

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. 200410

Project Applicant: Elise Management

Project Location - Specific:

5717 S Towne Avenue Los Angeles, CA 90011 / 57th St & 58th St

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

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation of commercial cannabis products under State and local law.

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

Name of Person or Agency Carrying Out Project: Elise Management

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:

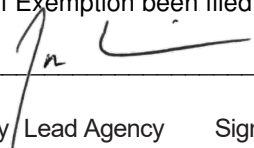
Environmentally benign infill project consistent with the General Plan, Zoning requirements and consistent with the criteria for a Class 1 & Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15301 & 15332 and does not require further analysis based on the exceptions in CEQA Guidelines 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: 03/19/2025 Title: Asst. Executive Director

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON March 25 2025UNTIL April 24 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)

2025 060511

FILED
Mar 25 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TINA TRAN

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-24-200410-ANN / Cultivation Indoor

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200410-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200410

COUNCIL DISTRICT

9

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

5717 S Towne Avenue Los Angeles, CA 90011 / 57th St & 58th St

☒ Map attached.

PROJECT DESCRIPTION:

Cultivation of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Elise Management

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 32)CEQA Guideline Section(s) / Class(es) CEQA Sections 15301 & 15332/Class 1 & 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Cultivation Indoor

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

Pursuant to Los Angeles Municipal Code (LAMC) Section 104.06, the following application for commercial cannabis activity is complete and the Department of Cannabis Regulation (DCR) has determined the Applicant meets the requirements for the issuance of an Annual License for the commercial cannabis activity listed below. DCR also has determined this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the categorical exemptions under Class 1 and Class 32.

| | |
|---|--|
| DCR Record No.: | LA-C-24-200410-ANN |
| Applicant Name: | Elise Management |
| Activity(ies) Requested: | Cultivation, Indoor Small (Type 2A) |
| Proposed Project: | The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al. |
| Business Premises Address/ Project Location: | 5717 S Towne Avenue Los Angeles, CA 90011 |
| Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning: | 9 Zapata - King - Southeast Los Angeles M1-2D-CPIO |
| LAMC Section / "Phase": | LAMC 104.08 / Phase 2 |
| Environmental Analysis/Clearance: ENV-200410-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 April 11, 2023. 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, CCL19-0005639, to conduct Cultivation, Indoor Small (Type 2A), active June 17, 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 5717 S Towne Avenue, Los Angeles, CA 90011, a parcel zoned for Limited Industrial purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

Elise Management (Applicant) is seeking an annual license for a Cultivation License for a 30,525 square foot cultivation facility, which currently operates under Elise Management. The applicant was previously granted provisional state licensing for cultivation on the project site in 2019. The proposed project is located on a site zoned for Limited Industrial (M1-2D-CPIO) at 5717 S Towne Avenue, Los Angeles CA 90011 (Assessor's Parcel Number 5101-008-001). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that no construction is required at the project site, and that the existing structure, a 30,525 square foot cultivation facility, will remain and no expansion is proposed. The City of Los Angeles Department of Water and Power currently provides water, sewer and electricity to the project site.

The continued operation consists of a cannabis cultivation facility that would operate 7 days a week from 8:00 am to 10:00 pm and would consist of six employees per shift. The project would not involve construction or modifications to the existing building. The proposed project is projected to require three deliveries to the site weekly, and six vehicle trips per day. Aerial images confirm that the parking area is sufficient to accommodate employees, and loading/unloading activities.

Pre-application review found the project to be consistent with the Land Use and Zoning Designations of the project site. Further project site information is provided in the Project Parcel report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Limited Industrial / M1-2D-CPIO

Surrounding Land Use/Zoning Designations

Limited Industrial / M1-2D-CPIO

Low Medium I Residential / R2-1-CPIO

Public Facilities / PF-1

Subject Property

The proposed project is located in an existing one-story cultivation facility within an industrial and residential area in Los Angeles, specifically the Southeast Los Angeles Community Plan Area and Council District 9. The project site has a Limited Industrial Land Use Designation and is zoned M1-2D-CPIO. The project site is approximately 46,086 square feet with the lease area being 127 feet deep, and 41 feet wide along Towne Avenue and 58th Street on a flat plane. The building is currently operating as a cannabis cultivation facility under Elise Management and no new development or improvements are proposed.

