

**DEPARTMENT OF  
CANNABIS REGULATION**

CANNABIS REGULATION COMMISSION

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**City of Los Angeles**  
CALIFORNIA



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221 N. FIGUEROA STREET, SUITE 1245  
LOS ANGELES, CA 90012  
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EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

May 6, 2025

Governor's Office of Land Use & Climate Innovation  
California State Clearinghouse  
1400 10th Street, #12  
Sacramento, CA 95814

Attention: [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)

**MEMO TO UPDATE SCH NUMBER 2024060496**

Summary

On June 12, 2024, the Department of Cannabis Regulation (DCR) submitted a Notice of Exemption (NOE) under the project title "LA-R-24-100628-ANN" that was posted on June 12, 2024. The NOE that was attached to the posting inadvertently included project specific information (Pages 3-111) for a different business than the business referenced on the NOEs (Pages 1-2).

DCR has attached to this memo a combined PDF that includes the correct project specific information (Pages 3-129) behind the NOEs which remain unchanged from the original attachment (Pages 1-2).

Attachment

OPR - LIC-24-100628-RPT Holistic Pain Relief LLC (Updated)

JASON KILLEEN  
Assistant Executive Director  
Department of Cannabis Regulation

JK:rs

# Notice of Exemption

## Appendix E

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

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

**From:** (Public Agency): City of Los Angeles

Department of Cannabis Regulation

221 N. Figueroa St., Suite 1245, Los Angeles, CA 90012

(Address)

Project Title: LA-R-24-100628-ANN

Project Applicant: Holistic Pain Relief, LLC

Project Location - Specific:

**5993 S ST. ANDREWS PL, LOS ANGELES, CA 90047**

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

**On-site retail sales of commercial cannabis products and non-retail activities under State and local law.**

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

Name of Person or Agency Carrying Out Project: Holistic Pain Relief, LLC

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

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

Reasons why project is exempt:

**This project involves an existing commercial cannabis business within an existing built out facility.**

Lead Agency

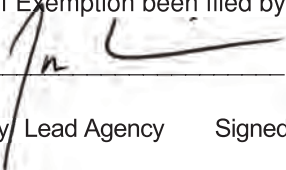
Contact Person: Jason Killeen

Area Code/Telephone/Extension: (213) 978-0738

**If filed by applicant:**

.. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes      No

Signature:  Date: June 10, 2024 Title: Asst. Executive Director

■ Signed by Lead Agency      Signed by Applicant

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

Date Received for filing at OPR: \_\_\_\_\_

2024 083198



FILED

Apr 17 2024

Debi C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ULIA MURCUIA

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

THIS NOTICE WAS POSTED

ON April 17 2024

UNTIL May 17 2024

REGISTRAR-RECORDER/COUNTY CLERK

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-100628-ANN - LA-C-24-100628-ANN/ Retail On-Site Sales (Type 10), manufacturing, distribution, and cultivation.

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100628-ANN

PROJECT TITLE

LA-R-24-100628-ANN

COUNCIL DISTRICT

8

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

5993 S ST. ANDREWS PL, LOS ANGELES, CA 90047 / St Andrews Pl. and 60th St.

☒ Map attached.

PROJECT DESCRIPTION:

On-site retail sales of commercial cannabis products and non-retail activities under State and local law.

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Holistic Pain Relief, LLC

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT

323-778-8540

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) Code Regs. §§ 15301 & 15332/ Class 1 & Class 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

This project involves an existing commercial cannabis business within an existing built out facility.

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION

STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail Storefront On-Site Sales (Type 10)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



DEPARTMENT OF  
CANNABIS REGULATION

CANNABIS REGULATION  
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<http://cannabis.lacity.org>

## RECOMMENDATION REPORT FOR RETAIL WITH ON-SITE SALES COMMERCIAL CANNABIS LICENSE

Pursuant to Los Angeles Municipal Code (LAMC) section 104.06, please be advised that the following application for commercial cannabis activity is complete; staff determined this project is categorically exempt from the requirements of CEQA pursuant to the Class 1 and Class 32 categorical exemptions, as well as determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below:

<b>DCR Record No.:</b>	LA-R-24-100628-ANN
<b>Applicant Name:</b>	Holistic Pain Relief, LLC
<b>Activities Requested:</b>	Retail with on-site sales (Type 10)
<b>Proposed Project:</b>	Applicant seeks an Annual License for the Retail with on-site sales (Type 10) commercial cannabis activity pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	5993 S ST. ANDREWS PL, LOS ANGELES, CA 90047
Council District: Closest Neighborhood Council: Business Improvement District, if applicable: Community Plan Area: Zoning:	8 Empowerment Congress Central Area None South Los Angeles M2-1-CPIO
<b>Environmental Analysis/Clearance:</b> ENV-100628-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)



## **PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing industrial zoned site (M2-1-CPIO) at 5993 S. St. Andrews Pl (Assessor's Parcel Number 6001-013-003). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Full compliance with applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

## **PROJECT ANALYSIS & FINDINGS:**

### **Land Use/Zoning Designations**

Light Industrial/M2

### **Surrounding Land Use/Zoning Designations**

Light Industrial/M2

### **Subject Property**

The subject site is a fully developed lot within the South Los Angeles Community Plan Area. The lot is approximately 256 feet deep and a width of 135 feet along 60th Street. The site is currently developed with a industrial building, built in 1946, proposed to be maintained.

The site has a light industrial land-use designation and is zoned 2. The site is located within Council District 8, Empowerment Congress Central Area Neighborhood Council, the lot is flat and contains pre-existing building to be used by the Applicant.

### **Abutting Properties**

Abutting uses include automobile storage, textile manufacturing, auto repair, and other industrial uses within 200 feet of the site. The immediate area along 60th Street is predominantly developed with light industrial uses, zoned M2. (See Exhibit A)

### **CEQA Findings**

CEQA Guidelines, Section 15332, Class 1 and Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects

relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

These conditions are met as follows: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations for the requested commercial cannabis activities.

a) The site is comprised of one lot totaling approximately 33,794 gross square feet, zoned M2 (light industrial), and is currently developed with a 22,504 square-foot industrial building originally constructed in 1946, and paved parking lots. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The subject site is wholly within the City of Los Angeles, on an approximately 33,794 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Light Industrial/M2 and developed with a mix of commercial and industrial buildings, along 60<sup>th</sup> St.

c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within an established, fully developed, neighborhood. The project site has no value as habitat for endangered, rare or threatened species. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions. The City has further considered whether the proposed project is subject to any of the exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use and reliance on the categorical exemptions. None of the exceptions are triggered. As the proposed project will result in no physical changes to the site, the project would not have physical impacts to the environment. As such, it would not have a combined impact with other projects in the area that would result in cumulative impacts. There are no unusual circumstances associated with the project, which is proposed in general plan designation and zoning classification that allow the proposed use. The site is not on the lists that satisfy Government Code Section 65962.5, commonly referred to as the "Cortese List," as being affected by hazardous wastes or clean-up problems.


Based on the analysis above, the proposed project is consistent with the criteria for a Class 1 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15331 and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Section 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

**DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:**

That the Cannabis Regulation Commission:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approve the Annual License for Type 10 Storefront Retail Commercial Cannabis Activity at the Business Premises location; and,
3. Adopt DCR's Project Analysis & Findings, and Notice of Exemption (Exhibit B) included in the Department's written report as the findings of the Commission.



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Jason Killeen  
Assistant Executive Director,  
Department of Cannabis Regulation

March 29, 2024  
Date

**EXHIBITS:**

- A – Project Specific Information Form (LIC-4013-FORM) and Materials
- B – Environmental Clearance (Notice of Exemption)
- C – Community Meeting Summary





LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 09/26/2023

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

DCR Record No.: LA-C-23-100628-ANN

Applicant Entity Name: Holistic Pain Relief LLC

License Type(s): Retail Storefront, Distribution, Cultivation, Manufacturing

Business Premises Location: 5993 S. St. Andrews Place, Los Angeles, CA 90047

County: Los Angeles Assessor's Parcel Number (APN): 6001-013-003

Council District: CD 8 Neighborhood Council: Empowerment Congress Central Area

Community Plan Area: South Los Angeles

Zoning: M2-1-CPIO Specific Plan Area: Los Angeles Alcohol Sales

General Plan Land Use: Limited Industrial Redevelopment Project Area: Western/Slauson

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles State Enterprise Historic Preservation Review: No

LAPD Division/Station: 77th Street LAFD District/Fire Station: 66

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

**Categorical Exemption Evaluation Form**

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

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

**Project Description:** *Insert project description information or reference where this information is located.*

The project site is located at 5993 S. St. Andrews Place, Los Angeles, CA 90047 (APN 6001-013-003) in the City and County of Los Angeles. The project site is located in the South Los Angeles region of the City of Los Angeles.

The project pertains to an integrated cannabis facility encompassing a Retail Storefront, Cultivation unit, Manufacturing sector, and a Distribution center, all under unified ownership. Every cannabis operation holds a provisional license granted by the California Department of Cannabis Control. A breakdown of the existing commercial cannabis activities in existing structures at the project site as follows:

**Retail Storefront:** A commercial space where cannabis goods are displayed and sold to qualified consumers.

**Cultivation (Specialty Indoor - Up to 5000 sq. ft.):** This sector focuses on cannabis cultivation in containers using a drip irrigation system, relying solely on artificial lighting.

**Distribution:** This segment is dedicated to procuring, selling, and transporting cannabis and its products among licensed cannabis entities.

**Manufacturing:** This component specializes in transforming cannabis flowers into pre-rolled products. The manufacturing component is temporarily not operating at this time.

Distinct sections of the premises are allocated for each commercial cannabis function. These sections are physically separated from the retail spaces by walls and doors, which remain shut unless accessed. Modifications to the interior of the existing commercial structures have been made to facilitate retail reception, sales zones, storage, irrigation, lighting systems, work areas, climate regulation, and security infrastructure.

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose? ☒ Yes ☐ No

*Provide details of current or prior operation(s). Cite source(s) of information.*

The project involves an existing commercial cannabis business operating with provisional licenses from the California Department of Cannabis Control, under which the following commercial cannabis activities take place:

**Retail Storefront:** A commercial space where cannabis goods are displayed and sold to qualified consumers.

**Cultivation (Specialty Indoor - Up to 5,000 sq. ft.):** This sector focuses on cannabis cultivation in containers using a drip irrigation system, relying solely on artificial lighting.

**Distribution:** This segment is dedicated to procuring, selling, and transporting cannabis and its products among licensed cannabis entities.

**Manufacturing:** This component specializes in transforming cannabis flowers into pre-rolled products.

2. Does the project involve an expansion of existing structures that would be considered negligible or no expansion of existing or former use? (If no, skip to Question 6) ☒ Yes ☐ No

*Provide expansion details, if applicable. Cite source(s) of information.*

Project involves no expansion of existing structure.  
Project involves no expansion of existing or former use.



3. Project Expansion: 0  
Size of expansion in square feet: 0

*Cite source(s) of information.*

No expansion of existing or former use.

- a. Would the expansion be less than or equal to 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to [Question 6.](#)) ☒ Yes ☐ No

*Cite source(s) of information.*

No expansion of existing or former use.

- b. Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to [Question 4.](#)) ☐ Yes ☐ No

*Cite source(s) of information.*

- c. Would the expansion be greater than 10,000 square feet? ☐ Yes ☐ No

*Cite source(s) of information.*

4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)? ☐ Yes ☐ No

*Describe which public services serve the project site. Cite source(s) of information.*

5. Is there evidence that the project site is located in an environmentally sensitive area? ☐ Yes ☐ No

*Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.*

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife.  
Notification No. 1600-2017-0244-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board.  
WDID No. 4\_19CC400283

7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures?) ☐ Yes ☒ No

*Describe size of structure to be demolished and location.*

**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

1. Does the project involve the replacement or reconstruction of an existing structure on the same site as the structure being replaced or reconstructed? ☐ Yes ☒ No

*Describe both the existing structure and replacement structure, including the location on the site. Cite source(s) of information.*

2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☒ Yes ☐ No

*Provide information on the purpose of both the existing and replacement structures to ensure they are the same. Cite source(s) of information.*

The existing structure for a retail storefront, distribution, indoor cultivation, and manufacturing is not being changed from its existing use and will continue to be used in the same manner.

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife.  
Notification No. 1600-2017-0244-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order  
WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board.  
WDID No. 4\_19CC400283



**Categorical Exemption Evaluation Form**

**Class 3: New Construction or Conversion of Small Structures**

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures?

☐ Yes ☒ No

*Provide information regarding the nature of modifications to existing small structures, if applicable. Cite source(s) of information.*

2. Does the project involve the construction of new small structures?

☐ Yes ☒ No

*Provide information regarding the size and purpose of the proposed new structures, if applicable. Cite source(s) of information.*

***Please check instructions for directions on how to proceed, based on answers to Questions 1 and 2.***

3. Is the project within an urbanized area? (If no, skip to Question 9.)

☒ Yes ☐ No

*Cite source(s) of information.*

U.S. Census Bureau

**FOR SITES IN URBANIZED AREAS**

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less? ☐ Yes ☒ No

*Provide information regarding size of new structure(s), if applicable. Cite source(s) of information.*

No new construction. Use of pre-existing structures.

5. Is the parcel zoned for the proposed use? ☒ Yes ☐ No

*Cite source(s) of information.*

ZIMAS  
Zone Information and Map Access System (Department of City Planning: Los Angeles, CA)

6. Does the project involve the use of significant amounts of hazardous substances? ☐ Yes ☒ No

*Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.*

Carbon Dioxide (CO2) is used in the indoor cultivation operation.  
3,496 Cu. Feet (approximate) stored on site in 8 cylinders (approx.) each  
containing 437 Cu. Feet (approx.) of CO2. Hazardous Material Plan attached.

7. Are all necessary public services and facilities available to the project? ☒ Yes ☐ No

*List all services and facilities provided. Cite source(s) of information.*

Metro - Transportation; LAPD - Security; Dept of Water & Power - Utility Service; Dept. of Public Works, Bureau of Sanitation - Wastewater

8. Do either the project site or the surrounding lands contain a sensitive environmental area? (If no, skip to Question 11.) ☐ Yes ☒ No

*Provide information on the nature of any sensitive environmental areas. Cite source(s) of information, if available.*

**FOR SITES NOT IN URBANIZED AREAS**

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less? ☐ Yes ☐ No

*Provide information regarding size of new structure, if applicable. Cite source(s) of information.*

10. Does the project involve the use of significant amounts of hazardous substances? ☐ Yes ☐ No

*Provide list of any hazardous substances used, including amount of product(s), if applicable and available. Cite source(s) of information.*

**FOR ALL SITES**

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife.  
Notification No. 1600-2017-0244-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board.  
WDID No. 4\_19CC400283

**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

1. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)? ☐ Yes ☒ No

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

2. Does the project involve alterations to land, water, or vegetation that would be considered minor? ☐ Yes ☒ No

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

3. Would the alterations consist of grading on lands of 10 percent slope or steeper? ☐ Yes ☒ No

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

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

*Cite source(s) of information.*

5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency? ☐ Yes ☒ No

*Provide name of scenic area (if applicable). Cite source(s) of information.*

6. Would the alterations consist of grading in an officially mapped area of severe geologic hazard, such as an Alquist- Priolo Earthquake Fault Zone, or within an official Seismic Hazard Zone designated by the State Geologist? ☐ Yes ☒ No

*Provide the name of the zone (if applicable). Cite source(s) of information.*

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife.  
Notification No. 1600-2017-0244-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board.  
WDID No. 4\_19CC400283



**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

1. Does the project include the construction or placement of accessory structures? ☐ Yes ☒ No

*Describe new and/or replacement accessory structures. Cite source(s) of information.*

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife.  
Notification No. 1600-2017-0244-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board Los Angeles Regional Water Quality Control Board.  
WDID No. 4\_19CC400283

**Categorical Exemption Evaluation Form****Class 32: Infill Development Projects**

1. Is the project consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for the site? ☒ Yes ☐ No

*Cite source(s) of information.*

ZIMAS - Zone Information and Map Access System  
City of Los Angeles Department of City Planning

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

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

Floor Area of Project: 22,488 sq. ft. (approx) = 0.52 acres  
Lot Size: 33,794 sq. ft. (approx) = 0.78 acres

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

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

The project site is bordered by a freeway, a train storage facility, a truck storage facility, and various manufacturing businesses.  
Abutting Land Use: Manufacturing - M2-1-CPIO  
Source: ZIMAS - Zone Information and Map Access System  
(Department of City Planning: Los Angeles, CA), Google Earth

3. Does the project site have value as habitat for endangered, rare, or threatened species? ☐ Yes ☒ No

*Describe any habitat for endangered, rare, or threatened species identified on or near the project site (if applicable). Cite source(s) of information.*

4. Would the project have significant impacts related to traffic, noise, air quality, or water quality? ☐ Yes ☒ No

*Describe potential impact(s) and evidence (if applicable). Cite source(s) of information.*

5. Can the project site be adequately served by all required utilities and public services? ☒ Yes ☐ No

*Describe which utilities and public services serve the project site. Cite source(s) of information.*

Los Angeles Department of Water and Power  
Los Angeles Department of Public Works, Bureau of Sanitation & Environment  
Los Angeles Police Department  
Los Angeles Fire Department

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

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

Lake or Streambed Alteration Notification Not Required Notification received from State of California Department of Fish and Wildlife.  
Notification No. 1600-2017-0244-R5

Notice of Applicability - Conditional Waiver of Waste Discharge Requirements, Water Quality Order WQ-2017-0023-DWQ received from California Water Board  
Los Angeles Regional Water Quality Control Board.  
WDID No. 4\_19CC400283

**Exceptions to Exemptions**

**1. Scenic Highways**

- a. Is the project visible from an official State Scenic Highway? ☐ Yes ☒ No

*List State Scenic Highway(s) from which the project is visible (if applicable).  
Cite source(s) of information.*

- b. If yes, would the project result in damage to scenic resources? ☐ Yes ☐ No

*Describe scenic resources and potential damage (if applicable). Cite source(s)  
of information.*

Not Applicable.

- 2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?** ☐ Yes ☒ No

*Describe the type of hazardous site (if applicable). Cite source(s) of information.*

- 3. Would the project result in a substantial adverse change in the significance of a historical resource?** ☐ Yes ☒ No

*List the historic resource(s) potentially affected and describe the potential effects  
(if applicable). Cite source(s) of information.*

4. Is there evidence of the potential for the project to contribute to a significant cumulative impact?

☐ Yes ☒ No

*Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.*

5. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?

☐ Yes ☒ No

*Describe the potential impact(s), circumstances, and evidence (if applicable). Cite source(s) of information.*

6. Would the project impact an environmental resource of hazardous or critical concern?

☐ Yes ☒ No

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

7. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)?

☐ Yes ☒ No

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



**CEQA Exemption Petition**Class: 1 Category: Existing Facility

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

The project consists of the operation, repair, maintenance, permitting, leasing, licensing of a pre-existing private structure that involves negligible or no expansion of its current use as a commercial cannabis retail storefront, cultivation, distribution, and manufacturing facility.

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

ZIMAS - Zone Information and Map Access System (Department of City Planning)  
Google Earth  
EnviroStor Hazardous Waste Database.

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

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

5993 S. Saint Andrews Place, Los Angeles, California 90047  
Assessors Parcel No. 6001-013-003  
Major Cross Streets: Slauson Avenue and Western Avenue

- (b) **Existing Land Uses/Zoning:** *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses.*

The project site is zoned for limited manufacturing (M2-1-CPIO) and is currently used as an existing cannabis retail storefront, cannabis cultivation, distribution and manufacturing facility. The surrounding land uses are manufacturing, and vehicle storage facilities.  
Surrounding Land Use Zoning Designation: M2-1-CPIO, M1-CPIO, R-1-1, R-3-1,  
Abutting Land Use: M2-1-CPIO

- (c) **Previous Use:** Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.

The project site was previously used for manufacturing and commercial purposes.

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

There is no expansion of the existing use as a commercial retail storefront, indoor cultivation, distribution, and manufacturing facility from that prior to CEQA project application.

- (e) **Maps to be Included:** *Provide a vicinity map and aerial image to show the project location. Include photographs, not larger than 8½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

**3. Project Operations/Description.** Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information.

- (a) **Activities Occurring Onsite:** *Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).*

The project site is currently operating as: (1) Retail Storefront for the sale of cannabis goods directly to the consumer; (2) Cultivation facility of not more than 5, 000 sq. ft of cannabis canopy grown in pots under artificial lighting using a drip irrigation system; (3) Distribution of cannabis products between Licensees; and (4) Manufacturing involving the rolling of cannabis flower into cannabis pre-rolls (temporarily not operating).

All commercial cannabis activities have been provisionally licensed by the State of California Department of Cannabis Control.

