

Notice of Exemption

Appendix E

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

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): City of Los Angeles

Department of Cannabis Regulation

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

(Address)

Project Title: DCR CORE RECORD NO. 100065

Project Applicant: Medical Caregivers Company

Project Location - Specific:

1039 N Mission Rd., Los Angeles, CA 90033 / Mission Rd and Richmond St

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Retail sales, cultivation, manufacturing and distribution of commercial cannabis products under State and local law.

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

Name of Person or Agency Carrying Out Project: Medical Caregivers Company

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

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

Reasons why project is exempt:

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

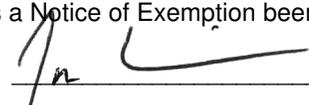
Lead Agency

Contact Person: Jason Killeen

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

If filed by applicant:

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

Signature:  Date: 12/12/2024 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: _____

COUNTY CLERK'S USE
THIS NOTICE WAS POSTED

ON December 09 2024

UNTIL January 08 2025

REGISTRAR – RECORDER/COUNTY CLERK

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2024 249490



FILED
Dec 09 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by SAVANNAH RODRIGUEZ

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-24-100065-ANN, LA-C-24-100065-ANN / Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) & Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 100065-ANN

PROJECT TITLE

DCR CORE RECORD NO. 100065

COUNCIL DISTRICT

14

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

1039 N Mission Rd., Los Angeles, CA 90033 / Mission Rd and Richmond St

Map attached.

PROJECT DESCRIPTION:

Retail sales, cultivation, manufacturing and distribution of commercial cannabis products under State and local law.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Medical Caregivers Company

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE DEPARTMENT OF CANNABIS REGULATION STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) & Distribution (Type 11)

DISTRIBUTION County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles CALIFORNIA



Karen Bass
MAYOR

EXECUTIVE OFFICES
221 N. FIGUEROA STREET, SUITE 1245
LOS ANGELES, CA 90012
(213) 978-0738

MICHELE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<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, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR recommends that the Cannabis Regulation Commission approve the issuance of an Annual License. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 1 and Class 32 categorical exemptions.

DCR Core Record No.:	100065
Applicant Name:	Medical Caregivers Company
DCR Record No. / Activities Requested:	LA-R-24-100065-ANN / Retail w/ on-site sales (Type 10)
Proposed Project:	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	1039 N Mission Rd., Los Angeles, CA 90033
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	14 Lincoln Heights None Boyle Heights [Q]M2-1-RIO
LAMC Section / "Phase":	LAMC 104.07 / Phase 1
Evidence of Offer to Meet with NC:	Yes
Complaint Portal Entry: Recent Compliance Inspection:	No Yes
Social Equity Applicant / Ownership %:	No
Environmental Analysis/Clearance: ENV-100065-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of January 1, 2018. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR’s Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, C10-0000160-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 9, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1039 N Mission Rd., Los Angeles, CA 90033, a parcel zoned for Limited Manufacturing purposes.

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.

COMMUNITY INPUT:

On or about August 8, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on August 29, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. In general, the oral and written comments provided by the public were in favor of this Applicant. Written comment supported the business stating that this dispensary has been a part of the Los Angeles Community since 2007, and has been committed to safety ever since, while maintaining compliance with DCR Rules and Regulations.

Number of Comments In Favor of the Application	1
Number of Comments Against the Application	0
Total Number of Comments	1

The Applicant provided timely proof to DCR that it contacted the nearest Neighborhood Council and offered to appear before the Neighborhood Council in accordance with LAMC Section 104.06(b)(1)(ii).

COMPLIANCE REVIEW:

As part of its progressive enforcement strategy, DCR performs compliance checks and/or inspections of Applicants and Licensees for operational compliance under the Rules and Regulations for Cannabis Procedures (“Regulations”). There are at least 85 potential violations in the Regulations. For most of these violations, DCR’s compliance program aims to provide Licensees with the opportunity to cure before facing significant penalties, denial, suspension, or revocation. DCR’s discovery of violations of the Regulations may result in a Notice to Correct (“NTC”), Notice of Violation (“NOV”) with administrative penalties, Notice of Suspension (“NOS”), Notice of Revocation (“NOR”), or Notice of Administrative Hold, depending on the severity of the findings. (LAMC § 104.13.)

In most circumstances, when a violation is discovered, DCR’s first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

For this Applicant, DCR performed a compliance check of the Business Premises on or about August 26, 2024. During the compliance check, DCR discovered a number of violations, including:

1. **Regulation 5(A)(2)(ii) - Identification of Employees.** Employee identification badges are missing the DCR core record number. (VT Minor)
2. **Regulation 5(B)(1) - Record Retention.** Training and/or training records for employees has not been provided and/or those records are not being maintained for a minimum of seven years.(VT Minor)

The Applicant has 30 days to correct the violations and/or deficiencies listed in the NTC. DCR anticipates the Applicant will continue to be forthcoming and cooperative, but reserves the right to take escalating enforcement action, if necessary. The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

Therefore, it is DCR's position that this compliance check did not reveal any serious concerns that impacted DCR's ability to recommend this Applicant for licensure. The violations may be remedied within 30 days without jeopardizing public safety. Moreover, this Applicant shall be subject to multiple, further inspections by DCR and other agencies prior to the receipt of an Operating Permit.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 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 site zoned for Limited Manufacturing, [Q]M2-1-RIO at 1039 N Mission Rd., Los Angeles, CA 90033 (Assessor's Parcel Number 5410-001-021). 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). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements

or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Limited Manufacturing / [Q]M2-1-RIO

Surrounding Land Use/Zoning Designations

Limited Manufacturing / [Q]M2-1-RIO

Limited Manufacturing / [Q]M2-1-RIO-CUGU

Public Facilities - Freeway / PF-1XL

Subject Property

The subject site is a fully developed lot within the Boyle Heights Community Plan Area. The lot is approximately 107 feet deep and a width of 50 feet along Mission Road. The site is currently developed with an Industrial building, built in 1925, 1962, & 1928 proposed to be maintained.

The site has a Limited Manufacturing land-use designation and is zoned [Q]M2-1-RIO. The site is located within Council District 14, Lincoln Heights Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include other Limited Manufacturing uses and a Public Facilities Freeway use within 200 feet of the site. The immediate area along Mission Road is predominantly developed with Limited Manufacturing uses, zoned [Q]M2-1-RIO and [Q]M2-1-RIO-CUGU. (See Exhibit A)

CEQA Findings

CEQA Guidelines, Sections 15301 & 15332, Class 1 & Class 32, consists of projects characterized as in-fill development meeting the following 5 conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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

a) The site is comprised of one lot totaling approximately 5,364 gross square feet, zoned [Q]M2-1-RIO with an Industrial building originally constructed in 1925, 1962, & 1928 . 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 5,364 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Limited Manufacturing / [Q]M2-1-RIO and [Q]M2-1-RIO-CUGU and, Public Facilities - Freeway / PF-1XL, and developed with a mix of Industrial uses along Mission Road between Richmond Street and Daly Street.

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

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

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

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

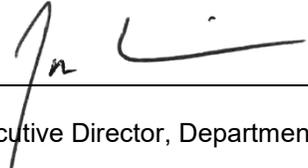
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no further CEQA analysis is required.

In conclusion, since the project meets all of the requirements for categorical exemption as set forth at CEQA Guidelines, Sections 15301 & 15332, and none of the applicable exceptions to the use of an exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

DEPARTMENT OF CANNABIS REGULATION 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 as the Commission's report on the subject.



Jason Killeen
Assistant Executive Director, Department of Cannabis Regulation

October 21, 2024
Date

EXHIBITS:

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



CITY OF LOS ANGELES DEPARTMENT OF

CANNABIS REGULATION

PROJECT-SPECIFIC INFORMATION FORM

LIC-4013-FORM

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

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

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

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

DCR Record No.: LA-C-23-100065-ANN

Applicant Entity Name: Medical Caregivers Company

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

Business Premises Location: 1039 N. Mission Road, Los Angeles, CA 90033

County: Los Angeles Assessor's Parcel Number (APN): 5410-001-021

Council District: CD 14 Neighborhood Council: Lincoln Heights

Community Plan Area: Boyle Heights

Zoning: [Q]M2-1-RIO Specific Plan Area: None

General Plan Land Use: Limited Manufacturing Redevelopment Project Area: Adelante Eastside

Business Improvement District: None Promise Zone: None

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

LAPD Division/Station: Hollenbeck LAFD District/Fire Station: 2

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 1039 N. Mission Road, Los Angeles, California 90033 (APN 5410-001-021) in the City and County of Los Angeles. Situated in the Lincoln Heights area of the City of Los Angeles, the site is characterized by a mix of commercial, manufacturing, and residential properties. It is bordered by a freeway, a train storage facility, a truck storage facility, and various manufacturing businesses.

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 (Small Indoor - Up to 10,000 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.

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 (Small Indoor - Up to 10,000 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. 1600-2017-0239-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_19CC400274

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. 1600-2017-0239-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_19CC400274

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. 16,530 Cu. Feet (approximate) stored on site in 38 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. 1600-2017-0239-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_19CC400274

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. 1600-2017-0239-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_19CC400274

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. 1600-2017-0239-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_19CC400274

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 - [Q]M2-1-RIO
 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. 1600-2017-0239-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_19CC400274

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.*

1039 N. Mission Road, Los Angeles, CA 90033
Assessors Parcel No. 5410-001-021
Major Cross Streets: Mission Road & Daly Street

- (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 [Q]M2-1-RIO and is currently used as an existing cannabis retail storefront, cannabis cultivation, distribution and manufacturing facility. The surrounding land uses are manufacturing, commercial, and vehicle storage facilities.
Surrounding Land Use Zoning Designation: [Q]M2-1-RIO, [Q]M3-RIO, C4-1-CUGU, R3-1-CUGU, R1-1-CUGU, C2-1-CUGU
Abutting Land Use: [Q]M2-1-RIO

- (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. Since December of 2013 the project site has been occupied by the existing commercial cannabis facility.

- (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 10, 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.

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 8 am-5 pm Shift #2 1:15 pm-10:15 pm
Cultivation 9 am-6:00 pm
Distribution 9 am-6:00 pm
Manufacturing 9 am-6:00 pm

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

Retail 11 employees. 2-4 employees per shift.
Cultivation 20 Employees
Distribution 3 Employees
Manufacturing 3 Employees (shared with Distribution)

- (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: 2 x day
Vehicle Trips Generated Per Day: 2x day | Vehicle trips occur: Monday - Wednesday 9 am - 3 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_19CC400274

- (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: 16,530 Cu. Feet in containers 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.

- ⓐ 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) 6035 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.

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

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	38
ENVIRONMENTAL REPORT OF PROJECT SITE	43
HAZARDOUS MATERIALS BUSINESS PLAN	110
ENVIROSTOR SEARCH OF PROJECT SITE	126
REGIONAL WATER QUALITY CONTROL BOARD CONDITIONAL WAIVER LETTER	128
DEPARTMENT OF FISH & WILDLIFE REVIEW LAKE OR STREAMBED ALTERATION NOT REQUIRED LETTER	132

ZIMAS MAP OF PROJECT SITE

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

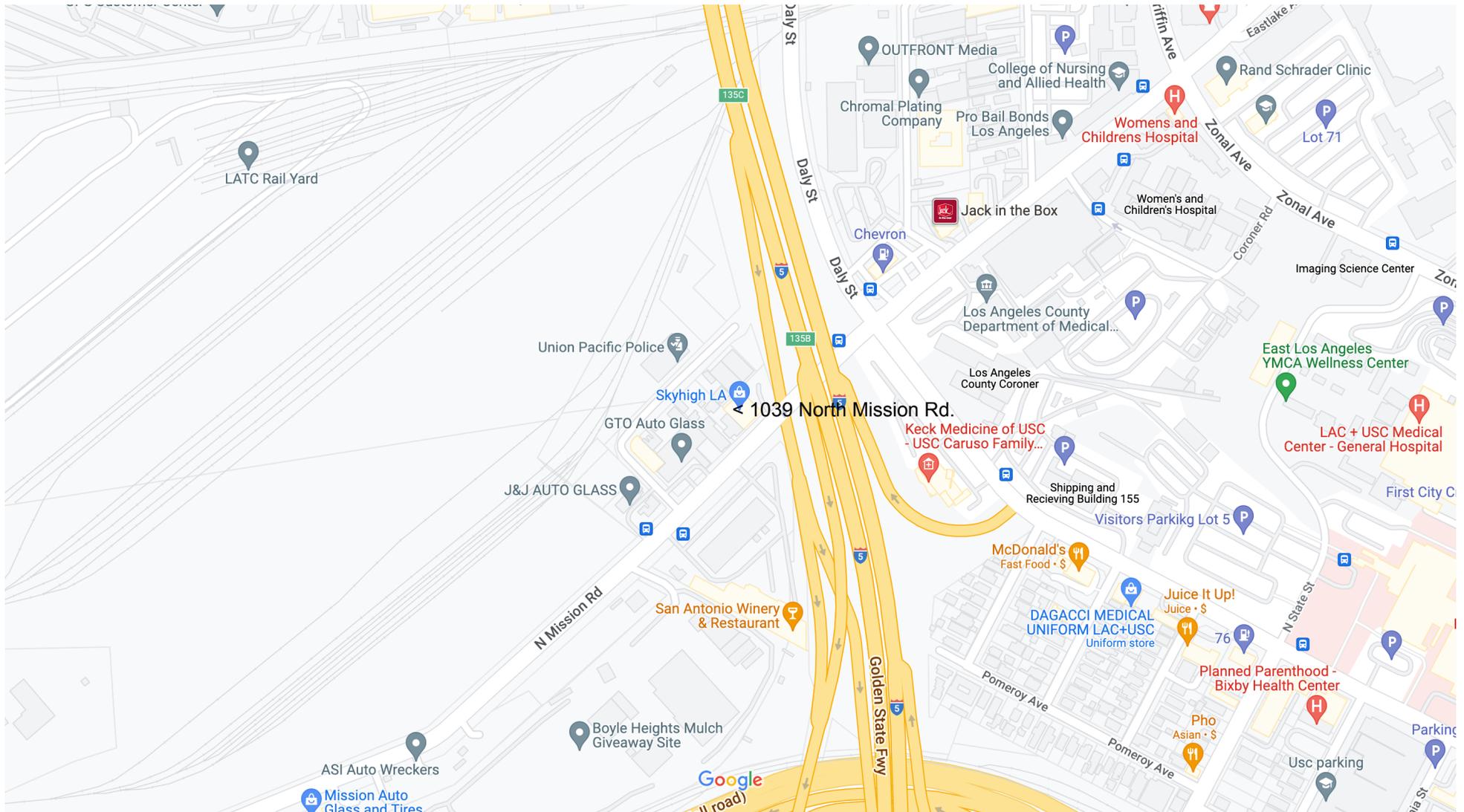
WAIVER OF DEDICATION OR IMPROVEMENT

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

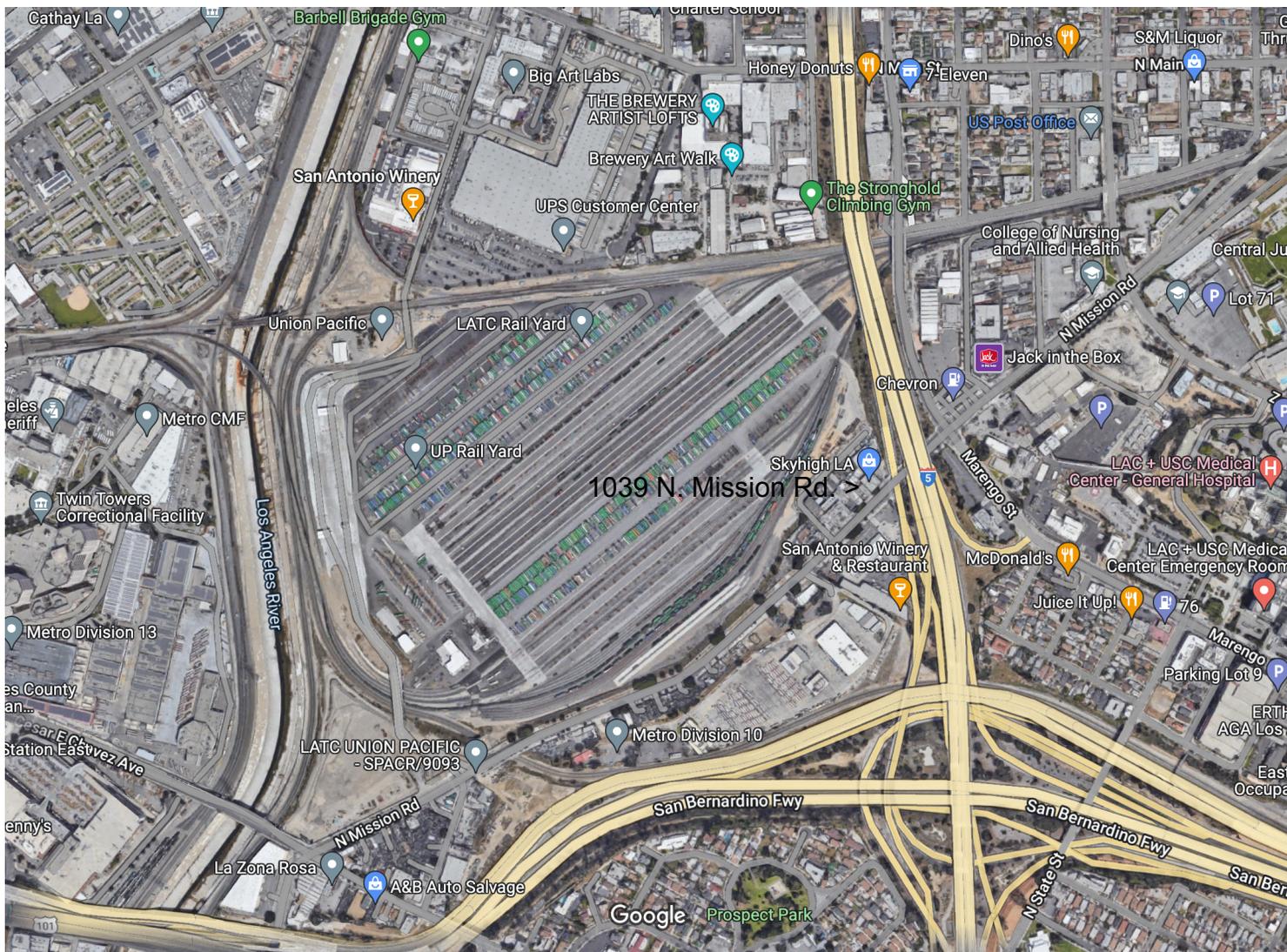
OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	

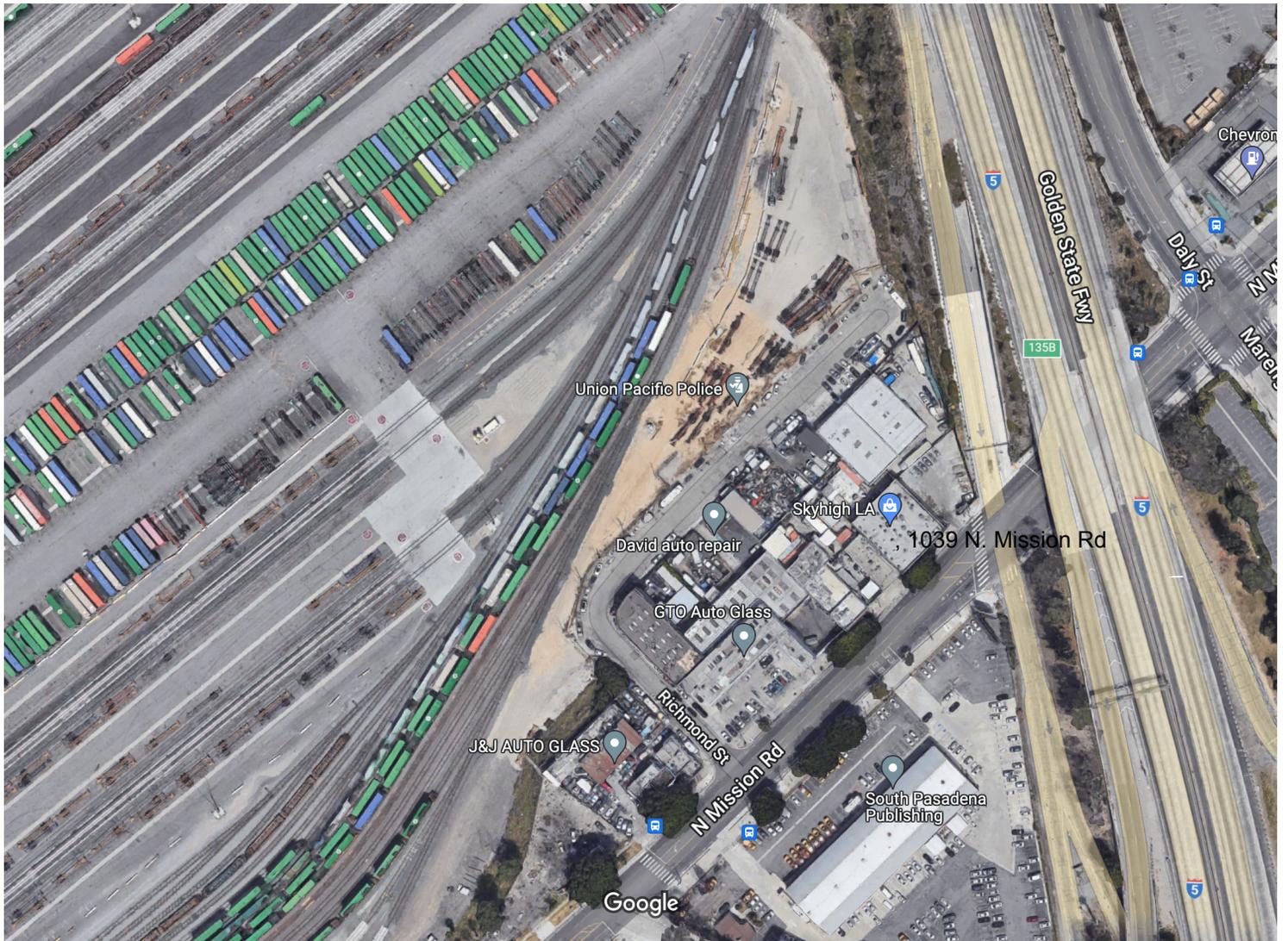
VICINITY MAP, AERIAL MAP, STREET VIEW
OF EXISTING PHYSICAL CONDITIONS AT PROJECT SITE



Map data ©2022 Google 200 ft



Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 500 ft



Imagery ©2022 Google, Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google 100 ft