Abutting Properties

Abutting uses include multi-family residential, Towne Avenue and 58th Street, and heavy manufacturing within 200 feet of the site. The immediate area along Towne Avenue is predominantly developed with Low Medium I Density Residential, R2-1-CPIO, and Limited Industrial, M1-2D-CPIO. On the south edge of the project site is 58th Street, which is surrounded by Limited Industrial, M1-2D-CPIO.

CEQA Findings

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

a) The proposed 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. The site is comprised of one lot totaling 46,086 gross square feet, zoned as M1-2D-CPIO, with a one-story building originally constructed in 1941. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.

b) The project site is wholly within the City of Los Angeles, on an approximately 46,086 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Two-Family, Limited Industrial, and Public Facilities. The types of land uses and businesses in the area include multi-family residential, parking, road infrastructure, and manufacturing facilities.

c) The project is located within an established, fully developed neighborhood, with no known habitats or ecologically valuable areas, including riparian or riverine habitats. Additionally, the project does not propose construction and would therefore not require the removal of any trees on-site and/or within the adjacent right-of-way, and would not conflict with the Migratory Bird Treaty Act. Therefore, the project site has no value as habitat for endangered, rare, or threatened species.

d) The proposed project would not change its current operations in its current location as no expansion of the existing cannabis distribution facility is proposed. Therefore, approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The project site is 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 improvements needed would be 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 (Limited Industrial) and Zoning classification (M1-2D-CPIO) that allow the proposed use. The proposed 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.

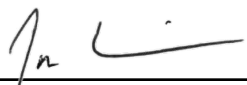
Based on the analysis above, the proposed project is consistent with the criteria for Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301 and 15332) and does not require further analysis based on the exceptions in CEQA Guidelines Section 15300.2, and thus, DCR finds that no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

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

DEPARTMENT OF CANNABIS REGULATION ACTIONS:

The Department of Cannabis Regulation:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for Cultivation, Indoor Small (Type 2A), Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen / Assistant Executive Director
Department of Cannabis Regulation

March 13, 2025
Date

EXHIBITS:

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

Exhibit B – Project Parcel Profile Report from ZIMAS



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): October 27, 2023

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

DCR Record No.: LA-C-23-200410-ANN

Applicant Entity Name: Elise Management

License Type(s): Cultivator

Business Premises Location: 5717 Towne Avenue, Los Angeles, CA 90011

County: Los Angeles Assessor's Parcel Number (APN): 5101-008-001

Council District: CD-9 Curren D. Price, Jr. Neighborhood Council: Zapata-King

Community Plan Area: Southeast Los Angeles

Zoning: M1-1-CPIO Specific Plan Area: Southeast Los Angeles Alcohol Sales

General Plan Land Use: Limited Industrial

Redevelopment Project Area: None

Business Improvement District: None

Promise Zone: South Los Angeles Transit
Empowerment Zone

State Enterprise Zone: Los Angeles

Historic Preservation Review: No

LAPD Division/Station: Newton

LAFD District/Fire Station: 33

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 address of the project is 5717 Towne Avenue, Los Angeles, CA 90011
Los Angeles County.
APN=5101-008-001
Cross street = E. 58th Street and Towne Avenue
Project Site is on Northeast corner of E. 58th Street and Towne Avenue
Project Site entry from Calzona Street.
Project location occupies entire APN.

The Project does not involve the expansion of any structures beyond the existing footprint and this is a fully existing structure in which interior tenant improvements have been made to accommodate the use activities of commercial cannabis cultivation and processing.

See attached photos, maps and supporting documents.

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.

Applicant was initially granted temporary state licenses and local temporary approval was granted for Cultivation. In 2019, the Applicant was granted provisional state licensing.

Current use is Cultivation

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.

There is no expansion. Existing structure to remain.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

Cite source(s) of information.

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

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

Water service by Los Angeles Department of Water & Power
Power service by Los Angeles Department of Water & Power
Site is connected to City sewer line
Site is adequately serviced by these companies.

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.

The site is not environmentally sensitive and there is no environmentally sensitive area within one half mile radius of the project site.

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.