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

No other cannabis activities exist or are proposed beyond the ongoing commercial cannabis operations at the project site which include:  
A Retail Storefront selling cannabis goods directly to consumers;  
A Cultivation facility with less than 10,000 sq. ft. of cannabis canopy grown in pots, using artificial lighting and a drip irrigation system;  
Distribution; and  
Manufacturing, which involves the rolling of cannabis flower into cannabis pre-rolls.

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

Total floor area approx 22,488 sq. ft.  
Lot Size: 33,794. sq. ft

- (d) State License: *Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Cannabis Control to engage in commercial cannabis activity at the proposed premises.*

Applicant has received a Provisional License from the California Department of Cannabis Control to engage in the existing operating Retail Storefront, Distribution, Cultivation, and Manufacturing from the project site.

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

Retail 8am-10pm (Daily) Shift #1 7:45 am - 4:45 pm Shift #2 1:30 pm-10:00 pm  
Cultivation 6:00 am - 2:30 pm  
Distribution 10:00 am - 7:00 pm  
Manufacturing: Temporarily not operating.

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

Retail: 12 employees. 4-5 employees per shift.  
Cultivation: 4 Employees  
Distribution: 1 Employees (Shared with Cultivation)  
Manufacturing: 0 Employees

- (g) **Estimated Daily Trip Generation:** *Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

Delivery and Shipments arrive at the project site: 2x Daily  
Shipments from the project site occur: 3 x week  
Vehicle Trips Generated Per Day: 2x day | Vehicle trips occur: Mon - Fri 10 am - 2 pm

- (h) **Source(s) of Water:** *Name all sources of water, and indicate whether a new or amended water right must be obtained from the State Water Resources Control Board.*

Los Angeles Department of Water and Power  
Notice of Applicability - Conditional Waiver of Waste Discharge Requirements,  
Water Quality Order WQ-2017-0023-DWQ received from California Water Board  
Los Angeles Regional Water Quality Control Board. WDID No. 4\_19CC400283

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

City Wastewater Collection Facility  
Los Angeles Department of Public Works, Bureau of Sanitation & Environment

**4. Environmental Setting:**

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

The project site is situated in an urbanized setting. There are no natural water bodies. Vegetation is limited. Wildlife is limited due to the urban setting. Most of the site's ground is covered with impervious surfaces like concrete and asphalt.

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

Project site and surrounding areas generally flat.

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

There are no natural water bodies. Vegetation is limited. Wildlife is limited due to the urban setting. Most of the site's ground is covered with impervious surfaces like concrete and asphalt.

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

There are no watercourses or riparian habitats within 150 - feet of the premises.

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

The property contains no .natural features of scenic value of rare or unique characteristics.

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

The property has no historic designations or archeological remains onsite.

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

The property contains no habitat for special status species.

- (h) Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any:

Location: Cultivation Operation  
Type: Carbon Dioxide (CO2) Nonflammable Gas  
Quantity: 10,925 Cu. Feet in 25 cylinders that each contain 437 Cu. Feet (approximate)

- (i) Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite:

The project will not increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite.



- ① Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

Anticipated operational energy needs for existing commercial cannabis activity will remain stable. The source of energy for the Project is the Los Angeles Department of Water and Power. The amount of energy used per day (approx) 1600 kWh. The project will not require an increase in energy demand and the need for additional energy resource

5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. If the project is part of a larger project, attach a separate sheet to briefly describe the larger project.

None of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, or increase the amount of impervious surface, or reduce any natural habitat.

6. Environmental Commitments: *List any environmental commitments agreed to by the applicant to the protection of biological or cultural resources, energy efficiency, water efficiency, noise abatement, lighting, or other aspects of the project that may reduce impacts on the environment.*

Environmental Protection Measures - CA Code of Regulations Section 16304.  
Renewable Energy Requirements - CA Code of Regulation Section 16305  
Pesticide Use Requirements - CA Code of Regulations Section 16307

7. Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).*

Categorical Exemption Report prepared by Rincon Consultants attached.

8. **Permits Required:** *List all other required federal, state, and local permits required, including, but not limited to, all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed by or has applied for licensure from the Department, or one of the prior state cannabis licensing authorities:*

- ☒ California Department of Cannabis Control
- ☒ Los Angeles Fire Department
- ☒ Los Angeles Department of Building and Safety
- ☐ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ☒ County of Los Angeles Public Health Permit
- ☐ Local Air District
- ☐ Streambed Alteration Agreement
- ☐ Water quality protection program
- ☒ Los Angeles Department of Water and Power
- ☒ Los Angeles Department of Public Works, Bureau of Sanitation

**Partial List of Categorical Exemptions under CEQA**

*Certain commercial cannabis activities (projects) may be exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) because they fall within a class of projects determined not to have significant effect on the environment. (Cal. Code Regs., tit. 14, § 15300 et seq.) Common exemptions that may apply have been identified below.*

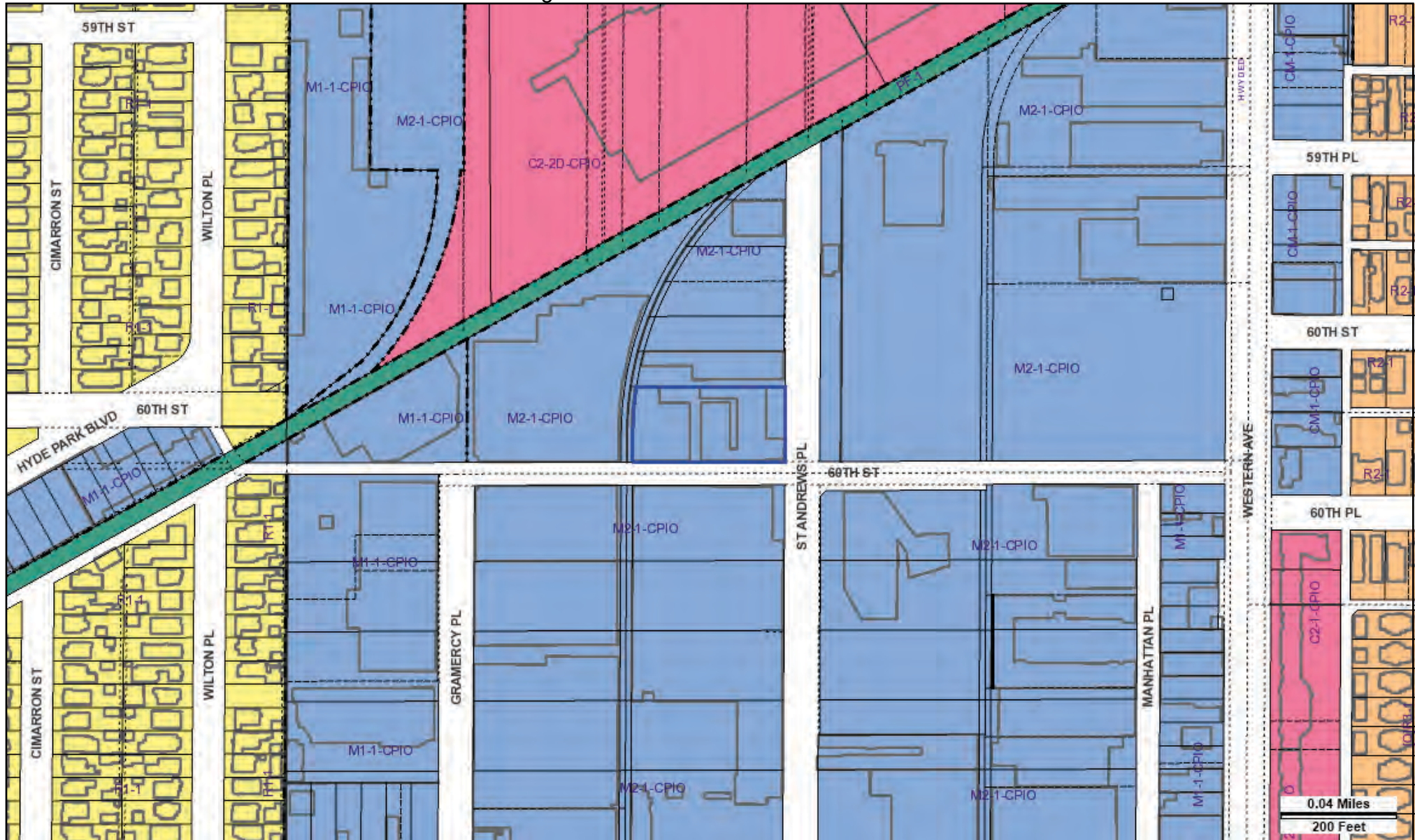
<b>Class</b>	<b>Category</b>	<b>Description</b>
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 2	Replacement or Reconstruction	Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced with a new structure of substantially the same size, purpose, and capacity. (Cal. Code Regs., tit. 14, § 15302.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 11	Accessory Structures	Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. (Cal. Code Regs., tit. 14, § 15311.)
Class 32	In-Fill Development Projects	Consists of projects characterized as in-fill development meeting the conditions described in Cal. Code Regs., tit. 14, § 15332.

ATTACHMENTS  
Project Specific Information Form  
(LIC-4013-FORM)

ZIMAS MAP OF PROJECT SITE	26
VICINITY MAP, AERIAL MAP	32
PROJECT SITE PROPERTY DIAGRAM & PREMISES DIAGRAM	36
ENVIRONMENTAL REPORT OF PROJECT SITE	39
HAZARDOUS MATERIALS BUSINESS PLAN	91
ENVIROSTOR SEARCH OF PROJECT SITE	106
REGIONAL WATER QUALITY CONTROL BOARD CONDITIONAL WAIVER LETTER	107
DEPARTMENT OF FISH & WILDLIFE REVIEW LAKE OR STREAMBED ALTERATION NOT REQUIRED LETTER	111

## ZIMAS MAP OF PROJECT SITE





Address: 5993 S ST ANDREWS PL

APN: 6001013003

PIN #: 105B193 489

Tract: TR 5999

Block: None

Lot: 76

Arb: None

Zoning: M2-1-CPIO

General Plan: Light Industrial



# LEGEND

## GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

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

#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES
















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

















#### INDUSTRIAL

- Limited Industrial
- Light Industrial






# CIRCULATION

## STREET





































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

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

## FREEWAYS

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

## MISC. LINES


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


## POINTS OF INTEREST


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





SCHOOLS/PARKS WITH 500 FT. BUFFER


 Existing School/Park Site


 Planned School/Park Site


 Inside 500 Ft. Buffer


 Aquatic Facilities


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites


 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area


 Dual Permit Jurisdiction Area

 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1


 Tier 3


 Tier 2

 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)

 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary

 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2014

 Building Outlines 2008

 Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map

 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

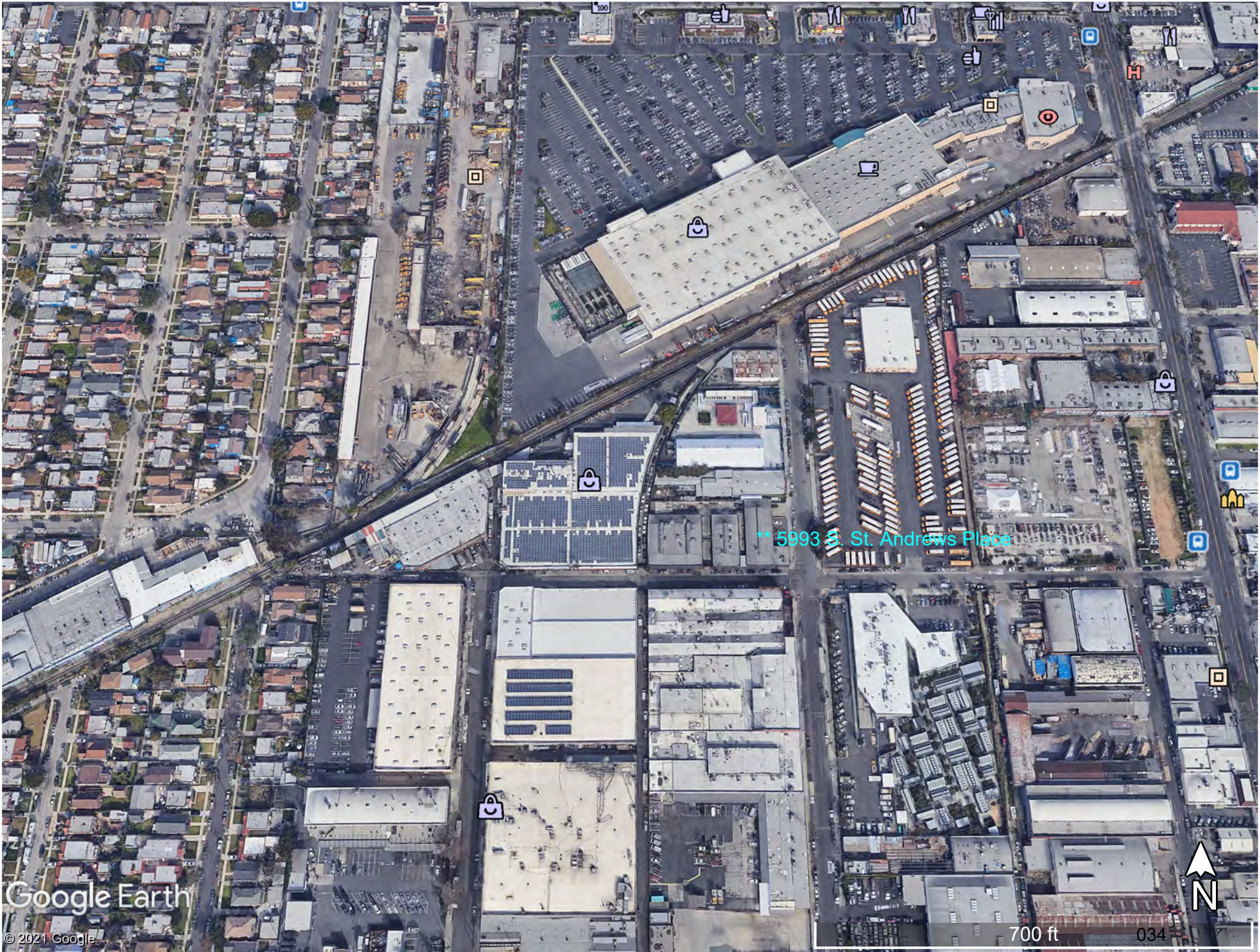
 Very High Fire Hazard Severity Zone

 Wells

VICINITY MAP, AERIAL MAP, STREET VIEW  
OF EXISTING PHYSICAL CONDITIONS AT PROJECT SITE







Google Earth

© 2021 Google

700 ft

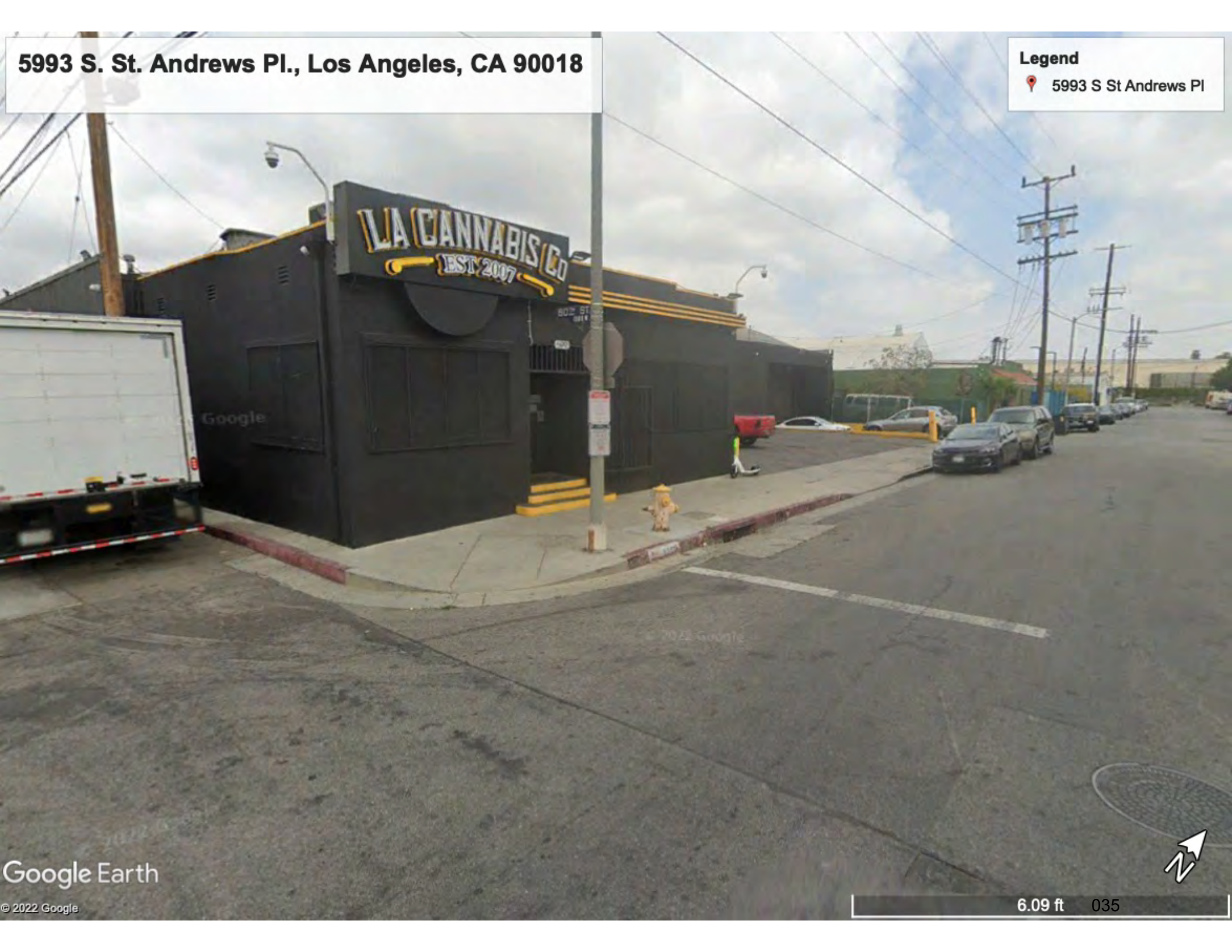
034



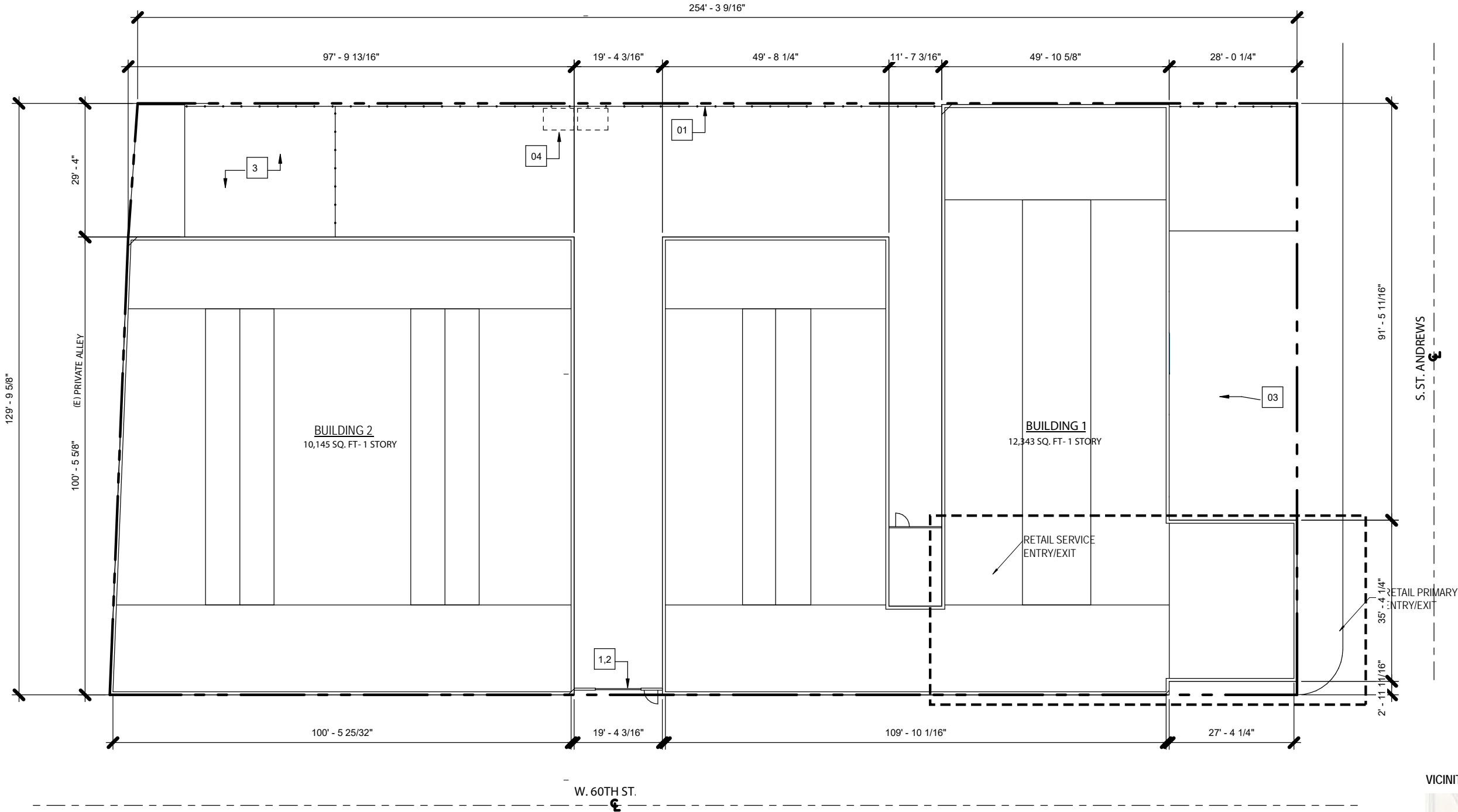
5993 S. St. Andrews Pl., Los Angeles, CA 90018