1039 N. Mission Rd. Los Angeles, CA 90033

Legend

 1033 N Mission Rd



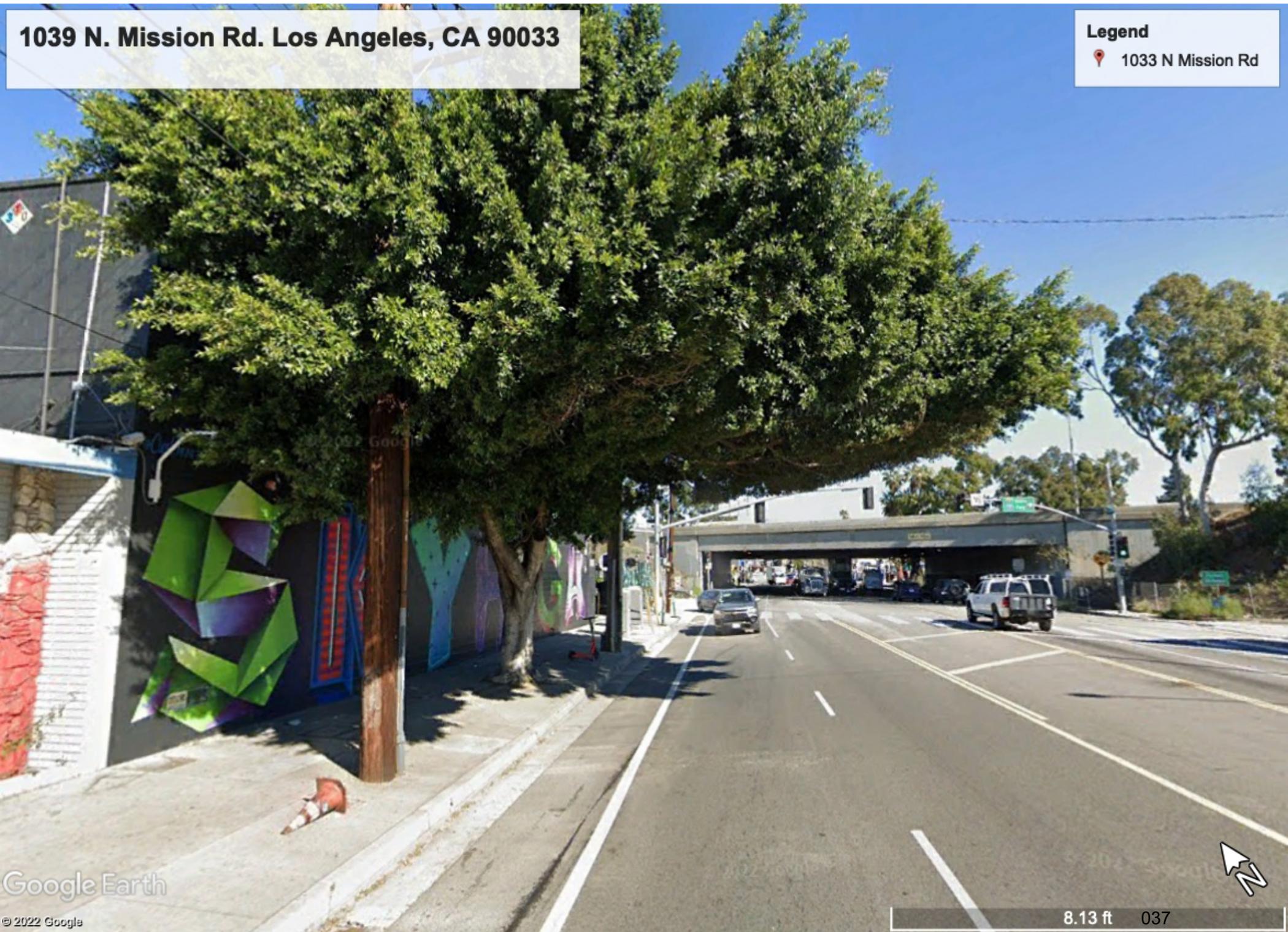
Google Earth

© 2022 Google

6.55 ft 036

1039 N. Mission Rd. Los Angeles, CA 90033

Legend
📍 1033 N Mission Rd



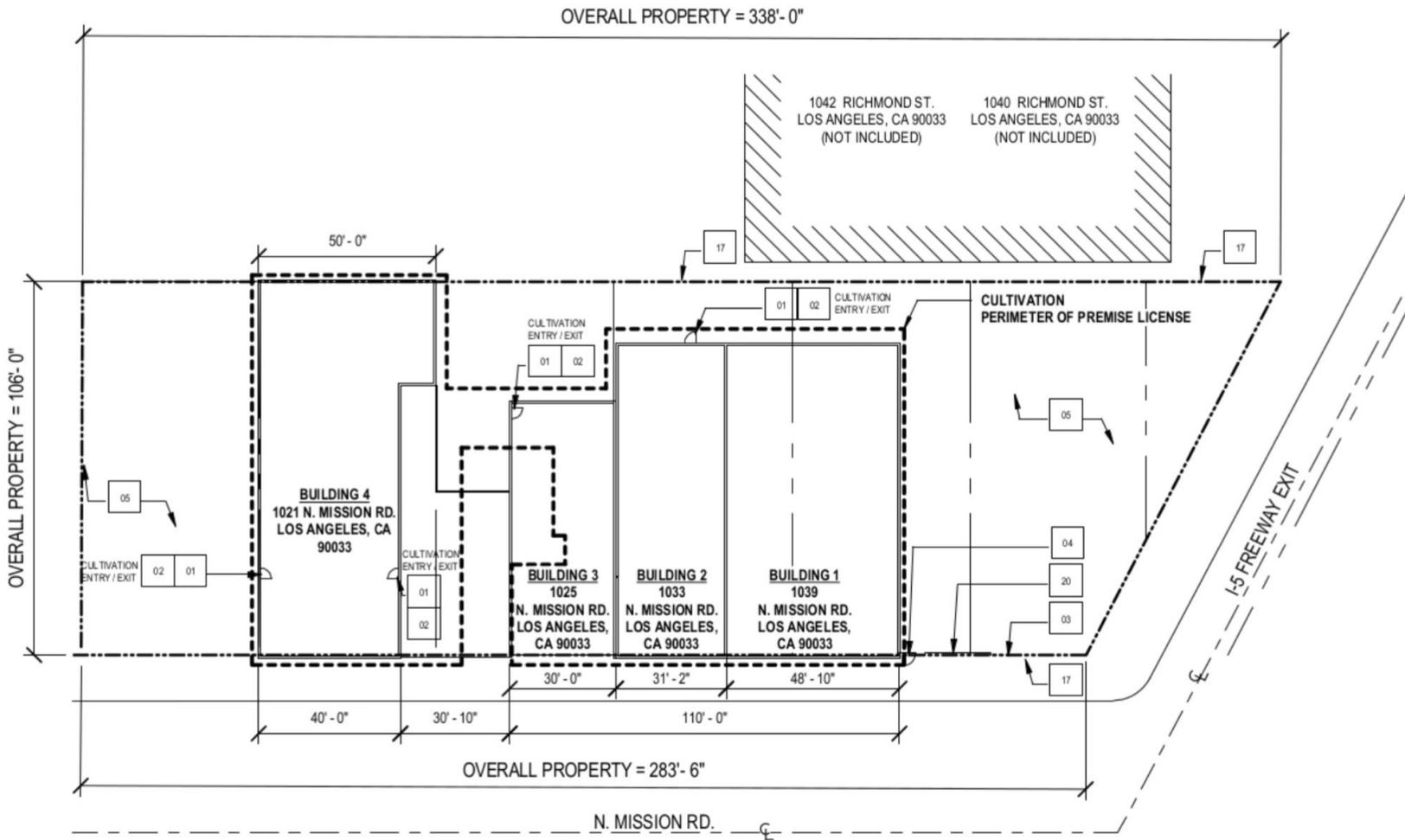
Google Earth

© 2022 Google

8.13 ft 037



PROJECT SITE
PROPERTY DIAGRAM
PREMISES DIAGRAM



PROJECT DATA:

ADDRESSES:
 BLDG #1 - 1039 N. MISSION RD. LOS ANGELES, CA 90033
 BLDG #2 - 1033 N. MISSION RD. LOS ANGELES, CA 90033
 BLDG #3 - 1025 N. MISSION RD. LOS ANGELES, CA 90033
 BLDG #4 - 1021 N. MISSION RD. LOS ANGELES, CA 90033

APN: 540-100-101-9
 TRACT: TR 5999
 MAP REF.: M B 67-81/82
 BLOCK: NONE
 LOT: 76
 ARB: NONE
 MAP SHEET: 1058193
 LOT AREA: 33,794
 COVERAGE: 22,488
 ZONING: M2-1 : LOS ANGELES STATE ENTERPRISE ZONE

OCCUPANCY:
BUILDING 1:
 (M) RETAIL
 (B) OFFICE
 (F-2) WAREHOUSE
 (F-1) PARKING
BUILDING 2:
 (F-2) WAREHOUSE

BUILDING TYPE: TYPE III-B (FULLY SPRINKLERED)

EXISTING INTERIOR FLOOR AREA:
 BUILDING 1 = 12,343 SF
 BUILDING 2 = 10,145 SF
 TOTAL = 22,488 SF

STORES: BUILDING 1: 1 STORY
 BUILDING 2: 1 STORY

HEIGHT: BUILDING 1: +/- 25'-0" EXISTING
 BUILDING 2: +/- 25'-0" EXISTING

KEYNOTES:

- | | |
|---|---|
| 01 PRIMARY ENTRY | 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED) |
| 02 EXIT | 12 WATER RESERVOIR - 100 GAL |
| 03 FENCE | 13 WATER RESERVOIR - 1000 GAL |
| 04 GATE | 14 SECURE PESTICIDE / CHEMICAL STORAGE (4 - 55 GALLON DRUMS) |
| 05 (E) PARKING | 15 CARBON DIOXIDE TANK |
| 06 SECURE CANNABIS WASTE | 16 ELECTRICAL EQUIPMENT |
| 07 COMPOST - 3 YARDS (NOT USED) | 17 PROPERTY LINE |
| 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1000 WATTS | 18 WATER RESERVOIR - 50 GAL |
| 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS | 19 WATER RESERVOIR - 80 GAL |
| 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 400 WATTS (NOT USED) | 20 (E) ROLLING GATE |
| | 21 ADMINISTRATIVE HOLD AREA (7'-8'X3') |
| | 22 Double stacked table (double canopy) |

LEGEND:

- | | | | |
|-----|-----------------|---|---|
| --- | PROPERTY LINE | ⊙ | 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS |
| C# | SECURITY CAMERA | ⎓ | 750 WATT MAX. GROW LIGHT AT PROPAGATION AREAS |
| ▨ | NOT INCLUDED | ⎓ | 80 WATT MAX. GROW LIGHT AT PROPAGATION AREAS |
| ⎓ | PREMISE | ⎓ | 760 WATT MAX. GROW LIGHT AT CANOPY AREAS |

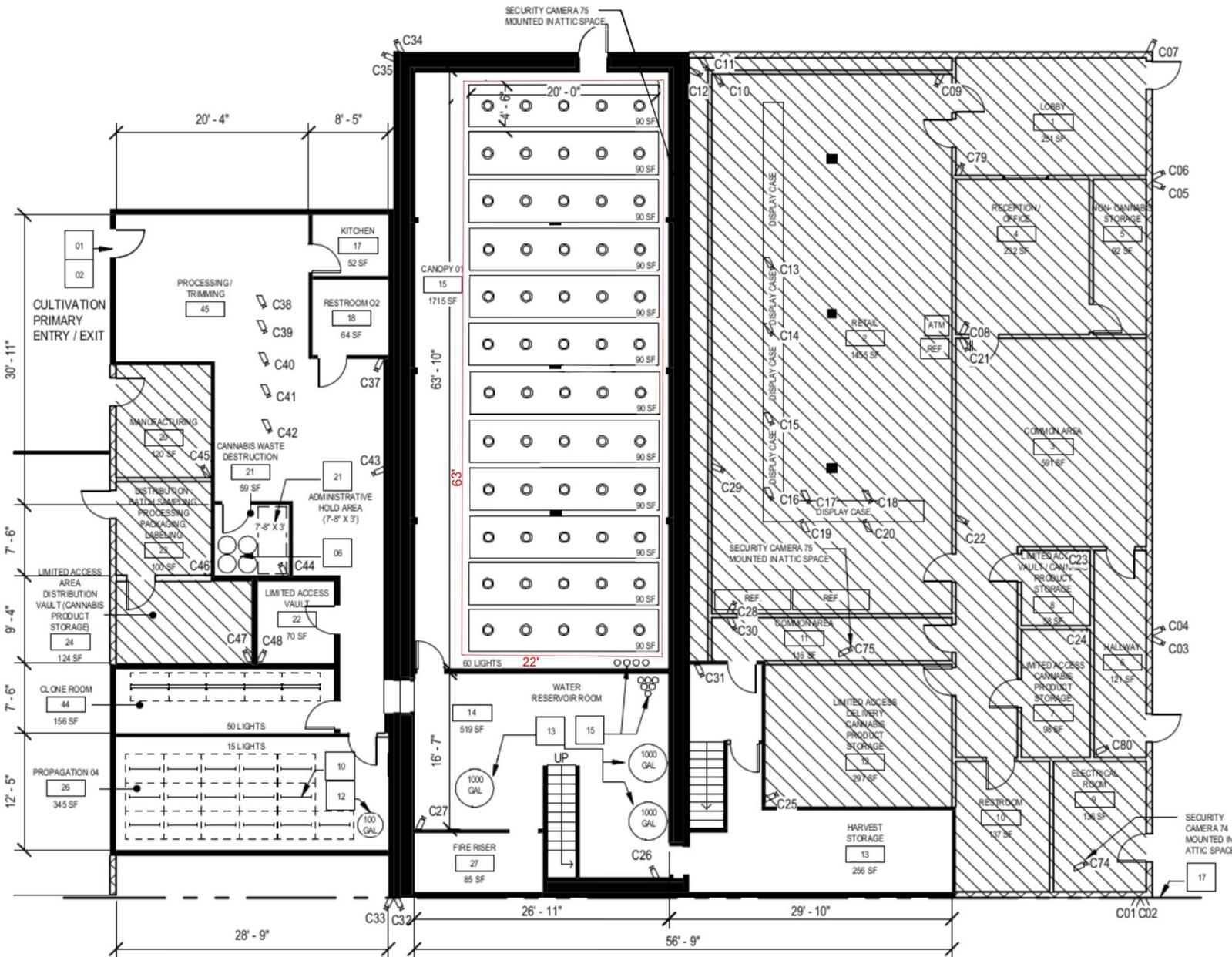
MEDICAL CAREGIVERS COMPANY

CULTIVATION PROPERTY DIAGRAM - 04/ 23/ 2020

1039 N MISSION RD. LOS ANGELES, CA 90033

1 CULTIVATION - PROPERTY DIAGRAM





CANOPY SQUARE FOOT BY TABLE SIZE

CANOPY 01	1386 SF
CANOPY 02	1386 SF
CANOPY 03	682 SF
CANOPY 04	858 SF
CANOPY 05	561 SF
CANOPY 06	540 SF
CANOPY 07	540 SF
CANOPY 08	704 SF
TOTAL	6657 SF

AGGREGATE WATTAGE PER CANOPY / PROPAGATION # AREA

CANOPY 1200 WATTS:	CANOPY ROOM SF:	TOTAL WATTS / SF
CANOPY 01 60	CANOPY 01 1,715 SF	72,000W / 1,715 SF = 42.0 WATTS / SF
CANOPY 02 60	CANOPY 02 1,920 SF	72,000W / 1,920 SF = 37.5 WATTS / SF
CANOPY 03 28	CANOPY 03 968 SF	30,400W / 968 SF = 31.4 WATTS / SF
CANOPY 04 32	CANOPY 04 1,310 SF	34,200W / 1,310 SF = 26.1 WATTS / SF
CANOPY 05 24	CANOPY 05 650 SF	28,800W / 650 SF = 44.3 WATTS / SF
CANOPY 06 24	CANOPY 06 687 SF	28,800W / 687 SF = 41.9 WATTS / SF
CANOPY 07 24	CANOPY 07 764 SF	28,800W / 764 SF = 37.6 WATTS / SF
CANOPY 08 32	CANOPY 08 1,017 SF	38,400W / 1,017 SF = 37.7 WATTS / SF

KEYNOTES:

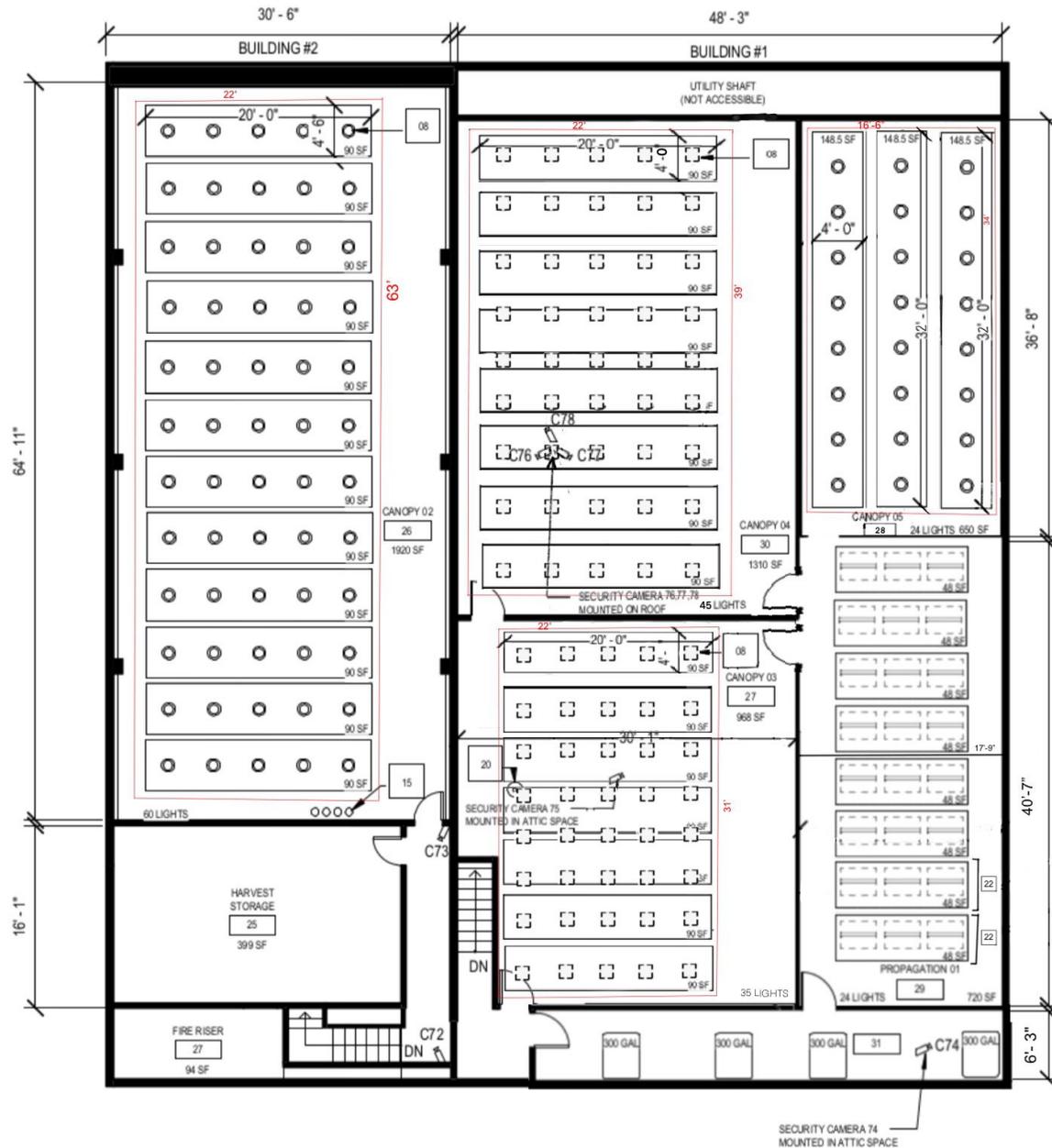
- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 SECURE CANNABIS WASTE (4 - 55 GALLON DRUMS)
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1000 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 400 WATTS (NOT USED)
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 SECURE PESTICIDE / CHEMICAL STORAGE (SEE BUILDINGS #1, #3, #4 (2X6))
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE
- 18 WATER RESERVOIR - 50 GAL
- 19 WATER RESERVOIR - 80 GAL
- 20 (E) ROLLING GATE
- 21 ADMINISTRATIVE HOLD AREA (7'-8"X3')
- 22 Double stacked table (double canopy)

LEGEND:

- PROPERTY LINE
- C# SECURITY CAMERA
- NOT INCLUDED
- PREMISE
- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 750 WATT MAX. GROW LIGHT AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT AT PROPAGATION AREAS
- 760 WATT MAX. GROW LIGHT AT CANOPY AREAS

CULTIVATION PREMISE DIAGRAM - BLDG 1,2,3 (FIRST FLOOR)





CANOPY SQUARE FOOT BY TABLE SIZE

CANOPY 01	1386 SF
CANOPY 02	1386 SF
CANOPY 03	682 SF
CANOPY 04	858 SF
CANOPY 05	561 SF
CANOPY 06	540 SF
CANOPY 07	540 SF
CANOPY 08	704 SF
TOTAL	6657 SF

AGGREGATE WATTAGE PER CANOPY / PROPAGATION # AREA

CANOPY 1200 WATTS:	CANOPY ROOM SF:	TOTAL WATTS / SF:
CANOPY 01 60	CANOPY 01 1,715 SF	72,000 W / 1,715 SF = 42.0 WATTS / SF
CANOPY 02 60	CANOPY 02 1,920 SF	72,000 W / 1,920 SF = 37.5 WATTS / SF
CANOPY 03 28	CANOPY 03 968 SF	30,400 W / 968 SF = 31.4 WATTS / SF
CANOPY 04 32	CANOPY 04 1,310 SF	34,200 W / 1,310 SF = 26.1 WATTS / SF
CANOPY 05 24	CANOPY 05 650 SF	28,800 W / 650 SF = 44.3 WATTS / SF
CANOPY 06 24	CANOPY 06 687 SF	28,800 W / 687 SF = 41.9 WATTS / SF
CANOPY 07 24	CANOPY 07 764 SF	28,800 W / 764 SF = 37.6 WATTS / SF
CANOPY 08 32	CANOPY 08 1,017 SF	38,400 W / 1,017 SF = 37.7 WATTS / SF

KEYNOTES:

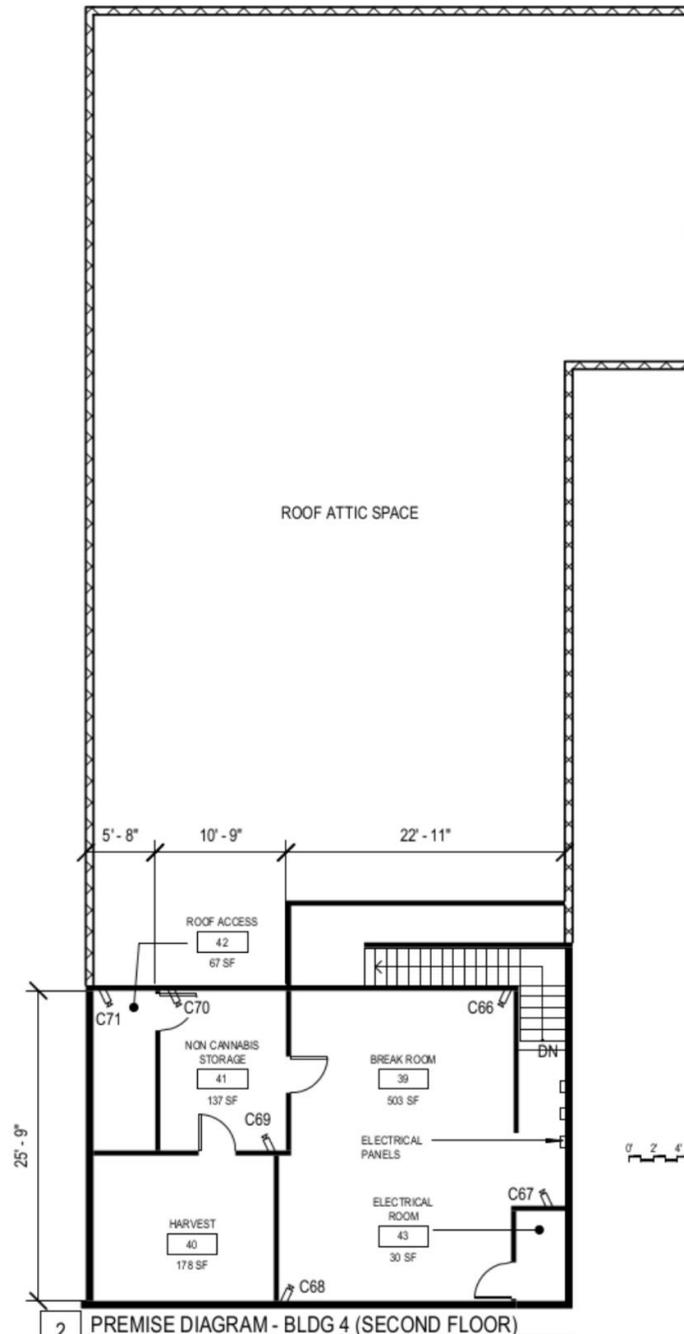
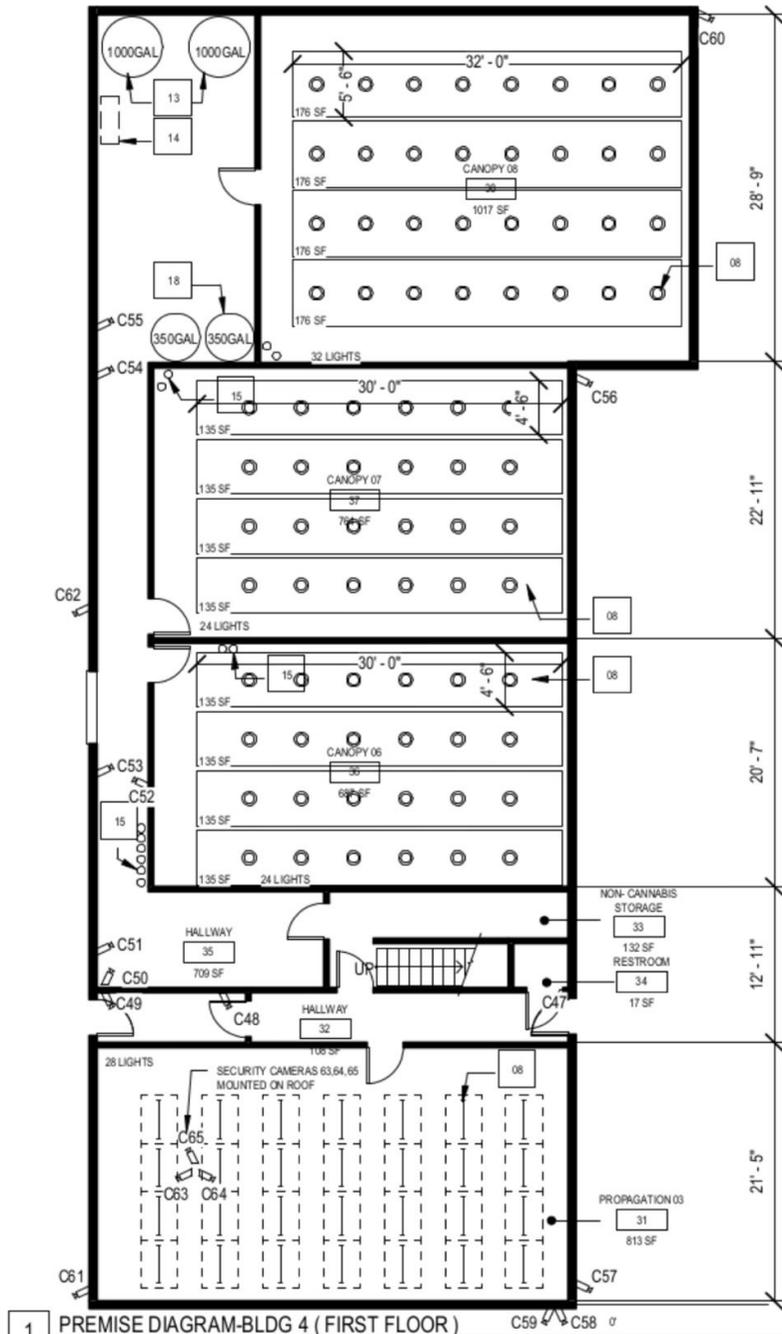
- | | |
|---|---|
| 01 PRIMARY ENTRY | 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED) |
| 02 EXIT | 12 WATER RESERVOIR - 100 GAL |
| 03 FENCE | 13 WATER RESERVOIR - 1000 GAL |
| 04 GATE | 14 SECURE PESTICIDE / CHEMICAL STORAGE SEE BUILDINGS #1, #3, #4 (2'X0') |
| 05 (E) PARKING | 15 CARBON DIOXIDE TANK |
| 06 SECURE CANNABIS WASTE (4 - 55 GALLON DRUMS) | 16 ELECTRICAL EQUIPMENT |
| 07 COMPOST - 3 YARDS (NOT USED) | 17 PROPERTY LINE |
| 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1000 WATTS | 18 WATER RESERVOIR - 50 GAL |
| 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS | 19 WATER RESERVOIR - 80 GAL |
| 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 400 WATTS (NOT USED) | 20 (E) ROLLING GATE |
| | 21 ADMINISTRATIVE HOLD AREA (7'-8'X3') |
| | 22 Double stacked table (double canopy) |

LEGEND:

- | | | | |
|-------|-----------------|---|---|
| --- | PROPERTY LINE | ○ | 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS |
| C# | SECURITY CAMERA | □ | 750 WATT MAX. GROW LIGHT AT PROPAGATION AREAS |
| ▨ | NOT INCLUDED | □ | 80 WATT MAX. GROW LIGHT AT PROPAGATION AREAS |
| - - - | PREMISE | □ | 760 WATT MAX. GROW LIGHT AT CANOPY AREAS |

CULTIVATION PREMISE DIAGRAM - BLDG 1,2 (SECOND FLOOR)





CANOPY SQUARE FOOT BY TABLE SIZE

CANOPY 01	1386 SF
CANOPY 02	1386 SF
CANOPY 03	682 SF
CANOPY 04	858 SF
CANOPY 05	561 SF
CANOPY 06	540 SF
CANOPY 07	540 SF
CANOPY 08	704 SF
TOTAL	6657 SF

AGGREGATE WATTAGE PER CANOPY / PROPAGATION # AREA

CANOPY 1200 WATTS:	CANOPY ROOM SF:	TOTAL WATTS / SF
CANOPY 01 60	CANOPY 01 1,715 SF	72,000 W / 1,715 SF = 42.0 WATTS / SF
CANOPY 02 60	CANOPY 02 1,920 SF	72,000 W / 1,920 SF = 37.5 WATTS / SF
CANOPY 03 28	CANOPY 03 968 SF	30,400 W / 968 SF = 31.4 WATTS / SF
CANOPY 04 32	CANOPY 04 1,310 SF	34,200 W / 1,310 SF = 26.1 WATTS / SF
CANOPY 05 24	CANOPY 05 650 SF	28,800 W / 650 SF = 44.3 WATTS / SF
CANOPY 06 24	CANOPY 06 687 SF	28,800 W / 687 SF = 41.9 WATTS / SF
CANOPY 07 24	CANOPY 07 764 SF	28,800 W / 764 SF = 37.6 WATTS / SF
CANOPY 08 32	CANOPY 08 1,017 SF	38,400 W / 1,017 SF = 37.7 WATTS / SF

KEYNOTES:

- | | | | |
|----|--|----|--|
| 01 | PRIMARY ENTRY | 11 | T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED) |
| 02 | EXIT | 12 | WATER RESERVOIR - 100 GAL |
| 03 | FENCE | 13 | WATER RESERVOIR - 1000 GAL |
| 04 | GATE | 14 | SECURE PESTICIDE / CHEMICAL STORAGE (4 - 55 GALLON DRUMS) |
| 05 | (E) PARKING | 15 | CARBON DIOXIDE TANK |
| 06 | SECURE CANNABIS WASTE | 16 | ELECTRICAL EQUIPMENT |
| 07 | COMPOST - 3 YARDS (NOT USED) | 17 | PROPERTY LINE |
| 08 | GROW LIGHT, TYPICAL AT CANOPY AREA 1000 WATTS | 18 | WATER RESERVOIR - 50 GAL |
| 09 | GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS | 19 | WATER RESERVOIR - 80 GAL |
| 10 | GROW LIGHT, TYPICAL AT PROPAGATION AREA 400 WATTS (NOT USED) | 20 | (E) ROLLING GATE |
| | | 21 | ADMINISTRATIVE HOLD AREA (7'-6X3') |
| | | 22 | Double stacked table (double canopy) |

LEGEND:

- | | | | |
|-----|-----------------|---|---|
| --- | PROPERTY LINE | ○ | 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS |
| C# | SECURITY CAMERA | ⌈ | 750 WATT MAX. GROW LIGHT AT PROPAGATION AREAS |
| ▨ | NOT INCLUDED | ⌋ | 80 WATT MAX. GROW LIGHT AT PROPAGATION AREAS |
| ⌈ | PREMISE | ⌋ | 760 WATT MAX. GROW LIGHT AT CANOPY AREAS |



ENVIRONMENTAL REPORT OF PROJECT SITE

Medical Caregivers Company Commercial Cannabis Licensing Application

Categorical Exemption Report

prepared for

Medical Caregivers Company
1039 North Mission Road
Los Angeles, California 90033-1218

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

July 2018

Medical Caregivers Company Commercial Cannabis Licensing Application

Categorical Exemption Report

prepared for

Medical Caregivers Company
1039 North Mission Road
Los Angeles, California 90033-1218

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

July 2018

Table of Contents

Table of Contents	i
Categorical Exemption Report.....	1
1. Introduction	1
2. Project Description	2
3. Project Site and Existing Conditions	2
4. Consistency Analysis	2
Class 1 CE Applicability.....	2
Exceptions to CE Applicability.....	2
5. Summary.....	4
6. References	4

APPENDICES

- Appendix A Appendix G Checklist Report
- Appendix B Project Site Plan

Categorical Exemption Report

This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. (Rincon) for three cannabis licensing applications for indoor cultivation, distribution, and retail uses for the Medical Caregivers Company (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 three cannabis licensing applications for indoor cultivation, distribution, and retail uses for Medical Caregivers Company; therefore, the project is eligible for a Class 1 exemption.

2. Project Description

The proposed project is the approval of three cannabis licensing applications for indoor cultivation, distribution, and retail uses for the Medical Caregivers Company, located at 1039 North Mission Road, Los Angeles, California 90033-1218 (Assessor's Parcel Number 540-100-101-9). The project site is an approximately 22,488-square-foot existing indoor cannabis cultivation, distribution, 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 Lincoln Heights-Boyle Heights area of Los Angeles. The project site is currently developed with two existing buildings, one that is used for retail and office space, and one that is designated as a warehouse.

The project site is in a highly urban setting. The project site is bounded by North Mission Road to the south, commercial and industrial development to the north and west, and Interstate 5 to the east.

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, and commercial cannabis business (Medical Caregivers Company) that currently operates out of an existing storefront on North Mission Road. Approval of the Medical Caregivers Company indoor cannabis cultivation, distribution, 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 Medical Caregivers Company indoor cultivation, distribution, 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, 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, and dispensary; (2) The project site is part of a strip of existing commercial and industrial development along North Mission Road; (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 C2 zone) are permitted under Chapter X, Article 5, Section 105.03(a) and (b) Los Angeles Municipal Code until December 31, 2022.

The Medical Caregivers Company indoor cultivation, distribution, and commercial 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 Medical Caregivers Company indoor cultivation, distribution, and commercial 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 2014). The project site is in a highly urbanized area and has been previously disturbed in conjunction with the construction of the existing commercial development and surface parking lot.

5. Summary

Based on this analysis, the proposed approval of the Medical Caregivers Company indoor cultivation, distribution, 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/ (accessed July 2018).
- City of Los Angeles. 2014. Historic Resources Survey Report – Boyle Heights Community Plan Area. December 30, 2014
http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf
- _____. 2016. Mobility Plan 2035. September 7, 2016.
<https://planning.lacity.org/documents/policy/mobilityplnmemo.pdf>

Appendix A

Appendix G Checklist Report

Medical Caregivers Company Cannabis Licensing Applications

Appendix G Checklist Report

prepared for

Medical Caregivers Company
1039 North Mission Road
Los Angeles, California 90033-1218

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

July 2018

Medical Caregivers Company Cannabis Licensing Applications

Appendix G Checklist Report

prepared for

Medical Caregivers Company
1039 North Mission Road
Los Angeles, California 90033-1218

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90014

July 2018

Table of Contents

Introduction.....	1
1. Project Title	1
2. Lead Agency Name and Address.....	1
3. Contact Person and Phone Number	1
4. Project Location	1
5. Project Sponsor’s Name and Address.....	1
6. General Plan Designation.....	1
7. Zoning.....	2
8. Description of Project	2
9. Surrounding Land Uses and Setting	2
10. Other Public Agencies Whose Approval is Required	2
Environmental Checklist.....	3
1 Aesthetics.....	3
2 Agriculture and Forestry Resources.....	4
3 Air Quality	5
4 Biological Resources.....	7
5 Cultural Resources	9
6 Geology and Soils.....	10
7 Greenhouse Gas Emissions	12
8 Hazards and Hazardous Materials	14
9 Hydrology and Water Quality	17
10 Land Use and Planning.....	19
11 Mineral Resources	20
12 Noise	21
13 Population and Housing.....	23
14 Public Services.....	24
15 Recreation.....	26
16 Transportation/Traffic	27
17 Tribal Cultural Resources	29
18 Utilities and Service Systems	30
19 Mandatory Findings of Significance.....	34
References.....	36
Bibliography.....	36
List of Preparers.....	38

Introduction

1. Project Title

Medical Caregivers Company 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

Winston Farrar
Medical Caregivers Company
(213) 663-6105

4. Project Location

The project site is a 22,488-square-foot indoor cannabis cultivation, distribution, and retail complex on the property located at 1039 North Mission Road, Los Angeles, California 90033-1218 (Assessor's Parcel Number 540-100-101-9) in the Lincoln Heights-Boyle Heights area of Los Angeles.

5. Project Sponsor's Name and Address

Medical Caregivers Company
1039 North Mission Road
Los Angeles, California 90033-1218

6. General Plan Designation

The project site is designated Limited Manufacturing in the City of Los Angeles General Plan. The Limited 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 Boyle Heights Community Planning Area.

7. Zoning

The property is located in Zone M2-1-RIO. The M2 zoning indicates that the land use is designated for light industrial activities, and RIO refers to the River Improvement Overlay. 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. 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) of the Los Angeles Municipal Code until December 31, 2022.

8. Description of Project

The proposed project is three cannabis licensing applications for indoor cannabis cultivation, distribution, and retail uses for the Medical Caregivers Company. The project site is an existing 22,488-square-foot existing indoor cannabis cultivation, distribution, and retail complex with an associated surface parking lot on the adjacent property. The Medical Caregivers Company is a commercial cannabis cultivator, distributor, and dispensary that has previously operated at the same location. The Medical Caregivers Company was granted temporary authorization to operate an adult-use retail business by the City of Los Angeles. The business includes approximately 5,621 square feet of cultivation, 1,498 square feet of retail, and 220 square feet of distribution, 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 North Mission Road to the south, commercial and industrial development to the north and west, and Interstate 5 to the east.

10. Other Public Agencies Whose Approval is Required

State of California Bureau of Cannabis Control

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 currently operates as an indoor cannabis cultivator, distributor, and dispensary with the main entrance from the parking lot; 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:

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<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, 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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_{2.5} and the state standards for ozone, PM₁₀ and PM_{2.5}. 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, 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, and retail business. Air quality impacts specific to each license are discussed below.

Indoor Cultivation

There would not be a substantial increase in air quality emissions because indoor cultivation is 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, 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 and surface parking lot. No known existing cultural resources are located on-site (City of Los Angeles 2014). 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 tertiary bedrock units and composed of older dissected surficial deposits consisting of gravel, sand, and silt (City of Los Angeles 1995b). The project site itself is not located within an Alquist-Priolo Earthquake Fault Zone (California Geological

Survey [CGS] 2014), and the site is located approximately 0.2 mile from the nearest fault, named the Upper Elysian Park 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 not within a mapped liquefaction area, landslide area, or earthquake-induced landslide zone, although it is located within a special grading area and close to a hillside area that extends to the north and east (CGS 2014; City of Los Angeles 1996, Exhibits B and C). No impact related to liquefaction or landslides would occur.

As previously stated, the proposed project involves licensing an existing cultivator, distributor, 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 CO₂e 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) CO₂e by 2030 and 2 MT of CO₂e 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, and retail business. GHG impacts specific to each license are discussed below.

Indoor Cultivation

There would not be a substantial increase in GHG emissions because indoor cultivation is 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 0.5 mile north of an CARB-designated Central Business District¹. In addition, the project site is located approximately 350 feet from the Mission/Richmond stop for Local Bus Lines 70, 71, 78, and 79. 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.

¹ A Central Business District is defined as a census tract with at least 5,000 jobs per square mile (using 2011 census data) (CARB 2015).

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 July 26, 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 500 feet east of the project site across Interstate 5 and is a case of gasoline contamination that is in open remediation as of 2007 (SWRCB 2007). 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, and retailing. Hazardous materials impacts specific to each license are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is currently occurring on-site. Cultivation of cannabis would require the use of fertilizers, pesticides, and other agricultural chemicals. 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.

Distribution and Retail

The distribution and retail components would not regularly handle or store large quantities of hazardous materials.

The industrial spaces adjacent to the project site are currently occupied mainly by industrial uses with some retail or commercial use 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 Bridge Street Elementary School, located approximately 0.5 mile to the south. 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 Bob Hope Airport, located approximately 12 miles to the northwest. 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
j. Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 residential 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 Limited 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. Non-compliant activities of pre-existing businesses (i.e., indoor cannabis cultivation, distribution, and retail 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. 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 support 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 North Mission Road. Nearby noise-sensitive receptors include residences, the closest of which are located less than 0.5 mile southeast across Interstate 5. 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 a commercial cannabis business that would involve cannabis cultivation, distribution, and retailing. Noise impacts specific to each license are discussed below.

Indoor Cultivation

Indoor cannabis cultivation is 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 Bob Hope Airport, located approximately 12 miles to the northwest. 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 a commercial cannabis business that involves indoor cannabis cultivation, distribution, 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 the 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 Central 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 the Station 2, which is located at 1962 East Cesar Chavez Avenue, approximately 0.7 mile south of the project site (LAFD 2018a). The Central Bureau of the Los Angeles Police Department (LAPD) provides police protection for the project site. The Hollenbeck Community Police Station, which is located at 2111 East 1st Street, approximately 1 mile south of the project site, provides police protection for the area (LAPD 2018).

The proposed project involves the licensing of a commercial cannabis business that involves indoor cannabis cultivation, distribution, 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 a commercial cannabis business that involves indoor cannabis cultivation, distribution, 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 a commercial cannabis business that involves indoor cannabis cultivation, distribution, 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

Indoor cannabis cultivation is 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 distributes and sells 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.

Therefore, a *de minimis* increase in traffic levels over those generated by the existing uses may occur.

The cultivation, distribution, 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 Bob Hope Airport, located approximately 12 miles to the northwest. 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
<p>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:</p>				
<p>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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 Code 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 significance of the resource to a California Native American tribe.</p>	<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 a commercial cannabis business that involves cannabis cultivation, distribution, and retailing and that would operate out of an existing storefront. Water and wastewater impacts specific to each license are discussed below.

Indoor Cultivation

There would not be a substantial increase in water demand because indoor cultivation 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

Indoor cannabis cultivation is 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

Indoor cannabis cultivation is 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 IronWorks Collective, Inc. located approximately 1.2 miles southwest of the project site, and City

Compassionate Caregivers Cooperative, Inc., located approximately 2.1 miles south 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.

References

Bibliography

- BOTEC Analysis Corporation. 2013. *Environmental Risks and Opportunities in Cannabis Cultivation*. September 7, 2013.
https://lcb.wa.gov/publications/Marijuana/SEPA/5d_Environmental_Risks_and_Opportunities_in_Cannabis_Cultivation.pdf
- California Air Resources Board (CARB). 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*.
- _____. 2017. *California's 2017 Climate Change Scoping Plan*. November 2017.
- California Department of Toxic Substances Control (DTSC). 2018. Terminix.
https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002397
- 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/ (accessed July 2018).
- California Geological Survey (CGS), 2014. *Earthquake Zones of Required Investigation Los Angeles Quadrangle*. November 6, 2014.
http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/HOLLYWOOD_EZRIM.pdf (accessed July 2018).
- Federal Emergency Management Agency. 2008. *Flood Map*. <https://msc.fema.gov/> (accessed July 2018).
- Los Angeles Bureau of Sanitation (LASAN). 2013a. *Zero Waste Progress Report*. March 2013.
https://planning.lacity.org/eir/8150Sunset/References/4.K.3.%20Solid%20Waste/SW.04_Zero%20Waste%20Progress%20Report_March%202013.pdf
- _____. 2013b. *City of Los Angeles Solid Waste Integrated Resources Plan – A Zero Waste Master Plan*.
<https://www.lacitysan.org/san/sandocview?docname=cnt012522>
- _____. 2018a. *Clean Water*. Last modified: 2018.
https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=g8rtik474_566&_afLoop=12924000914586953&_afWindowMode=0&_afWindowId=null#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D12924000914586953%26_afWindowMode%3D0%26_adf.ctrl-state%3D11gdr3vhtl_187 (accessed July 2018).
- _____. 2018b. *Hyperion Water Reclamation Plant*. Last modified: 2018.
https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=g8rtik474_1329&_afLoop=12923882111664877&_afWindowMode=0&_afWindowId=null#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D12923882111664877%26_afWindowMode%3D0%26_adf.ctrl-state%3D11gdr3vhtl_126 (accessed July 2018).
- Los Angeles, City of. 1995a. *Framework of the City of Los Angeles General Plan*. July 27, 1995.

- _____. 1995b. Geologic/Seismic Conditions Los Angeles Citywide General Plan Framework Draft Environmental Impact Report. Prepared for the City of Los Angeles. January 19, 1995.
- _____. 1996. Safety Element of the City of Los Angeles General Plan. November 26, 1996. <https://planning.lacity.org/cwd/gnlpln/saftyelt.pdf> (accessed July 2018).
- _____. 2001. Conservation Element of the Los Angeles General Plan. March 10, 2001.
- _____. 2007. Green LA: An Action Plan to Lead the Nation in Fighting Global Warming. May 2007.
- _____. 2014. Historic Resources Survey Report – Boyle Heights Community Plan Area. December 2014. http://preservation.lacity.org/sites/default/files/SurveyLABoyleHeights_SurveyReport.pdf
- _____. 2015. Sustainable City pLAn. April 8, 2015. https://www.lamayor.org/sites/g/files/wph446/f/landing_pages/files/The%20pLAn.pdf
- _____. 2016. Mobility Plan 2035. September 7, 2016. <https://planning.lacity.org/documents/policy/mobilityplnmemo.pdf>
- _____. 2018. “Legal Businesses.” Department of Cannabis Regulation. <http://cannabis.lacity.org/legal-businesses> (accessed July 2018).
- Los Angeles Department of Water and Power (LADWP). 2016. 2015 Urban Water Management Plan. April 27, 2016.
- Los Angeles Fire Department. 2018a. “Find Your Station.” <https://www.lafd.org/> (accessed July 2018).
- _____. 2018b. “Fire Zone Map.” <https://www.lafd.org/fire-prevention/brush/fire-zone/fire-zone-map> (accessed July 2018).
- Los Angeles Police Department. 2018. “Hollenbeck Community Police Station.” http://www.lapdonline.org/hollenbeck_community_police_station (accessed July 2018).
- Santa Barbara, County of. Final Environmental Impact Report for the Cannabis Land Use Ordinance and Licensing Program. December 2017. http://longrange.sbcountyplanning.org/programs/cannabis/Environmental/FEIR/Santa%20Barbara%20_Cannabis%20FEIR-Volume%201.pdf
- South Coast Air Quality Management District (SCAQMD). 2016. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf?sfvrsn=2> (accessed July 2018).
- _____. 2017. Final 2016 Air Quality Management Plan (AQMP). March 3, 2017.
- Southern California Association of Governments (SCAG). 2016. 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). April 7, 2016.
- State Water Resources Control Board (SWRCB). 2007. Chevron #9-3690. GeoTracker. https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700831 (accessed July 2018).
- United States Fish and Wildlife Service. 2018. Wetlands Mapper. <https://www.fws.gov/wetlands/data/mapper.html> (accessed July 2018).