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

****NOT APPLICABLE TO PROJECT SITE****

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

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



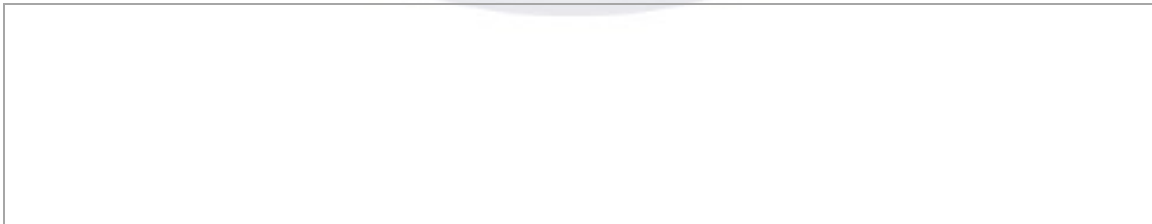
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☐ No

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



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

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



Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

****NOT APPLICABLE TO PROJECT SITE****

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures? ☐ Yes ☐ No

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



2. Does the project involve the construction of new small structures? ☐ Yes ☐ No

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



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

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

Cite source(s) of information.



FOR SITES IN URBANIZED AREAS

4. Does the project involve the construction of four or fewer structures totaling 10,000 square feet or less?

☐ Yes ☐ No

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



5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

Cite source(s) of information.



6. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☐ No

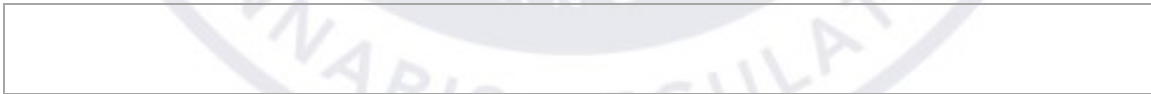
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



7. Are all necessary public services and facilities available to the project?

☐ Yes ☐ No

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



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

☐ Yes ☐ No

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



FOR SITES NOT IN URBANIZED AREAS

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?

☐ Yes ☐ No

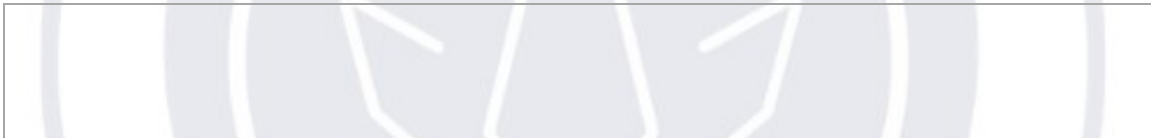
Provide information regarding size of new structure, if applicable. Cite source(s) of information.



10. Does the project involve the use of significant amounts of hazardous substances?

☐ Yes ☐ No

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



FOR ALL SITES

11. Does the project require a water right permit or another environmental permit that could result in physical changes to the environment? (If yes, see instructions.)

☐ Yes ☐ No

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



Categorical Exemption Evaluation Form

Class 4: Minor Alterations to Land
*****NOT APPLICABLE TO PROJECT SITE*****

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.

Categorical Exemption Evaluation Form

Class 11: Accessory Structures
*****NOT APPLICABLE TO PROJECT SITE*****

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

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



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

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



Categorical Exemption Evaluation Form

Class 32: Infill Development Projects
******NOT APPLICABLE TO PROJECT SITE******

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.



TM

2. Project Size and Location

- a. Is the project site 5 acres in size or less? ☐ Yes ☐ No

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

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

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

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

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

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

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

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

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

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

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

Exceptions to Exemptions**1. Scenic Highways**

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

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

No State Scenic Highway from which the project is visible.

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

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

2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?

☐ Yes ☒ No

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

Search of zip code at envirostor.dts.ca.gov shows the project is not located on the Cortese List. The Envirostor report showing a 1000' radius is attached.

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.

No historic resource exists at the project location.

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

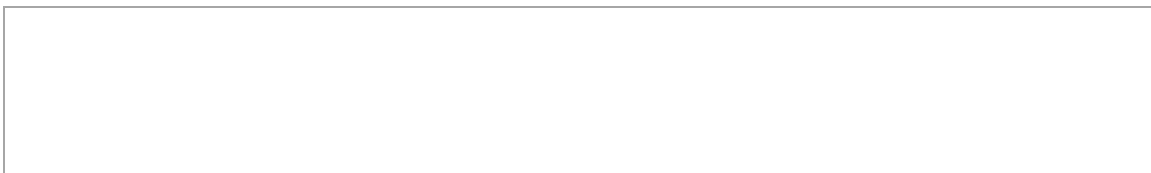
Provide details, if needed. Cite source(s) of information.