Legend

 5993 S St Andrews Pl



PROJECT SITE  
PROPERTY DIAGRAM  
PREMISES DIAGRAM



PROJECT DATA:	
ADDRESS:	5993 S. ST. ANDREWS PL.
APN:	600-101-300-3
TRACT:	TR 5999
MAP REF.:	M B 67-81/82
BLOCK:	NONE
LOT:	76
ARB:	NONE
MAP SHEET:	105B193
LOT AREA:	33,794
COVERAGE:	22,488
ZONING:	M2-1 LOS ANGELES STATE ENTERPRISE ZONE
OCCUPANCY:	BUILDING 1: (M) RETAIL (B) OFFICE (F-1) CULTIVATION (S-1) PARKING BUILDING 2: (F-1) CULTIVATION TYPE III-B (FULLY SPRINKLERED)
BUILDING TYPE:	BUILDING 1 12,343 SF INTERIOR FLOOR AREA EXISTING BUILDING 2 10,145 SF INTERIOR FLOOR AREA EXISTING TOTAL FLOOR AREA 22,488 SF INTERIOR FLOOR AREA EXISTING
FLOOR AREA:	
HEIGHT:	BUILDING 1 - 1 STORY +/- 25'-0" (APPROX) EXISTING BUILDING 2 - 1 STORY +/- 25'-0" (APPROX) EXISTING

1 SITE PLAN

CANOPY LIGHTS @ 1,150 WATTS:

CANOPY #	
CANOPY 01	9
CANOPY 02	9
CANOPY 03	9
CANOPY 04	9
CANOPY 05	9
CANOPY 06	9
CANOPY 07	10
CANOPY 08	10
CANOPY 09	10
TOTAL:	84

CANOPY SF:

CANOPY 01	516 SF
CANOPY 02	519 SF
CANOPY 03	519 SF
CANOPY 04	519 SF
CANOPY 05	415 SF
CANOPY 06	443 SF
CANOPY 07	450 SF
CANOPY 08	495 SF
CANOPY 09	461 SF
TOTAL SF:	4,337 SF

AGGREGATE WATTAGE PER CANOPY  
TOTAL WATTS / CANOPY AREA:

TOTAL WATTS / SF
10,350 WATTS / 516 = 20.0 WATTS / SF
10,350 WATTS / 519 = 19.9 WATTS / SF
10,350 WATTS / 519 = 19.9 WATTS / SF
10,350 WATTS / 519 = 19.9 WATTS / SF
10,350 WATTS / 415 = 24.9 WATTS / SF
10,350 WATTS / 443 = 23.4 WATTS / SF
11,500 WATTS / 450 = 25.6 WATTS / SF
11,500 WATTS / 495 = 23.2 WATTS / SF
11,500 WATTS / 451 = 25.0 WATTS / SF

LEGEND

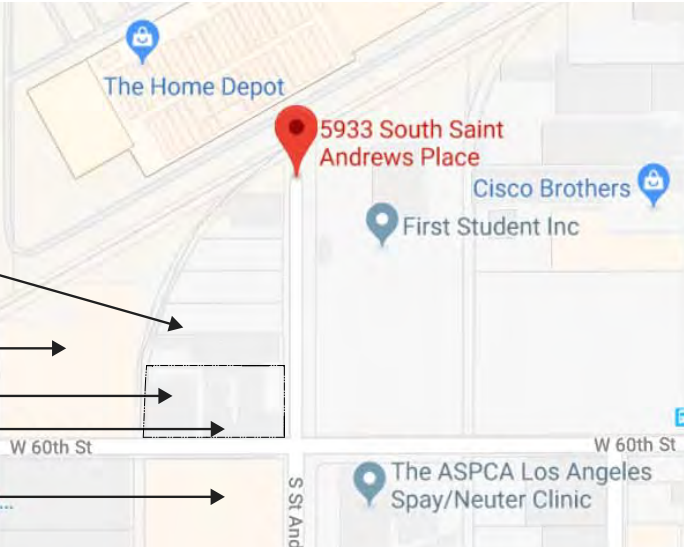
PROPERTY LINE	- - - - -
RETAIL PREMISE	[Dashed Box]
BOUNDARY	[Solid Line]

KEYNOTES

01	FENCE
02	GATE
03	(E) PARKING
04	REFUSE
05	LIMITED ACCESS CANNABIS STORAGE
06	WATER RESERVOIR - 200 GAL
07	NUTRIENT/CHEMICAL STORAGE
08	CARBON DIOXIDE TANK
09	SECURE RECORD STORAGE
10	DESIGNATED LOADING/UNLOADING SHIPEMNT/DELIVERY

BRANDON FOCHE	→
DOG TRIANING	→
VINCENT RAGS, INC.	→
BUILDING 2	→
BUILDING 1	→
TAYLOR DONSKER	→
DESIGNS	→

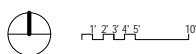
VICINITY MAP:



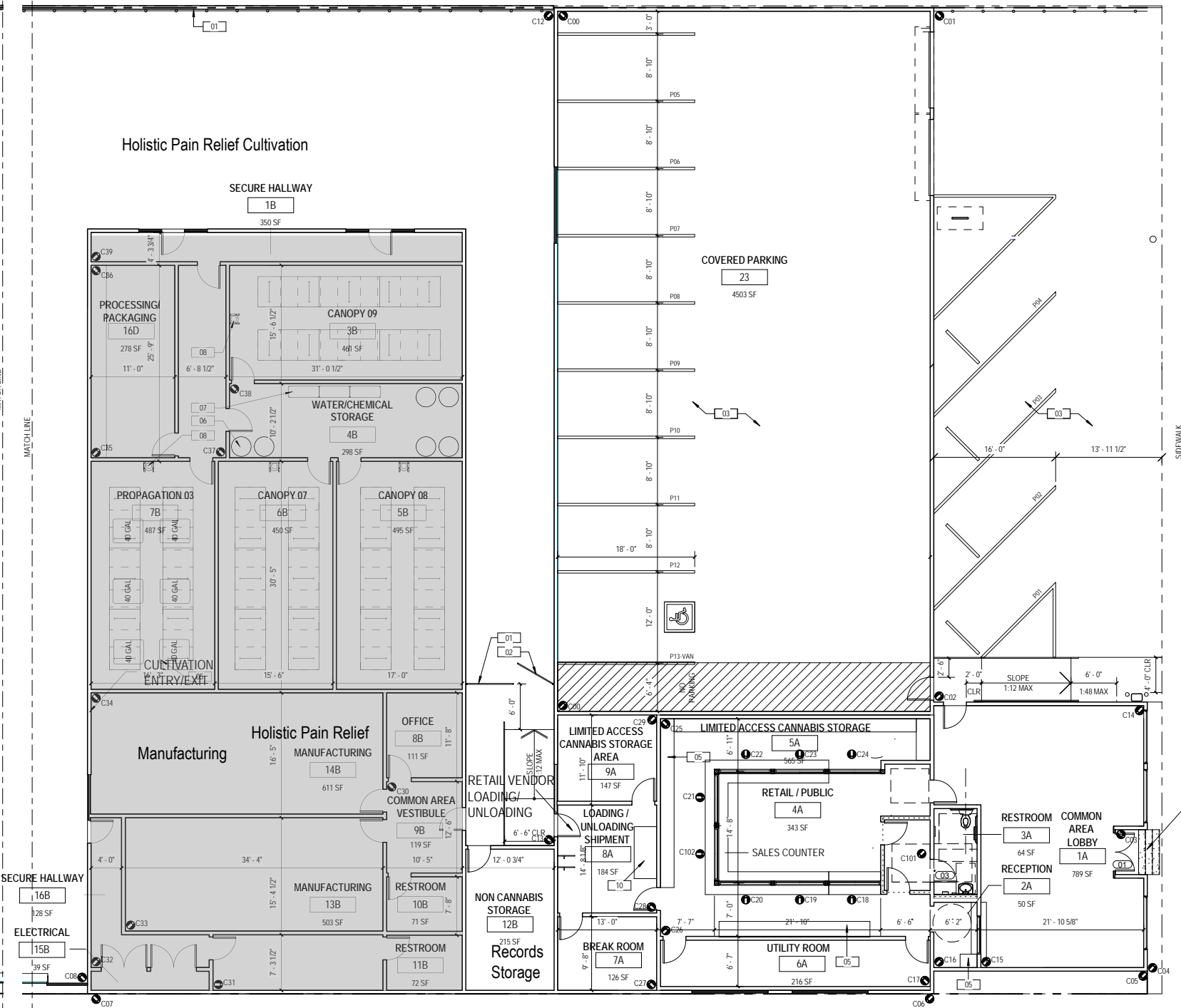




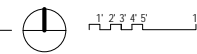
2 BUILDING 2 - GROUND LEVEL



NOT INCLUDED IN PREMISE



1 BUILDING 1 - GROUND LEVEL



NOT INCLUDED IN PREMISE

PROJECT DATA:

ADDRESS: 5993 S. ST. ANDREWS PL.  
APN: 600-101-300-3  
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MAP REF.: M B 67-81/82  
BLOCK: NONE  
LOT: 76  
ARB: NONE  
MAP SHEET: 105B193  
LOT AREA: 33,794  
COVERAGE: 22,488  
ZONING: M2-1  
LOS ANGELES STATE ENTERPRISE ZONE

OCCUPANCY: BUILDING 1:  
(M) RETAIL  
(B) OFFICE  
(F-1) CULTIVATION  
(S-1) PARKING  
BUILDING 2:  
(F-1) CULTIVATION  
BULDING TYPE: TYPE III-B (FULLY SPRINKLERED)  
FLOOR AREA: BUILDING 1  
12,343 SF INTERIOR FLOOR AREA EXISTING  
BUILDING 2  
10,145 SF INTERIOR FLOOR AREA EXISTING  
TOTAL FLOOR AREA  
22,488 SF INTERIOR FLOOR AREA EXISTING

HEIGHT: BUILDING 1 - 1 STORY  
+/- 25'-0" (APPROX) EXISTING  
BUILDING 2 - 1 STORY  
+/- 25'-0" (APPROX) EXISTING

KEYNOTES

- 01 FENCE  
02 GATE  
03 (E) PARKING  
04 REFUSE  
05 LIMITED ACCESS CANNABIS STORAGE  
06 WATER RESERVOIR - 200 GAL  
07 NUTRIENT/CHEMICAL STORAGE  
08 CARBON DIOXIDE TANK  
09 SECURE RECORD STORAGE  
10 DESIGNATED LOADING/UNLOADING SHIPEMNT/DELIVERY

LEGEND

- [ ] 1150 WATT MAX. GROW LIGHT  
[ ] WATER RESERVOIR - 200 GAL  
[ ] NUTRIENT/CHEMICAL STORAGE  
[ ] CARBON DIOXIDE TANK  
[ ] SECURITY CAMERA  
- - - - - PROPERTY LINE

CANOPY LIGHTS @ 1,150 WATTS:

CANOPY #	
CANOPY 01	9
CANOPY 02	9
CANOPY 03	9
CANOPY 04	9
CANOPY 05	9
CANOPY 06	9
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CANOPY 08	11,500 WATTS / 495 = 23.2 WATTS / SF
CANOPY 09	11,500 WATTS / 451 = 25.0 WATTS / SF

HOLISTIC PAIN RELIEF - PREMISES

5993 S ST. ANDREW'S PLACE, LOS ANGELES, CA 90047

# ENVIRONMENTAL REPORT OF PROJECT SITE

# Holistic Pain Relief, LLC Commercial Cannabis Licensing Applications

## Categorical Exemption Report

*prepared for*

**Holistic Pain Relief, LLC**

5993 South St. Andrews Place  
Los Angeles, California 90047

*prepared by*

**Rincon Consultants, Inc.**

250 East 1st Street  
Los Angeles, California 90012

**August 2018**

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# Categorical Exemption Report

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This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. (Rincon) for cannabis licensing applications for indoor cultivation, distribution, manufacturing and retail uses for Holistic Pain Relief, LLC (project) in the city of Los Angeles. The intent of the analysis is to document whether the project is eligible for a Class 1 Categorical Exemption (CE). The report provides an introduction, project description, and evaluation of the project's consistency with the requirements for a Class 1 exemption. Appendix A includes a detailed analysis of the project's potential impacts in all areas covered under Appendix G of the State CEQA Guidelines. The report concludes that the project is eligible for a Class 1 CE.

## 1. Introduction

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for licensing existing public or private structures and facilities, involving negligible or no expansion of an existing use at the time of the lead agency's determination.

State CEQA Guidelines Sections 15300.2(a) through (f) list specific exceptions for which a CE shall not be used. These exceptions are as follows:

- a. **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b. **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Rincon evaluated the project in relation to these exceptions to confirm the project's eligibility for a Class 1 exemption (Section 4 and Appendix A of this report). None of the exceptions would apply to the cannabis licensing applications for indoor cultivation, distribution, manufacturing and retail uses for Holistic Pain Relief, LLC; therefore, the project is eligible for a Class 1 exemption.



## 2. Project Description

The proposed project is the approval of cannabis licensing applications for indoor cultivation, distribution, manufacturing and retail uses for Holistic Pain Relief, LLC, located at 5993 South St. Andrews Place, Los Angeles, California 90047 (Assessor's Parcel Number 6001-013-003). The project site is an approximately 22,488-square-foot existing indoor cannabis cultivation, distribution, manufacturing, and retailing complex with an associated surface parking.

## 3. Project Site and Existing Conditions

The project site is a generally flat, rectangular lot located in the South Los Angeles area of Los Angeles. The project site is currently developed with two existing buildings, one that is used for retail, office, manufacturing, and cultivation operations and one that is designated for cultivation and distribution purposes.

The project site is in a highly urban setting. The project site is bounded by South St. Andrews Place to the east, commercial and industrial development to the north and west, and 60th Street to the south.

## 4. Consistency Analysis

### Class 1 CE Applicability

Section 15301 of the State CEQA Guidelines states that a Class 1 CE is for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project involves licensing an existing indoor cultivation, distribution, manufacturing and commercial cannabis business (Holistic Pain Relief, LLC) that currently operates out of an existing storefront on South St. Andrews Place. Approval of the Holistic Pain Relief, LLC indoor cannabis cultivation, distribution, manufacturing, and commercial licensing applications would not involve an expansion of the existing commercial use at the project site and, as discussed below, none of the exceptions apply. Therefore, the proposed project meets the applicability requirements for a Class 1 CE pursuant to Section 15301 of the State CEQA Guidelines.

### Exceptions to CE Applicability

The applicability of CEs is qualified by the exceptions listed in Section 15300.2(a) through (f) of the State CEQA Guidelines. In the discussion below, each exception (in italics) is followed by an explanation of why the exception does not apply to the proposed project.

**15300.2(a)**     ***Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where*

*designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The City of Los Angeles does not propose to adopt a Class 3, 4, 5, 6, or 11 CE, and these classes of CEs are not applicable to the proposed project. Additionally, according to the analysis performed in Appendix A, there are no environmental resources of hazardous or critical concern that are designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies on the project site, such as critical habitat for listed threatened or endangered species. Furthermore, as discussed in Section VIII, *Hazards and Hazardous Materials*, of Appendix A, there are no active designated hazardous waste sites on the project site, and no listed sites are located within close proximity (0.1 mile) of the project site. The project site is located in an urbanized area, and there are no critical environmental resources, such as wetlands or wildlife, on-site. Therefore, this exception to a CE does not apply to the Holistic Pain Relief, LLC indoor cultivation, distribution, manufacturing and commercial cannabis licensing applications.

**15300.2(b)** ***Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

Cumulative impacts are defined as two or more individual (and potentially less than significant) project effects that, when considered together or in concert with other projects, combine to result in a significant impact within an identified geographic area. In order for a project to contribute to cumulative impacts, it must result in some level of impact on a project-specific level. As discussed in detail in Appendix A, all of the project effects are identified as “No Impact.” In addition, the discussion of potential cumulative impacts in Section XIX, *Mandatory Findings of Significance*, in Appendix A concludes that the proposed project would not contribute to a significant cumulative impact.

**15300.2(c)** ***Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

As discussed in detail in Appendix A, the proposed project involves the licensing of an existing business that currently operates out of an existing storefront and would not have a significant effect on the environment due to unusual circumstances. The circumstances of the proposed project, which would result in the operation of an indoor cannabis cultivation, distribution, manufacturing and retail store, are not considered unusual because: (1) The project site is currently operating as a medical and adult-use recreational cannabis cultivator, distributor, manufacturer, and dispensary; (2) The project site is part of a strip of existing commercial and industrial development along South St. Andrews Place; (3) Dispensary and retailer commercial cannabis activity is allowed in the M2 zone according to Chapter X, Article 5, Section 105.02(a)1.(A)(1) of the Los Angeles Municipal Code; and (4) Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation and distribution in the M2 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

The Holistic Pain Relief, LLC indoor cultivation, distribution, manufacturing, and retail cannabis licensing applications involve licensing an existing business that does not involve any unusual circumstances that would result in significant effects on the environment. Therefore, the proposed project would not have a reasonable possibility of resulting in any significant effects on the environment due to unusual circumstances.

**15300.2(d) Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

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

**15300.2(e) Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

As discussed in Section VIII, *Hazards and Hazardous Materials*, of Appendix A, the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. According to a search of GeoTracker, EnviroStor, the Superfund Enterprise Management System, and the Cortese list, there are no active designated hazardous waste sites on the project site. Therefore, this exception does not apply to the Holistic Pain Relief, LLC indoor cultivation, distribution, manufacturing and retail cannabis licensing applications.

**15300.2(f) Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site does not have any historically significant structures or resources on-site or surrounding the project site (City of Los Angeles 2012). The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing commercial development.

## 5. Summary

Based on this analysis, the proposed approval of the Holistic Pain Relief, LLC indoor cultivation, distribution, manufacturing, and commercial cannabis licensing applications meets all criteria for a Class 1 Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines.

## 6. References

- California Department of Transportation (Caltrans). 2011. California Scenic Highway Mapping System. Last modified: September 7, 2011.  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/) (accessed August 2018).
- City of Los Angeles. 2012. Historic Resources Survey Report – South Los Angeles Community Plan Area. March 2012.  
[http://preservation.lacity.org/sites/default/files/SELA%20Final%20Report\\_HPLAEdit.pdf](http://preservation.lacity.org/sites/default/files/SELA%20Final%20Report_HPLAEdit.pdf)
- \_\_\_\_\_. 2016. Mobility Plan 2035. September 7, 2016.  
<https://planning.lacity.org/documents/policy/mobilityplnmemo.pdf>

# Appendix A

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Appendix G Checklist Report

# Holistic Pain Relief, LLC Commercial Cannabis Licensing Applications

## Appendix G Checklist Report

*prepared for*

**Holistic Pain Relief, LLC**  
5993 South St. Andrews Place  
Los Angeles, California 90047

*prepared by*

**Rincon Consultants, Inc.**  
250 East 1st Street, Suite 301  
Los Angeles, California 90012

**August 2018**

# Holistic Pain Relief, LLC Commercial Cannabis Licensing Applications

## Appendix G Checklist Report

*prepared for*

**Holistic Pain Relief, LLC**  
5993 South St. Andrews Place  
Los Angeles, California 90047

*prepared by*

**Rincon Consultants, Inc.**  
250 East 1st Street, Suite 301  
Los Angeles, California 90012

**August 2018**

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# Introduction

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## 1. Project Title

Holistic Pain Relief, LLC Cannabis Licensing Application

## 2. Lead Agency Name and Address

City of Los Angeles  
Department of Cannabis Regulation  
221 North Figueroa Street, Suite 1245  
Los Angeles, California 90012

## 3. Contact Person and Phone Number

Armen Paronyan, CEO  
Holistic Pain Relief, LLC  
860-501-4054

## 4. Project Location

The project site is a 22,488-square-foot indoor cannabis cultivation, distribution, manufacturing, and retail complex on the property located at 5993 South St. Andrews Place, Los Angeles, California 90047 (Assessor's Parcel Number 600-101-300-3) in the South Los Angeles area of the City of Los Angeles.

