



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: N/A Staff Member: Adrienne Ng

Thomas Guide: Countywide USGS Quad: Countywide

Location: Countywide

Description of Project: *The project is: (1) an amendment to Title 22 of the Los Angeles County Code, Planning and Zoning, to ban medical marijuana dispensaries in unincorporated Los Angeles County; or, (2) in the event that a ban is held unlawful by a decision of a California Court of Appeals or by the California Supreme Court, to maintain existing regulations for the establishment of medical marijuana dispensaries.*

The existing regulations for the establishment of medical marijuana dispensaries were adopted under Ordinance 2006-0032, effective June 8, 2006. Under Ordinance 2006-0032, medical marijuana dispensaries require a conditional use permit for establishment in zones C-1, C-2, C-3, C-M, M-1, M-1 1/2, M-2, M-4, and MPD with regulations incorporated in to zones M-2 1/2, M-3, and D-2 by reference. An initial study completed for Ordinance 2006-0032 found that Ordinance 2006-0032 and its implementation would have no significant impact on the environment. A negative declaration was adopted along with Ordinance 2006-0032.

If the project is approved, the development of medical marijuana facilities will be banned. If the project is found unlawful and Ordinance 2006-0032 remains in to effect, implementation of Ordinance 2006-0032 will have no additional impacts because the project will not change the standards for medical marijuana dispensaries adopted under Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

Gross Area Countywide

Environmental Setting: Countywide

Zoning Commercial Zones C-1, C-2, C-3, and C-M and Industrial Zones M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4, and MPD

General Plan: Countywide

Community/ Area Wide Plan: Countywide

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
N/A	N/A

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- _____
- _____
- _____
- _____
- _____

Trustee Agencies

- None
- State Fish and Game
- State Parks
- _____
- _____
- _____
- _____

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- _____
- _____
- _____
- _____
- _____
- _____

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- _____
- _____
- _____
- _____

County Reviewing Agencies

- Subdivision Committee
- DPW: *Land Development*
- Health Services*
- Sheriff*
- Business License Commission*
- _____
- _____

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	8. Greenhouse Gas	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	29	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as “significant”.

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Adrienne Ng Date: _____

Approved by: Karen Simmons Date: _____

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>There are known fault zones within the unincorporated areas of Los Angeles County. Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>There are known major landslide areas within the unincorporated areas of L.A. County. Source: The California Geological Survey.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having high slope instability? <i>There are known major landslide areas within the unincorporated areas of L.A. County. Source: The California Geological Survey.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>There known areas that have high subsidence, high groundwater level, liquefaction, and/or hydrocompaction in Los Angeles County. Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The ban on medical marijuana dispensaries is not considered a sensitive use. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit; however, a medical marijuana dispensary is not considered a sensitive use.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>If the ban on medical marijuana dispensaries is approved, there would be no grading or alteration of slopes of any angle. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve grading; however, it would also require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with grading.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? <i>There are some areas in unincorporated Los Angeles County that are located on expansive soil.</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|---|---|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 110, 111, 112, and 113 and Chapters 29 and 70 | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> Approval of Geotechnical Report by DPW |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional geotechnical impacts nor be negatively impacted by existing geotechnical hazards because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<i>There are known major drainage courses in unincorporated areas of Los Angeles County.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<i>There are floodways, floodplains, and designated flood hazard zones in unincorporated Los Angeles. Source: Federal Emergency Management Agency.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<i>There are areas in unincorporated Los Angeles County that are located in or subject to high mudflow conditions.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?
<i>If the ban on medical marijuana dispensaries is approved, it will not contribute or be subject to high erosion and debris deposition from run-off. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve erosion and debris deposition from run-off; however, it will also require a conditional use permit. The conditional use permit and associated environmental review will address potential impacts from erosion and debris deposition from run-off.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<i>If the ban on medical marijuana dispensaries is approved, it will not substantially alter drainage patterns. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve alteration of an existing drainage pattern; however, it will also require a conditional use permit. The conditional use permit and associated environmental review will address potential impacts of alteration of a drainage pattern on a site.</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional flood impacts nor be negatively impacted by existing flood hazards because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>There are areas in unincorporated Los Angeles County located in Very High Fire Hazard Severity Zones. Source: Los Angeles County Fire Department.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
<i>There are areas in unincorporated Los Angeles County located in Very High Fire Hazard Severity Zone and served by inadequate access. Source: Los Angeles County Fire Department.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<i>There are parts of unincorporated Los Angeles county that are located in these areas.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
<i>There are areas in unincorporated Los Angeles County that do not have adequate water and pressure to meet fire flow standards.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<i>There are areas in unincorporated Los Angeles County that are located on or near potentially dangerous fire hazards.</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?