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 PetitionClass: 1 Category: Existing Facilities

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

Project uses existing structure and 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 no expansion of use.

Project site is existing. No expansion, this is not a new structure.
Site is not an environmentally sensitive zone.
Site is serviced by city water, sewer and power.
There are no natural waterways onsite.

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

Zimas Property Profile Report and Mapping
Envirostor
LADBS.org
Internal corporate documents.

2. Project Location and Surrounding Land Use.

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

The address of the project is 5717 Towne Avenue, Los Angeles, CA 90011
Los Angeles County.
APN=5101-008-001
Project Site is on Northeast corner of E. 58th Street and Towne Avenue
Project Site has entry/exit from gate at E. 58th 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.*

Project Site has two existing joined single-story buildings and a parking and loading area. The land use and zoning is M1-1-CPIO – Limited industrial zone. Within one-half mile radius, zoning designations are: MR-1-1-CPIO – Restricted industrial zone; RD1.5-1 – Restricted Density Multiple Dwelling Zone; R2-1-CPIO – Two family zone; PF-1 – Public Facilities zone; and C2-1-CPIO – Commercial Zone.

See attached documents/map showing abutting land uses.

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

Previous use: Ray's Electrical Contractor (construction contractor)

- (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.

Yes. There is no expansion of the existing use.

- (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).*

Cannabis cultivation

- (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.*

None.

- (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 is approximately 42,095 sq. ft.
The lot size is 45,900 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.*

Cultivation license issue CCL19-0005124

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

7 days per week
8 a.m. to 10 p.m.
Two work shifts, 7:30 a.m. to 3:00 p.m. and 3:00 p.m. to 10:30 p.m.

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

6 employees.
15 occupancy.

- (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.*

Estimated frequency of deliveries or shipments to/from site: Three times weekly.
Approximate number of vehicle trips: 6 vehicle trips
Days and times of most trips: Monday-Friday, 8 a.m. to 8 p.m.

- (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 & Power

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

City municipal sewer line. No on-site treatment facility.

4. Environmental Setting:

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

Metropolitan developed land with no natural characteristics.

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

No slopes or other features

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

Paved over land with runoff drainage to municipal sewer line. No natural vegetation, soil, or habitat.

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

No natural and/or artificial waterway on project site or within 150 feet of premises.

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

No natural features of scenic value or of rare/unique characteristics.

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

No historic designations or archeological remains.

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

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:

None.

- (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:

There will be no increase in waste.

- g) 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:

Source of power is municipal utility, Los Angeles Department of Water & Power. Anticipated energy per day will be supplied by site transformer there is no need for additional energy sources. Daily energy demand is estimated at 9,052 kWh per day.

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

No expansion of facility footprint, no increase in the amount of impervious surface, and no reduction in 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.*

Air filtration systems installed to reduce any odor of cannabis.

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).*

See attachments.