## 5. Project Sponsor's Name and Address

Holistic Pain Relief, LLC  
5993 South St. Andrews Place  
Los Angeles, California 90047

## 6. General Plan Designation

The project site is designated Light Manufacturing in the City of Los Angeles General Plan. The Light Manufacturing designation identifies areas that can include clothing design and manufacturing, furniture design and manufacturing, packaging and assembly, warehouse/distribution, biomedical research/manufacturing, and wholesale sales. This also may include a variety of "neighborhood industrial services" that benefit from the geographic close relationship to customers, wholesalers and related services such as animal hospitals, automobile services and painting, lumber yards and specialty construction materials (City of Los Angeles 1995a). The project site is also located in the South Los Angeles Community Planning Area.



## 7. Zoning

The property is located in Zone M2-1. The M2 zoning indicates that the land use is designated for light industrial activities. Chapter X, Article 5, Section 105.02(a)1.(A)(1) of the Los Angeles Municipal Code permits retailer commercial cannabis activity within the M2 zone. Chapter X, Article 5, Section 105.02(a)3.(A)(1) of the Los Angeles Municipal Code permits indoor commercial cannabis cultivation activity within the M2 zone. Chapter X, Article 5, Section 105.02(a)4.(A)(1) of the Los Angeles Municipal Code permits level 1 manufacturing commercial cannabis activity, and Section 105.02(a)5.(A)(1) permits level 2 manufacturing within the M2 zone. Chapter X, Article 5, Section 105.02(a)7.(A)(1) of the Los Angeles Municipal Code permits distributor commercial cannabis activity within the M2 zone.

## 8. Description of Project

The proposed project is cannabis licensing applications for indoor cannabis cultivation, distribution, manufacturing, and retail uses for the Holistic Pain Relief, LLC. The project site is an existing 22,488-square-foot existing indoor cannabis cultivation, distribution, manufacturing, and retail complex with an associated surface parking lot on the adjacent property. Holistic Pain Relief, LLC was granted temporary authorization to operate an adult-use cultivation, distribution, manufacturing and retail business by the City of Los Angeles. The business includes two buildings on the project site, as shown in Appendix B.

## 9. Surrounding Land Uses and Setting

The project site is in a highly urban setting. The project site is bounded by South St. Andrews Place to the east, commercial and industrial development to the north and west, and 60th Street to the south.

## 10. Other Public Agencies Whose Approval is Required

State of California Bureau of Cannabis Control

California Department of Food and Agriculture

No Native American tribal consultation is required as no physical improvements are proposed.

# Environmental Checklist

1 Aesthetics				
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves licensing an existing retail business that operates out of an existing storefront in a highly urbanized area of the city of Los Angeles. No state-designated scenic highways exist in the project vicinity (Caltrans 2011; City of Los Angeles 2016, Map A2). The project currently operates out of an existing commercial development and would not include construction or modification of the existing structure. The existing business operates as an indoor cannabis cultivator, distributor, manufacturer and dispensary with the main entrance from South St. Andrews Place; therefore, the proposed project would not result in substantial damage to scenic resources within a scenic highway, a substantial adverse effect on a scenic vista, or any change in the visual character of the site and its surroundings. The operating hours of the proposed project would be similar to those of the existing use (10:00 A.M. to 8:00 P.M. Monday through Saturday and 10:00 A.M. to 6:00 P.M. on Sunday); therefore, operation would not introduce a new substantial source of light and glare that would adversely affect nighttime views. The proposed project would result in no impacts related to aesthetics.

## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of an existing business that would involve indoor cannabis cultivation, distribution, manufacturing and retailing that currently operates out of an existing storefront in a highly urbanized area of the city of Los Angeles. Given that the project site and its surroundings are currently developed with residential and commercial uses and not used for agriculture, the proposed project would not result in the conversion of farmland or forestland or conflict with any agricultural or forest land zoning. Therefore, no impacts to agricultural and forestry resources would occur.

### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

The federal and state Clean Air Acts regulate the emission of airborne pollutants from various mobile and stationary sources. The proposed project is located within the South Coast Air Basin (SCAB) which encompasses all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Quality Management District (SCAQMD) is the designated air quality control agency in the SCAB, which is a non-attainment area for the federal standards for ozone and PM<sub>2.5</sub> and the state standards for ozone, PM<sub>10</sub> and PM<sub>2.5</sub>. Areas of the SCAB located in Los Angeles County are also in nonattainment for lead (SCAQMD 2016). The SCAB is designated unclassifiable or in attainment for all other federal and state standards.

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the Air Quality Management Plan (AQMP) every three years. The latest AQMP, the 2016 AQMP, was adopted on March 3, 2017. The Southern California Association of Government's (SCAG) socio-economic (e.g., population, housing, employment by industry) and transportation activities projections from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) are integrated into the 2016 AQMP. A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and the SCAG 2016 RTP/SCS socioeconomic forecast projections of regional population, housing,

and employment growth. The proposed project involves the licensing of an existing indoor cannabis cultivator, distributor, manufacturer and retailer to continue its operations and would not result in any new housing that would generate population growth. Additionally, the project would not result in substantial new employment opportunities above those currently offered by the existing business. Any new employment opportunities would be filled by the existing labor force. Therefore, the project would be consistent with the AQMP, and no impact would occur.

A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of air quality standards by generating emissions that equal or exceed the established long-term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. The proposed project does not include construction or alteration of the existing building; therefore, no construction-related air quality impacts would occur. Emissions generated by the proposed project would include long-term emissions associated with operation of the indoor cannabis cultivation, distribution, manufacturing and retail business. Air quality impacts specific to each license are discussed below.

#### ***Indoor Cultivation and Manufacturing***

There would not be a substantial increase in air quality emissions because indoor cultivation and manufacturing operations are already occurring on-site. Cultivation and associated processing activities would potentially generate odors; however, the facility is equipped with carbon filters and HVAC systems in cultivation rooms. Therefore, no impact related to objectionable odors would occur.

#### ***Distribution and Retail***

Because the project involves the licensing of an existing business that currently distributes and sells commercial cannabis, a minor incremental increase in vehicle trips to the project site may occur as a result of increased commercial activity. However, the proposed project would not result in a substantial change in land use or vehicle trip generation.

The California Air Resources Board (CARB; 2005) *Air Quality and Land Use Handbook: A Community Health Perspective* identifies land uses associated with odor complaints. Consumption of cannabis products on-site would not be permitted. Distribution and retail uses are not identified as land uses associated with odor complaints by CARB. Therefore, the project would not generate objectionable odors affecting a substantial number of people, and no impact would occur.

Therefore, the proposed project would not result in any net new impacts to air quality above those of existing uses that would contribute substantially to an existing or projected air quality violation. As such, air quality emissions would not be cumulatively considerable and would not expose sensitive receptors to substantial pollutant concentrations. No impact would occur.

## 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of a commercial cannabis business that involves indoor cannabis cultivation, distribution, manufacturing, and retailing and that would operate out of an existing storefront in a highly urbanized area of the city of Los Angeles. The project site is currently developed and therefore does not contain suitable habitat for any sensitive plant species, sensitive plant communities, or potentially jurisdictional drainage features. Based upon its lack of native habitat, the site would not serve as a migratory wildlife corridor. The project site is not located within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan (City of Los Angeles 2001). The project would not include construction or modification of the existing building and would not result in any tree removal. No wetlands or other sensitive habitats or communities exist on-site (United States Fish and Wildlife Service 2018). Therefore, no impacts related to biological resources would occur.

## 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing commercial development. No known existing cultural resources are located on-site (City of Los Angeles 2012). The likelihood that intact archaeological resources, paleontological resources, or human remains are present is low. The proposed project would not include construction activity, modification of the existing building, or ground disturbance and therefore would not affect any unknown cultural resources on-site. No impacts related to cultural resources would occur.



## 6 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The vicinity of the project site is underlain by younger and older surficial deposits. Younger deposits are unconsolidated silt, sand, and gravel alluvium. Older surficial deposits at lower elevation consist of weakly consolidated silt, sand, and gravel alluvium (City of Los Angeles 1995b). The project site

itself is not located within an Alquist-Priolo Earthquake Fault Zone (California Geological Survey [CGS] 2014) or fault rupture study area, and the site is located approximately 1.6 miles from the nearest fault, named the Newport – Inglewood fault. Therefore, no impact related to the rupture of a known earthquake fault would occur. Nonetheless, the entire southern California region is susceptible to strong ground shaking from severe earthquakes, and any strong seismic event at a nearby fault could produce considerable levels of ground shaking throughout the city. However, the proposed project would not require construction or modification of the existing building and would not result in any additional risk above that already experienced by existing uses. No impact would occur.

The site is located within an urbanized, flat part of the city of Los Angeles. The site is located in a mapped liquefaction area although it is not within a landslide area, or earthquake-induced landslide zone (CGS 2014; City of Los Angeles 1996, Exhibits B and C). As stated above, the proposed project would not require construction or modification of the existing building and would not result in any additional risk regarding liquefaction. No impact related to liquefaction or landslides would occur.

As previously stated, the proposed project involves licensing an existing cultivator, distributor, manufacturer and retailer that operates out of an existing storefront in an urbanized, flat landscape. The proposed project would not include construction or modification of the existing building. Therefore, no erosion or loss of topsoil would occur, and the proposed project would not make the underlying geologic unit and soil less stable. There would be no impact related to erosion and geologic and soil instability.

The proposed project would be served by the existing sewer system and would not involve the use of septic tanks or any other alternative wastewater disposal systems. No impact related to septic tanks or alternative wastewater disposal systems would occur.

## 7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The State of California considers greenhouse gas (GHG) emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of policies and legislation. The CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. The CARB approved the initial Assembly Bill (AB) 32 Scoping Plan on December 11, 2008 and a 2020 statewide GHG emission limit of 427 MMT of CO<sub>2</sub>e was established. Senate Bill (SB) 375, signed in August 2008, enhances California's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. On September 23, 2010, CARB adopted final regional targets for reducing GHG emissions levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in GHGs from transportation sources by 2020 and a 13 percent reduction in GHGs from transportation sources by 2035. Most recently, SCAG adopted the 2016-2040 RTP/SCS on April 7, 2016, which includes strategies and objectives to encourage transit-oriented and infill development and use of alternative transportation to minimize vehicle use.

On September 8, 2016, the governor signed SB 32 into law, extending AB 32 by requiring California to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of 6 metric tons (MT) CO<sub>2</sub>e by 2030 and 2 MT of CO<sub>2</sub>e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in California.

The City of Los Angeles adopted its climate action plan, *Green LA: An Action Plan to Lead the Nation in Fighting Global Warming* (Green LA), in May 2007. Green LA set the goal of reducing the City's GHG emissions to 35 percent below 1990 levels by 2030 and outlines actions in the fields of energy, water, waste, and transportation. In addition, in April 2015, the City released its first sustainable city

plan (*Sustainable City pLAn*), which established a set of goals related to 14 sectors to help guide the City through a sustainability-related transformation through 2035.

A significant adverse GHG impact may occur when a project generates greenhouse gas emissions either directly or indirectly that may have a significant impact on the environment or when a project conflicts with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. The proposed project does not include construction or alteration of the existing building; therefore, no construction-related GHG impacts would occur. Long-term GHG emissions would be associated with operation of the commercial cannabis cultivation, distribution, manufacturing and retail business. GHG impacts specific to each license are discussed below.

#### ***Indoor Cultivation and Manufacturing***

There would not be a substantial increase in GHG emissions because indoor cultivation and manufacturing operations are already occurring on-site. Refer to Section III, *Air Quality* regarding air conditioning and carbon filters in use on the project site.

#### ***Distribution and Retail***

Because the project involves an existing business that currently distributes and sells commercial cannabis, a minor incremental increase in vehicle trips to the project site may occur as a result of increased commercial activity, which would incrementally increase GHG emissions. However, the proposed project would not result in a substantial change in land use or vehicle trip generation, therefore, a substantial increase in GHG emissions would not occur.

Based on the above, the proposed project would not result in any net new GHG emissions above those of existing uses that would directly or indirectly have a significant impact on the environment. No impact would occur.

Applicable plans, policies, and regulations discussed above emphasize reducing GHG emissions through measures including resource conservation, increased walkability of communities, and improved accessibility to transit. The proposed project would not be expected to consume resources less efficiently than the existing business operating in the existing storefront or result in more than a minor incremental increase in vehicle trips to the project site as a result of increased demand for the business' goods. The project site is in an urbanized area of Los Angeles with a mix of commercial and residential surrounding land uses. The project site is located approximately 0.2 mile west of the Western/60th stop for Local Bus Line 207, and approximately 0.2 mile north of the 62<sup>nd</sup>/Saint Andrews stop for Local Bus Line 110. Therefore, the project is in an area that offers several opportunities for patrons to use non-auto modes of transportation to access the site. As discussed in Section XVIII, *Utilities and Service Systems*, the project would be required to comply with all applicable state and city regulations designed to promote efficient energy and water use by indoor cannabis cultivators. Therefore, the project would not conflict with implementation of applicable plans, policies, and regulations adopted for the purposes of reducing GHG emissions. As such, no impact would occur.

## 8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

The following databases compiled pursuant to Government Code Section 65962.5 were checked on August 1, 2018 for known hazardous materials contamination at the project site.

- United States Environmental Protection Agency
  - Comprehensive Environmental Response, Compensation, and Liability Information System / Superfund Enterprise Management System / Envirofacts database search
- State Water Resources Control Board (SWRCB)
  - GeoTracker search for leaking underground storage tanks (LUST) and other Cleanup Sites
- California Department of Toxic Substances Control (DTSC)
  - EnviroStor search for hazardous facilities or known contamination sites
  - Cortese list of Hazardous Waste and Substances Sites
  - Cleanup Site and Hazardous Waste Facilities Database

The project site is not located on a known hazardous or contaminated site. The nearest listed site is located approximately 0.25-mile northwest of the project site on Wilton Place and is a case of gasoline contamination that was opened in 2016 and has been undergoing verification monitoring since January 2018 (SWRCB 2018). Given the results of the database search and the fact that no ground disturbance is proposed, no impact related to the release of hazardous materials associated with soil or groundwater contamination would occur.

The proposed project involves the licensing of a commercial cannabis business that would involve cannabis cultivation, distribution, manufacturing, and retailing. Hazardous material impacts specific to each license are discussed below.

#### ***Indoor Cultivation and Manufacturing***

Indoor cannabis cultivation and manufacturing operations are currently occurring on-site. Cultivation would require the use of fertilizers, pesticides, and other agricultural chemicals. Manufacturing of cannabis and cannabis-containing products may involve the use of waste solvents and laboratory wastes from processing and quality assurance testing. These hazardous substances would be handled pursuant to applicable state and local regulations and policies. The project would be required to comply with the regulations established in

Los Angeles Ordinance No. 185344 that require licensees to comply with hazardous waste management requirements of the DTSC Certified Unified Program Agencies. Additionally, the project would be required by the California Department of Food and Agriculture to manage all hazardous waste in compliance with Division 30, Part 3, Chapters 12.8, 12.9, and 13.1 of the Public Resources Code. No impact would occur.

***Distribution and Retail***

The distribution and retail components would not regularly handle or store large quantities of hazardous materials. No impact would occur.

The industrial spaces adjacent to the project site are currently occupied mainly by industrial uses with some retail or commercial uses that do not typically require the use, disposal, or transport of hazardous materials. The cannabis dispensary for which the license is being sought would not regularly handle or store large quantities of hazardous materials. Furthermore, the nearest school to the project site is 59th Street Elementary School, located approximately 0.5 mile to the west. Therefore, the proposed project would not create a significant hazard to the public or environment through the routine handling of hazardous materials, and no impact would occur.

The nearest public airport is the Los Angeles International Airport, located approximately 5 miles to the southwest. The project site is not located within an airport land use plan or airport influence area, or near a private airstrip. Therefore, no impact related to airports and airstrips would occur.

The proposed project would not result in any road closures and would not result in the development of any structures that would impair or interfere with an adopted emergency response or evacuation plan; therefore, no impact would occur.

No wildlands exist near the project site. The project site is likewise not located in a fire hazard zone and therefore, the proposed project would not exacerbate fire risk to the existing building or its occupants (Los Angeles Fire Department 2018b). Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and no impact would occur.

## 9 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
j. Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

The project site is currently developed and covered with impermeable surfaces. The proposed project would not include construction or modification of the existing building. No change in the quality or quantity of runoff would occur as a result of the proposed project. No streams or water features exist on-site, and no alteration of the existing drainage pattern of the site would occur that would result in substantial erosion, siltation, or flooding on- or off-site. The proposed project does not include housing and would not place structures in a 100-year flood hazard area (Federal Emergency Management Agency 2008). Therefore, there would be no impact relating to flood hazard areas.

Seiche or inundation due to water storage facility overtopping or failure is a potential hazard. The project site is located within potential inundation zones for the Sepulveda and Hansen Dams to the northwest. The project site is not located in a potential tsunami inundation area (City of Los Angeles 1996, Exhibit G). The Los Angeles Department of Water and Power regulates the level of water in its storage facilities to contain seiche and prevent overflow. In addition, pursuant to the 1972 State Dam Safety Act, numerous dams throughout California have been retrofitted to minimize damage to the dams, as well as minimize the potential for dam failures and inundation of surrounding areas. With current dam safety measures, the likelihood of dam failure resulting in flooding of the project area is relatively low. Also, as discussed in Section XI, *Geology and Soils*, the project site is not within a landslide area that could be vulnerable to mud and debris flow. The project would not exacerbate the risk to the existing building or its occupants; therefore, no impact would occur.

# 10 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within a highly urbanized area of Los Angeles surrounded by commercial and industrial land uses. The proposed use would be compatible with surrounding mixed uses and would not involve construction of any new infrastructure that would divide the project site or the surrounding area.

The project site is currently designated Light Manufacturing for land use and is zoned M2-1. Chapter X, Article 5, Section 105.02(a)1.(A)(1) of the Los Angeles Municipal Code permits retailer commercial cannabis activity within the M2 zone. Section 105.02(a)1.(B) prohibits these activities within a 700-foot radius of a school, public park, public library, alcoholism or drug abuse recovery or treatment facility, day care center, permanent supportive housing, or any other licensed retailer or microbusiness commercial cannabis activity having on-site retail sales. None of these uses are within the specified distance of the project site.

The project site would remain a commercial business, which is consistent with the applicable land use plans and policies. In addition, as discussed in the impact analyses for aesthetics, air quality, biological resources, greenhouse gases, hydrology and water quality, noise, transportation, and utilities and service systems, the project would not conflict with applicable General Plan or other policies aimed at mitigating environmental effects. No impact would occur.

As previously discussed in Section IV, *Biological Resources*, the project site does not support any native biological habitat or natural communities and is not subject to any habitat conservation plan or natural community conservation plan. Therefore, the proposed project would not conflict with any such plan, and no impact would occur.

# 11 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within a highly urbanized area of Los Angeles that has been previously disturbed by development and is not within an area containing significant mineral deposits (City of Los Angeles 1995a). The proposed project would not involve construction or modification of the existing building and would not involve the use or mining of mineral resources. Therefore, the project would have no impact related to the availability or recovery of mineral resources.

# 12 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels above those existing prior to implementation of the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The primary sources of noise in the project site vicinity are motor vehicles (e.g., automobiles, buses, trucks, and motorcycles) traveling along South St. Andrews Place or 60th Street. The project site is in a commercial and industrial area, and the nearest sensitive receptors are the residences located to the west approximately 0.15 mile along South Wilton Place. The proposed project would not include construction, alteration of the existing building and associated parking lot, or other activities that may result in groundborne vibration.

The proposed project involves the licensing of an existing commercial cannabis business that involves cannabis cultivation, distribution, manufacturing and retailing. Noise impacts specific to each license are discussed below.

***Indoor Cultivation and Manufacturing***

Indoor cannabis cultivation and manufacturing operations are currently occurring on-site. No increase in noise above existing ambient noise levels, including noise from the heating, ventilation, and air conditioning (HVAC) system used to support cultivation would occur. Operations would be confined to the indoors and would not use heavy machinery for agricultural operations.

***Distribution and Retail***

Potential sources of operational noise would be vehicles entering and exiting the rear parking lot, conversations between patrons while entering and exiting the building, and HVAC equipment. Because the existing business currently distributes and retails commercial cannabis, increased demand for the business' commercial cannabis products may incrementally increase the number of transporters and patrons visiting the site, which would result in a minor incremental increase in operational noise levels over existing ambient noise levels. However, no change in land use would occur as a result of the proposed project.

Therefore, the proposed project would not result in any net new noise impacts above those of existing uses that would result in a temporary, periodic, or permanent increase in ambient noise levels in the project vicinity. No impact would occur.

The closest public airport to the project site is Los Angeles International Airport, located approximately five miles to the southwest. No private airstrips are in the project vicinity. Therefore, the proposed project would not expose people working in the area to excessive noise related to airports and airstrips, and no impact would occur.