<i>If the ban on medical marijuana dispensaries is approved, it will not constitute a potentially dangerous fire hazard. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could constitute a potentially dangerous fire hazard; however, it will also require a conditional use permit. The conditional use permit and associated environmental review will consider potentially dangerous fire hazards.</i> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification / Landscape Plan

MITIGATION MEASURES

Project Design Compatible Use

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional fire impacts nor be negatively impacted by existing fire hazards because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?

<i>There are areas in unincorporated Los Angeles County located next to high noise sources.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

<i>There are noise sensitive uses located in unincorporated Los Angeles County.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

<i>If the ban on medical marijuana dispensaries is approved it, will not increase ambient noise levels. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could increase noise levels; however, it will also require a conditional use permit. The conditional use permit and associated environmental review will consider potential noise issues.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

<i>If the ban on medical marijuana dispensaries is approved it, will not increase ambient noise levels. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could increase noise levels; however, it will also require a conditional use permit. The conditional use permit and associated environmental review will consider potential noise issues.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Noise Control (Title 12 – Chapter 8) Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES

- Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional noise impacts nor be negatively impacted by existing noise hazards because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area having known water quality problems and proposing the use of individual water wells?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require potable water and is not proposing the use of individual water wells. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary may require the provision of potable water; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with water service and quality.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the proposed project require the use of a private sewage disposal system?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not produce waste water and will not require the use of a private sewage disposal system. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could require a private sewage disposal system; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential use of a private sewage disposal system.</i></p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?</p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not create new impacts to the quality of groundwater nor storm water runoff. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary may have issues with ground water quality and/or storm runoff; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with the quality of ground water and/or storm runoff.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not create storm water quality impacts. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could have issues with storm water quality impacts development or post-development activities; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues from storm water quality impacts development or post-development activities.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input type="checkbox"/> NPDES Permit Compliance (DPW) |
| <input type="checkbox"/> MITIGATION MEASURES | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Compatible Use |
| <input type="checkbox"/> Project Design | |

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional water quality impacts nor be negatively impacted by existing water quality hazards because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no

additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not exceed the State's criteria for regional significance. If the ban is found unlawful, the current ordinance will remain in effect and the development of a medical marijuana dispensary will require a conditional use permit. Individual medical marijuana dispensaries will not exceed the State's criteria for regional significance.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it is not considered a sensitive use. If the ban is found unlawful, the current ordinance will remain in effect and the development of a medical marijuana dispensary will require a conditional use permit. Medical marijuana dispensaries are not considered a sensitive use.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not increase traffic congestion. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could have issues with traffic congestion; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with traffic congestion.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?</p> <p><i>There are areas in unincorporated Los Angeles County that are located near sources that create obnoxious odors, dust, or hazardous emissions.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project conflict with or obstruct implementation of the applicable air quality plan?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not conflict or obstruct the implementation of an air quality plan. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to an air quality plan; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with the air quality plan.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not violate any air quality standard or contribute substantially to an existing or project air quality violation. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to air quality; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential air quality issues.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?</p>

If the ban on medical marijuana dispensaries is approved, it will not increase criteria pollutants. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve an increase in criteria pollutants; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with activities increasing criteria pollutants.

h. Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional air quality impacts nor be negatively impacted by existing air quality hazards because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?</p> <p><i>There are areas in unincorporated Los Angeles County that are in SEAs, ESHAs, or are relatively undisturbed and natural.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not remove substantial natural habitat areas. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to natural habitat areas; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues to natural habitat areas.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?</p> <p><i>There are areas in unincorporated Los Angeles County that contain drainage courses.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?</p> <p><i>There are areas in unincorporated Los Angeles County that contain sensitive habitat.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain oak or other unique native trees (specify kinds of trees)?</p> <p><i>There are areas in unincorporated Los Angeles County that contain oak or other unique native trees.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?</p> <p><i>There are areas in unincorporated Los Angeles County that contain habitat for sensitive species.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 ERB/SEATAC Review
 Oak Tree Permit