List of Preparers

Rincon Consultants, Inc. prepared this Appendix G Checklist Report under contract to the Medical Caregivers Company. 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

Project Site Plan

MEDICAL CAREGIVERS CO-OP

ADDRESSES: 1039 N. MISSION RD. LOS ANGELES, CA 90033
1033 N. MISSION RD. LOS ANGELES, CA 90033
1025 N. MISSION RD. LOS ANGELES, CA 90033
1021 N. MISSION RD. LOS ANGELES, CA 90033

APN: 540-100-101-9

TRACT: TR 5999

MAP REF.: M B 67-81/82

LOT: 76

ARB: NONE

MAP SHEET: 105B193

LOT AREA: 33,794

COVERAGE: 22,488

ZONING: M2-1
LOS ANGELES STATE ENTERPRISE ZONE

1862 N LOS ROBLES AVENUE
PASADENA, CA 91104
o: 323/469.8107
e: info@studiorren.com
www.studiorren.com

OCCUPANCY: BUILDING 1:
(M) RETAIL
(B) OFFICE
(S-2) WAREHOUSE
(S-1) PARKING

BUILDING 2:
(S-2) WAREHOUSE

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

STORIES: BUILDING 1
1 STORY

BUILDING 2
1 STORY

HEIGHT: BUILDING 1
±/- 25'-0" (APPROX) EXISTING

BUILDING 2
±/- 25'-0" (APPROX) EXISTING

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA
1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE
- 18 WATER RESERVOIR - 350 GAL
- 19 SECURITY CAMERA
- 20 (E) ROLLING GATE
- 21 (E) ROOF MECH. EQUIPMENT

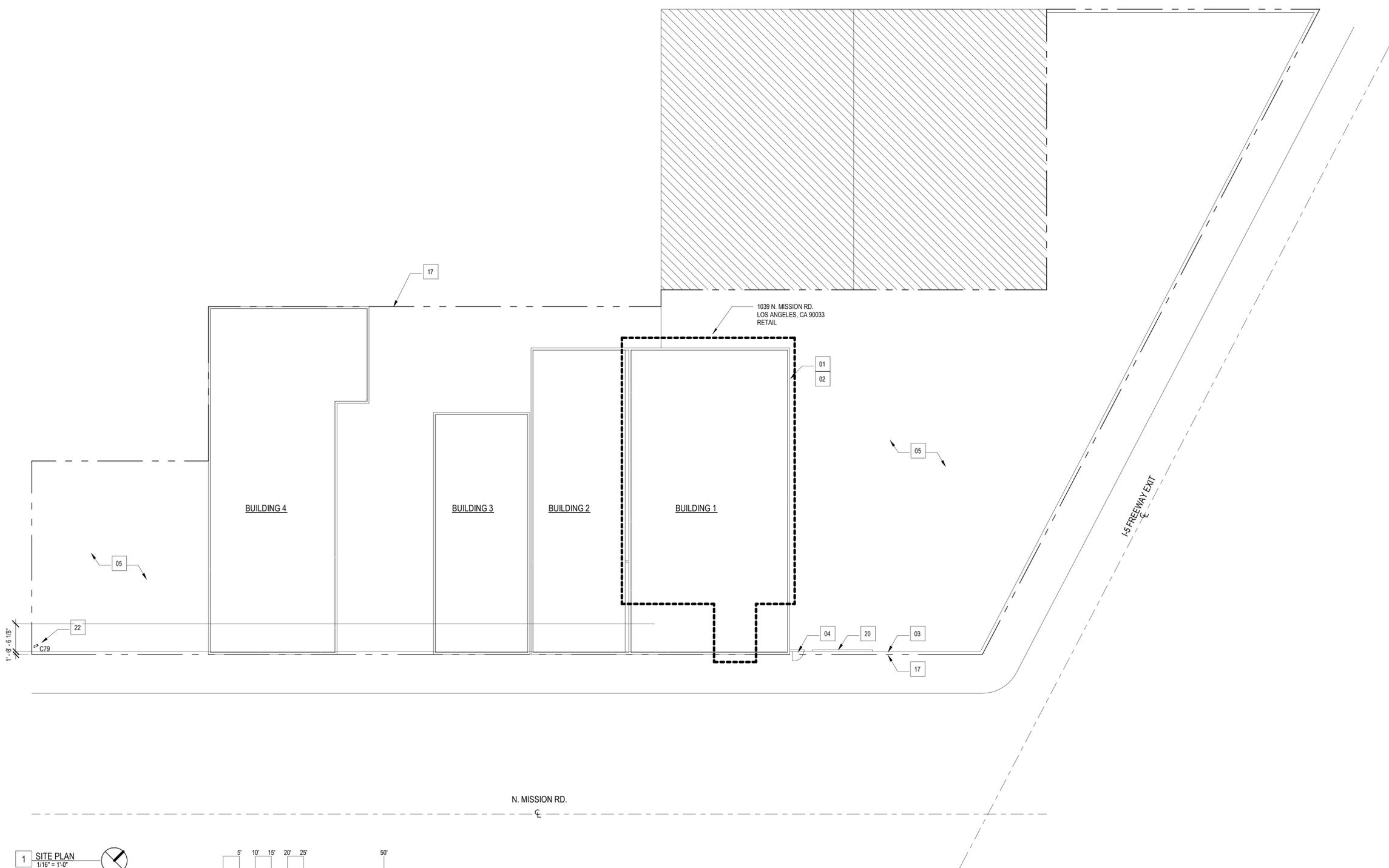
LEGENDS:

PROPERTY LINE _____

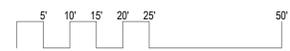
PROJECT:
**MEDICAL CAREGIVERS
CO-OP**

1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE



1 SITE PLAN
1/16" = 1'-0"



THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICT, ONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SH ALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PER FE- TITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWING OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
COVER SHEET

RETAIL

PLANS AT SCALE NOTED WHEN PRINTED AT 24X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12X18"

PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

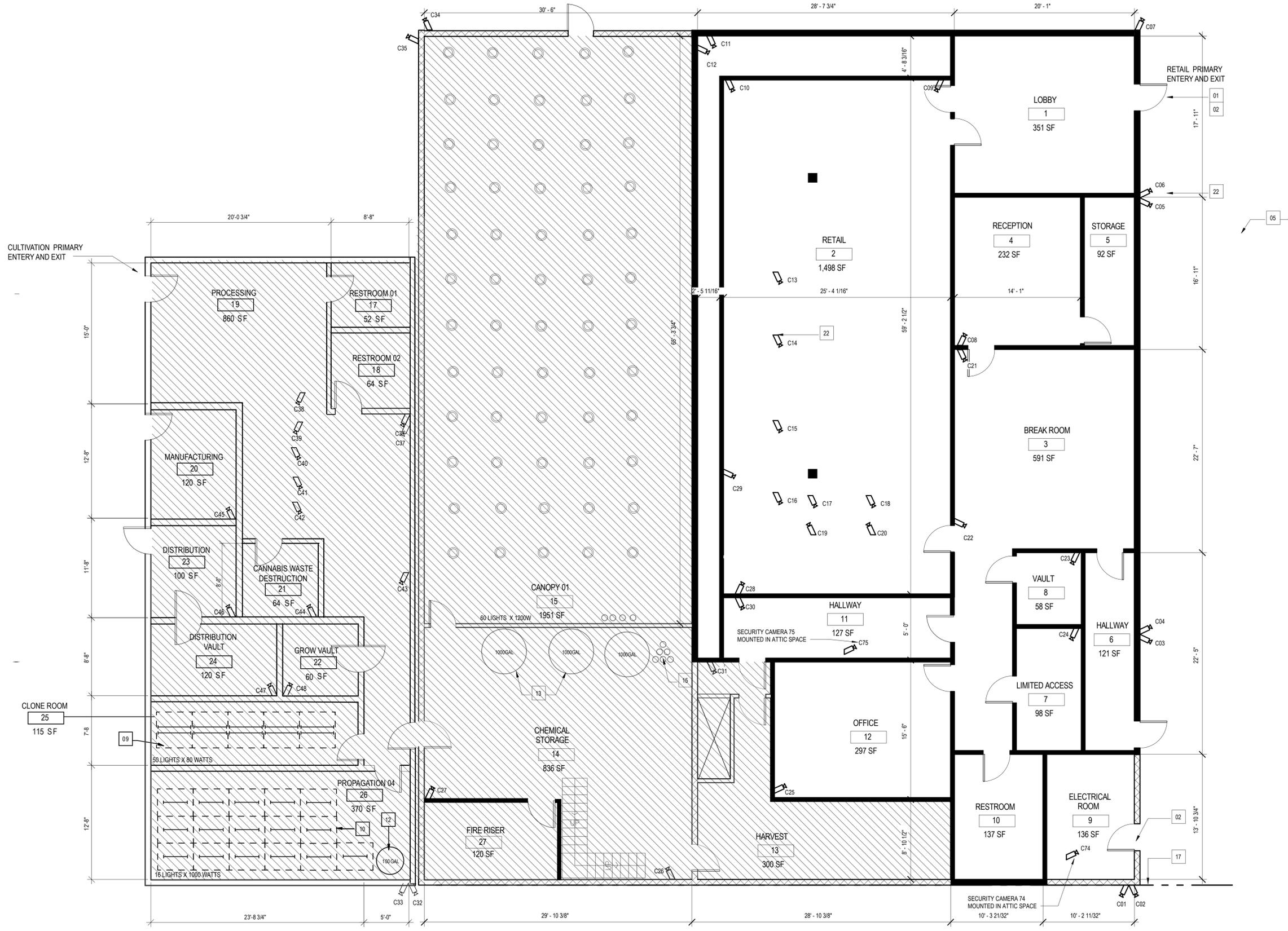
A0.00

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1,200 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED



1 FIRST FLOOR PLAN - BLDG 1,2,3
3/16" = 1'-0"

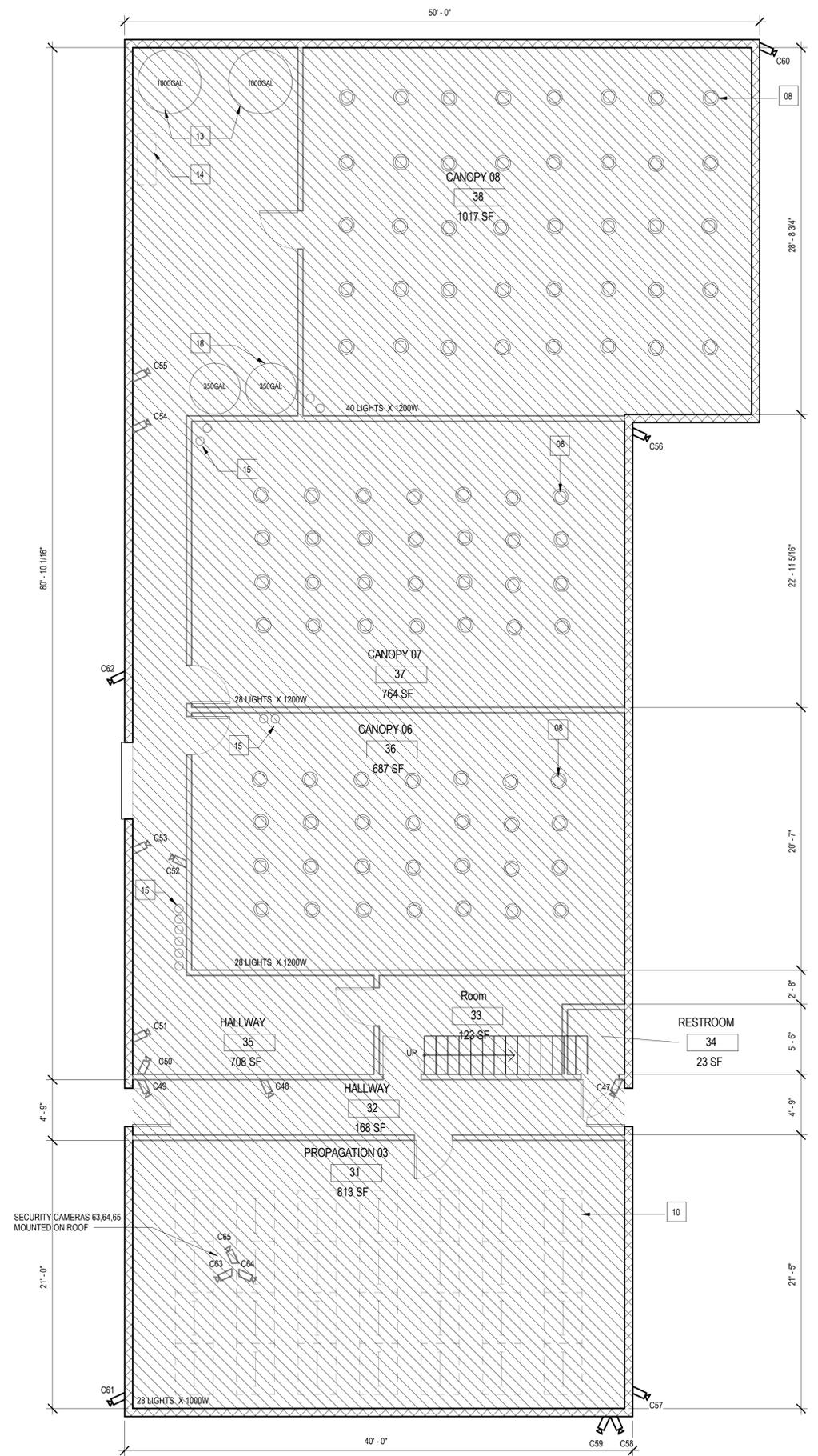
PROJECT:
**MEDICAL
CAREGIVERS CO-OP**
1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE

THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DEPICTED IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN FULL FIDELITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
**FIRST FLOOR - BLDG.
1,2,3
RETAIL**

PLANS AT SCALE NOTED WHEN PRINTED AT 24"x36"
ELEVATIONS AT SCALE NOTED WHEN PRINTED AT 1/2"=1'-0"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS



- KEYNOTES:**
- 01 PRIMARY ENTRY
 - 02 EXIT
 - 03 FENCE
 - 04 GATE
 - 05 (E) PARKING
 - 06 REFUSE - 3 YARDS
 - 07 COMPOST - 3 YARDS (NOT USED)
 - 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
 - 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
 - 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
 - 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
 - 12 WATER RESERVOIR - 100 GAL
 - 13 WATER RESERVOIR - 1000 GAL
 - 14 PESTICIDE / CHEMICAL STORAGE
 - 15 CARBON DIOXIDE TANK
 - 16 ELECTRICAL EQUIPMENT
 - 17 PROPERTY LINE

- LEGENDS:**
- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
 - 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
 - 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
 - SECURITY CAMERA
 - PROPERTY LINE
 - NOT INCLUDED

PROJECT:
**MEDICAL
CAREGIVERS CO-OP**
1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE

THIS DRAWING AND THE DESIGN ARRANGEMENTS, DEPICT ONE IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SH ALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
**FIRST FLOOR PLAN -
BLDG 4
RETAIL**

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X18"

PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

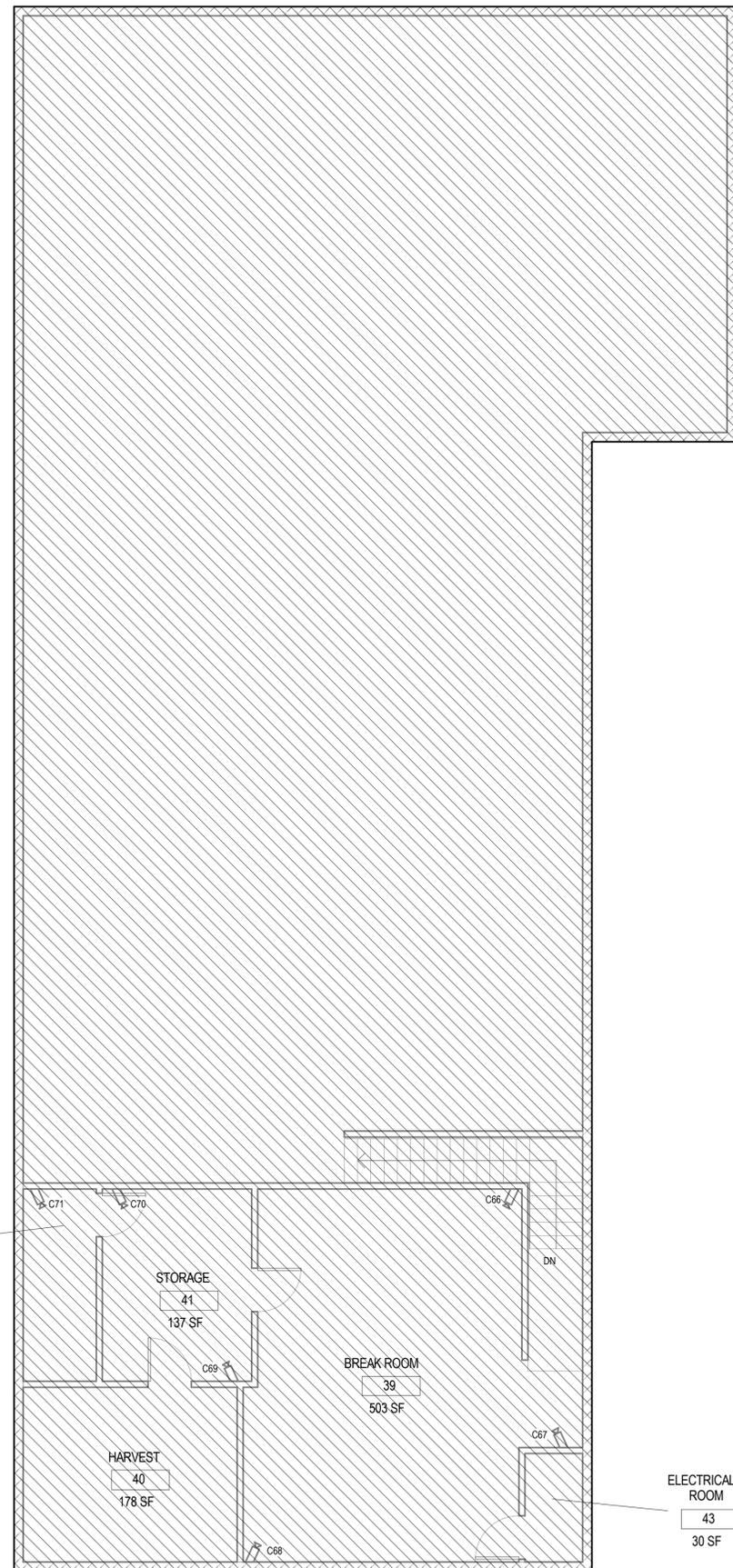
1 FIRST FLOOR - BLDG 4
3/16" = 1'-0"

KEYNOTES:

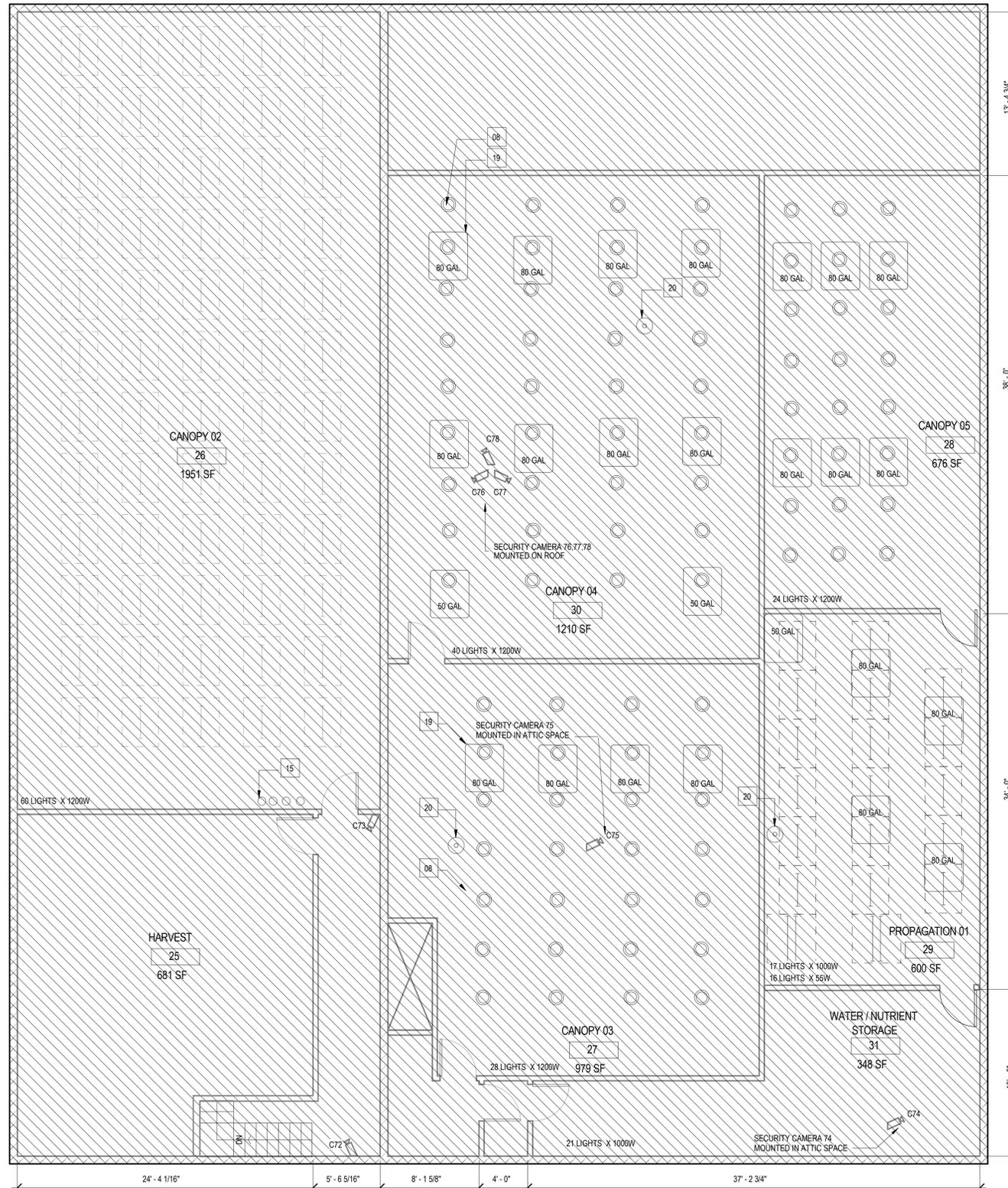
- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 TS GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

-  1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
-  1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
-  80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
-  SECURITY CAMERA
-  PROPERTY LINE
-  NOT INCLUDED



2 SECOND FLOOR PLAN - BLDG 4
3/16" = 1'-0"



1 SECOND FLOOR PLAN - BLDG 1,2
3/16" = 1'-0"

PROJECT:
MEDICAL
CAREGIVERS CO-OP
1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE

THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWING OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
SECOND FLOOR -
BLDG. 1,2
RETAIL

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X18"

PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

MEDICAL CAREGIVERS CO-OP

ADDRESSES: 1039 N. MISSION RD. LOS ANGELES, CA 90033
1033 N. MISSION RD. LOS ANGELES, CA 90033
1025 N. MISSION RD. LOS ANGELES, CA 90033
1021 N. MISSION RD. LOS ANGELES, CA 90033