# 13 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cannabis cultivation, distribution, manufacturing and retailing and that would operate out of an existing storefront in a highly urbanized area of the city of Los Angeles. The project would not involve construction of new housing at the project site or in the vicinity. Additionally, the project would not result in substantial new employment opportunities above those 12 positions currently offered by the existing business. Any new employment opportunities would be expected to be filled by the existing labor force. Therefore, the proposed project would not induce population growth directly or indirectly, nor conflict with growth projections in the area. The proposed project would not displace any people or existing housing. No impacts to population and housing would occur.

## 14 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The South Bureau of the Los Angeles Fire Department (LAFD) provides fire protection and paramedic services for the project site. The closest station to the project site is Station 66, which is located at 1909 West Slauson Boulevard, approximately 0.3 mile north of the project site (LAFD 2018a). The South Bureau of the Los Angeles Police Department (LAPD) provides police protection for the project site. The 77th Street Community Police Station, which is located at 7600 South Broadway, approximately 2.2 miles southeast of the project site, provides police protection for the area (LAPD 2018).

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cannabis cultivation, distribution, manufacturing and retailing and that would operate out of an existing storefront with multiple security cameras located inside. No increase in population or employment in the area would occur. In addition, the proposed project would be required to comply with applicable provisions of the Los Angeles Building Code and Los Angeles Fire Code, which would minimize the hazard on-site. The project would also be required to notify the LAFD's Bureau of Fire Prevention and Public Safety of the project and to submit and comply with a fire safety plan for approval by LAFD according to Regulation Nos. 4.E.3, No. 10.G.14 set forth in the City of Los Angeles Ordinance 185344. The proposed project is not in a high fire hazard zone and therefore would not increase the risk to the existing building and its occupants (LAFD 2018b). Therefore, the proposed project would not necessitate the provision of new or physically altered fire protection facilities. No impact would occur.

For the reasons stated above, the proposed project would also not necessitate the provision of new or physically altered police protection facilities. No impact would occur.

Furthermore, implementation of the proposed project would not require an increase in capacity at area schools or increase the demand for parks, recreational facilities, or other public services. No impacts to public services would occur.



# 15 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cannabis cultivation, distribution, manufacturing, and retailing and that would operate out of an existing storefront in a highly urbanized area of the city of Los Angeles. The project does not involve proposed development that would increase the use of existing park or recreational facilities and would not result in the construction or expansion of existing recreational facilities. The proposed project site does not currently support any recreational activities. No impacts related to recreation would occur.

# 16 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the licensing of an existing commercial cannabis business that involves indoor cannabis cultivation, distribution, manufacturing, and retailing and that would operate out of an existing commercial development in a highly urbanized area of the city of Los

Angeles. Therefore, no construction-related traffic impacts would occur. Operational traffic impacts specific to each license are discussed below.

***Indoor Cultivation and Manufacturing***

Indoor cannabis cultivation and manufacturing operations are currently occurring on-site. No increase in vehicle trips to the project site would occur.

***Distribution and Retail***

Because the project involves the licensing of an existing business that currently employs 12 people to distribute and sell commercial cannabis, an incremental increase in vehicle trips to the project site may occur as a result of increased demand for the business' goods and services, which would incrementally increase the number of transporters and patrons visiting the site. However, the existing business currently serves approximately 1,000 customers per week. Therefore, only a *de minimis* increase in traffic levels over those generated by the existing uses is likely to occur.

The cultivation, distribution, manufacturing and retail components would not substantially change traffic patterns on area roadways and would not be expected to impact levels of service at any nearby intersections. No impact would occur.

The closest public airport to the project site is the Los Angeles International Airport, located approximately five miles to the southwest. The business would be expected to attract mostly local patrons. As such, no impact on air traffic patterns would occur.

No alterations of roadways would be required. Emergency access to the site would not be affected and would continue to be provided via North Mission Road. Because the proposed project would use an existing storefront, there would be no impact to existing public transit, bicycle, or pedestrian facilities within the surrounding area. No impacts with respect to transportation and traffic would occur.

# 17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Cod Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located on highly urbanized land that has been previously graded and does not contain any known tribal cultural resources. No construction is proposed; therefore, no ground disturbance would occur as part of the project. Additionally, the proposed project would not change the land use at the site. No impact to tribal cultural resources will occur.

## 18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Water and Wastewater

The Los Angeles Bureau of Sanitation (LASAN) operates and maintains the City's wastewater infrastructure. The City's wastewater collection system serves over four million residential and commercial customers within a 600-square mile service area that includes Los Angeles and 29 contracting cities and agencies. Over 6,700 miles of public sewers connect to the City's four

wastewater treatment and water reclamation plants, which have a combined capacity to treat an average of 580 million gallons per day (mgd) of wastewater (LASAN 2018a). The Hyperion Treatment Plant (HTP) serves the project site and is located in Playa del Rey. According to LASAN, the HTP is designed to treat up to 450 mgd and currently treats an average of 275 mgd, with a remaining capacity of 175 mgd (LASAN 2018b). The Los Angeles Department of Water and Power (LADWP) supplies water within the City limits. LADWP water sources between 2010 and 2014 included: the Los Angeles Aqueduct (average of 29 percent), local groundwater (average of 12 percent), the Metropolitan Water District of Southern California (average of 57 percent) and recycled water (2 percent) (LADWP 2016).

The proposed project involves the licensing of an existing commercial cannabis business that involves cannabis cultivation, distribution, manufacturing and retailing and that would operate out of an existing storefront. Water and wastewater impacts specific to each license are discussed below.

#### ***Indoor Cultivation and Manufacturing***

There would not be a substantial increase in water demand because indoor cultivation and manufacturing is already occurring on-site. The water demand factor for indoor cannabis cultivation has been roughly estimated to be between 0.1 to 0.2 gallons per day (gpd) per square foot (County of Santa Barbara 2017; BOTECH Analysis Corporation 2013). Therefore, the indoor cultivation component requires approximately 147 to 293 gallons per day, or 0.2 to 1.3 acre-feet per year, which is less than 0.1 percent of the anticipated 2020 total demand of 642,200 acre-feet per year for the LADWP service area (LADWP 2016).

Regulation No. 4.A.2 of the City of Los Angeles Ordinance No. 185344 requires cultivators to provide all water source information as required by the State of California. Consistent with state emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, the applicant would be required to provide site-specific details identifying all applicable water sources for cultivation activities in accordance with Section 8107 and would be required to provide evidence of enrollment with the Los Angeles Regional Water Quality Control Board for water quality protection programs or written verification that enrollment is not necessary.

Assuming that water demand is 120 percent of wastewater generation, the indoor cultivation component generates approximately 123 to 245 gallons of wastewater per day, which is less than 0.1 percent of the HTP's remaining capacity. In reality this wastewater generation would not be new, because cultivation is already occurring at the site, and would not use any of the remaining capacity currently available at Hyperion.

#### ***Distribution and Retail***

The distribution and retail components of the project would not place any new demands on utilities and service systems beyond those of the existing use.

The proposed project would not involve the construction or expansion of new water or wastewater treatment facilities. Furthermore, the proposed project would not alter the amount or composition of wastewater generated in the area and would not result in an exceedance of wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board or affect the treatment capacity of any wastewater treatment provider. The proposed project would also not result in a substantial net increase in demand for water, as discussed above; therefore, the

proposed project would not create a need for new or expanded water entitlements. As discussed in Section IX, *Hydrology and Water Quality*, the proposed project would operate out of an existing storefront and would not alter the current stormwater drainage patterns. As such, implementation of the proposed project would not require the construction or expansion of stormwater drainage facilities. No impact related to water, wastewater, and stormwater would occur.

### *Solid Waste*

The management of solid waste in Los Angeles involves public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. The City of Los Angeles has enacted numerous waste reduction and recycling programs to comply with AB 939, which required every city in California to divert at least 50 percent of its annual waste by the year 2000, and be consistent with AB 341, which sets a 75 percent recycling goal for California by 2020. As tracked by the City's Zero Waste Progress Report, the City achieved a landfill diversion rate of 76 percent as of 2012 (LASAN 2013a). The City of Los Angeles has also prepared a Solid Waste Management Policy Plan, which contains long-term goals, objectives and policies for solid waste management for the city. It specifies that the City's Zero Waste goal is to reduce, reuse, recycle, or convert the resources currently going to disposal so as to achieve an overall diversion rate of 90 percent or more by the year 2025 (LASAN 2013b).

Solid waste impacts specific to each license are discussed below.

#### ***Indoor Cultivation and Manufacturing***

Indoor cannabis cultivation and manufacturing operations are currently occurring on-site. No substantial increase in the generation of agricultural wastes would occur. The project would be required to comply with the regulations established in Los Angeles Ordinance No. 185344 Regulation No. 10.G.1 that require licensees to comply with the hazardous waste management requirements of the DTSC Certified Unified Program Agencies. Consistent with state emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, the applicant would be required to prepare a cannabis waste management plan in accordance with Section 8108.

#### ***Distribution and Retail***

The distribution and retail components of the project would not generate a net increase in solid waste generation above existing uses.

The proposed project would also not result in a net increase in solid waste generation and would continue to be adequately accommodated by existing landfills. The project would continue to comply with all applicable statutes and regulations related to solid waste, including those specified in the California Code of Regulations Title 16, Division 42, Sections 5054 and 5055 and the City of Los Angeles Ordinance No. 185344, Regulation No. 10.A.22. No impact related to solid waste would occur.

### *Energy*

Energy impacts specific to each use are discussed below.

***Indoor Cultivation and Manufacturing***

Indoor cannabis cultivation and manufacturing operations are currently occurring on-site. No substantial increase in energy usage would occur. The project would be required to comply with the regulations established in Los Angeles Ordinance No. 185344 Regulation No. 4.D.3, which require cultivators to submit an energy efficiency plan and provide all power source information as required by the State of California, including but not limited to illumination, heating, cooling, and ventilation. Consistent with state emergency regulations set forth in the California Code of Regulations Title 3, Division 8, Chapter 1, beginning January 1, 2022, the applicant would be required to provide information on the electricity usage and greenhouse gas emission intensity. In addition, Section 8305 requires that beginning January 1, 2023, all Tier 2 mixed-light license types ensure that electrical power used for cultivation meets the average electricity greenhouse gas emissions intensity required of their local utility provider pursuant to the California Renewables Portfolio Standard Program. Therefore, city and state regulations would prevent energy use by indoor cultivation operations from being wasteful, inefficient, or unnecessary.

***Distribution and Retail***

The distribution and retail components of the project would not generate a net increase in energy usage above existing uses.



## 19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in Section IV, *Biological Resources*; Section V, *Cultural Resources*; and Section XVII, *Tribal Cultural Resources*, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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. No impact would occur.

Cumulative impacts are defined as two or more individual (and potentially less than significant) project effects that, when considered together or in concert with other projects, combine to result in a significant impact within an identified geographic area. In order for a project to contribute to cumulative impacts, it must result in some level of impact on a project-specific level. As described in some detail above, all of the project effects are identified as "No Impact."

There are no other commercial cannabis projects in the immediate vicinity of the project site. The closest businesses with temporary approval to engage in commercial cannabis activity are Exclusive Caregivers of California, located approximately 0.3 mile southwest of the project site, and The

Holistic Caregivers, Inc., located approximately 1.7 miles southwest of the project site (City of Los Angeles 2018). These businesses are located in existing retail facilities, and permanent licensing of these businesses would not result in new retail uses that would result in cumulative impacts. For these reasons, no impacts associated with cumulative effects would occur.

In general, impacts to human beings are associated with such issues as air quality, hazards and hazardous materials, and noise impacts. As detailed in Section III, *Air Quality*, and Section VIII, *Hazards and Hazardous Materials*, the project would not result, either directly or indirectly, in adverse hazards related to air quality or hazardous materials. As discussed in Section VII, *Noise*, the proposed project would not result in adverse impacts related to operational noise. Therefore, no impact to human beings would occur.

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[https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000008789](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000008789) (accessed August 2018).
- United States Fish and Wildlife Service. 2018. Wetlands Mapper.  
<https://www.fws.gov/wetlands/data/mapper.html> (accessed August 2018).

## List of Preparers

Rincon Consultants, Inc. prepared this Appendix G Checklist Report under contract to Holistic Pain Relief, LLC. Persons involved in data gathering/analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Jennifer Haddow, PhD, Principal Environmental Scientist

Jerry Hittleman, Senior Planner

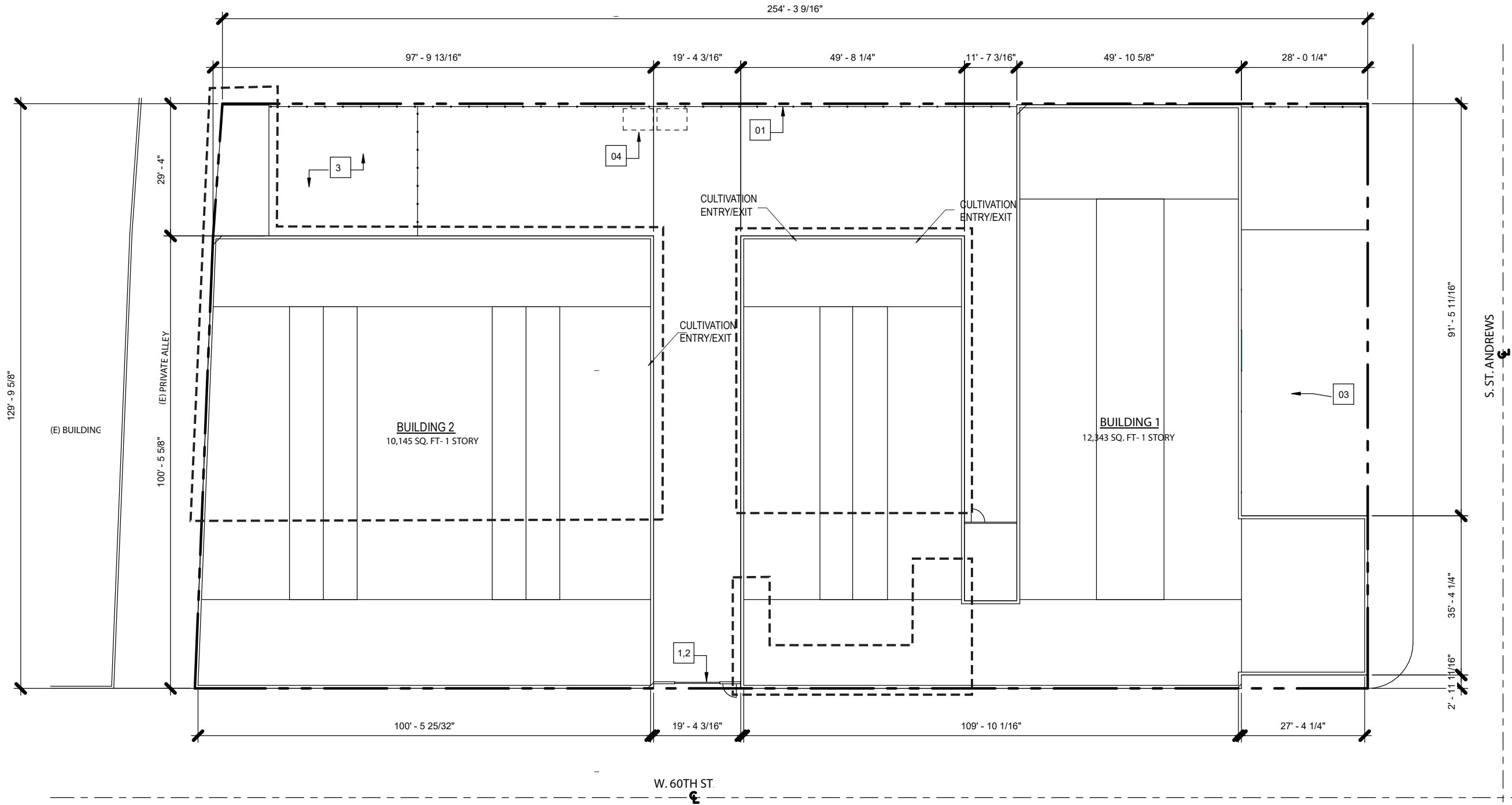
Beth Wilson, Associate Environmental Planner

Katherine Green, Associate Planner

# Appendix B

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Project Site Plan



**PROJECT DATA:**

ADDRESS: 5993 S. ST. ANDREWS PL.  
APN: 600-101-300-3  
TRACT: TR 5999  
MAP REF.: M B 67-81/82  
BLOCK: NONE  
LOT: 76  
ARB: NONE  
MAP SHEET: 105B193  
LOT AREA: 33,794  
COVERAGE: 22,488  
ZONING: M2-1  
LOS ANGELES STATE ENTERPRISE ZONE

OCCUPANCY: BUILDING 1:  
(M) RETAIL  
(B) OFFICE  
(F-1) CULTIVATION  
(S-1) PARKING  
BUILDING 2:  
(F-1) CULTIVATION  
BULDING TYPE: TYPE III-B (FULLY SPRINKLERED)  
FLOOR AREA: BUILDING 1  
12,343 SF INTERIOR FLOOR AREA EXISTING  
BUILDING 2  
10,145 SF INTERIOR FLOOR AREA EXISTING  
TOTAL FLOOR AREA  
22,488 SF INTERIOR FLOOR AREA EXISTING

HEIGHT: BUILDING 1 - 1 STORY  
+/- 25'-0" (APPROX) EXISTING  
BUILDING 2 - 1 STORY  
+/- 25'-0" (APPROX) EXISTING

**KEYNOTES**

01 FENCE  
02 GATE  
03 (E) PARKING  
04 REFUSE  
05 NOT USED  
06 WATER RESERVOIR - 200 GAL  
07 NUTRIENT/CHEMICAL STORAGE  
08 CARBON DIOXIDE TANK

**LEGEND**

[ ] 1150 WATT MAX. GROW LIGHT  
○ WATER RESERVOIR - 200 GAL  
[ ] NUTRIENT/CHEMICAL STORAGE  
[ ] CARBON DIOXIDE TANK  
C24 SECURITY CAMERA  
- - - PROPERTY LINE

**CANOPY LIGHTS @ 1,150 WATTS:**

CANOPY #	
CANOPY 01	9
CANOPY 02	9
CANOPY 03	9
CANOPY 04	9
CANOPY 05	9
CANOPY 06	9
CANOPY 07	10
CANOPY 08	10
CANOPY 09	10
<b>TOTAL:</b>	<b>84</b>

**CANOPY SF:**

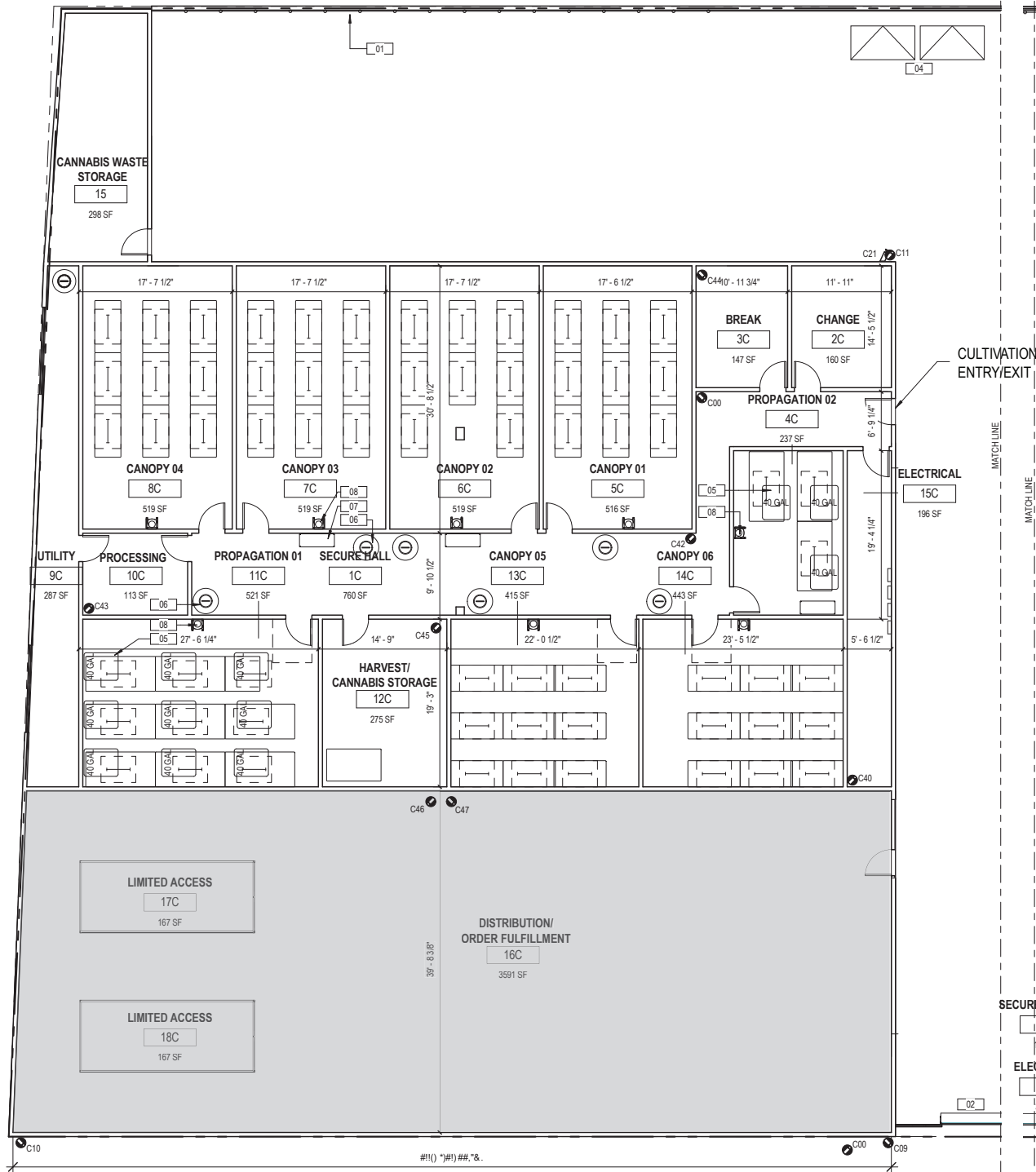
CANOPY 01	516 SF
CANOPY 02	519 SF
CANOPY 03	519 SF
CANOPY 04	519 SF
CANOPY 05	415 SF
CANOPY 06	443 SF
CANOPY 07	450 SF
CANOPY 08	495 SF
CANOPY 09	461 SF
<b>TOTAL SF:</b>	<b>4,337 SF</b>