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional impacts to biota because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
<i>There are areas in the county that contain known archaeological resources or containing features that indicate potential archaeological sensitivity.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?
<i>There are areas in unincorporated Los Angeles County that contain rock formations indicating potential paleontological resources.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site contain known historic structures or sites?
<i>There are areas in unincorporated Los Angeles County that contain historic structures or sites. Source: California Historical Resources Inventory.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
<i>If the ban on medical marijuana dispensaries is approved, it will not impact a significant historical or archaeological resource. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to historical or archaeological resources; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with historical or archaeological resources.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<i>If the ban on medical marijuana dispensaries is approved, it will not directly or indirectly destroy a unique paleontological resource or geologic feature. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to paleontological or geologic resources. However, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with paleontological or geologic resources.</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Phase 1 Archaeology Report

(1) *If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. Some areas in unincorporated Los Angeles County contain items of Archaeological/Historical/ Paleontological interest, however The ban will not impact archaeological, historical, or paleontological resources because the project prohibits the development of medical marijuana dispensaries.*

(2) *In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.*

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>There are some areas in unincorporated Los Angeles County that are located within Mineral Recovery. Source: General Plan Special Management Areas map.</i></p> <hr/>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>There are some areas in unincorporated Los Angeles County that are located within Mineral Recovery Zones. Source: General Plan Special Management Areas map.</i></p> <hr/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not impact access to mineral resources because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not result in the loss of farmland. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will be allowed in commercial and industrial zones only with a conditional use permit. Commercial and industrial zones typically do not contain farmland, therefore no impact is anticipated.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not modify the zoning for existing agricultural parcels. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will be allowed in commercial and industrial zones only with a conditional use permit. Commercial and industrial zones typically do not contain farmland, therefore no impact is anticipated.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not convert farmland in to a non-agricultural use. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will be allowed in commercial and industrial zones only with a conditional use permit. Commercial and industrial zones typically do not contain farmland, therefore no impact is anticipated.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create impacts to agricultural resources because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
<i>There are areas in unincorporated Los Angeles County that contain scenic highways and corridors.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<i>If the ban on medical marijuana dispensaries is approved, it will not obstruct views for a regional riding or hiking trail. If the ban is found unlawful, the development of a medical marijuana dispensary will be allowed in the commercial and industrial zones only with a conditional use permit. These zones are typically not located near regional riding or hiking trails however, the conditional use permit and associated environmental review will consider potential issue.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
<i>There are areas in unincorporated Los Angeles County that are located on undeveloped and/or undisturbed land that contains unique aesthetic features.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
<i>If the ban on medical marijuana dispensaries is approved, it will not be out of character in comparison to adjacent uses because of height, bulk, or other features. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve issues with height, bulk, or other features on adjacent uses, however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues of height, bulk, or other features on adjacent uses.</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?
<i>If the ban on medical marijuana dispensaries is approved, it will not create substantial sun shadow, light or glare problems. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve issues with sun shadow, light or glare problems; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues of the project creating sun shadow, light or glare problems.</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Visual Report Compatible Use

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. Some areas in unincorporated Los Angeles County contain visual resources, however The ban will not impact existing visual resources because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 8. Greenhouse Gas Emissions

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not directly or indirectly generate greenhouse gas emissions. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could generate greenhouse gas emissions; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with greenhouse gas emissions.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not conflict with AB 32 of 2006. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could conflict with AB 32 of 2006; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with AB 32 of 2006.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional greenhouse gas emissions because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it does not propose dwelling units. If the ban was found unlawful, regulations regarding dwelling units will not be changed.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project result in any hazardous traffic conditions?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not result in any foreseeable traffic impacts. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could result in hazardous traffic conditions; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential traffic issues.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project result in parking problems with a subsequent impact on traffic conditions?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require the provision of parking and will not have an impact on traffic conditions. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve parking and traffic issues; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential parking and traffic issues.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require emergency access. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could require emergency access; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with emergency access.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not impact traffic patterns that would impact a CMP highway system intersection. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to traffic patterns; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with impacts to traffic patterns.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it has no foreseeable impact on adopted policies, plans, or programs supporting alternative transportation. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could impact alternative transportation. However, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with alternative transportation.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