APN: 540-100-101-9

TRACT: TR 5999

MAP REF.: M B 67-81/82

LOT: 76

ARB: NONE

MAP SHEET: 105B193

LOT AREA: 33,794

COVERAGE: 22,488

ZONING: M2-1
LOS ANGELES STATE ENTERPRISE ZONE

1862 N LOS ROBLES AVENUE
PASADENA, CA 91104
o: 323/468.8107
e: info@studiorren.com
www.studiorren.com

OCCUPANCY: BUILDING 1:
(M) RETAIL
(B) OFFICE
(S-2) WAREHOUSE
(S-1) PARKING

BUILDING 2:
(S-2) WAREHOUSE

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

STORIES: BUILDING 1
1 STORY

BUILDING 2
1 STORY

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

BUILDING 2
+/- 25'-0" (APPROX) EXISTING

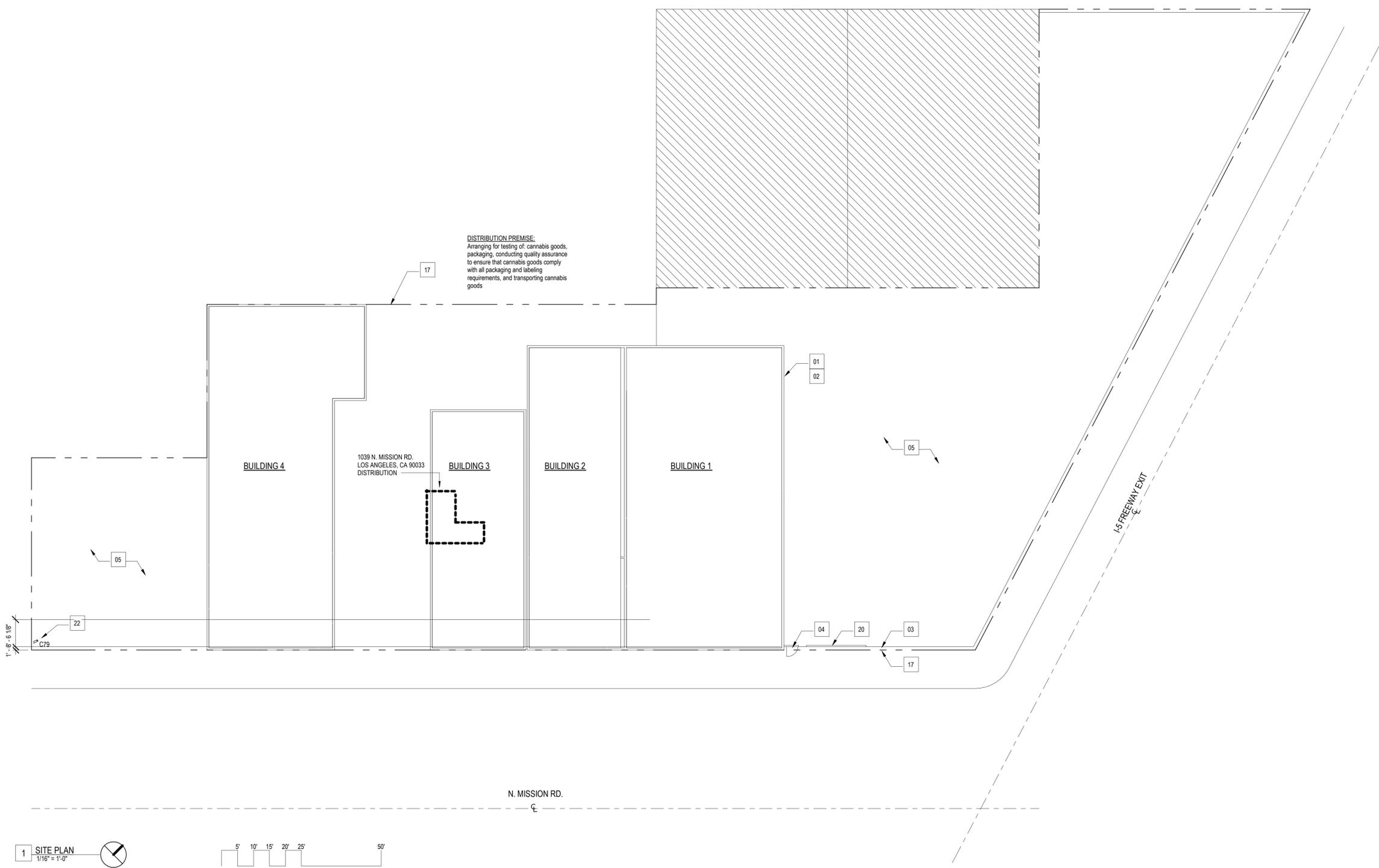
- KEYNOTES:
- 01 PRIMARY ENTRY
 - 02 EXIT
 - 03 FENCE
 - 04 GATE
 - 05 (E) PARKING
 - 06 REFUSE - 3 YARDS
 - 07 COMPOST - 3 YARDS (NOT USED)
 - 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
 - 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
 - 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
 - 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
 - 12 WATER RESERVOIR - 100 GAL
 - 13 WATER RESERVOIR - 1000 GAL
 - 14 PESTICIDE / CHEMICAL STORAGE
 - 15 CARBON DIOXIDE TANK
 - 16 ELECTRICAL EQUIPMENT
 - 17 PROPERTY LINE
 - 18 WATER RESERVOIR - 350 GAL
 - 19 SECURITY CAMERA
 - 20 (E) ROLLING GATE
 - 21 (E) ROOF MECH. EQUIPMENT

LEGENDS:
PROPERTY LINE - - - - -

PROJECT:
MEDICAL CAREGIVERS CO-OP

1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE
-----	----------------	------



DISTRIBUTION PREMISE:
Arranging for testing of cannabis goods, packaging, conducting quality assurance to ensure that cannabis goods comply with all packaging and labeling requirements, and transporting cannabis goods

1039 N. MISSION RD.
LOS ANGELES, CA 90033
DISTRIBUTION

BUILDING 4

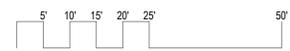
BUILDING 3

BUILDING 2

BUILDING 1

N. MISSION RD.

1 SITE PLAN
1/16" = 1'-0"



THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICT, ONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SH ALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PER PETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWING OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
COVER SHEET

DISTRIBUTION

PLANS AT SCALE NOTED WHEN PRINTED AT 24X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12X18"

PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

A0.00

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED

PROJECT:
**MEDICAL
CAREGIVERS CO-OP**
1039 N MISSION RD. LOS ANGELES, CA 90033

NO. ISSUE/REVISION DATE

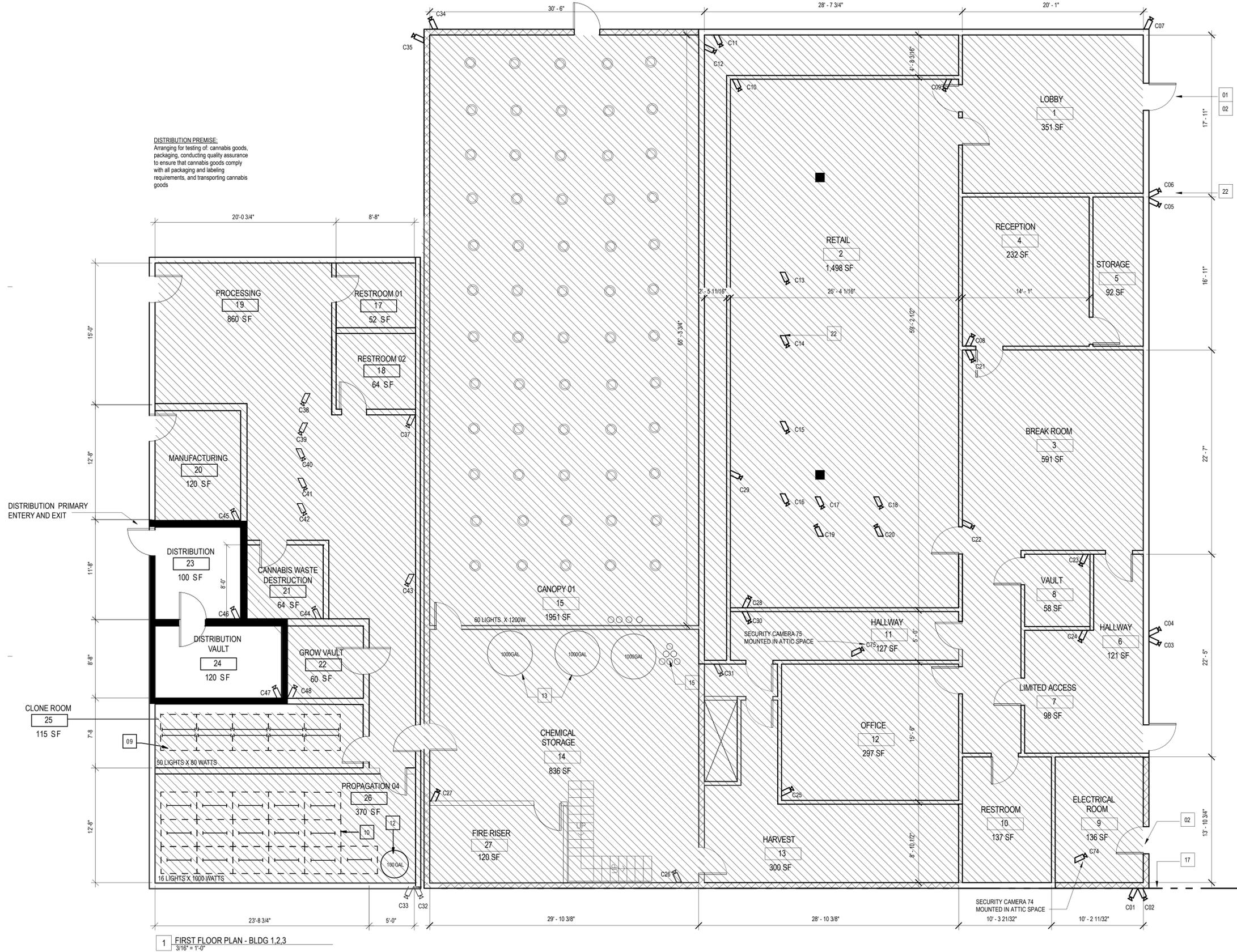
THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DEPICTED, ORS, REAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
**FIRST FLOOR - BLDG.
1,2,3
DISTRIBUTION**

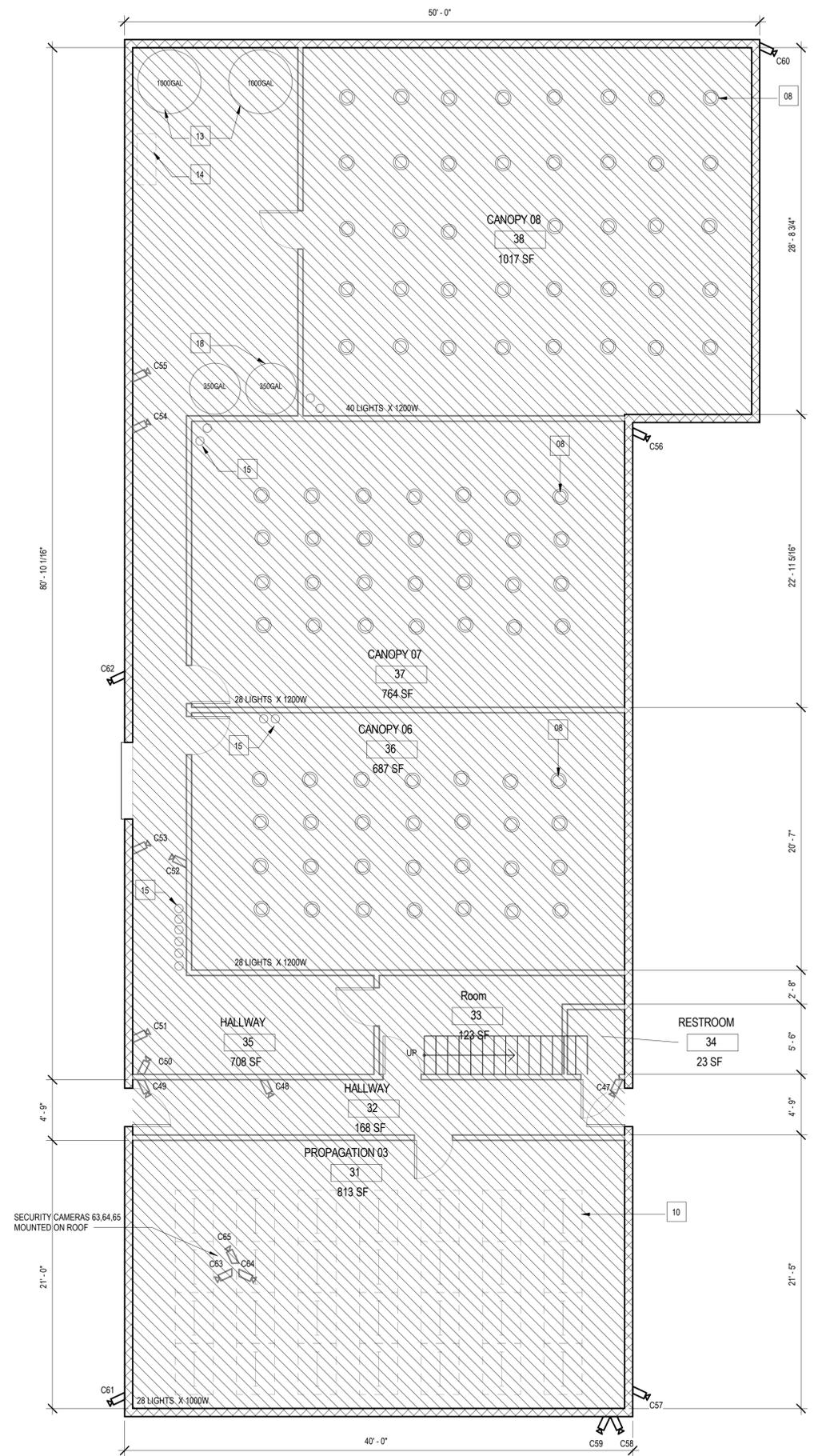
PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X18"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

A2.01

DISTRIBUTION PREMISE:
Arranging for testing of cannabis goods, packaging, conducting quality assurance to ensure that cannabis goods comply with all packaging and labeling requirements, and transporting cannabis goods



1 FIRST FLOOR PLAN - BLDG 1,2,3
3/16" = 1'-0"



KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED

1 FIRST FLOOR - BLDG 4
3/16" = 1'-0"

PROJECT:
MEDICAL
CAREGIVERS CO-OP
1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
FIRST FLOOR PLAN - BLDG 4 DISTRIBUTION

PLANS AT SCALE NOTED WHEN PRINTED AT 24"x36"
FLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"x36"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

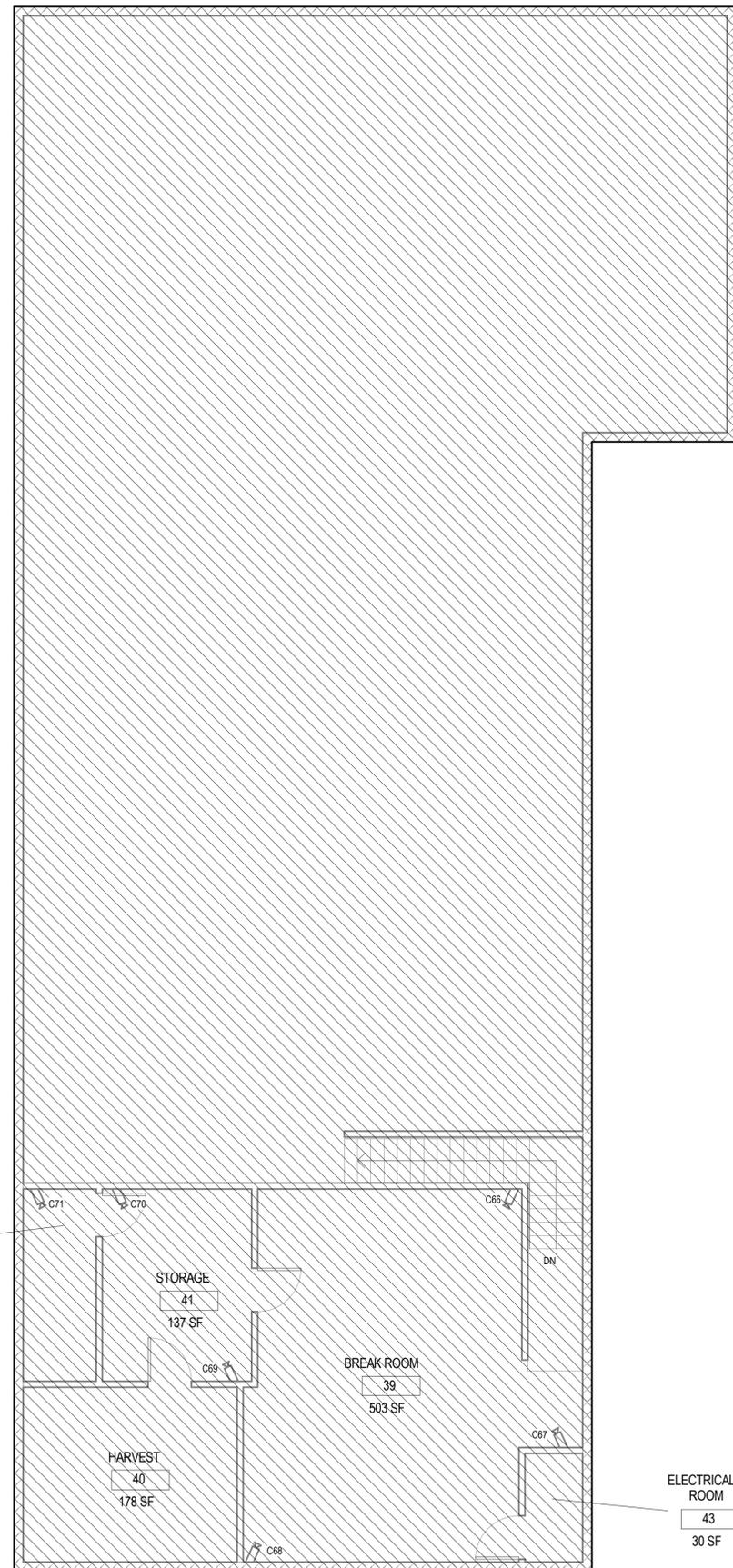
A2.02
100

KEYNOTES:

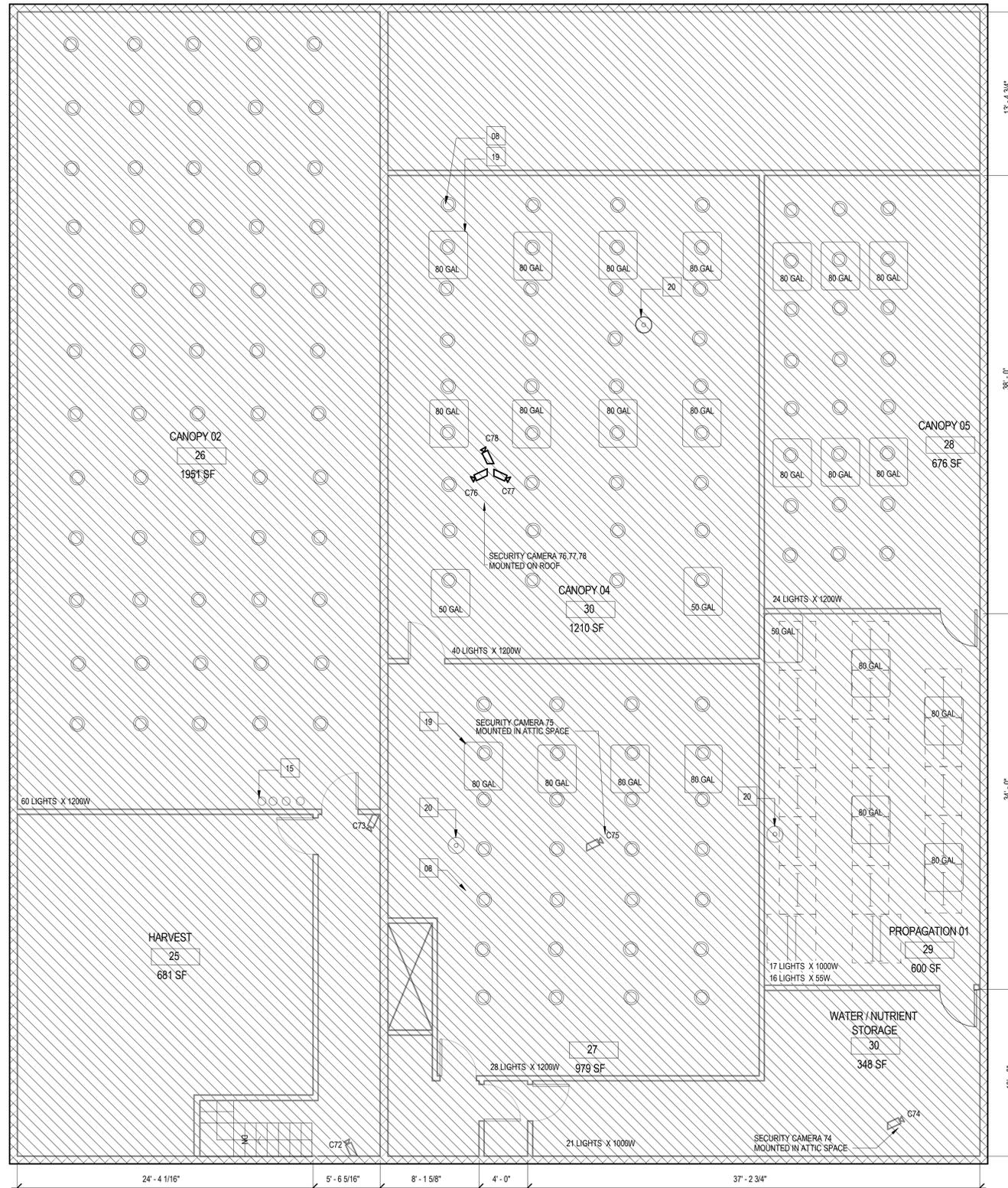
- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

-  1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
-  1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
-  80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
-  SECURITY CAMERA
-  PROPERTY LINE
-  NOT INCLUDED



2 SECOND FLOOR PLAN - BLDG 4
3/16" = 1'-0"



1 SECOND FLOOR PLAN - BLDG 1.2
3/16" = 1'-0"

PROJECT:
MEDICAL
CAREGIVERS CO-OP
1039 N MISSION RD. LOS ANGELES, CA 90033

NO. ISSUE/REVISION DATE

THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DETAILS, CONCEPTS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
**SECOND FLOOR -
BLDG. 1,2
DISTRIBUTION**

PLANS AT SCALE NOTED WHEN PRINTED AT 3/16"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 1/2"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

MEDICAL CAREGIVERS CO-OP

ADDRESSES: 1039 N. MISSION RD. LOS ANGELES, CA 90033
1033 N. MISSION RD. LOS ANGELES, CA 90033
1025 N. MISSION RD. LOS ANGELES, CA 90033
1021 N. MISSION RD. LOS ANGELES, CA 90033

APN: 540-100-101-9

TRACT: TR 5999

MAP REF.: M B 67-81/82

LOT: 76

ARB: NONE

MAP SHEET: 105B193

LOT AREA: 33,794

COVERAGE: 22,488

ZONING: M2-1
LOS ANGELES STATE ENTERPRISE ZONE

1862 N LOS ROBLES AVENUE
PASADENA, CA 91104
o: 323/468.8107
e: info@studiorren.com
www.studiorren.com

OCCUPANCY: BUILDING 1:
(M) RETAIL
(B) OFFICE
(S-2) WAREHOUSE
(S-1) PARKING

BUILDING 2:
(S-2) WAREHOUSE

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

STORIES: BUILDING 1
1 STORY

BUILDING 2
1 STORY

HEIGHT: BUILDING 1
±/- 25'-0" (APPROX) EXISTING

BUILDING 2
±/- 25'-0" (APPROX) EXISTING

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA
1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE
- 18 WATER RESERVOIR - 350 GAL
- 19 SECURITY CAMERA
- 20 (E) ROLLING GATE
- 21 (E) ROOF MECH. EQUIPMENT

LEGENDS:

PROPERTY LINE - - - - -

PROJECT:
**MEDICAL CAREGIVERS
CO-OP**

1039 N MISSION RD. LOS ANGELES, CA 90033

NO. ISSUE/REVISION DATE

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICT, ONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SH ALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PER PENTY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
COVER SHEET