**AGGREGATE WATTAGE PER CANOPY  
TOTAL WATTS / CANOPY AREA:**

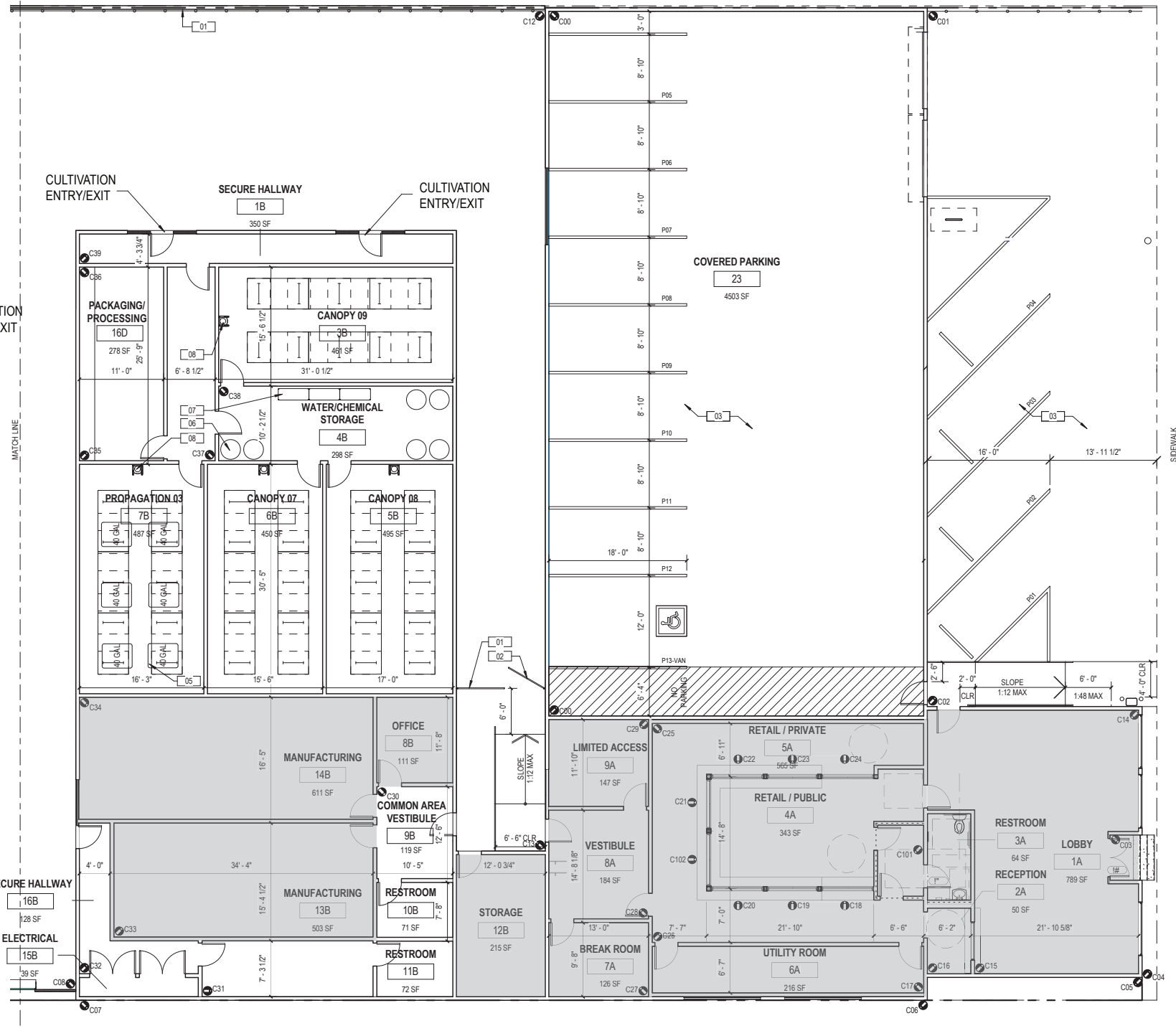
TOTAL WATTS / SF  
10,350 WATTS / 516 = 20.0 WATTS / SF  
10,350 WATTS / 519 = 19.9 WATTS / SF  
10,350 WATTS / 519 = 19.9 WATTS / SF  
10,350 WATTS / 519 = 19.9 WATTS / SF  
10,350 WATTS / 415 = 24.9 WATTS / SF  
10,350 WATTS / 443 = 23.4 WATTS / SF  
11,500 WATTS / 450 = 25.6 WATTS / SF  
11,500 WATTS / 495 = 23.2 WATTS / SF  
11,500 WATTS / 451 = 25.0 WATTS / SF

**LA CANNABIS CO. (HOLISTIC PAIN RELIEF) - CULTIVATION PREMISE & LIGHTING DIAGRAM**

5993 S ST. ANDREW'S PLACE, LOS ANGELES, CA 90047



2 BUILDING 2 - GROUND LEVEL



1 BUILDING 1 - GROUND LEVEL

PROJECT DATA:

ADDRESS: 5993 S. ST. ANDREWS PL.  
APN: 600-101-300-3  
TRACT: TR 5999  
MAP REF.: M B 67-81/82  
BLOCK: NONE  
LOT: 76  
ARB: NONE  
MAP SHEET: 105B193  
LOT AREA: 33,794  
COVERAGE: 22,488  
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LOS ANGELES STATE ENTERPRISE ZONE

OCCUPANCY: BUILDING 1:  
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(B) OFFICE  
(F-1) CULTIVATION  
(S-1) PARKING  
BUILDING 2:  
(F-1) CULTIVATION  
BUILDING TYPE: TYPE III-B (FULLY SPRINKLERED)  
FLOOR AREA: BUILDING 1  
12,343 SF INTERIOR FLOOR AREA EXISTING  
BUILDING 2  
10,145 SF INTERIOR FLOOR AREA EXISTING  
TOTAL FLOOR AREA  
22,488 SF INTERIOR FLOOR AREA EXISTING

HEIGHT: BUILDING 1 - 1 STORY  
+/- 25'-0" (APPROX) EXISTING  
BUILDING 2 - 1 STORY  
+/- 25'-0" (APPROX) EXISTING

KEYNOTES

01 FENCE  
02 GATE  
03 (E) PARKING  
04 REFUSE  
05 NOT USED  
06 WATER RESERVOIR - 200 GAL  
07 NUTRIENT/CHEMICAL STORAGE  
08 CARBON DIOXIDE TANK

LEGEND

1150 WATT MAX. GROW LIGHT  
WATER RESERVOIR - 200 GAL  
NUTRIENT/CHEMICAL STORAGE  
CARBON DIOXIDE TANK  
SECURITY CAMERA  
PROPERTY LINE

CANOPY LIGHTS @ 1,150 WATTS:

CANOPY #	
CANOPY 01	9
CANOPY 02	9
CANOPY 03	9
CANOPY 04	9
CANOPY 05	9
CANOPY 06	9
CANOPY 07	10
CANOPY 08	10
CANOPY 09	10
TOTAL:	84

CANOPY SF:

CANOPY	SF
CANOPY 01	516 SF
CANOPY 02	519 SF
CANOPY 03	519 SF
CANOPY 04	519 SF
CANOPY 05	415 SF
CANOPY 06	443 SF
CANOPY 07	450 SF
CANOPY 08	495 SF
CANOPY 09	461 SF
TOTAL SF:	4,337 SF

AGGREGATE WATTAGE PER CANOPY  
TOTAL WATTS / CANOPY AREA:

CANOPY	SF	WATTS / SF
CANOPY 01	516 SF	10,350 WATTS / 516 = 20.0 WATTS / SF
CANOPY 02	519 SF	10,350 WATTS / 519 = 19.9 WATTS / SF
CANOPY 03	519 SF	10,350 WATTS / 519 = 19.9 WATTS / SF
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CANOPY 05	415 SF	10,350 WATTS / 415 = 24.9 WATTS / SF
CANOPY 06	443 SF	10,350 WATTS / 443 = 23.4 WATTS / SF
CANOPY 07	450 SF	11,500 WATTS / 450 = 25.6 WATTS / SF
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CANOPY 09	461 SF	11,500 WATTS / 461 = 25.0 WATTS / SF

LA CANNABIS CO. (HOLISTIC PAIN RELIEF) - CULTIVATION PREMISE & LIGHTING DIAGRAM

5993 S ST. ANDREW'S PLACE, LOS ANGELES, CA 90047



# **HAZARDOUS MATERIALS BUSINESS PLAN**

**Holistic Pain Relief (CERSID: 10752031)****Facility Information**      **Submitted Jan 30, 2021**

Submitted on 1/30/2021 8:52:20 AM by *Eric Poomi* of Holistic Pain Relief (Los Angeles, CA)  
Comments by Submitter: Removed HW from business activities.

- Business Activities
- Business Owner/Operator Identification

**Hazardous Materials Inventory**      **Submitted Jan 30, 2021**

Submitted on 1/30/2021 8:52:20 AM by *Eric Poomi* of Holistic Pain Relief (Los Angeles, CA)  
Comments by Submitter: Updated site map and inventory.

- Hazardous Material Inventory (4)
- Site Map (Official Use Only)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 251KB)

**Emergency Response and Training Plans**      **Submitted Jan 30, 2021**

Submitted on 1/30/2021 8:52:20 AM by *Eric Poomi* of Holistic Pain Relief (Los Angeles, CA)  
Comments by Submitter: Updated CCP.

- Emergency Response/Contingency Plan
  - *Emergency Response/Contingency Plan* (Adobe PDF, 369KB)
- Employee Training Plan
  - Provided In Submittal Element: Emergency Response and Training Plans

**Site Identification****Holistic Pain Relief**

5993 S St Andrews Pl

Los Angeles, CA 90047

County

Los Angeles

CERS ID

**10752031**

EPA ID Number

CAL000451773

**Submittal Status**Submitted on 1/30/2021 by *Eric Poomi* of Holistic Pain Relief (Los Angeles, CA)

Comments by submitter: Removed HW from business activities.

**Hazardous Materials**

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

**Yes****Underground Storage Tank(s) (UST)**

Does your facility own or operate underground storage tanks?

**No****Hazardous Waste**

Is your facility a Hazardous Waste Generator?

**No**

Does your facility treat hazardous waste on-site?

**No**

Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

**No**

Does your facility consolidate hazardous waste generated at a remote site?

**No**

Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?

**No**

Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month greater than 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.

**No**

Is your facility a Household Hazardous Waste (HHW) Collection site?

**No****Excluded and/or Exempted Materials**

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?

**No**

Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.

**No**

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?

**No****Additional Information**

No additional comments provided.

**Facility/Site****Holistic Pain Relief**

5993 S St Andrews Pl  
Los Angeles, CA 90047

CERS ID  
**10752031**

**Submittal Status**

Submitted on 1/30/2021 by *Eric Poomi* of Holistic Pain Relief (Los Angeles, CA)  
Comments by submitter: Removed HW from business activities.

**Identification**

Armen Paronyan

Operator Phone

(860) 501-4054

Business Phone

(323) 778-8540

Business Fax

Beginning Date

Ending Date

Dun & Bradstreet

SIC Code

2833

Primary NAICS

325411

**Facility/Site Mailing Address**

5993 S St Andrews Pl  
Los Angeles, CA 90047

**Primary Emergency Contact**

Armen Paronyan

Title

Manager

Business Phone

(323) 778-8540

24-Hour Phone

(860) 501-4054

Pager Number

**Owner**

Holistic Pain Relief Inc.

(818) 933-1052

5993 S St Andrews Pl

Los Angeles, CA 90047

**Secondary Emergency Contact**

Giro Scmerjdian

Title

Partner

Business Phone

(323) 778-8540

24-Hour Phone

(818) 915-1065

Pager Number

**Billing Contact**

Armen Paronyan

(860) 501-4054

armen@lacannabisco.com

5993 S St Andrews Pl

Los Angeles, CA 90047

**Environmental Contact**

Armen Paronyan

(860) 501-4054

armen@lacannabisco.com

5993 S St Andrews Pl

Los Angeles, CA 90047

Name of Signer

Armen Paronyan

Signer Title

CEO

Document Preparer

Eric Poomi

Additional Information

**Locally-collected Fields**

Some or all of the following fields may be required by your local regulator(s).

**Property Owner**

Judaken Enterprises Worldwide Inc.

Phone

Mailing Address

6621 A Hollywood Blvd.

Hollywood, CA 90028

Assessor Parcel Number (APN)

6001-013-003

Number of Employees

8

Facility ID

FA0040219

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>Holistic Pain Relief</b>			Chemical Location				CERS ID	<b>10752031</b>		
Facility Name <b>Holistic Pain Relief</b>			<b>East Building- Canopy Rooms 7-9, Veg Room 3, Nutrient Storage</b>				Facility ID	<b>FA0040219</b>		
5993 S St Andrews Pl, Los Angeles 90047							Status	<b>Submitted</b> on 1/30/2021 8:52 AM		
DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
	<b>Plant Nutrients</b>	<b>Gallons</b>	<b>960</b>	<b>40</b>	960	0	- Health Hazard	Water	95 %	
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>	Not Otherwise Classified	Macronutrients	4 %	
		<u>Liquid</u>	Plastic Bottle or Jug, Tote Bin		<u>Ambient</u>			Micronutrients	1 %	
		<u>Type</u>			<u>Temperature</u>					
		<u>Mixture</u>	Days on Site: 365		<u>Ambient</u>					

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org.		Holistic Pain Relief				Chemical Location		CERS ID	10752031		
Facility Name		Holistic Pain Relief				East Building- Canopy Rooms 7-9, Veg Rooms 3				Facility ID	FA0040219
		5993 S St Andrews Pl, Los Angeles 90047						Status	Submitted on 1/30/2021 8:52 AM		
						Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)			
DOT Code/Fire Haz. Class		Common Name	Unit	Max. Daily	Largest Cont.	Avg. Daily		Component Name	% Wt	EHS CAS No.	
DOT: 2.2 - Nonflammable Gases	Carbon Dioxide	Cu. Feet	3496	437	3496	0	- Physical Gas				
	CAS No	State	Storage Container		Pressue	Waste Code	Under Pressure				
	124-38-9	Gas	Cylinder		> Ambient		- Health Simple				
		Type			Temperature		Asphyxiant				
		Pure	Days on Site: 365		Ambient						

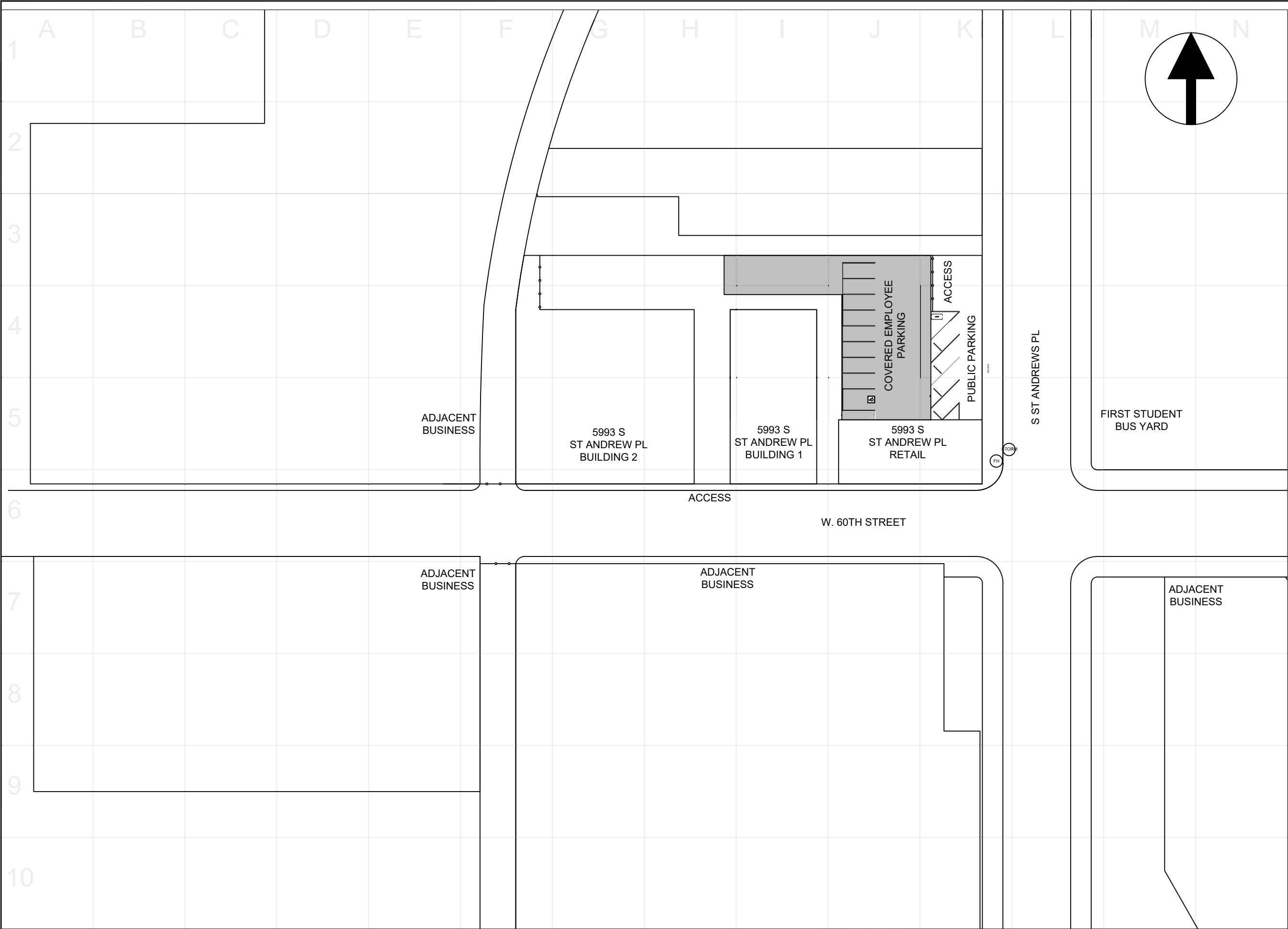
## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>Holistic Pain Relief</b>			Chemical Location				CERS ID <b>10752031</b>			
Facility Name <b>Holistic Pain Relief</b>			<b>West Building- Canopy Rooms 1,2,3,4,6, Veg Rooms 1-2, and Nutrient Storage</b>				Facility ID <b>FA0040219</b>			
5993 S St Andrews Pl, Los Angeles 90047							Status <b>Submitted</b> on 1/30/2021 8:52 AM			
						Hazardous Components (For mixture only)				
DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories			
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
	<b>Plant Nutrients</b>	<b>Gallons</b>	<b>800</b>	<b>40</b>	800	0	- Health Hazard	Water	95 %	
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>	Not Otherwise Classified	Macronutrients Blend	4 %	
		Liquid	Plastic Bottle or Jug, Tote Bin					Micronutrients Blend	1 %	
		<u>Type</u>			<u>Temperature</u>					
		Mixture	Days on Site: 365							

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>Holistic Pain Relief</b>			Chemical Location				CERS ID	<b>10752031</b>		
Facility Name <b>Holistic Pain Relief</b>			<b>West Building- Canopy Rooms 1-6, Veg Rooms 1-2, and Warehouse</b>				Facility ID	<b>FA0040219</b>		
5993 S St Andrews Pl, Los Angeles 90047							Status	<b>Submitted</b> on 1/30/2021 8:52 AM		
DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
DOT: 2.2 - Nonflammable Gases	<b>Carbon Dioxide</b>	<b>Cu. Feet</b>	<b>7429</b>	<b>437</b>	3059	0	- Physical Gas			
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>	Under Pressure			
	124-38-9	Gas	Cylinder		> Ambient		- Health Simple			
		<u>Type</u>			<u>Temperature</u>		Asphyxiant			
		Pure	Days on Site: 365		Ambient					