MITIGATION MEASURES

Project Design Traffic Report

OTHER CONSIDERATIONS

Consultation with Traffic & Lighting Division

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional traffic impacts nor be negatively impacted by existing traffic hazards because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<i>The ban on medical marijuana dispensaries will not produce sewage. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to a community sewage system; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues a community sewage system.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<i>The ban on medical marijuana dispensaries will not produce sewage. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve impacts to sewer capacity. However, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues to sewer capacity.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create additional sewage impacts because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create capacity problems at the district level?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not attract new residents or children that may affect the capacity of the local education systems. If the ban is found unlawful, the development of a medical marijuana dispensary will not affect the capacity of the local education systems because it is not a residential use and it will not attract new residents or children.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create capacity problems at individual schools that will serve the project site?</p> <p><i>See a, above.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create student transportation problems?</p> <p><i>See a, above.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create substantial library impacts due to increased population and demand?</p> <p><i>See a, above.</i></p> <hr/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create impacts on education services because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. If the ban is found unlawful, the development of a medical marijuana dispensary will not affect the capacity of the local education systems because it is not a residential use and it will not attract new residents or children.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require additional service by the fire or sheriff's department. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could require additional service by the fire or sheriff's department; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential service issues with the fire or sheriff's department.</i></p> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>There are areas of the county that have fire or law enforcement problems associated with the general area.</i></p> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create impacts on Fire or Sheriff services because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require the provision of water. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could have issues with ground water; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with water service.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require the provision of water for fire fighting needs. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could have issues with the provision of water for fire fighting needs; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with water for fire fighting needs.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create problems with providing utility services, such as electricity, gas, or propane?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require the provision of utility services. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary could involve issues with utility services; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with utility services.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are there any other known service problem areas (e.g., solid waste)?</p> <p><i>There are service problems in unincorporated Los Angeles County; however, if the ban on medical marijuana dispensaries is approved, it will not impact services. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could be impacted by service problems; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with areas that have service problem.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not have a substantial adverse impact on existing government facilities nor will it require the construction of new government facilities. If the ban is found unlawful, the development of a medical marijuana dispensary will require a conditional use permit. Medical marijuana dispensaries will not impact existing government facilities or require new government facilities because it does not include or affect the development of residential uses.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269

Water Code – Ordinance No. 7834

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not create impacts on utility services or systems because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<i>If the ban on medical marijuana dispensaries is approved, it will not result in new development that could result in the inefficient use of energy resources. If the ban is unlawful, the development of a medical marijuana dispensary will require a conditional use permit and will have to comply with the Green Building Ordinance.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<i>If the ban on medical marijuana dispensaries is approved, it will not affect the pattern, scale, or character of a general area or community. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could result in a change to the pattern, scale or character of the area or community; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with being out of pattern, scale, or character of the area or community.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<i>If the ban on medical marijuana dispensaries is approved, it will not convert agricultural land to other uses. If the ban is found unlawful, medical marijuana dispensaries will be allowed with a conditional use permit in commercial and industrial zones, which will not impact agricultural land.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Compatible Use

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not result in the inefficient use of energy resources, change development patterns, nor reduce the amount of agricultural land because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>If the ban on medical marijuana dispensaries is approved, it will not involve hazardous materials. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could involve the use of hazardous materials; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with hazardous materials.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>If the ban on medical marijuana dispensaries is approved, it will not include the use of pressurized tanks or hazardous waste. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could involve the use of hazardous materials or pressurized tanks; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with pressurized tanks or hazardous waste.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>If the ban on medical marijuana dispensaries is approved, it will not adversely impact sensitive uses. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries may impact sensitive uses; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with nearby sensitive uses.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>If the ban on medical marijuana dispensaries is approved, it will not create nor be impacted by soil toxicity or groundwater contamination. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries may locate on a contaminated site; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with soil toxicity or groundwater contamination.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? <i>If the ban on medical marijuana dispensaries is approved, it will not involve the creation nor use of hazardous materials. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could involve issues with hazardous materials; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with hazardous materials.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>If the ban on medical marijuana dispensaries is approved, it will not involve the creation nor use of hazardous materials. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could involve issues with hazardous materials; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with hazardous materials.</i></p>

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- g. Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
There are sites in unincorporated Los Angeles County that are on the list of hazardous materials sites. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could locate on contaminated sites; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with site contamination.
-
- h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
If the ban on medical marijuana dispensaries is approved, it will not propose an airport safety hazard. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries could pose an airport safety hazard; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with causing an airport safety hazard.
-
- i. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
If the ban on medical marijuana dispensaries is approved, it will not impact emergency response or evacuation plans. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana facilities may interfere with an emergency response or evacuation plan; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will consider potential issues with emergency response or evacuation plans.
-
- j. Other factors?
-