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. |

Google Maps

5717 Towne Ave

5717 Towne Ave

Building

Directions

Save

Nearby

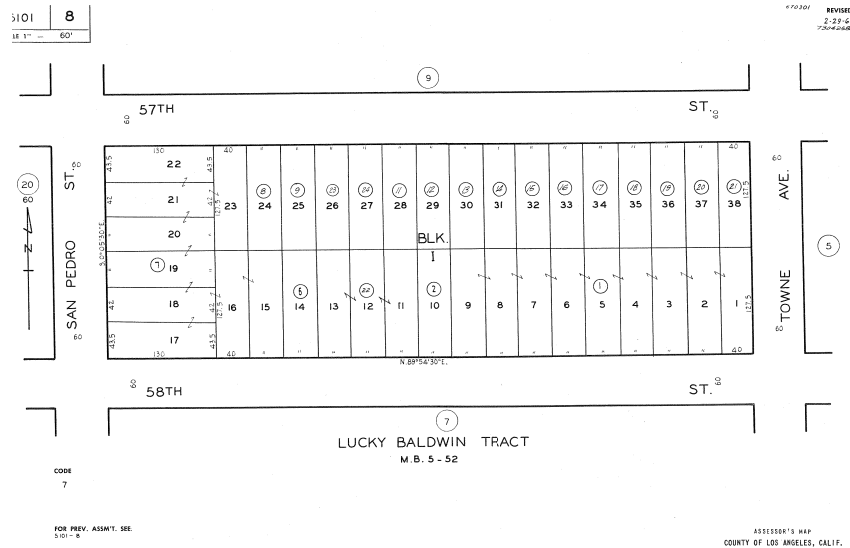
Send to phone

Share

5717 Towne Ave, Los Angeles, CA 90011

LA-C-23-2000410-ANN

ASSESSOR'S PARCEL MAP



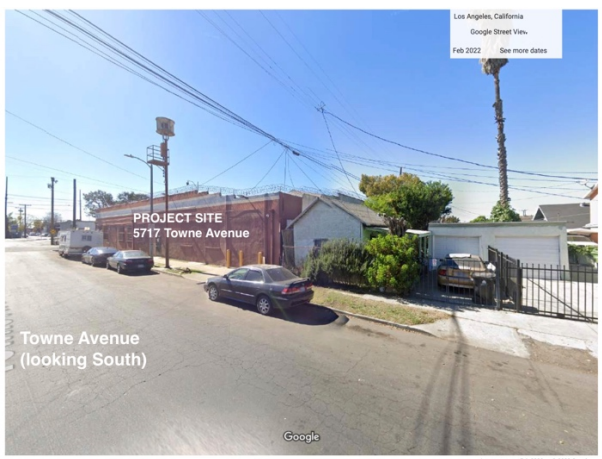
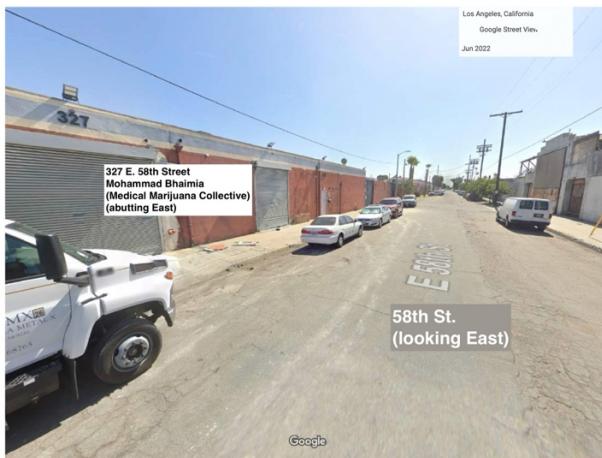
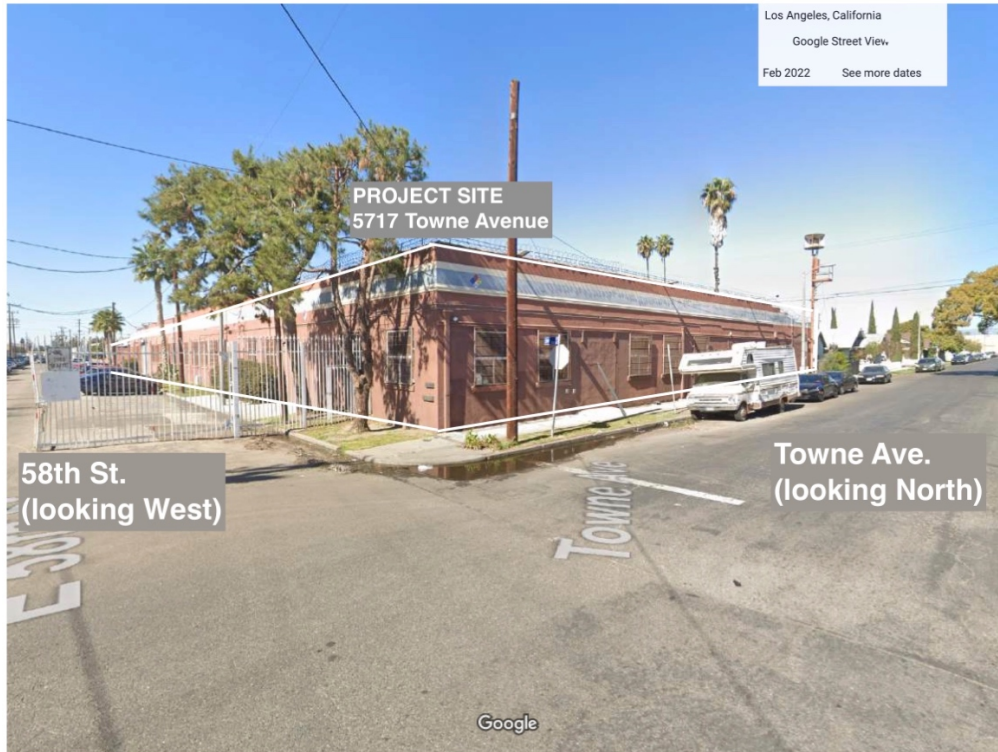
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5717 Towne Avenue, Los Angeles, CA 90011