CULTIVATION

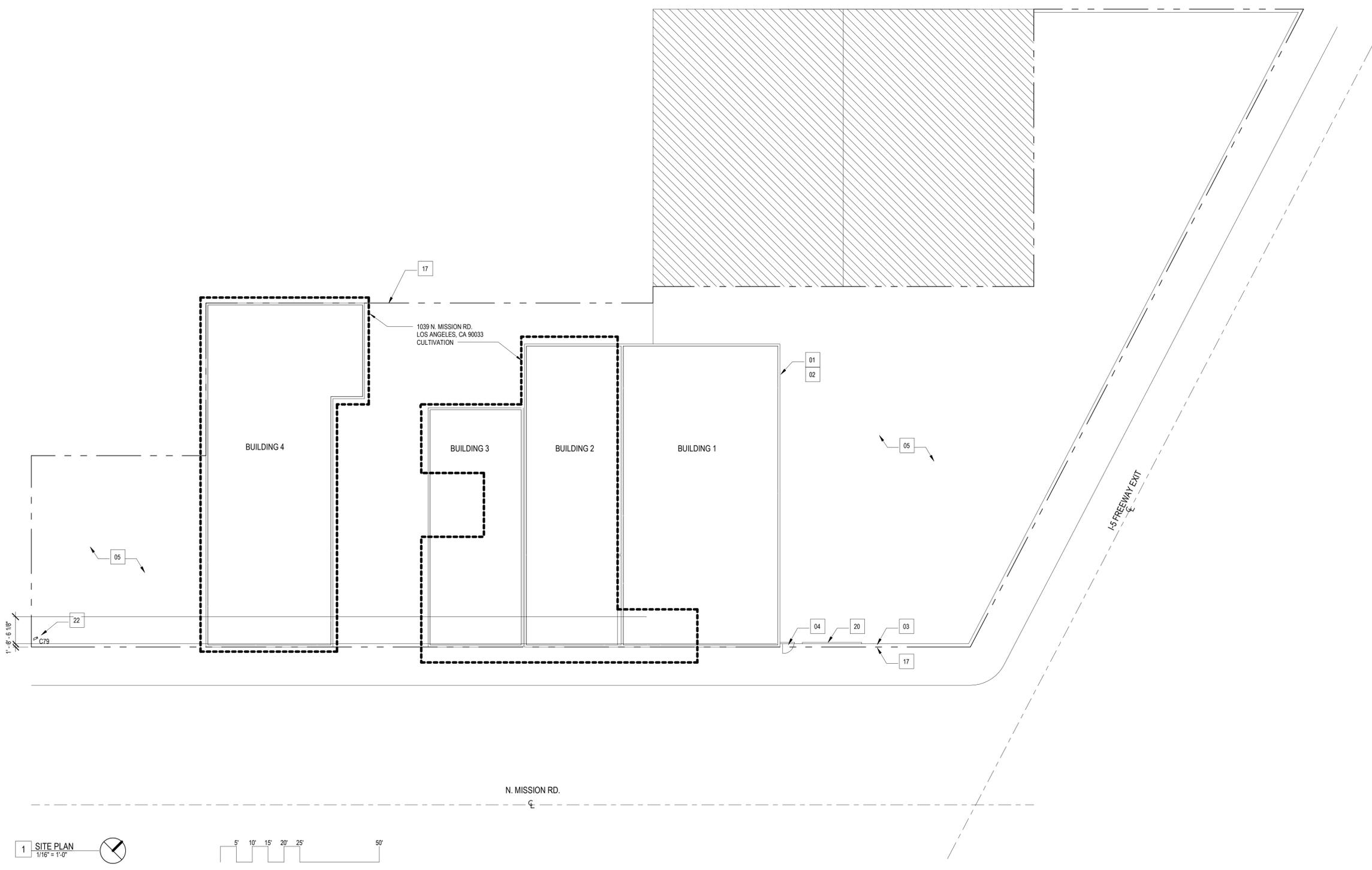
PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X18"

PROJECT NUMBER: 1720

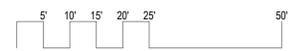
DATE: 05/09/2018

DRAWN BY: AS

A0.00



1 SITE PLAN
1/16" = 1'-0"



CANOPY SF	TOTAL WATTS / CANOPY # AREA	AGGREGATE WATTAGE PER CANOPY AREA TOTAL WATTS / CANOPY # AREA
CANOPY 01	1,150 SF	72,000 WATTS / 1,150 SF
CANOPY 02	1,150 SF	72,000 WATTS / 1,150 SF
CANOPY 03	540 SF	33,600 WATTS / 540 SF
CANOPY 04	660 SF	48,000 WATTS / 660 SF
CANOPY 05	642 SF	28,800 WATTS / 642 SF
CANOPY 06	500 SF	33,600 WATTS / 500 SF
CANOPY 07	500 SF	33,600 WATTS / 500 SF
CANOPY 08	650 SF	48,000 WATTS / 650 SF
TOTAL:	6,065 SF	

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA
- 09 1,200 WATTS GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE
- 18 WATER RESERVOIR - 350 GAL
- 19 WATER RESERVOIR - 80 GAL
- 20 PROPANE TANK - 10 GAL

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED

CANOPY AND PROPAGATION LIGHTS:

CANOPY 1,200 WATTS:
CANOPY 01 60

PROPAGATION 80 WATTS:

PROPAGATION 02 50
(CLONE ROOM)

PROPAGATION 1000 WATTS:

PROPAGATION 04 16



1 FIRST FLOOR PLAN - BLDG 1.2,3
3/16" = 1'-0"

PROJECT:
**MEDICAL
CAREGIVERS CO-OP**
1039 N MISSION RD. LOS ANGELES, CA 90033

NO. ISSUE/REVISION DATE

THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DEPENDENT ON, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

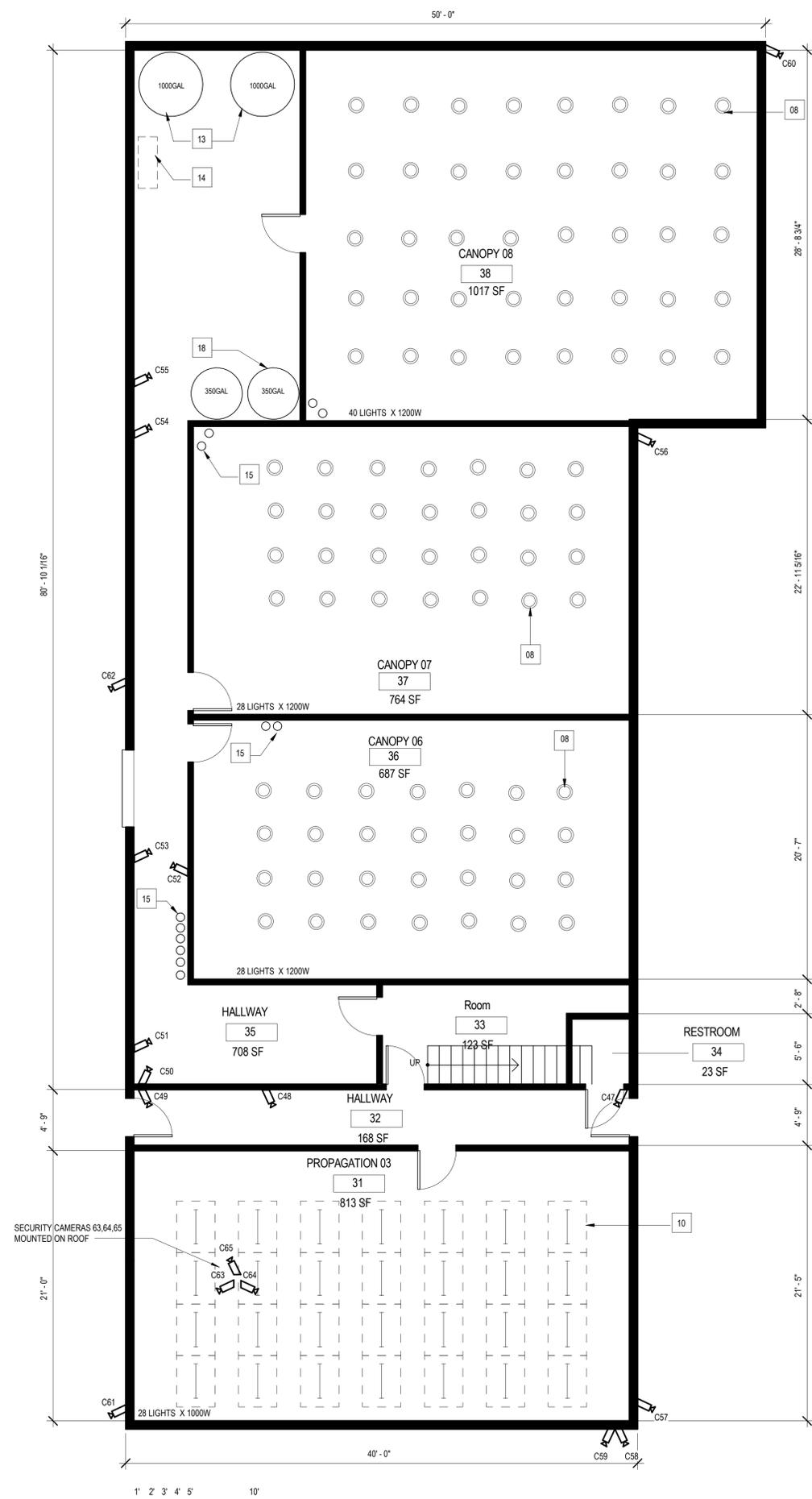
SHEET TITLE:
**FIRST FLOOR - BLDG.
1,2,3
CULTIVATION**

PLANS AT SCALE NOTED WHEN PRINTED AT 3/16"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 1/2"

PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

A2.01

CANOPY SF:	TOTAL WATTS / CANOPY # AREA:	AGGREGATE WATTAGE PER CANOPY AREA	TOTAL WATTS / CANOPY # AREA:
CANOPY 01	1,150 SF	72,000 WATTS / 1,150 SF	62.6 WATTS/SF
CANOPY 02	1,150 SF	72,000 WATTS / 1,150 SF	62.6 WATTS/SF
CANOPY 03	540 SF	33,600 WATTS / 540 SF	62.2 WATTS/SF
CANOPY 04	660 SF	48,000 WATTS / 660 SF	72.7 WATTS/SF
CANOPY 05	642 SF	28,800 WATTS / 642 SF	43.6 WATTS/SF
CANOPY 06	500 SF	33,600 WATTS / 500 SF	67.2 WATTS/SF
CANOPY 07	500 SF	33,600 WATTS / 500 SF	67.2 WATTS/SF
CANOPY 08	650 SF	48,000 WATTS / 650 SF	73.8 WATTS/SF
TOTAL:	6,065 SF		



- KEYNOTES:**
- 01 PRIMARY ENTRY
 - 02 EXIT
 - 03 FENCE
 - 04 GATE
 - 05 (E) PARKING
 - 06 REFUSE - 3 YARDS
 - 07 COMPOST - 3 YARDS (NOT USED)
 - 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
 - 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
 - 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
 - 11 TS GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
 - 12 WATER RESERVOIR - 100 GAL
 - 13 WATER RESERVOIR - 1000 GAL
 - 14 PESTICIDE / CHEMICAL STORAGE
 - 15 CARBON DIOXIDE TANK
 - 16 ELECTRICAL EQUIPMENT
 - 17 PROPERTY LINE
 - 18 WATER RESERVOIR - 350 GAL
 - 19 WATER RESERVOIR - 80 GAL
 - 20 PROPANE TANK - 10 GAL

- LEGENDS:**
- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
 - 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
 - 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
 - C# SECURITY CAMERA
 - - - PROPERTY LINE
 - /// NOT INCLUDED

CANOPY AND PROPAGATION LIGHTS:

CANOPY	1,200 WATTS:
CANOPY 06	28
CANOPY 07	28
CANOPY 08	40

PROPAGATION	1,000 WATTS:
PROPAGATION 03	28

1 FIRST FLOOR - BLDG 4
3/16" = 1'-0"

PROJECT:
MEDICAL
CAREGIVERS CO-OP
1039 N MISSION RD. LOS ANGELES, CA 90033

NO. ISSUE/REVISION DATE

THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DETAILS, OR OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
FIRST FLOOR PLAN - BLDG 4 CULTIVATION

PLANS AT SCALE NOTED WHEN PRINTED AT 34"x30"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"x30"

PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

A2.02

CANOPY #	AREA (SF)	AGGREGATE WATTAGE PER CANOPY AREA (TOTAL WATTS / CANOPY # AREA)	WATTS/SF
CANOPY 01	1,150 SF	72,000 WATTS / 1,150 SF	62.6 WATTS/SF
CANOPY 02	1,150 SF	72,000 WATTS / 1,150 SF	62.6 WATTS/SF
CANOPY 03	540 SF	33,600 WATTS / 540 SF	62.2 WATTS/SF
CANOPY 04	660 SF	48,000 WATTS / 660 SF	72.7 WATTS/SF
CANOPY 05	642 SF	28,800 WATTS / 642 SF	43.6 WATTS/SF
CANOPY 06	500 SF	33,600 WATTS / 500 SF	67.2 WATTS/SF
CANOPY 07	500 SF	33,600 WATTS / 500 SF	67.2 WATTS/SF
CANOPY 08	650 SF	48,000 WATTS / 650 SF	73.8 WATTS/SF
TOTAL:	6,065 SF		

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE
- 18 WATER RESERVOIR - 350 GAL
- 19 WATER RESERVOIR - 80 GAL
- 20 PROPANE TANK - 10 GAL

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED

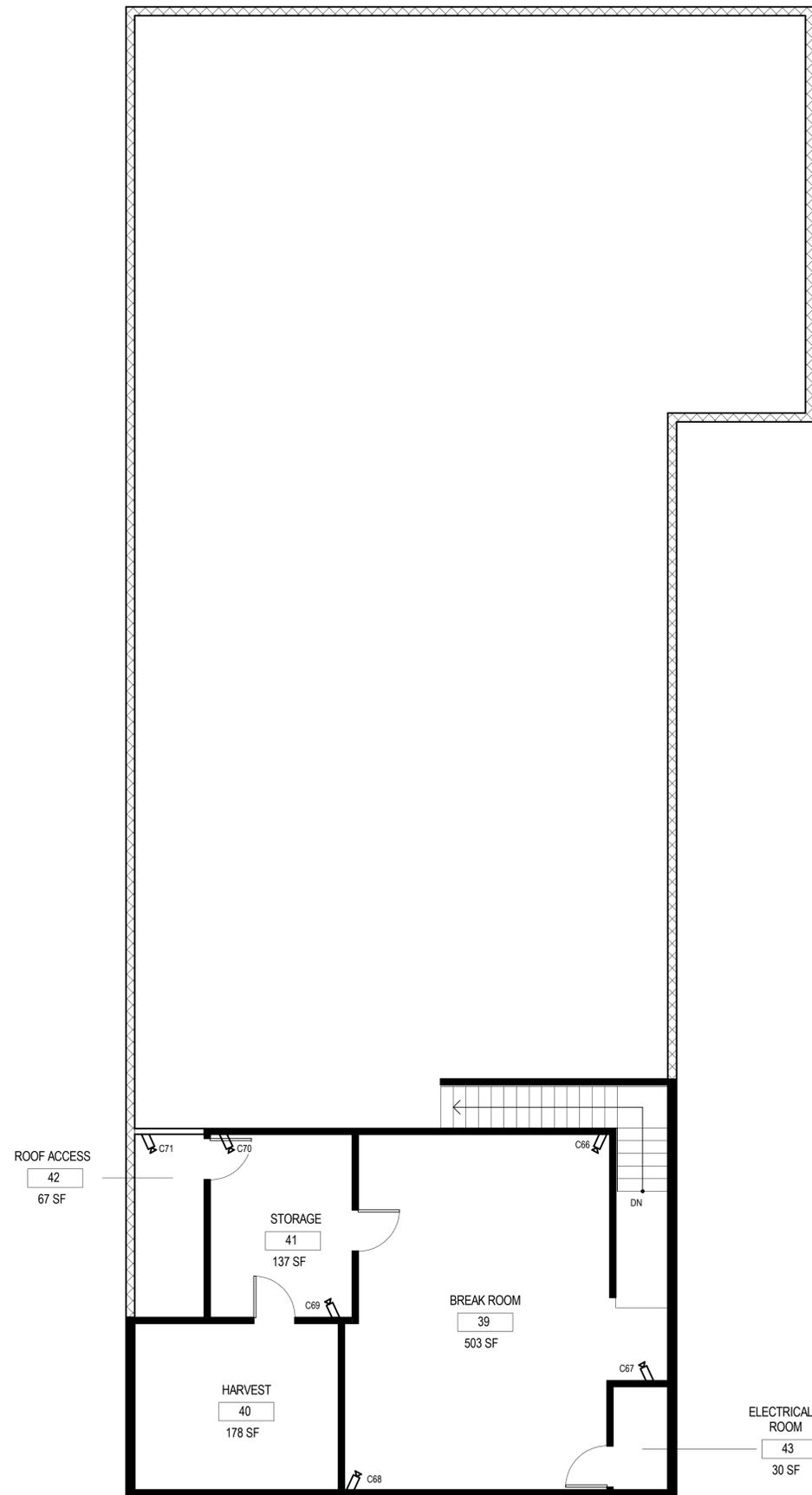
CANOPY AND PROPAGATION LIGHTS:

CANOPY 1,200 WATTS:

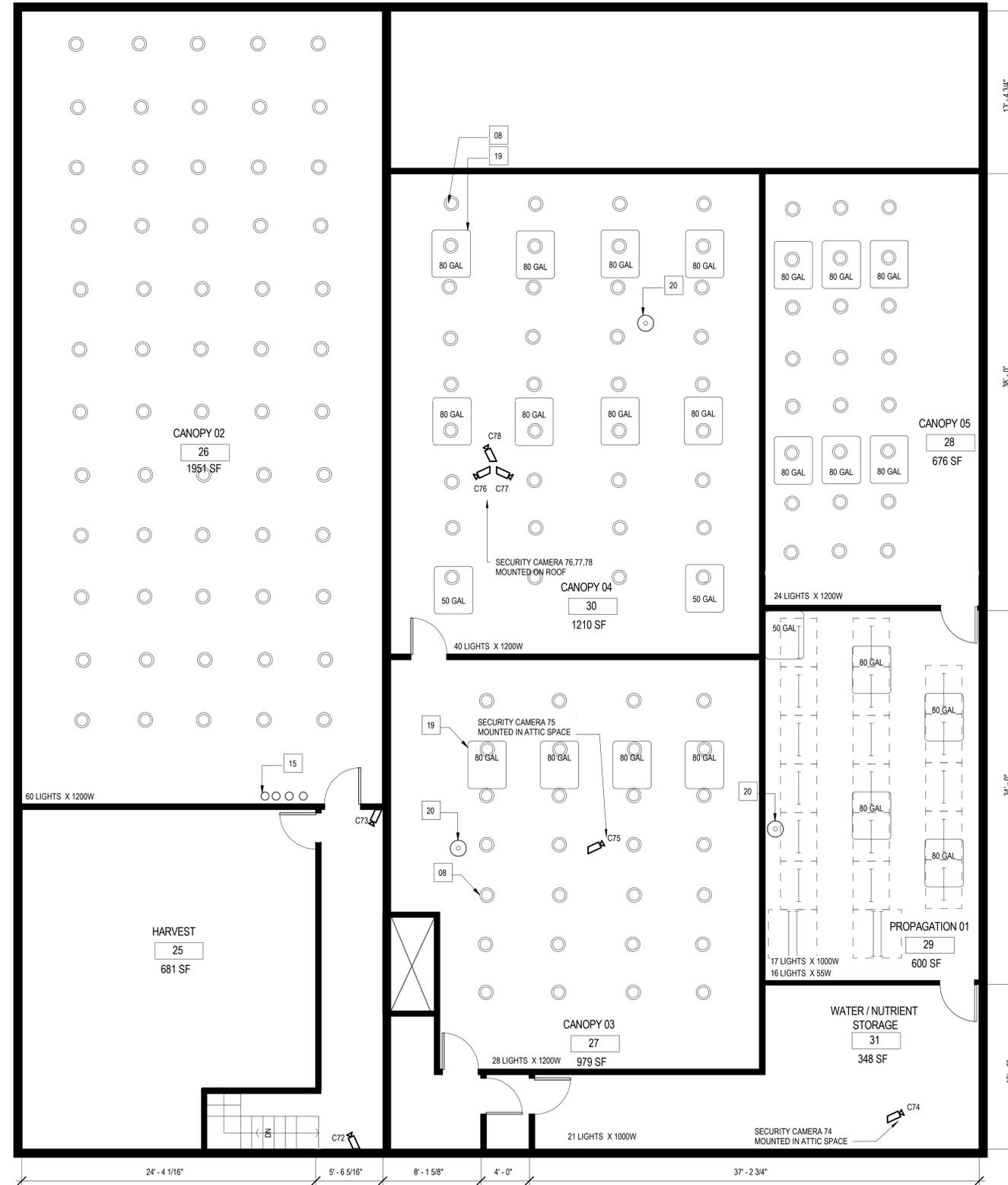
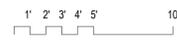
- CANOPY 02 60
- CANOPY 03 28
- CANOPY 04 40
- CANOPY 05 24

PROPAGATION 1000 AND 55 WATTS:

- PROPAGATION 01 33



2 SECOND FLOOR PLAN - BLDG 4
3/16" = 1'-0"



1 SECOND FLOOR PLAN - BLDG 1.2
3/16" = 1'-0"



PROJECT:
**MEDICAL
CAREGIVERS CO-OP**
1039 N MISSION RD. LOS ANGELES, CA 90033

NO. ISSUE/REVISION DATE

THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DEPICT, ORS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
**SECOND FLOOR -
BLDG. 1.2
CULTIVATION**

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X18"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

A2.03

MEDICAL CAREGIVERS CO-OP

ADDRESSES: 1039 N. MISSION RD. LOS ANGELES, CA 90033
1033 N. MISSION RD. LOS ANGELES, CA 90033
1025 N. MISSION RD. LOS ANGELES, CA 90033
1021 N. MISSION RD. LOS ANGELES, CA 90033

APN: 540-100-101-9

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

1862 N LOS ROBLES AVENUE
PASADENA, CA 91104
o: 323/469.8107
e: info@studiorren.com
www.studiorren.com

OCCUPANCY: BUILDING 1:
(M) RETAIL
(B) OFFICE
(S-2) WAREHOUSE
(S-1) PARKING

BUILDING 2:
(S-2) WAREHOUSE

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

STORIES: BUILDING 1
1 STORY

BUILDING 2
1 STORY

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

BUILDING 2
+/- 25'-0" (APPROX) EXISTING

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA
1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION
AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