Notes:

LEGEND

S

SEWER

—

PROPERTY LINE

SD

STORM DRAIN/CULVERT

★

EVACUATION ASSEMBLY

A

ELECTRICAL SHUTOFF

W

WATER SHUTOFF

G

GAS SHUTOFF

HM

HAZARDOUS MATERIAL

HW

HAZARDOUS WASTE

↗

ACCESS

—

LOADING AREAS

🧯

FIRE EXTINGUISHERS

EW

EYEWASH

FDC

FDC

FH

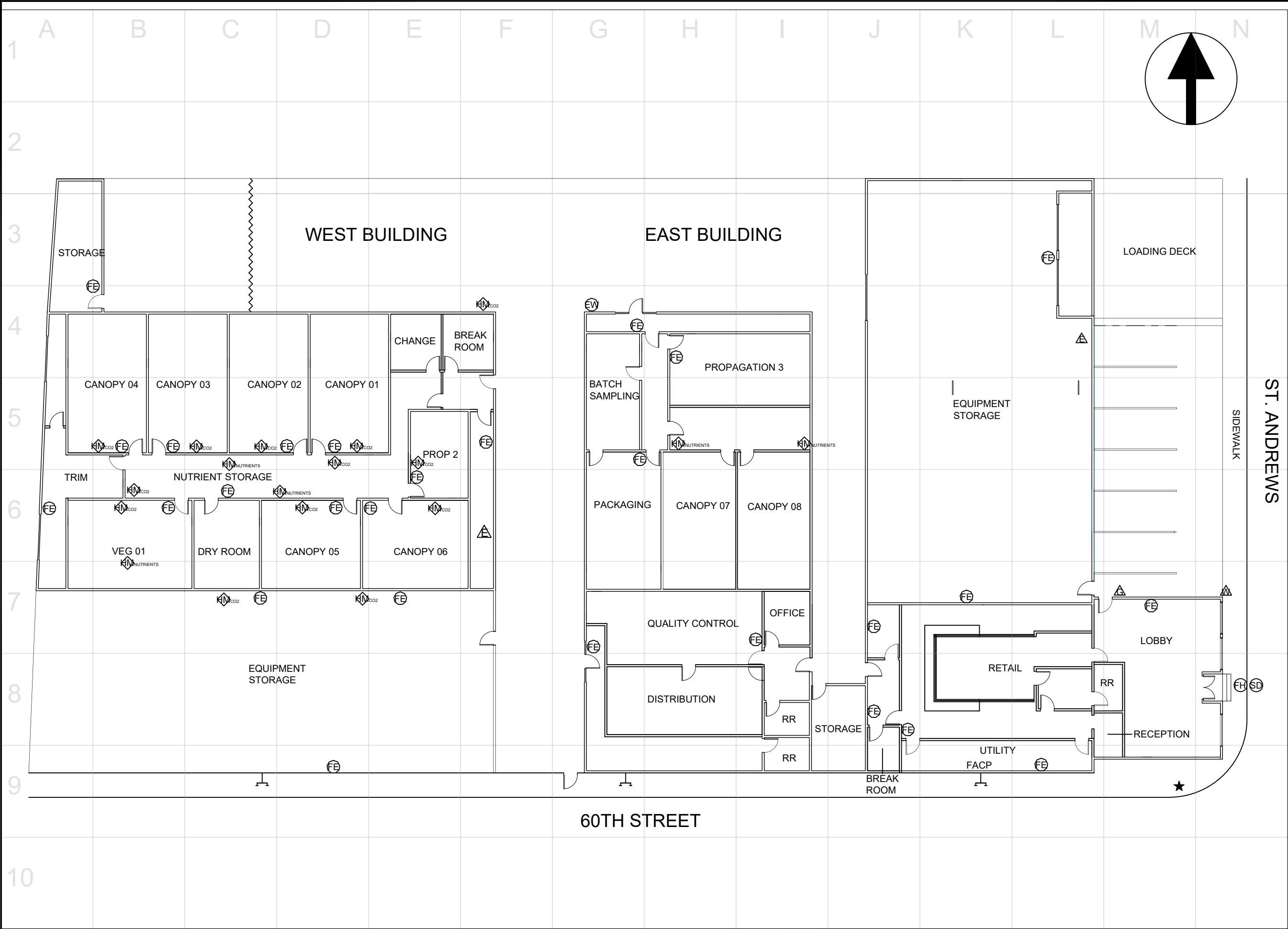
FIRE HYDRANT

SO

FIRE SPRINKLER SHUT OFF

REV:	DESCRIPTION:	BY:    DATE:
STATUS:		
CLIENT:    HOLLISTIC PAIN RELIEF		
SITE:    5993 S. SAINT ANDRES PLACE LOS ANGELES, CA 90047		
TITLE:    HMBP MAP		
SCALE AT A3: NTS	DATE:	DRAWN:    CHECKED:
PROJECT NO:	DRAWING NO: 1 OF 2	REVISION:

000



Notes:

LEGEND

S

SEWER

—

PROPERTY LINE

SD

STORM DRAIN/CULVERT

★

EVACUATION ASSEMBLY

△

ELECTRICAL SHUTOFF

△

WATER SHUTOFF

△

GAS SHUTOFF

KM

HAZARDOUS MATERIAL

HW

HAZARDOUS WASTE

↪

ACCESS

—

LOADING AREAS

🧯

FIRE EXTINGUISHERS

EW

EYEWASH

FDC

FDC

⊕

FIRE HYDRANT

⊙

FIRE SPRINKLER SHUT OFF

REV:	DESCRIPTION:	BY: DATE:
STATUS:		

CLIENT:

HOLLISTIC  
PAIN RELIEF

SITE:

5993 S. SAINT ANDRES PLACE  
LOS ANGELES, CA 90047

TITLE:

HMBP MAP

SCALE AT A3: NTS	DATE:	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: 2 OF 2	REVISION:	

# CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS) CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN

*Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN*

## A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW

FACILITY ID #		A1. CERS ID #	A2. DATE OF PLAN PREPARATION/REVISION	A3.
		10752031	(MM/DD/YYYY) 01/30/2021	
BUSINESS NAME (Same as Facility Name or DBA - Doing Business As) A4.				
Holistic Pain Relief				
BUSINESS SITE ADDRESS A5.				
5993 S. St. Andrews Place				
BUSINESS SITE CITY A6.			ZIP CODE A7.	
Los Angeles			CA 90047	
TYPE OF BUSINESS (e.g., Painting Contractor) A8.			INCIDENTAL OPERATIONS (e.g., Fleet Maintenance) A9.	
Cannabis Cultivation				
THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING (Check all that apply): A10.				
<input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS; <input type="checkbox"/> 2. HAZARDOUS WASTES				

## B. INTERNAL RESPONSE

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR BY (Check all that apply): B1.
<input checked="" type="checkbox"/> 1. CALLING PUBLIC EMERGENCY RESPONDERS (e.g., 9-1-1) <input type="checkbox"/> 2. CALLING HAZARDOUS WASTE CONTRACTOR <input type="checkbox"/> 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM

## C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS

In the event of an emergency involving hazardous materials and/or hazardous waste, all facilities must IMMEDIATELY:

1. Notify facility personnel and evacuate if necessary in accordance with the Emergency Action Plan (Title 8 California Code of Regulations §3220);
2. Notify local emergency responders by calling 9-1-1;
3. Notify the local Unified Program Agency (UPA) at the phone number below; and
4. Notify the State Warning Center at (800) 852-7550.

Facilities that generate, treat, store or dispose of hazardous waste have additional responsibilities to notify and coordinate with other response agencies. Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator must follow the appropriate requirements for the category of facility and type of release involved:

1. Title 22 California Code of Regulations §66265.56. Emergency Procedures for generators of 1,000 kilograms or more of hazardous waste in any calendar month.
2. Title 22 California Code of Regulations §66265.196. Response to Leaks or Spills and Disposition of Leaking or Unfit-for-Use Tank Systems.
3. Title 40 Code of Federal Regulations §302.6. Notification requirements for a release of a hazardous substance equal to or greater than the reportable quantity.
4. Title 22 California Code of Regulations §66262.34(d)(2) and Title 40 Code of Federal Regulations §262.34(d)(5)(ii) for generators of less than 1000 kilograms of hazardous waste in any calendar month.

Following notification and before facility operations are resumed in areas of the facility affected by the incident, the Emergency Coordinator shall notify the local UPA and the local fire department's hazardous materials program, if necessary, that the facility is in compliance with requirements to:

1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

EMERGENCY RESPONSE	AMBULANCE, FIRE, POLICE AND CHP . . . . .	9-1-1
PHONE NUMBERS:	CALIFORNIA STATE WARNING CENTER (CSWC)/CAL OES. . . . .	(800) 852-7550
	NATIONAL RESPONSE CENTER (NRC) . . . . .	(800) 424-8802
	POISON CONTROL CENTER . . . . .	(800) 222-1222
	LOCAL UNIFIED PROGRAM AGENCY (UPA) . . . . .	(213) 978-3680 C1.
	OTHER (Specify): LA County HHMD C2.	(323) 890-4317 C3.
NEAREST MEDICAL FACILITY / HOSPITAL NAME:	Kindred Hospital Los Angeles C4.	(310) 642-0338 C5.

AGENCY NOTIFICATION PHONE NUMBERS:	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC) . . . .	(916) 255-3545
	REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). . . . .	(213) 576-6600 C6.
	U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA) . . . . .	(800) 300-2193
	CALIFORNIA DEPT. OF FISH AND WILDLIFE (CDFW) . . . . .	(916) 358-2900
	U.S. COAST GUARD (USCG) . . . . .	(202) 267-2180
	CAL OSHA . . . . .	(916) 263-2800
	CAL FIRE OFFICE OF THE STATE FIRE MARSHAL (OSFM) . . . . .	(916) 323-7390
	OTHER (Specify): C7.	C8.
	OTHER (Specify): C9.	C10.

INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR BY (Check all that apply):	C11.
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS; <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; <input checked="" type="checkbox"/> 3. TELEPHONE; <input type="checkbox"/> 4. PAGERS; <input type="checkbox"/> 5. ALARM SYSTEM; <input type="checkbox"/> 6. PORTABLE RADIO	
NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY (Check all that apply):	C12.
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS; <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; <input checked="" type="checkbox"/> 3. TELEPHONE; <input type="checkbox"/> 4. PAGERS; <input type="checkbox"/> 5. ALARM SYSTEM; <input type="checkbox"/> 6. PORTABLE RADIO	
EMERGENCY COORDINATOR CONTACT INFORMATION: Armen Paronyan <span style="float: right;">C13.</span>	
PRIMARY EMERGENCY COORDINATOR NAME: Armen Paronyan                      PHONE NO.: (860) 501-4054    PHONE NO.:	
ALTERNATE EMERGENCY COORDINATOR NAME: Giro Scmerjdian                      PHONE NO.: (818) 915-1065    PHONE NO.:	
<input type="checkbox"/> Check if additional Emergency Coordinator contact and address information is available onsite or by calling    PHONE NO.:	
Note: If more than one alternate emergency coordinator is designated, attach a list in order of responsibility.	
<b>D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES</b>	
Check the applicable boxes to indicate your facility's procedures for containing spills and preventing and mitigating releases, fires and/or explosions. <span style="float: right;">D1.</span>	
<input checked="" type="checkbox"/> 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.; <input type="checkbox"/> 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls, built-in berms); <input type="checkbox"/> 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, spill pigs, spill pillows); <input type="checkbox"/> 4. COVER OR BLOCK FLOOR AND/OR STORM DRAINS; <input type="checkbox"/> 5. LINED TRENCH DRAINS AND/OR SUMPS; <input checked="" type="checkbox"/> 6. AUTOMATIC FIRE SUPPRESSION SYSTEM; <input checked="" type="checkbox"/> 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS; <input checked="" type="checkbox"/> 8. STOP PROCESSES AND/OR OPERATIONS; <input checked="" type="checkbox"/> 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM; <input checked="" type="checkbox"/> 10. SHUT OFF WATER, GAS, ELECTRICAL UTILITIES; <input checked="" type="checkbox"/> 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE AND/OR MEDICAL AID; <input checked="" type="checkbox"/> 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AND/OR IMPACTED AREAS; <input checked="" type="checkbox"/> 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION; <input type="checkbox"/> 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE EMERGENCY RESPONSE TEAM; <input checked="" type="checkbox"/> 15. REMOVE CONTAINERS AND/OR ISOLATE AREAS; <input type="checkbox"/> 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR; <input type="checkbox"/> 17. USE ABSORBENT MATERIAL FOR SPILL CONTAINMENT; <input type="checkbox"/> 18. VACUUM SUCTION USING APPROPRIATE VACUUM (e.g., Intrinsically safe) FOR SPILL CONTROL AND/OR CLEANUP; <input type="checkbox"/> 19. DECONTAMINATE PERSONNEL AND EQUIPMENT WITHIN DESIGNATED AREA AND DISPOSE OF WASTEWATER AS HAZARDOUS WASTE; <input type="checkbox"/> 20. PROVIDE SAFE TEMPORARY STORAGE OF HAZARDOUS WASTE GENERATED DURING EMERGENCY ACTIONS; <input type="checkbox"/> 21. OTHER (Specify): <span style="float: right;">D2.</span>	
<b>E. FACILITY EVACUATION</b>	
THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (Check all that apply): <span style="float: right;">E1.</span>	
<input type="checkbox"/> 1. BELLS; <span style="float: right;">E2.</span> <input type="checkbox"/> 2. HORNS/SIRENS; <input type="checkbox"/> 3. VERBAL (i.e., Shouting); <input checked="" type="checkbox"/> 4. OTHER (Specify): Cell Phones	
THE FOLLOWING LOCATION(S) WILL BE USED FOR AN EMERGENCY ASSEMBLY AREA(S) (e.g., Parking lot, street corner): <span style="float: right;">E3.</span>	
Note: The Emergency Coordinator must account for all onsite employees and visitors after evacuation.	
EVACUATION ROUTE S AND ALTERNATE EVACUATION ROUTES ARE DESCRIBED AS FOLLOWS: <span style="float: right;">E4.</span>	
<input type="checkbox"/> 1. WRITTEN PROCEDURES DESCRIBING ROUTES, EXITS, AND ASSEMBLY AREAS; <input checked="" type="checkbox"/> 2. EVACUATION MAP(S) DEPICTING ROUTES, EXITS, AND ASSEMBLY AREAS; <input type="checkbox"/> 3. OTHER (Specify): <span style="float: right;">E5.</span>	
Note: Evacuation procedures and/or maps should be posted in visible facility locations and must be included in the Contingency Plan.	
<b>F. ARRANGEMENTS FOR EMERGENCY SERVICES</b>	
ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following): <span style="float: right;">F1.</span>	
<input checked="" type="checkbox"/> 1. HAVE BEEN DETERMINED NOT NECESSARY; <input type="checkbox"/> 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify): <span style="float: right;">F2.</span>	
Note: Advance arrangements with local fire and police departments, hospitals, state and local emergency response teams, and/or emergency services contractors should be made for your facility, if necessary. Large Quantity Generators must describe arrangements in the Contingency Plan.	

## G. EMERGENCY EQUIPMENT

Check the applicable boxes to list emergency response equipment available at the facility, identify the location(s) where the equipment is kept, and indicate the equipment's capability, if applicable.

TYPE	EQUIPMENT AVAILABLE <small>G1.</small>	LOCATION <small>G2.</small>	CAPABILITY <small>G3.</small>
<b>EXAMPLE</b>	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES	SPILL RESPONSE KIT	SINGLE USE, OIL RESISTANT ONLY
<b>Safety and First Aid</b>	1. <input type="checkbox"/> CHEMICAL PROTECTIVE SUITS, APRONS, AND/OR VESTS		
	2. <input type="checkbox"/> CHEMICAL PROTECTIVE GLOVES		
	3. <input type="checkbox"/> CHEMICAL PROTECTIVE BOOTS		
	4. <input type="checkbox"/> SAFETY GLASSES, GOGGLES, AND FACE SHIELDS		
	5. <input type="checkbox"/> HARD HATS		
	6. <input type="checkbox"/> AIR-PURIFYING RESPIRATORS		
	7. <input type="checkbox"/> SELF-CONTAINED BREATHING APPARATUS (SCBA)		
	8. <input checked="" type="checkbox"/> FIRST AID KITS	Break Room	
	9. <input type="checkbox"/> PLUMBED EYEWASH FOUNTAIN AND/OR SHOWER		
	10. <input type="checkbox"/> PORTABLE EYEWASH KITS AND/OR STATION		
	11. <input type="checkbox"/> OTHER		
<b>Fire Fighting</b>	12. <input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS	Throughout Facility	
	13. <input checked="" type="checkbox"/> FIXED FIRE SUPPRESSION SYSTEMS AND/OR SPRINKLERS	Throughout Facility	
	14. <input checked="" type="checkbox"/> FIRE ALARM BOXES	See Map for FACP locations	
	15. <input type="checkbox"/> OTHER		
<b>Spill Control and Clean-Up</b>	16. <input type="checkbox"/> ALL-IN-ONE SPILL KIT		
	17. <input type="checkbox"/> ABSORBENT MATERIAL		
	18. <input type="checkbox"/> CONTAINER FOR USED ABSORBENT		
	19. <input type="checkbox"/> BERM AND/OR DIKING EQUIPMENT		
	20. <input type="checkbox"/> BROOM		
	21. <input type="checkbox"/> SHOVEL		
	22. <input type="checkbox"/> VACUUM		
	23. <input type="checkbox"/> EXHAUST HOOD		
	24. <input type="checkbox"/> SUMP AND/OR HOLDING TANK		
	25. <input type="checkbox"/> CHEMICAL NEUTRALIZERS		
	26. <input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT		
	27. <input type="checkbox"/> SPILL OVERPACK DRUMS		
	28. <input type="checkbox"/> OTHER		
<b>Communications and Alarm Systems</b>	29. <input checked="" type="checkbox"/> TELEPHONES (e.g., Cellular)	Cell Phones on All Personnel	
	30. <input type="checkbox"/> INTERCOM AND/OR PA SYSTEM		
	31. <input type="checkbox"/> PORTABLE RADIOS		
	32. <input type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT		
<b>Other</b>	33. <input type="checkbox"/> OTHER		
	34. <input type="checkbox"/> OTHER		

## H. EARTHQUAKE VULNERABILITY

Identify areas of the facility that are vulnerable to hazardous materials releases due to seismic motion. These areas require immediate isolation and inspection.

<b>VULNERABLE AREAS</b> (Check all that apply): <span style="float: right;">H1.</span> <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS AND/OR WASTE STORAGE AREAS <input type="checkbox"/> 2. PROCESS LINES AND PIPING <input type="checkbox"/> 3. LABORATORY <input type="checkbox"/> 4. WASTE TREATMENT AREA	<b>LOCATIONS</b> (e.g., Shop, outdoor shed, lab): <span style="float: right;">H2.</span> CO2 Cylinders in Canopy Rooms and Veg Rooms
---	---

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

<b>VULNERABLE SYSTEMS AND/OR EQUIPMENT</b> (Check all that apply): <span style="float: right;">H3.</span> <input type="checkbox"/> 1. SHELVES, CABINETS AND/OR RACKS <input type="checkbox"/> 2. TANKS AND SHUT-OFF VALVES <input checked="" type="checkbox"/> 3. PORTABLE GAS CYLINDERS <input checked="" type="checkbox"/> 4. EMERGENCY SHUT-OFF AND/OR UTILITY VALVES <input checked="" type="checkbox"/> 5. SPRINKLER SYSTEMS <input checked="" type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane tank)	<b>LOCATIONS:</b> <span style="float: right;">H4.</span> CO2 Cylinders in Canopy Rooms and Veg Rooms See Map See Map CO2 Cylinders in Canopy Rooms and Veg Rooms
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## I. EMPLOYEE TRAINING

Employee training is required for all employees and/or contractors handling hazardous materials and/or hazardous wastes during normal and/or emergency operations. Most facilities will need to submit a separate Training Plan. However, your CUPA may accept this section as the Training Plan for some small facilities.

Employee training plans may include the following content:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Applicable laws and regulations;</li> <li>Emergency response plans and procedures;</li> <li>Safety Data Sheets;</li> <li>Hazard communication related to health and safety;</li> <li>Methods for safe handling of hazardous substances;</li> <li>Hazards of materials and processes (e.g., fire, explosion, asphyxiation);</li> <li>Hazard mitigation, prevention and abatement procedures;</li> <li>Coordination of emergency response actions;</li> <li>Notification procedures for local emergency responders, CUPA, Cal OES, and onsite personnel;</li> </ul> | <ul style="list-style-type: none"> <li>Communication and alarm systems;</li> <li>Personal protective equipment;</li> <li>Use and maintenance of emergency response equipment and supplies (e.g. Fire extinguishers, respirators, spill control materials);</li> <li>Decontamination procedures;</li> <li>Evacuation procedures and evacuation staging locations;</li> <li>Identification of facility areas, equipment, and systems vulnerable to earthquakes and other natural disasters.</li> <li>OTHER (Specify):</li> </ul> |
|--|--|

Check the applicable boxes below to indicate how the employee training program is administered.