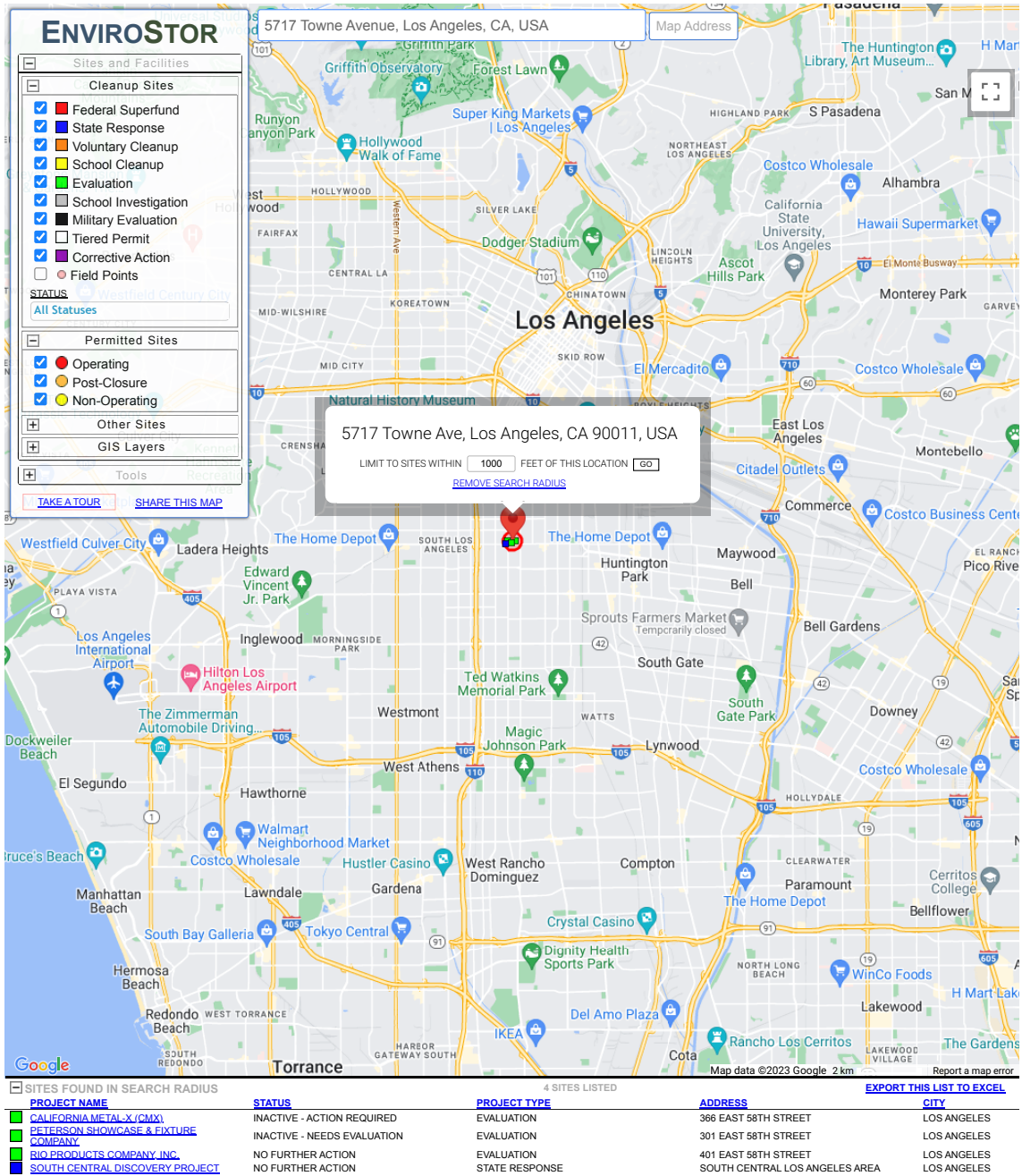
APN: 5101-008-001

LA-C-23-2000410-ANN



5717 Towne Avenue, Los Angeles, CA 90011

APN: 5101-008-001



58th Street Cultivation (CERSID: 10825618)**Facility Information Submitted Jun 22, 2021**

Submitted on 6/22/2021 11:53:33 PM by *Diana Shinn* of 58th Street Cultivation (Los Angeles, CA)

Comments by Submitter: Updated submittal with facility name change. Facility map split into West and East Ends due to size, with overlap at midpoint (3 pages total).