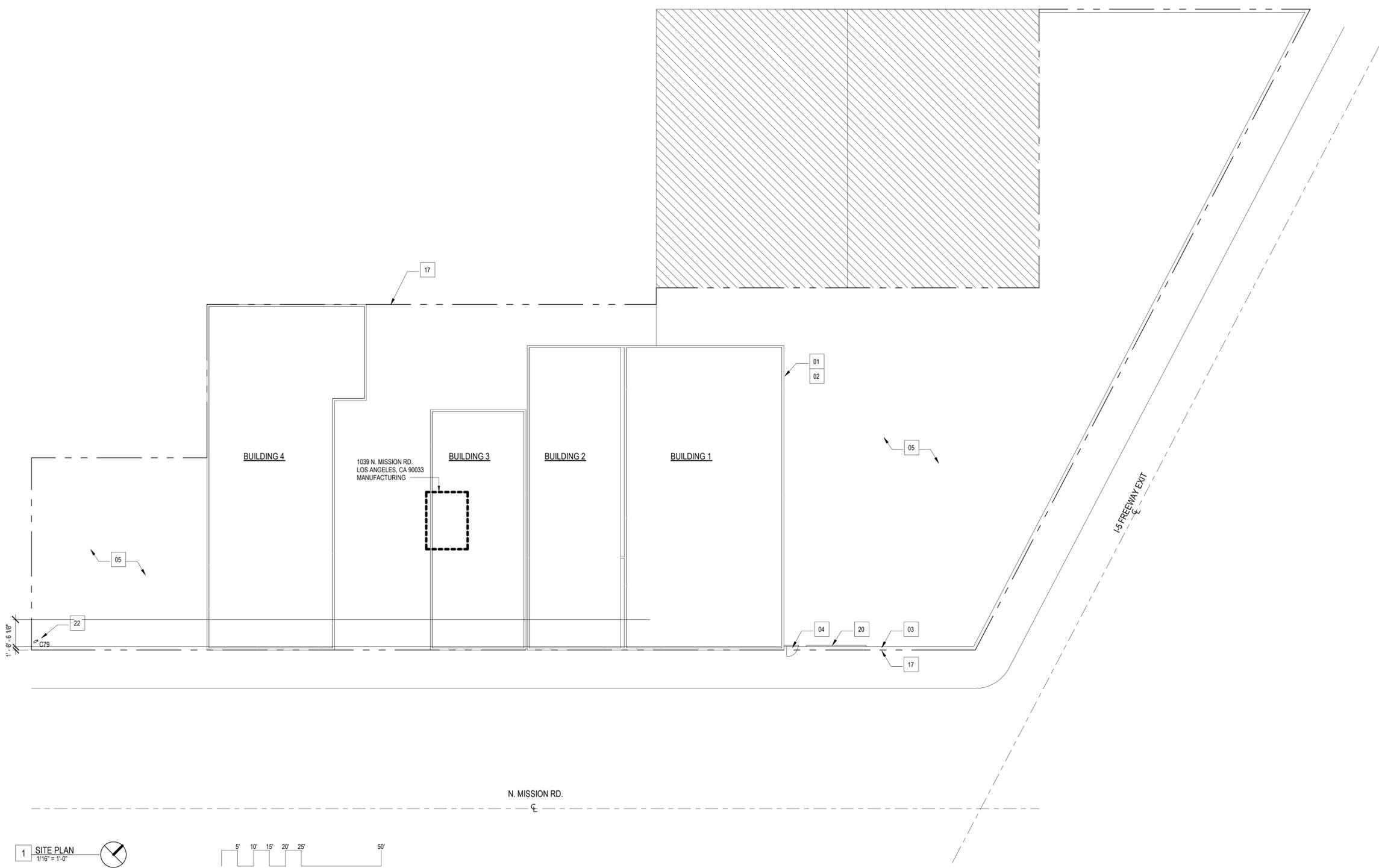
PROJECT:
**MEDICAL CAREGIVERS
CO-OP**

1039 N MISSION RD. LOS ANGELES, CA 90033

LEGENDS:

PROPERTY LINE _____

NO.	ISSUE/REVISION	DATE



THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICT, ORS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SH ALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PER PETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWING OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
COVER SHEET

MANUFACTURING

PLANS AT SCALE NOTED WHEN PRINTED AT 24X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12X18"

PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

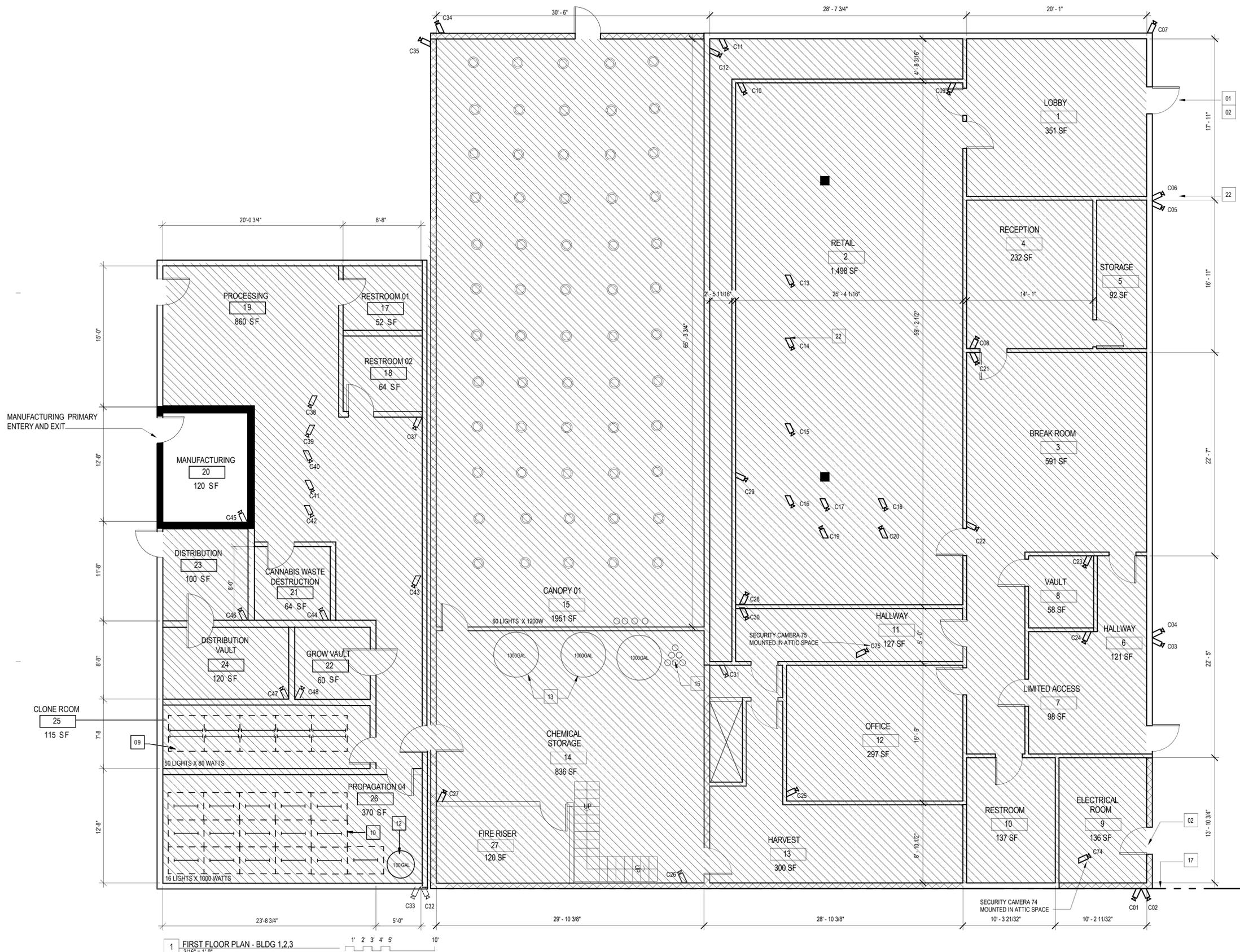
A0.00

KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED



PROJECT:
MEDICAL
CAREGIVERS CO-OP
1039 N MISSION RD. LOS ANGELES, CA 90033

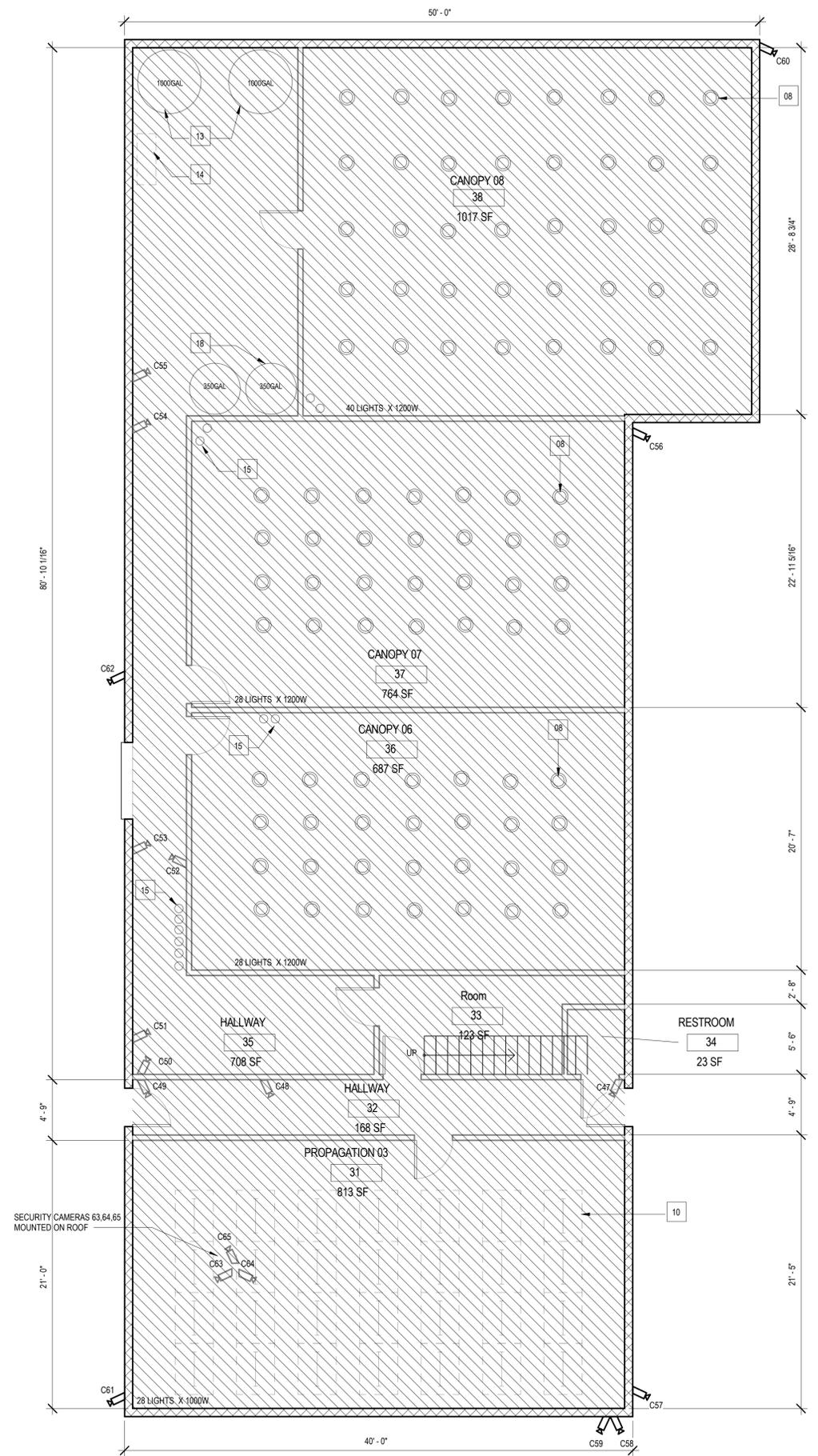
NO.	ISSUE/REVISION	DATE
01		
02		

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTED, CONCEPTS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWING OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
FIRST FLOOR - BLDG.
1.2.3
MANUFACTURING

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X24"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

A2.01



KEYNOTES:

- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 90 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED

PROJECT:
**MEDICAL
CAREGIVERS CO-OP**
1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWING OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
**FIRST FLOOR PLAN -
BLDG 4
MANUFACTURING**

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X18"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

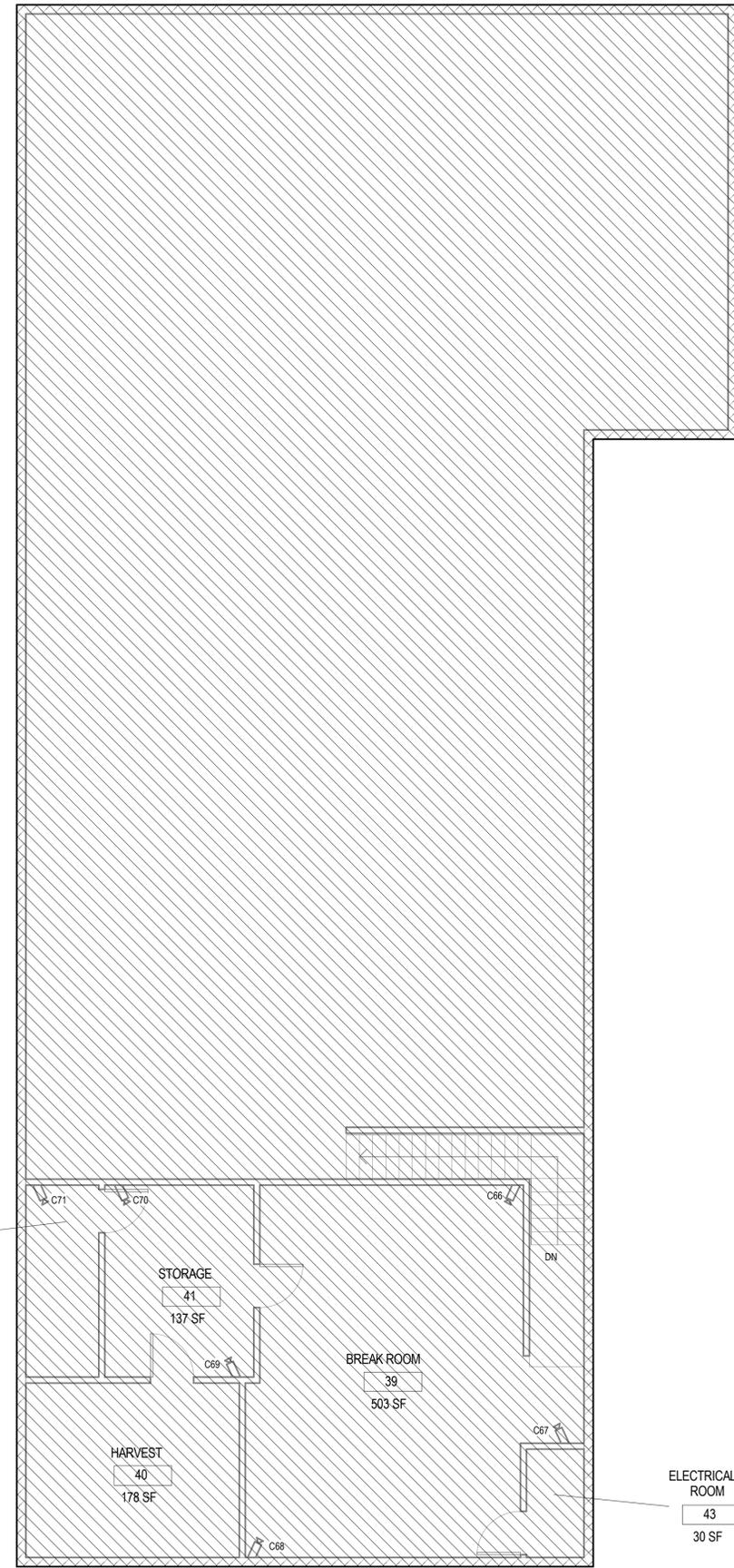
1 FIRST FLOOR - BLDG 4
3/16" = 1'-0"

KEYNOTES:

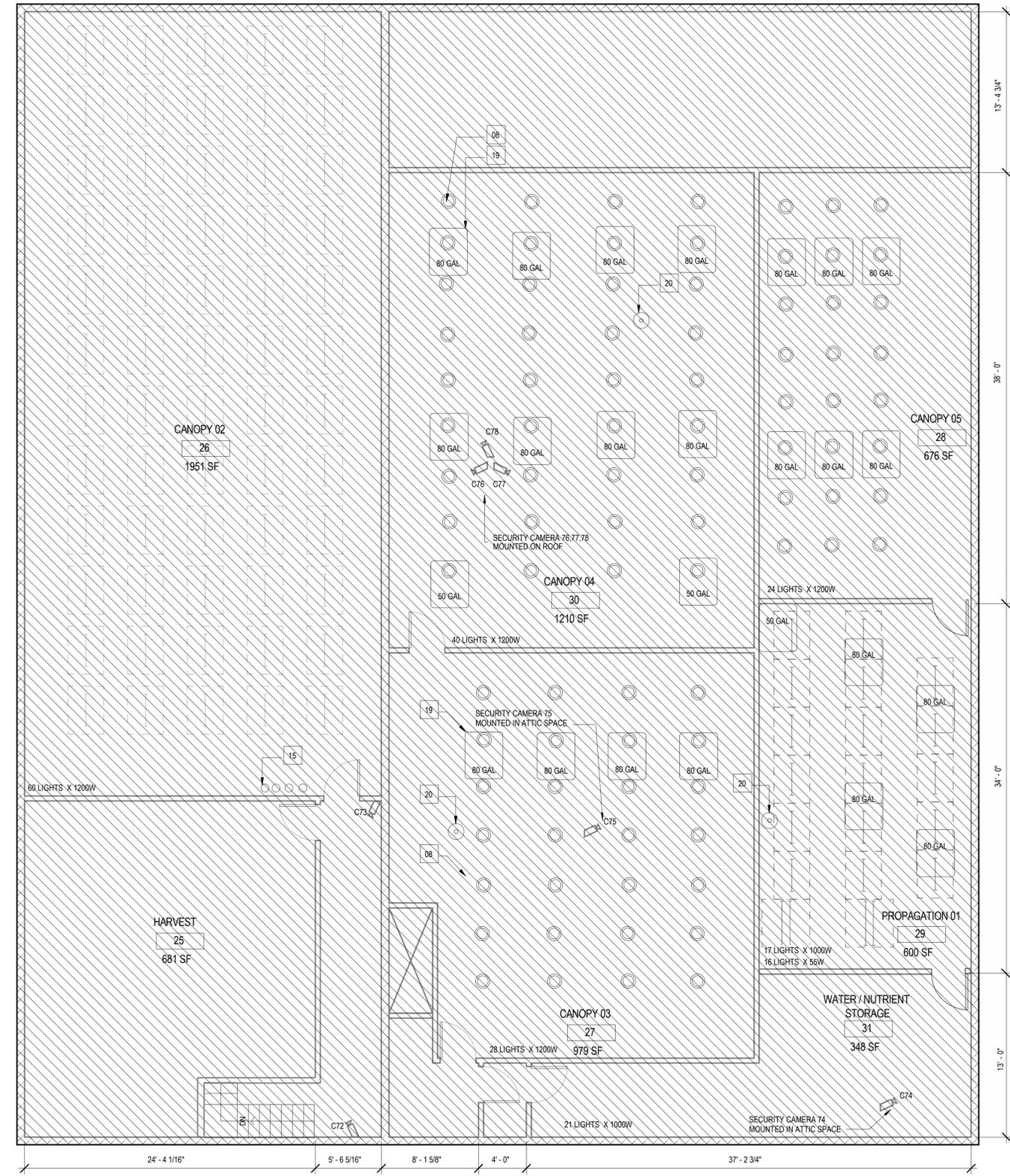
- 01 PRIMARY ENTRY
- 02 EXIT
- 03 FENCE
- 04 GATE
- 05 (E) PARKING
- 06 REFUSE - 3 YARDS
- 07 COMPOST - 3 YARDS (NOT USED)
- 08 GROW LIGHT, TYPICAL AT CANOPY AREA 1,200 WATTS
- 09 GROW LIGHT, TYPICAL AT PROPAGATION AREA 80 WATTS
- 10 GROW LIGHT, TYPICAL AT PROPAGATION AREA 1000 WATTS
- 11 T5 GROW LIGHT, TYPICAL AT PROPAGATION AREA 54 WATTS (NOT USED)
- 12 WATER RESERVOIR - 100 GAL
- 13 WATER RESERVOIR - 1000 GAL
- 14 PESTICIDE / CHEMICAL STORAGE
- 15 CARBON DIOXIDE TANK
- 16 ELECTRICAL EQUIPMENT
- 17 PROPERTY LINE

LEGENDS:

- 1,200 WATT MAX. GROW LIGHT AT CANOPY AREAS
- 1000 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- 80 WATT MAX. GROW LIGHT TYP. AT PROPAGATION AREAS
- SECURITY CAMERA
- PROPERTY LINE
- NOT INCLUDED



2 SECOND FLOOR PLAN - BLDG 4
3/16" = 1'-0"



1 SECOND FLOOR PLAN - BLDG 1,2
3/16" = 1'-0"

PROJECT:
**MEDICAL
CAREGIVERS CO-OP**
1039 N MISSION RD. LOS ANGELES, CA 90033

NO.	ISSUE/REVISION	DATE

THIS DRAWING AND THE DESIGN, ARRANGEMENTS, DEPICTED ON, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE THE UNPUBLISHED WORK OF STUDIO REN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO REN ARCHITECTS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUDIO REN ARCHITECTS. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE:
**SECOND FLOOR -
BLDG. 1,2
MANUFACTURING**

PLANS AT SCALE NOTED WHEN PRINTED AT 24"x36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"x18"
PROJECT NUMBER: 1720
DATE: 05/09/2018
DRAWN BY: AS

HAZARDOUS MATERIALS BUSINESS PLAN

Medical Caregivers Company (CERSID: 10752823)**Facility Information Submitted Apr 18, 2022**

Submitted on 4/18/2022 2:03:59 PM by *Eric Poomi* of MEDICAL CAREGIVERS COMPANY (Los Angeles, CA)

- Business Activities
- Business Owner/Operator Identification

Hazardous Materials Inventory Submitted Apr 18, 2022

Submitted on 4/18/2022 2:03:59 PM by *Eric Poomi* of MEDICAL CAREGIVERS COMPANY (Los Angeles, CA)

Comments by Submitter: Sulfuric acid reported in gallons as requested by inspector.

- Hazardous Material Inventory (6)
- Site Map (Official Use Only)
 - *Annotated Site Map (Official Use Only)* (Adobe PDF, 164KB)

Guidance Messages

- **Warning:**
 1. Hazardous Material Inventory - EHS material "Green Clean Acid", location "Parking Lot" should be reported in pounds.

Emergency Response and Training Plans Submitted Apr 18, 2022

Submitted on 4/18/2022 2:03:59 PM by *Eric Poomi* of MEDICAL CAREGIVERS COMPANY (Los Angeles, CA)

Comments by Submitter: CCP Section E-3 populated.

- Emergency Response/Contingency Plan
 - *Emergency Response/Contingency Plan* (Adobe PDF, 501KB)
- Employee Training Plan
 - Provided In Submittal Element: Emergency Response and Training Plans

Site Identification**Medical Caregivers Company**

1039 N Mission Rd
Los Angeles, CA 90033
County
Los Angeles

CERS ID
10752823
EPA ID Number

Submittal Status

Submitted on 4/18/2022 by *Eric Poomi* of MEDICAL CAREGIVERS COMPANY (Los Angeles, CA)

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**Medical Caregivers Company**1039 N Mission Rd
Los Angeles, CA 90033CERS ID
10752823**Submittal Status**Submitted on 4/18/2022 by *Eric Poomi* of MEDICAL CAREGIVERS COMPANY (Los Angeles, CA)**Identification**

Ashot Tounian

Operator Phone
(818) 822-5332Business Phone
(323) 576-2153

Business Fax

Beginning Date

Ending Date

Dun & Bradstreet

SIC Code
8099Primary NAICS
42410**Facility/Site Mailing Address**1039 N Mission Rd
Los Angeles, CA 90033**Primary Emergency Contact**

Ashot Tounian

Title

Owner

Business Phone
(323) 576-215324-Hour Phone
(818) 822-5332

Pager Number

OwnerMedical Caregivers Company Corporation
(818) 822-5332
1039 N Mission Rd
Los Angeles, CA 90033**Secondary Emergency Contact**

Winston Farrar

Title

Manager

Business Phone
(323) 576-215324-Hour Phone
(213) 663-6105

Pager Number

Billing Contact

Ashot Tounian

(818) 822-5332

ashtounian81@yahoo.com

1039 N Mission Rd
Los Angeles, CA 90033**Environmental Contact**

Winston Farrar

(213) 663-6105

wlfarrar@hotmail.com

1039 N Mission Rd
Los Angeles, CA 90033

Name of Signer

Winston Farrar

Signer Title

Manager

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

Ararat Mission LLC.

Phone

(323) 576-2153

Mailing Address

1039 N Mission Rd

Los Angeles, CA 90033

Assessor Parcel Number (APN)

541-001-019

Number of Employees

8

Facility ID

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. MEDICAL CAREGIVERS COMPANY	Chemical Location	CERS ID 10752823
Facility Name Medical Caregivers Company 1039 N Mission Rd, Los Angeles 90033	Building 1,2- Reservoir Room, Canopy 1, Canopy 2	Facility ID
		Status Submitted on 4/18/2022 2:03 PM

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	Carbon Dioxide	Cu. Feet	8265	435	4133	0	- Physical Gas Under Pressure - Health Simple Asphyxiant			
	<u>CAS No</u> 124-38-9	<u>State</u> Gas	<u>Storage Container</u> Cylinder		<u>Pressue</u> > Ambient	<u>Waste Code</u>				
		<u>Type</u> Pure	Days on Site: 365		<u>Temperature</u> Ambient					

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. MEDICAL CAREGIVERS COMPANY	Chemical Location	CERS ID 10752823
Facility Name Medical Caregivers Company 1039 N Mission Rd, Los Angeles 90033	Building 1,2- Reservoir Room, Propagation Rooms, Canopy Rooms	Facility ID Status Submitted on 4/18/2022 2:03 PM

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.
	Plant Nutrients	Gallons	870	300	870	0	- Health Hazard Not Otherwise Classified	Water	95 %	
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>		Macronutrients	4 %	
		<u>Liquid</u>	Aboveground Tank, 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. MEDICAL CAREGIVERS COMPANY Facility Name Medical Caregivers Company 1039 N Mission Rd, Los Angeles 90033	Chemical Location Building 4, Hallway, Canopy 7, Canopy 8, Canopy 9	CERS ID 10752823 Facility ID Status Submitted on 4/18/2022 2:03 PM
---	---	--

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	Carbon Dioxide	Cu. Feet	8265	435	4133	0	- Physical Gas Under Pressure - Health Simple Asphyxiant			
	<u>CAS No</u> 124-38-9	<u>State</u> Gas	<u>Storage Container</u> Cylinder		<u>Pressue</u> > Ambient	<u>Waste Code</u>				
		<u>Type</u> Pure	Days on Site: 365		<u>Temperature</u> Ambient					

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. MEDICAL CAREGIVERS COMPANY	Chemical Location Building 4, Reservoir Room, Second Floor	CERS ID 10752823
Facility Name Medical Caregivers Company 1039 N Mission Rd, Los Angeles 90033		Facility ID
		Status Submitted on 4/18/2022 2:03 PM

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.
	Plant Nutrients	Gallons	1698	900	1698		- Health Hazard	Water	95 %	
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressure</u>	<u>Waste Code</u>	Not Otherwise Classified	Macronutrients	4 %	
		<u>Liquid</u>	Aboveground Tank, Plastic Bottle		<u>Ambient</u>			Micronutrients	1 %	
		<u>Type</u>	or Jug, Tote Bin		<u>Temperature</u>					
		<u>Mixture</u>	Days on Site: 365		<u>Ambient</u>					

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. MEDICAL CAREGIVERS COMPANY Facility Name Medical Caregivers Company 1039 N Mission Rd, Los Angeles 90033	Chemical Location Parking Lot	CERS ID 10752823 Facility ID Status Submitted on 4/18/2022 2:03 PM
---	---	--

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: 8 - Corrosives (Liquids and Solids) Corrosive, Water Reactive, Class 1	Green Clean Acid	Gallons	55	55	55	0	- Physical Corrosive To	Sulfuric Acid	22 %	7664-93-9
	CAS No. <input checked="" type="checkbox"/> EHS	State	Storage Container		Pressure	Waste Code 791	Metal - Health Skin Corrosion Irritation			
	Map: 1 Grid: E5	Liquid	Plastic/Non-metalic Drum		Ambient					
		Type	Days on Site: 365		Temperature					
	Mixture			Ambient						
DOT: 8 - Corrosives (Liquids and Solids) Corrosive, Toxic, Water Reactive, Class 1	Green Clean Alkaline	Gallons	55	55	55	0	- Physical Corrosive To	NaOH	20 %	
	CAS No. 1310-73-2	State	Storage Container		Pressure	Waste Code	Metal - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation - Health Hazard Not Otherwise Classified	Water	80 %	
		Liquid	Plastic/Non-metalic Drum		Ambient					
		Type	Days on Site: 365		Temperature					
	Mixture			Ambient						



Notes:

LEGEND

- ⊙ SEWER
- PROPERTY LINE
- ⊙ SD STORM DRAIN/CULVERT
- ★ EVACUATION ASSEMBLY
- ⊙ E ELECTRICAL SHUTOFF
- ⊙ W WATER SHUTOFF
- ⊙ G GAS SHUTOFF
- ⊙ HM HAZARDOUS MATERIAL
- ⊙ HW HAZARDOUS WASTE
- ⊂ ACCESS
- LOADING AREAS
- ⊙ FE FIRE EXTINGUISHERS
- ⊙ EW EYEWASH
- ⊙ FDC
- ⊙ FH FIRE HYDRANT
- ⊙ SO FIRE SPRINKLER SHUT OFF

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: MCC INC.

SITE: 1039 N MISSION RD.
LOS ANGELES, CA 900433

TITLE: HMBP MAP

SCALE: NTS	DATE:	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: 1 OF 3	REVISION:	



Notes:

LEGEND

- ⊙ SEWER
- PROPERTY LINE
- ⊙ SD STORM DRAIN/CULVERT
- ★ EVACUATION ASSEMBLY
- ⚡ ELECTRICAL SHUTOFF
- ⚡ WATER SHUTOFF
- ⚡ GAS SHUTOFF
- ⊙ HM HAZARDOUS MATERIAL
- ⊙ HW HAZARDOUS WASTE
- ↪ ACCESS
- LOADING AREAS
- 🧯 FIRE EXTINGUISHERS
- 🚰 EYEWASH
- 🚰 FDC
- 🚰 FIRE HYDRANT
- 🚰 FIRE SPRINKLER SHUT OFF



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT: MCC INC.

SITE: 1039 MISSION RD.
LOS ANGELES, CA 90033

TITLE: HMBP MAP
FIRST FLOOR

SCALE: 1/16"=1'	DATE:	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: 2 OF 3	REVISION:	



Notes:

LEGEND

- ⊙ SEWER
- PROPERTY LINE
- ⊙ SD STORM DRAIN/CULVERT
- ★ EVACUATION ASSEMBLY
- ⊙ E ELECTRICAL SHUTOFF
- ⊙ W WATER SHUTOFF
- ⊙ G GAS SHUTOFF
- ⊙ HM HAZARDOUS MATERIAL
- ⊙ HW HAZARDOUS WASTE
- ⌋ ACCESS
- LOADING AREAS
- ⊙ FIRE EXTINGUISHERS
- ⊙ EW EYEWASH
- ⊙ FDC
- ⊙ FH FIRE HYDRANT
- ⊙ SC FIRE SPRINKLER SHUT OFF



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT: MCC INC.

SITE: 1039 N MISSION RD.
LOS ANGELES, CA 90033

TITLE: HMBP MAP
SECOND FLOOR

SCALE: 1/16"=1'	DATE:	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: 3 OF 3		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.
		10752823		(MM/DD/YYYY) 01/11/2021	
BUSINESS NAME (Same as Facility Name or DBA - Doing Business As)					A4.
Medical Caregivers Cooperative					
BUSINESS SITE ADDRESS					A5.
1039 N. Mission Road					
BUSINESS SITE CITY			A6.	ZIP CODE	A7.
Los Angeles			CA	90033	
TYPE OF BUSINESS (e.g., Painting Contractor)			A8.	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance)	
Cannabis Cultivation and Dispensary					
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):		C2. C3.
NEAREST MEDICAL FACILITY / HOSPITAL NAME:	LAC+USC Medical Center	(323) 409-1000	C4. 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.

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>
<i>EXAMPLE</i>	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES	<i>SPILL RESPONSE KIT</i>	<i>SINGLE USE, OIL RESISTANT ONLY</i>
Safety and First Aid	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	Reception	General first aid kit
	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		
Fire Fighting	12. <input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS	Throughout facility	
	13. <input type="checkbox"/> FIXED FIRE SUPPRESSION SYSTEMS AND/OR SPRINKLERS		
	14. <input type="checkbox"/> FIRE ALARM BOXES		
	15. <input type="checkbox"/> OTHER		
Spill Control and Clean-Up	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 checked="" type="checkbox"/> VACUUM	Reservoir room	ShopVac/Pump
	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		
Communications and Alarm Systems	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		
Other	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.

VULNERABLE AREAS (Check all that apply): H1. <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	LOCATIONS (e.g., Shop, outdoor shed, lab): H2. Canopy, Propagation, and Reservoir Rooms
--	---

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

VULNERABLE SYSTEMS AND/OR EQUIPMENT (Check all that apply): H3. <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 type="checkbox"/> 5. SPRINKLER SYSTEMS <input type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane tank)	LOCATIONS: H4. Canopy, Propagation, and Reservoir Rooms
--	---

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

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 checked="" type="checkbox"/> 3. SAFETY MEETINGS	<input type="checkbox"/> 4. STUDY GUIDES / MANUALS	H1.
<input type="checkbox"/> 5. OTHER (Specify): _____				H2.
<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				H3.
<input checked="" type="checkbox"/> 8. CHECK IF EMPLOYEE TRAINING IS COVERED BY THE ABOVE REFERENCED CONTENT AND OTHER DOCUMENTS ONSITE				H4.

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

ENVIROSTOR

1039 North Mission Road, Los Angeles, CA 90033

Map Address

Sites and Facilities

Cleanup Sites

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Field Points

STATUS

[All Statuses](#)

Permitted Sites

- Operating
- Post-Closure
- Non-Operating

Other Sites

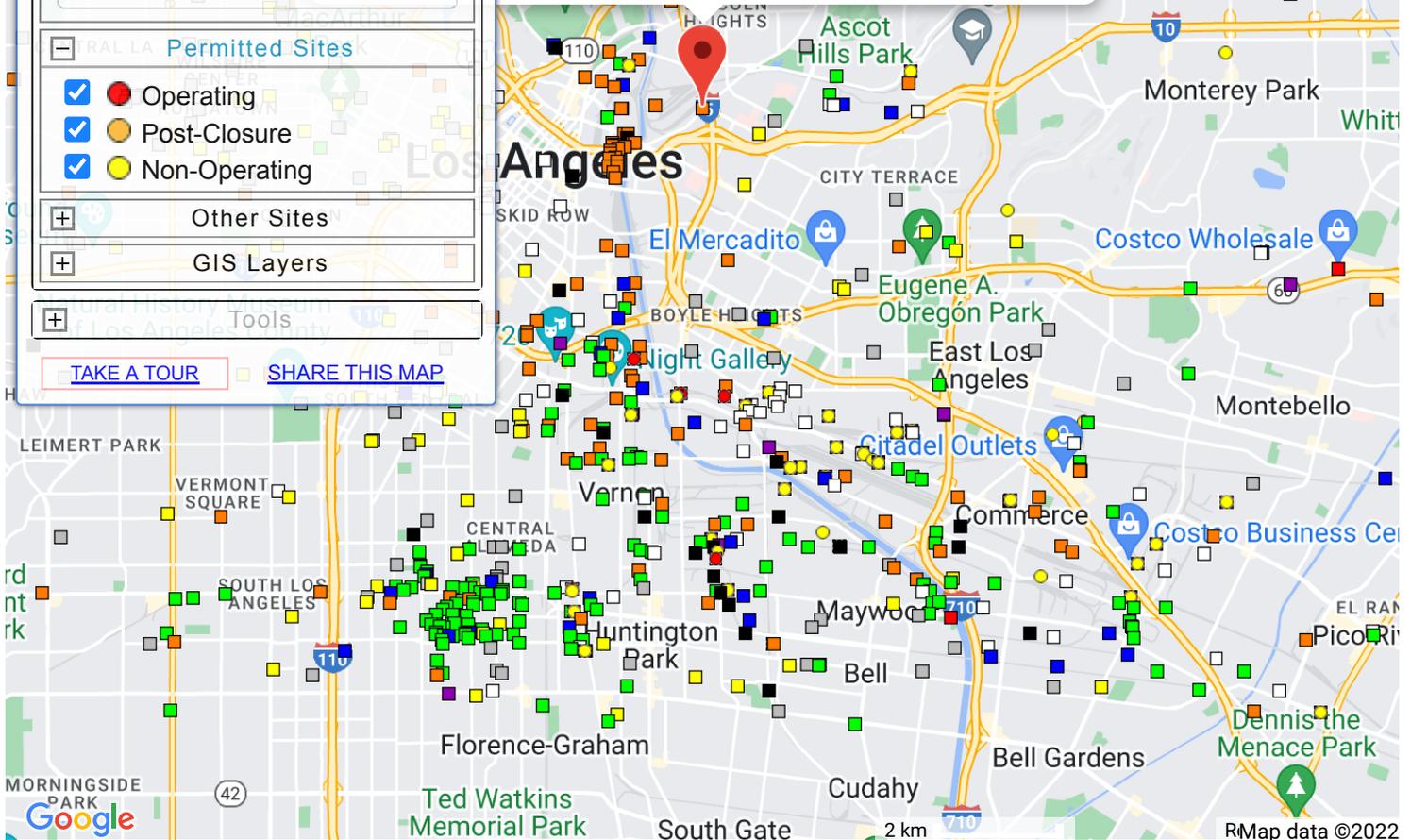
GIS Layers

Tools

[TAKE A TOUR](#) [SHARE THIS MAP](#)

1039 N Mission Rd, Los Angeles, CA 90033, USA

LIMIT TO SITES WITHIN 1000 FEET OF THIS LOCATION GO



SITES CURRENTLY VISIBLE ON MAP

1022 SITES LISTED

[EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
1 50 MOST CLEANERS	NO ACTION REQUIRED	CORRECTIVE ACTION	2308 E COLORADO BLVD	PASADENA
1 50 MOST CLEANERS	CLOSED	NON-OPERATING	2308 E COLORADO BLVD	PASADENA
1101 N MAIN	NO FURTHER ACTION	VOLUNTARY CLEANUP	1101 NORTH MAIN STREET	LOS ANGELES
11204 ASHER STREET COMMUNITY SCHOOL	NO ACTION REQUIRED	SCHOOL INVESTIGATION	11204 ASHER STREET	EL MONTE
12210 1/2 NEBRASKA AVENUE PROPERTY	REFER: RWQCB	VOLUNTARY CLEANUP	12210 1/2 NEBRASKA AVENUE	LOS ANGELES
12363 WHITTIER BOULEVARD PROPERTY	ACTIVE	VOLUNTARY CLEANUP	12363 WHITTIER BOULEVARD	WHITTIER
128 HURRICANE STREET -VENICE AUXILIARY	ACTIVE	VOLUNTARY CLEANUP	128 HURRICANE STREET	MARINA DEL REY

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

Los Angeles Regional Water Quality Control Board

February 22, 2018

Ashot Tounian
Medical Caregivers Cooperative, Inc.
1039 North Mission Road
Los Angeles, CA 90033

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7017 2400 0000 3753 9862

Hyo Kyuong Eun
Ararat Mission, LLC
1022 Richmond Street, Suite A
Los Angeles, CA 90013

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7017 2400 0000 3753 9879

NOTICE OF APPLICABILITY - CONDITIONAL WAIVER OF WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER WQ-2017-0023-DWQ, FOR MEDICAL CAREGIVERS COOPERATIVE, LOS ANGELES COUNTY (WDID NO. 4_19CC400274)

Dear Messrs. Tounian and Eun:

Medical Caregivers Cooperative (hereafter "Discharger") submitted information through the State Water Resources Control Board's (State Board) 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 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) No. **4_19CC400274**.

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 18, 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 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 shall be submitted by the Discharger as described below:

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. 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.

Sincerely,



Samuel Unger, P.E.
Executive Officer

cc: Kevin Porzio, State Water Resources Control Board, Sacramento
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

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



December 15, 2017

Mr. Ashot Tounian
 Medical Caregivers Cooperative, Inc.
 1039 North Mission Road
 Los Angeles, California 90033
medicalcaregiverscoop@yahoo.com

Dear Mr. Tounian:

**Lake or Streambed Alteration Notification Not Required
 Notification No. 1600-2017-0239-R5
 Medical Caregivers Cooperative**

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 1039 North Mission Road, Los Angeles, County of Los Angeles California 90033; Assessor's Parcel Number 5410-001-019. The project description includes commercial cannabis cultivation within an existing warehouse. The project will use two rooms in the warehouse for a planned canopy aggregate total of 5,621 square feet (two rooms of 1,200 square feet each, three rooms of 480 square feet each, one room of 660 square feet, one room of 640 square feet, one room of 336 square feet, and one room of 145 square feet). 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.

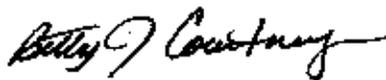
This letter also serves as written verification that a Lake or Streambed Alteration Agreement is not required for the activities described in your Notification and may be submitted to the California Department of Food and Agriculture (CDFA) to satisfy Business and Professions Code 26060.1 (b)(3). You 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 ((58) 467-4223 or by email at 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

9/12/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1039 N MISSION ROAD

ZIP CODES

90033

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
 CPC-2016-2905-CPU
 CPC-2013-3169
 CPC-2008-3125-CA
 CPC-2007-5599-CPU
 CPC-2007-3036-RIO
 CPC-1995-336-CRA
 CPC-1986-783-GPC
 CPC-1986-445-GPC
 ORD-183145
 ORD-183144
 ORD-166585-SA15B
 ENV-2019-4121-ND
 ENV-2018-6006-CE
 ENV-2016-2906-EIR
 ENV-2013-3392-CE
 ENV-2013-3170-CE
 ENV-2008-3103-CE
 ENV-2007-5600-EIR
 ENV-2007-3037-ND
 ND-82-271-ZC-HD
 CFG-3000

Address/Legal Information

PIN Number	133-5A221 65
Lot/Parcel Area (Calculated)	5,364.0 (sq ft)
Thomas Brothers Grid	PAGE 635 - GRID A2 PAGE 635 - GRID A3
Assessor Parcel No. (APN)	5410001021
Tract	MULLALLY'S ADDITION
Map Reference	M R 7-45
Block	1
Lot	FR 15
Arb (Lot Cut Reference)	None
Map Sheet	133-5A221

Jurisdictional Information

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles
Neighborhood Council	Lincoln Heights
Council District	CD 14 - Kevin de León
Census Tract #	2035.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	[Q]M2-1-RIO
Zoning Information (ZI)	ZI-2518 Boyle Heights Interim Control Ordinance ZI-2129 State Enterprise Zone: East Los Angeles ZI-2358 River Implementation Overlay District (RIO) ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2488 Redevelopment Project Area: Adelante Eastside
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas Streetscape	Yes No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	Adelante Eastside
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5410001021
APN Area (Co. Public Works)*	1.450 (ac)
Use Code	3200 - Industrial - Heavy Manufacturing - One Story
Assessed Land Val.	\$1,506,084
Assessed Improvement Val.	\$6,526
Last Owner Change	09/25/2009
Last Sale Amount	\$0
Tax Rate Area	12703
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1925
Building Class	DXA
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,600.0 (sq ft)
Building 2	
Year Built	1925
Building Class	DXA
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,600.0 (sq ft)
Building 3	
Year Built	1962
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,390.0 (sq ft)
Building 4	
Year Built	1962
Building Class	DX

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

Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,400.0 (sq ft)
Rent Stabilization Ordinance (RSO)	No [APN: 5410001021]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.188707776
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None

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

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5410001021]
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	Central
Division / Station	Hollenbeck
Reporting District	441

Fire Information

Bureau	Central
Battalion	1
District / Fire Station	2
Red Flag Restricted Parking	No

CASE SUMMARIES

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

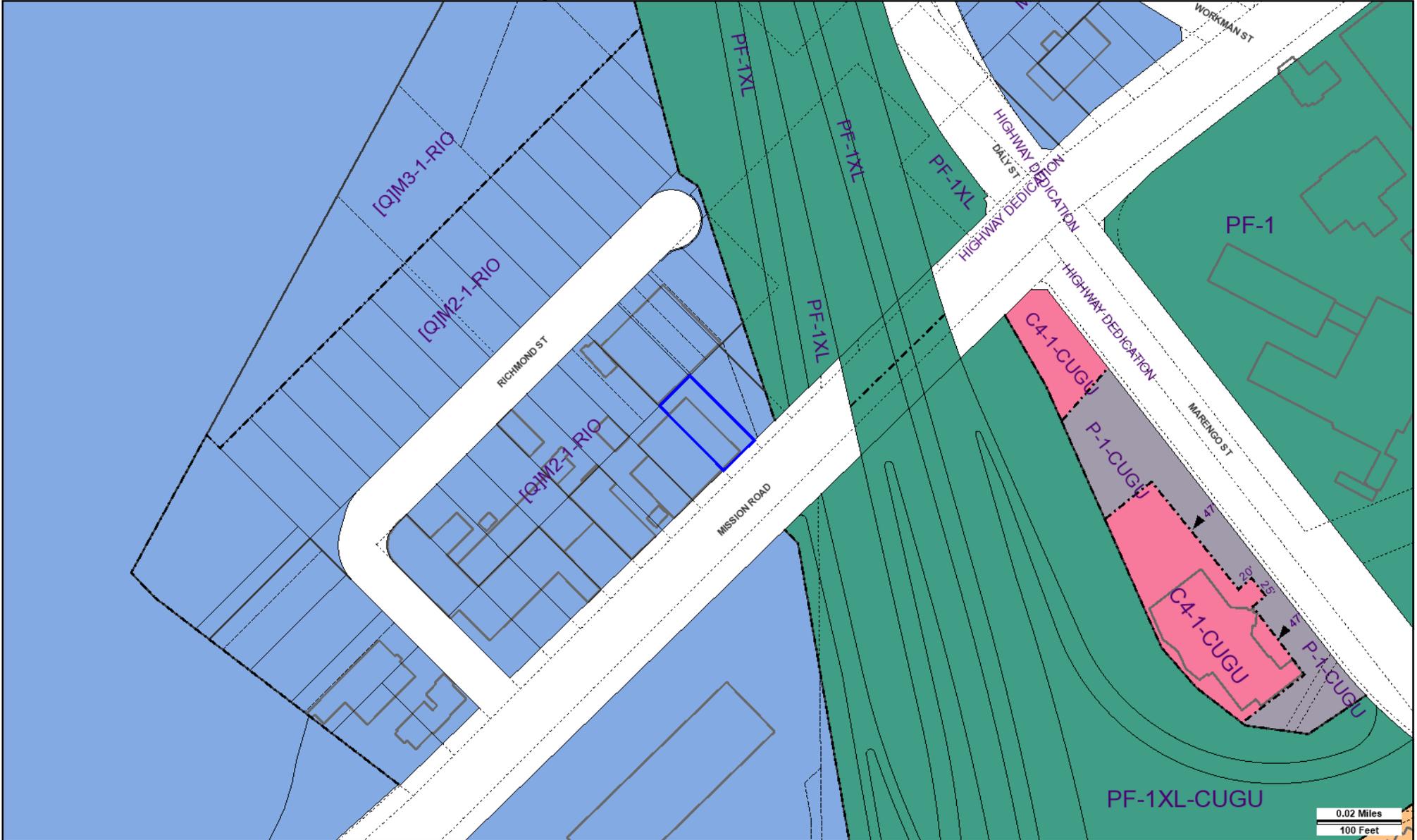
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH 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-2016-2905-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
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-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1995-336-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT (OCT 1995); AMENDMENT TO ADOPTED REDEVELOPMENT PLAN (JULY 2009)
Case Number:	CPC-1986-783-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - BOYLE HEIGHTS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MIKE YOUNG)
Case Number:	CPC-1986-445-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)
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-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT

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

Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
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-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-5600-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ND-82-271-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183145
ORD-183144
ORD-166585-SA15B
CFG-3000



Address: 1039 N MISSION ROAD
 APN: 5410001021
 PIN #: 133-5A221 65

Tract: MULLALLY'S ADDITION
 Block: 1
 Lot: FR 15
 Arb: None

Zoning: [Q]M2-1-RIO
 General Plan: Limited Manufacturing



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

-  Parking Buffer

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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