MITIGATION MEASURES
 Toxic Clean-up Plan

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. No impacts to or from environmental safety hazards are anticipated from the project because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Can the project be found to be inconsistent with the plan designation(s) of the subject property?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not be inconsistent with the plan designations of the subject properties. If the ban is found unlawful, the current ordinance will remain in effect. Medical marijuana dispensaries may be found inconsistent with the general plan designation; however, the development of a medical marijuana dispensary will require a conditional use permit. The conditional use permit and associated environmental review will address potential consistency issues with the general plan designation.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be inconsistent with the zoning designation of the subject property?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not be inconsistent with the zoning designation of the subject properties. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will not conflict with the zoning designation of the subject property because it will be allowed in specified zones with a conditional use permit only.</i></p> <hr/>
c.				<p>Can the project be found to be inconsistent with the following applicable land use criteria:</p> <p><input type="checkbox"/> Hillside Management Criteria?</p> <p><input type="checkbox"/> SEA Conformance Criteria?</p> <p><input type="checkbox"/> Other?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not be inconsistent with Hillside Management or SEA criteria. If the ban is found unlawful, the current ordinance will remain in effect. It is unlikely that a medical marijuana dispensary will conflict with Hillside Management or SEA criteria because medical marijuana dispensaries will only be allowed in commercial and industrial zones (with a conditional use permit), which are typically not located in these areas.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project physically divide an established community?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not physically divide an established community. If the ban is found unlawful, the current ordinance will remain in effect and the development of a medical marijuana dispensary will require a conditional use permit. It is unlikely that a medical marijuana dispensary will physically divide an established community because medical marijuana dispensaries are typically small in scale.</i></p> <hr/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. No conflicts are anticipated with the land use or zoning designations, Hillside Management and SEA criteria, or existing land use patterns because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the

existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project cumulatively exceed official regional or local population projections?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not impact population projections. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. Because regulations regarding medical marijuana facilities do not impact regulations regarding dwelling units nor are dwelling units proposed, they will not impact population projections.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not cause substantial direct or indirect growth. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. Because regulations regarding medical marijuana facilities do not impact regulations regarding dwelling units nor are dwelling units proposed, they will not induce substantial direct or indirect growth.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project displace existing housing, especially affordable housing?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not displace existing housing. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. Because regulations regarding medical marijuana facilities do not impact regulations regarding dwelling units nor are dwelling units proposed, they will not impact the availability of existing housing.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it does not propose residential development nor will it create jobs, therefore it will not modify existing job/housing balances nor affect VMT. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. Because regulations regarding medical marijuana facilities do not impact regulations regarding dwelling units nor are dwelling units proposed and while they may create jobs, on a per site basis, they will not modify existing job/housing balances nor affect VMT.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project require new or expanded recreational facilities for future residents?</p> <p><i>If the ban on medical marijuana dispensaries is approved, it will not require new or expanded recreational facilities. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. Because regulations regarding medical marijuana facilities do not impact regulations regarding dwelling units nor are dwelling units proposed, they will not require new or expanded recreational facilities.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>

If the ban on medical marijuana dispensaries is approved, it will not displace people nor create the need for replacement housing. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. Because regulations regarding medical marijuana facilities do not impact regulations regarding dwelling units nor are dwelling units proposed, it will not displace people nor create the need for replacement housing.

g. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

(1) If the ban on medical marijuana dispensaries is approved, it will ban medical marijuana dispensaries as authorized under Ordinance 2006-0032. The ban will not increase population growth, increase VMT, displace persons, nor require new or expanded recreational facilities because the project prohibits the development of medical marijuana dispensaries. (2) In the event that the ban is held unlawful, the existing regulations for the establishment of medical marijuana dispensaries will be maintained. There will be no additional impacts from implementing the existing regulations for medical marijuana dispensaries because no modifications will be made to Ordinance 2006-0032 and any potential impacts from an individual medical marijuana dispensary application will be considered through the conditional use permit and associated environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>If the ban on medical marijuana dispensaries is approved, there would be no impact to the quality of the environment. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit in commercial and industrial zones. Property in commercial or industrial zones typically do not contain sensitive environmental or historical resources, therefore if the ban is found unlawful, it is also anticipated that it will not impact the quality of the environment.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>If the ban on medical marijuana dispensaries is approved, there would be no impact to the quality of the environment. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. The development of medical marijuana dispensaries are unlikely to have a cumulative impact on the jobs/housing balance or provision of services because it does not impact the number of residential units and the job creation of a medical marijuana dispensary will be minimal on a per project basis.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>If the ban on medical marijuana dispensaries is approved it is unlikely it will directly or indirectly cause substantial adverse impacts on human beings. If the ban is found unlawful, the current ordinance will remain in effect. The development of a medical marijuana dispensary will require a conditional use permit. Potential impacts of a medical marijuana dispensary directly or indirectly causing substantial adverse impacts on human beings will be addressed through the conditional use permit and associated environmental review.</i></p>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact