattern of the site occurred that resulted in substantial erosion, siltation, or flooding on- or off-site.

- (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):

None near or around the property.

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

No scenic value

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

No known existing historic resources are located on-site (City of Los Angeles 2015a).

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

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

- (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 cultivation activity uses organic fertilizers, pesticides and other agricultural chemicals associated with indoor cultivation activities, therefore there are no hazardous materials on-site. These are stored in the Pesticide and Agricultural Chemical storage area.

- (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:

This project did not increase the quantity and type of solid waste, as defined by Public Resources Code section 25117, that is generated or stored on-site.

- 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:

The project's source of energy is LADWP. The anticipated amount of energy is 2,728 kWh per day. The project does not require an increase in energy demand or need additional energy resources per LADWP bill average of consumption.

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.

N/A

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.*

All requirements are met for Title 24 for the City of Los Angeles.

Managed Partners is committed to preserve indoor and outdoor environmental quality. This also includes a commitment to re-purposing, re-using and re-cycling any cardboard, plastic or glass when appropriate.

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.*

Please note that we were not able to merge our maps, or our CEQA report to this document and therefore we uploaded them as separate attachments during the renewal process.

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.



City of Los Angeles Department of City Planning

2/6/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9175 N DEERING AVE
9181 N DEERING AVE

ZIP CODES

91311

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1977-26942
ORD-150396
EIR-78-64-ZC-SUB
OB-14328
AFF-61303
AFF-46928
FG

Address/Legal Information

PIN Number	198B105 137
Lot/Parcel Area (Calculated)	40,632.7 (sq ft)
Thomas Brothers Grid	PAGE 500 - GRID B7
Assessor Parcel No. (APN)	2746010028
Tract	TR 33398
Map Reference	M B 896-17/20
Block	None
Lot	28
Arb (Lot Cut Reference)	None
Map Sheet	198B105

Jurisdictional Information

Community Plan Area	Chatsworth - Porter Ranch
Area Planning Commission	North Valley APC
Neighborhood Council	Chatsworth
Council District	CD 12 - John Lee
Census Tract #	1132.37000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	QMR2-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2472 Chatsworth-Northridge Industrial Core (Innov818) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	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
POD: Pedestrian Oriented Districts	None

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

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 VMT	No
AB 2097: Reduced Parking Areas Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
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

Assessor Information

Assessor Parcel No. (APN)	2746010028
APN Area (Co. Public Works)*	0.933 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$874,420
Assessed Improvement Val.	\$1,034,686
Last Owner Change	10/29/2012
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	928802
	827746
	379172-73
	1931839
	176340
	1638708
	1405100-05
	1405098,99
Building 1	
Year Built	1979
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	19,996.0 (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: 2746010028]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES

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

Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

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)	8.3445096
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	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	No
Promise Zone	None
State Enterprise Zone	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: 2746010028]
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	Valley
Division / Station	Devonshire
Reporting District	1761
Fire Information	
Bureau	Valley
Battalion	15
District / Fire Station	96
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-1977-26942

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: EIR-78-64-ZC-SUB

Required Action(s): ZC-ZONE CHANGE

SUB-SUBDIVISIONS

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

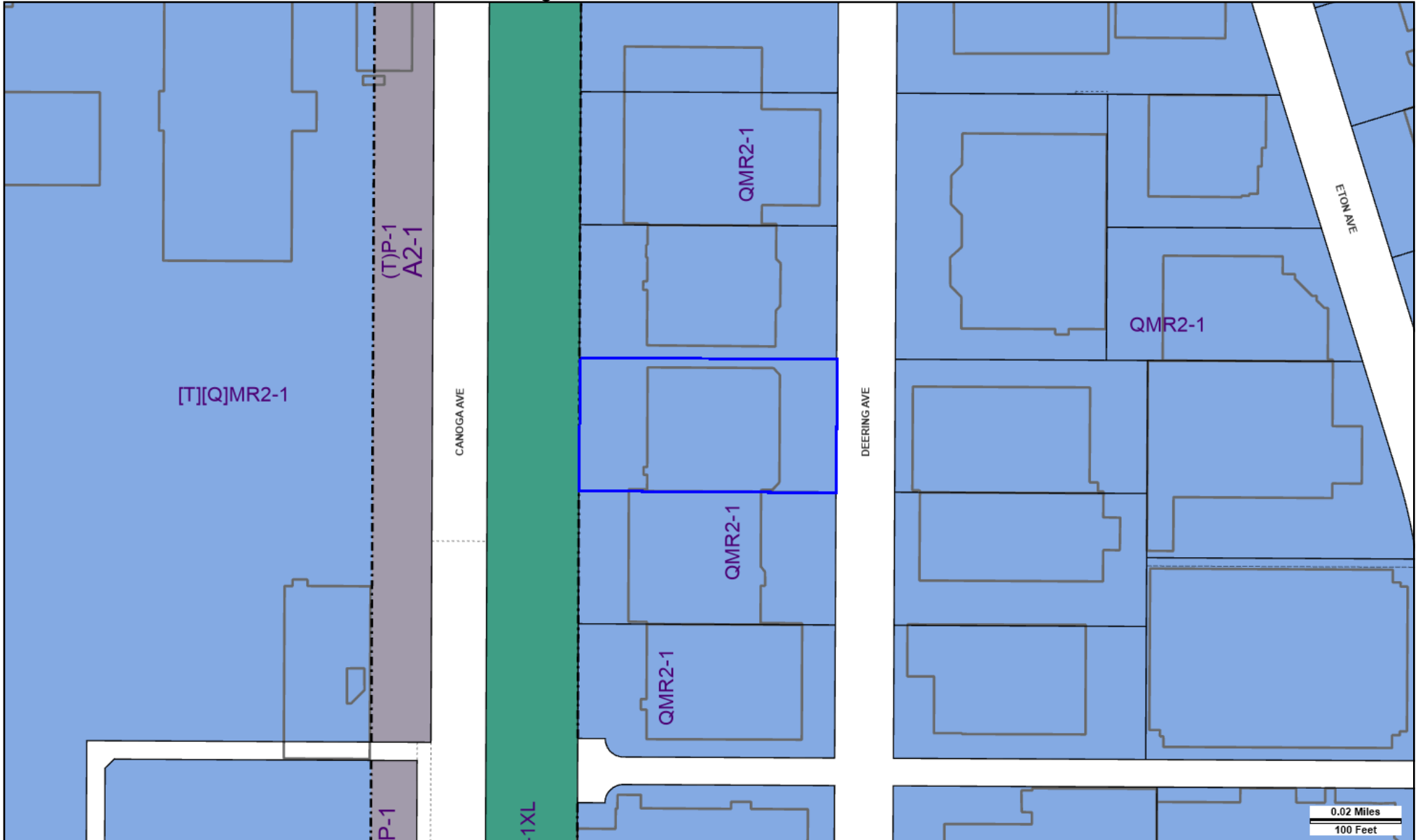
ORD-150396

OB-14328

AFF-61303

AFF-46928

FG



Address: 9175 N DEERING AVE
APN: 2746010028
PIN #: 198B105 137









Tract: TR 33398
Block: None
Lot: 28
Arb: None

Zoning: QMR2-1
General Plan: Light Manufacturing



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























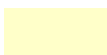


	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation
















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

















Zone Use Districts

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






CIRCULATION

STREET





































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

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

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	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	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 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 3
 Tier 2	 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	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	