<input type="checkbox"/> 1. FORMAL CLASSROOM	<input type="checkbox"/> 2. VIDEOS	<input type="checkbox"/> 3. SAFETY MEETINGS	<input type="checkbox"/> 4. STUDY GUIDES / MANUALS	11.
<input checked="" type="checkbox"/> 5. OTHER (Specify): <u>Safety/Tailgate meetings</u>				12.
<input type="checkbox"/> 6. NOT APPLICABLE SINCE FACILITY HAS NO EMPLOYEES				
<input type="checkbox"/> 7. CHECK IF A SEPARATE EMPLOYEE TRAINING PLAN IS USED AND UPLOADED TO CERS AS A PDF DOCUMENT				13.
<input type="checkbox"/> 8. CHECK IF EMPLOYEE TRAINING IS COVERED BY THE ABOVE REFERENCED CONTENT AND OTHER DOCUMENTS ONSITE				14.

### EMPLOYEE TRAINING FREQUENCY AND RECORDKEEPING TRAINING MUST BE:

- Provided initially for new employees as soon as possible following the date of hire. New employees should not work in an unsupervised position that involves hazardous materials handling and/or hazardous waste management without proper training;
- Provided within six months from the date of hire for new employees at a large quantity generator;
- Ongoing and provided at least annually;
- Amended prior to a change in process or work assignment;
- Given upon modification to the Emergency Response/Contingency Plan.

**Large Quantity Generator Training:** Large quantity generators (1,000 kg or more) must retain written plan and documentation of employee training which includes:

- A written description of the type and amount of both initial and ongoing training that will be given to persons filling each job position having responsibility for hazardous waste management and/or emergency response.
- The name, job title and job description for each position at the facility related to hazardous waste management.
- Current employee training records must be retained until closure of the facility and former employee training records must be retained for at least three years after termination of employment.

**Small Quantity Generator Training:** Small quantity generators (less than 1,000 kg) must include basic hazardous waste management and emergency response procedures but a written employee training plan and training records are not required. In order to show that the facility has met the small quantity generator employee training requirement, an employee training plan and training records may be made available.

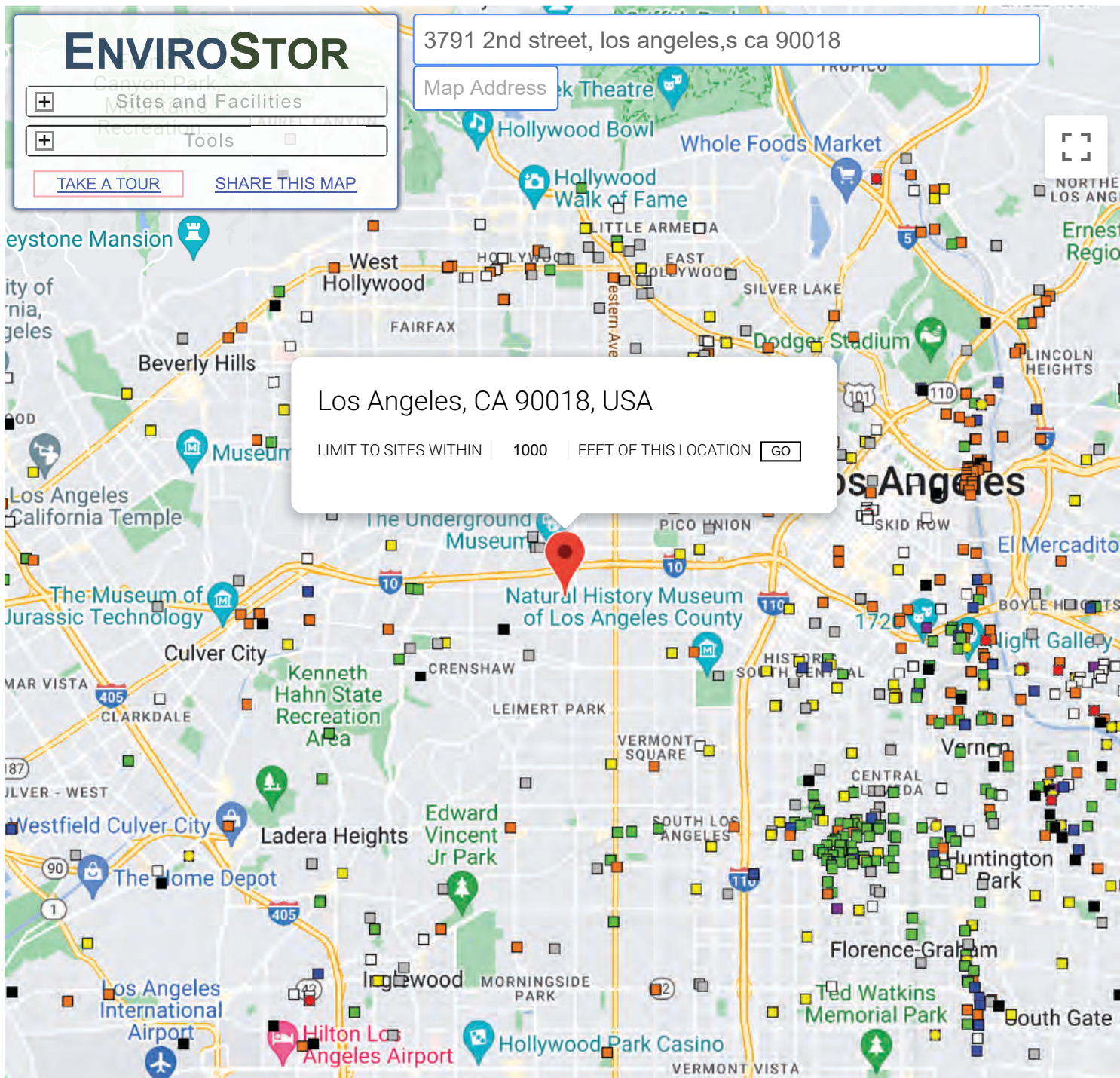
**Hazardous Materials Business Plan Training:** Businesses must provide initial and annual employee training that includes the content referenced above. The training may be based on the job position and training records must be made available for a period of at least three years.

## J. LIST OF ATTACHMENTS

Check one of the following: <input checked="" type="checkbox"/> 1. NO ATTACHMENTS ARE REQUIRED; or <input type="checkbox"/> 2. THE FOLLOWING DOCUMENTS ARE ATTACHED:	J1.  J2.
--	----------------

ENVIROSTOR SEARCH OF 1000 FEET RADIUS  
OF PROJECT SITE





2 km

RMap data ©2022

SITES CURRENTLY VISIBLE ON MAP

1022 SITES LISTED

[EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
<a href="#">1101 N MAIN</a>	NO FURTHER ACTION	VOLUNTARY CLEANUP	1101 NORTH MAIN STREET	LOS ANGELES
<a href="#">12210 1/2 NEBRASKA AVENUE PROPERTY</a>	REFER: RWQCB	VOLUNTARY CLEANUP	12210 1/2 NEBRASKA AVENUE	LOS ANGELES
<a href="#">128 HURRICANE STREET - VENICE AUXILIARY PUMPING PLANT</a>	ACTIVE	VOLUNTARY CLEANUP	128 HURRICANE STREET	MARINA DEL REY
<a href="#">140-154 N AVENUE 21</a>	ACTIVE	VOLUNTARY CLEANUP	140-154 N AVENUE 21	LOS ANGELES
<a href="#">1910-1918 S. LOS ANGELES ST.</a>	ACTIVE	VOLUNTARY CLEANUP	200-224 E. WASHINGTON BLVD., 1910-1918 S. LOS ANGELES STREET	LOS ANGELES
<a href="#">1X GARFIELD MEDICAL CENTER</a>	CLOSED	NON-OPERATING	525 NORTH GARFIELD AVE.	MONTEREY PARK
<a href="#">2011-2031 EAST 27TH</a>	ACTIVE	VOLUNTARY CLEANUP	2011 EAST 27TH STREET	VERNON



REGIONAL WATER QUALITY CONTROL BOARD  
CONDITIONAL WAIVER OF WASTE DISCHARGE  
REQUIREMENTS FOR PROJECT SITE

## Los Angeles Regional Water Quality Control Board

March 16, 2018

Garnik Paronyan  
Holistic Pain Relief, Inc.  
5993 South St. Andrews Place  
Los Angeles, CA 90047

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
CLAIM NO. 7017 0190 0000 4169 3743

David Judaken  
Judaken Enterprises Worldwide, Inc.  
2877 Forrester Drive  
Los Angeles, CA 90064

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
CLAIM NO. 7017 0190 0000 4169 3750

### **NOTICE OF APPLICABILITY - CONDITIONAL WAIVER OF WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ-2017-0023-DWQ, FOR HOLISTIC PAIN RELIEF, LOS ANGELES COUNTY (WDID NO. 4\_19CC400283)**

Dear Messrs. Garnik Paronyan and David Judaken:

Holistic Pain Relief, Inc., (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Water Board's) online portal on January 2, 2018, for discharges of waste associated with cannabis cultivation related activities. Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements (WDRs) and Waiver of Waste Discharge Requirements (Conditional Waiver) for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ-2017-0023-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **4\_19CC400283**.

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA).

#### **1. FACILITY AND DISCHARGE DESCRIPTION**

The information submitted by the Discharger states that the cannabis cultivation activities occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and all hydroponic/industrial wastewaters generated are discharged to a community sewer system consistent with the sewer system requirements.

Based on the facility and description of the discharge, the cultivation activity is consistent with the requirements of the Waiver of Waste Discharge Requirements (Conditional Waiver). Coverage under this Conditional Waiver expires on December 17, 2022, and the Discharger will be required to re-apply for coverage at that time to continue any cannabis cultivation activities.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as conditionally exempt and meet the requirements of the Waiver.

## **2. SITE-SPECIFIC REQUIREMENTS**

The Policy and General Order are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, and this NOA. Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The application requires the Discharger to self-certify that all applicable Best Practicable Treatment or Control (BPTC) measures are being implemented, or will be implemented by the onset of the winter period (November 15 - April 1), following the enrollment date. Dischargers that cannot implement all applicable BPTC measures by the onset of the winter period, following their enrollment date, shall submit to the appropriate Regional Water Board a Site Management Plan that includes a time schedule and scope of work for use by the Regional Water Board in developing a compliance schedule as described in Attachment A of the General Order.

The Discharger shall permit representatives of the Regional Water Board and/or the State Water Board, upon presentation of credentials, to:

- i. Enter premises where cannabis is cultivated or processed, wastes are treated, stored, or disposed of, and facilities in which any records are kept.
- ii. Copy any records required under terms and conditions of the General Order.
- iii. Inspect at reasonable hours, monitoring equipment required by this General Order (as applicable).
- iv. Sample, photograph, and/or video record any cultivation activity, discharge, waste material, waste treatment system, or monitoring device.

## **3. TECHNICAL REPORT REQUIREMENTS**

The following technical report(s) shall be submitted by the Discharger as described below:

1. A *Site Closure Report* must be submitted 90 days prior to permanently ending cannabis cultivation activities and seeking to rescind coverage under the Conditional Waiver. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5.

March 16, 2018

Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

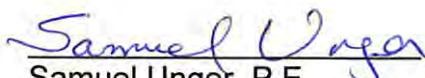
#### **4. TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION**

Cannabis cultivators that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* (see Technical Report Requirements above), and Dischargers enrolled under the General Order must also submit a final monitoring report. The Regional Water Board reserves the right to inspect the site before approving an NOT. Attachment C includes the NOT form and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order, or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the Regional Water Board staff by telephone at (951) 782-3219 so that a site-specific compliance schedule can be developed.

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to Eric Lindberg at the South Coast Cannabis Cultivation Regulatory Unit at 951-782-3219 or [losangeles.cannabis@waterboards.ca.gov](mailto:losangeles.cannabis@waterboards.ca.gov).

Sincerely,

  
Samuel Unger, P.E.  
Executive Officer

cc: Kevin Porzio, State Water Resources Control Board, Sacramento  
Michael Vella, CDFA CalCannabis Program  
Los Angeles County Environmental Health Department

DEPARTMENT OF FISH AND WILDLIFE REVISED LAKE OR  
STREAMBED ALTERATION NOTIFICATION NOT  
REQUIRED FOR PROJECT SITE





State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, California 92123  
(858) 467-4201  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



December 15, 2017

Mr. Garnik Paronyan  
Holistic Pain Relief, Inc.  
5993 South St. Andrews Place  
Los Angeles, California 90047  
[holisticpainrelief.la@gmail.com](mailto:holisticpainrelief.la@gmail.com)

Dear Mr. Paronyan:

**Lake or Streambed Alteration Notification Not Required**  
**Notification No. 1600-2017-0244-R5**  
**Holistic Pain Relief**

The California Department of Fish and Wildlife (CDFW) reviewed your Lake or Streambed Alteration (LSA) Notification. CDFW has determined that the project described in your LSA Notification is not subject to the notification requirement in Fish and Game Code section 1602 and that your fee will be refunded.

As described in your Notification, the project is located at 5993 South St. Andrews Place, Los Angeles, Los Angeles County, California 90047. The project description includes commercial cannabis cultivation within an existing warehouse. The project will use twelve rooms in the warehouse for a planned canopy aggregate total of 3,072 square feet (two rooms of 720 square feet each, four rooms of 192 square feet each, four rooms of 162 square feet each, and two rooms of 108 square feet each). Water used for the project will be exclusively sourced from a municipal water source and all discharges will be to a municipal sewer line.

CDFW finds that the project will not substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material where it may pass into any river, stream, or lake.

This letter also serves as written verification that a Lake or Streambed Alteration Agreement is not required for the activities described in your Notification and may be submitted to the California Department of Food and Agriculture (CDFA) to satisfy Business and Professions Code 26060.1 (b)(3). You are responsible for complying with all applicable local, state, and federal laws in completing your work. A copy of this letter and your Notification with all attachments should be available at all times at the project site.

Please note that if you change your project so that it differs materially from the project you described in your original Notification, you will need to submit a new Notification and corresponding fee to CDFW.

Your refund may take from four to six weeks to process and check will be sent to the applicant address provided in your notification.

If you have any questions regarding this matter, please contact Kevin Hupf, Senior Environmental Scientist (Specialist), at (858) 467-4223 or by email at [kevin.hupf@wildlife.ca.gov](mailto:kevin.hupf@wildlife.ca.gov).

Sincerely,



Betty J. Courtney  
Environmental Program Manager I

cc: CDFW

Kevin Hupf, Sr. ES Specialist – San Diego  
Victoria Tang, Sr. ES Specialist – Los Alamitos  
Erinn Wilson, Sr. ES Supervisor – Los Alamitos





# City of Los Angeles Department of City Planning

## 4/1/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

5993 S ST ANDREWS PL

### ZIP CODES

90047

### RECENT ACTIVITY

None

### CASE NUMBERS

ADM-2020-3990-CPIOC  
CPC-2019-4000-GPA-ZC-HD-CPIOA  
CPC-2018-6005-CA  
CPC-2013-3169  
CPC-2008-1552-CPU  
CPC-1990-346-CA  
CPC-1983-506  
ORD-185927  
ORD-185926-SA4670  
ORD-171682  
ORD-171681  
ORD-162128  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2013-3170-CE  
ENV-2008-1781-EIR

### Address/Legal Information

PIN Number 105B193 489  
Lot/Parcel Area (Calculated) 33,793.9 (sq ft)  
Thomas Brothers Grid PAGE 673 - GRID H6  
Assessor Parcel No. (APN) 6001013003  
Tract TR 5999  
Map Reference M B 67-81/82  
Block None  
Lot 76  
Arb (Lot Cut Reference) None  
Map Sheet 105B193

### Jurisdictional Information

Community Plan Area South Los Angeles  
Area Planning Commission South Los Angeles  
Neighborhood Council Empowerment Congress Central Area  
Council District CD 8 - Marquee Harris-Dawson  
Census Tract # 2372.02  
LADBS District Office Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review ADM-2020-3990-CPIOC

### Planning and Zoning Information

Special Notes None  
Zoning M2-1-CPIO  
Zoning Information (ZI) ZI-2484 Community Plan Implementation Overlay: South Los Angeles  
ZI-2515 Slauson Corridor Transit Neighborhood Plan (TNP)  
ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2488 Redevelopment Project Area: Western/Slauson  
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales  
General Plan Land Use Light Industrial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay South Los Angeles  
Subarea Compatible Industrial  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None

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



RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Western/Slauson
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	6001013003
APN Area (Co. Public Works)*	0.776 (ac)
Use Code	3010 - Industrial - Industrial - Miscellaneous Industrial - One Story
Assessed Land Val.	\$896,713
Assessed Improvement Val.	\$1,233,032
Last Owner Change	03/13/2020
Last Sale Amount	\$3,800,038
Tax Rate Area	204
Deed Ref No. (City Clerk)	1418074
	1-203
	0298675
Building 1	
Year Built	1946
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	22,504.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6001013003]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	100 Yr - Zone AE
Watercourse	No
Hazardous Waste / Border Zone Properties	No

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Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### **Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.58711192
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### **Economic Development Areas**

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### **Housing**

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 6001013003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

#### **Public Safety**

Police Information	
Bureau	South
Division / Station	77th Street
Reporting District	1233
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	66
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

Case Number:	ADM-2020-3990-CPIOC
Required Action(s):	CPIOC-COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE
Project Descriptions(s):	THE SLA CPIO CLEARANCE.
Case Number:	CPC-2019-4000-GPA-ZC-HD-CPIOA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CPIOA-COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENTS, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND AMENDMENTS TO THE WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO, SOUTH LOS ANGELES CPIO, AND SOUTHEAST LOS ANGELES CPIO AS PART OF THE SLAUSON CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2008-1781-EIR

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Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT  
Project Descriptions(s): SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

**DATA NOT AVAILABLE**

ORD-185927  
ORD-185926-SA4670  
ORD-171682  
ORD-171681  
ORD-162128





Address: 5993 S ST ANDREWS PL

APN: 6001013003

PIN #: 105B193 489

Tract: TR 5999

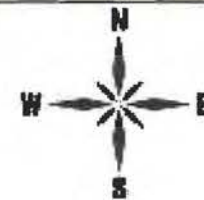
Block: None

Lot: 76

Arb: None

Zoning: M2-1-CPIO









General Plan: Light Industrial





# LEGEND

## GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

#### COMMERCIAL

	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




#### PARKING

	Parking Buffer
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#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

# CIRCULATION

## STREET

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

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

## FREEWAYS

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

## MISC. LINES

	Airport Boundary
	Bus Line
	Coastal Zone Boundary
	Coastline Boundary
	Collector Scenic Street (Proposed)
	Commercial Areas
	Commercial Center
	Community Redevelopment Project Area
	Country Road
	DWP Power Lines
	Desirable Open Space
	Detached Single Family House
	Endangered Ridgeline
	Equestrian and/or Hiking Trail
	Hiking Trail
	Historical Preservation
	Horsekeeping Area
	Local Street

	MSA Desirable Open Space
	Major Scenic Controls
	Multi-Purpose Trail
	Natural Resource Reserve
	Park Road
	Park Road (Proposed)
	Quasi-Public
	Rapid Transit Line
	Residential Planned Development
	Scenic Highway (Obsolete)
	Secondary Scenic Controls
	Secondary Scenic Highway (Proposed)
	Site Boundary
	Southern California Edison Power
	Special Study Area
	Specific Plan Area
	Stagecoach Line
	Wildlife Corridor

## POINTS OF INTEREST





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



## SCHOOLS/PARKS WITH 500 FT. BUFFER

	Existing School/Park Site		Planned School/Park Site		Inside 500 Ft. Buffer
	Aquatic Facilities		Other Facilities		Opportunity School
	Beaches		Park / Recreation Centers		Charter School
	Child Care Centers		Parks		Elementary School
	Dog Parks		Performing / Visual Arts Centers		Span School
	Golf Course		Recreation Centers		Special Education School
	Historic Sites		Senior Citizen Centers		High School
	Horticulture/Gardens				Middle School
	Skate Parks				Early Education Center

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)

	Tier 1		Tier 3
	Tier 2		Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

	Lot Line		Airport Hazard Zone		Flood Zone
	Tract Line		Census Tract		Hazardous Waste
	Lot Cut		Coastal Zone		High Wind Zone
	Easement		Council District		Hillside Grading
	Zone Boundary		LADBS District Office		Historic Preservation Overlay Zone
	Building Line		Downtown Parking		Specific Plan Area
	Lot Split		Fault Zone		Very High Fire Hazard Severity Zone
	Community Driveway		Fire District No. 1		Wells - Active
	Building Outlines 2020		Tract Map		Wells - Inactive
	Building Outlines 2017		Parcel Map		