- Business Activities
- Business Owner/Operator Identification

Guidance Messages

- **Warning:**
 1. Business Activities - The Facility Name for CERSID: 10825618 has changed from: '58th Street Cultivation' to 'Elise Management/Towne'.

Hazardous Materials Inventory Submitted Jun 22, 2021

Submitted on 6/22/2021 11:53:33 PM by *Diana Shinn* of 58th Street Cultivation (Los Angeles, CA)

Comments by Submitter: Updated submittal with facility name change. Facility map split into West and East Ends due to size, with overlap at midpoint (3 pages total).

- Hazardous Material Inventory (2)
- Site Map (Official Use Only)
 - *Annotated Facility and Overview Site Maps (Official Use Only)* (Adobe PDF, 544KB)

Emergency Response and Training Plans Submitted Jun 22, 2021

Submitted on 6/22/2021 11:53:33 PM by *Diana Shinn* of 58th Street Cultivation (Los Angeles, CA)

Comments by Submitter: Updated submittal with facility name change. Facility map split into West and East Ends due to size, with overlap at midpoint (3 pages total).

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

Site Identification**Elise Management/Towne**

5717 Towne Ave
Los Angeles, CA 90011

County
Los Angeles

CERS ID
10825618

EPA ID Number

Submittal Status

Submitted on 6/22/2021 by *Diana Shinn* of 58th Street Cultivation (Los Angeles, CA)

Comments by submitter: Updated submittal with facility name change. Facility map split into West and East Ends due to size, with overlap at midpoint (3 pages total).

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**Elise Management/Towne**

5717 Towne Ave
Los Angeles, CA 90011

CERS ID
10825618

Submittal Status

Submitted on 6/22/2021 by *Diana Shinn* of 58th Street Cultivation (Los Angeles, CA)

Comments by submitter: Updated submittal with facility name change. Facility map split into West and East Ends due to size, with overlap at midpoint (3 pages total).

Identification

Cynthia Chavez

Operator Phone
(323) 474-4324

Business Phone
(323) 474-4324

Business Fax

Beginning Date

6/15/2021

Dun & Bradstreet

Ending Date

6/14/2022

SIC Code

0721

Primary NAICS

Facility/Site Mailing Address

5717 Towne Avenue
Los Angeles, CA 90011

Primary Emergency Contact

John Blackwell

Title

Operations

Business Phone
(508) 776-4314

24-Hour Phone
(508) 776-4314

Pager Number

Owner

Cynthia Chavez

(323) 474-4324

5717 Towne Avenue
Los Angeles, CA 90011

Secondary Emergency Contact

Arthur D. Hodge

Title

Attorney

Business Phone
(760) 814-7398

24-Hour Phone
(760) 814-7398

Pager Number

Billing Contact

John Blackwell

(508) 776-4314

john@jungleboys.com

5717 Towne Ave
Los Angeles, CA 90011

Environmental Contact

John Blackwell

(508) 776-4314

john@jungleboys.com

5717 Towne Ave
Los Angeles, CA 90011

Name of Signer

Cynthia Chavez

Additional Information

Signer Title

Owner

Document Preparer

Diana Shinn

Locally-collected Fields

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

Property Owner

Tal Hassid

Phone

Mailing Address

1340 East 6th Street
Los Angeles, CA 90021

Assessor Parcel Number (APN)

5101-008-001

Number of Employees

3

Facility ID

Hazardous Materials And Wastes Inventory Matrix Report

| | | | | |
|--------------------|-----------------------------------|---|-------------|--|
| CERS Business/Org. | 58th Street Cultivation | Chemical Location | CERS ID | 10825618 |
| Facility Name | 58th Street Cultivation | Chemical storage, southeast corner inside building | Facility ID | |
| | 5717 Towne Ave, Los Angeles 90011 | | Status | Submitted on 6/22/2021 11:53 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 | Gallons | 623 | 89 | | | | - Physical Gas | | |
| | <u>CAS No</u> | <u>State</u> | <u>Storage Container</u> | | <u>Pressue</u> | <u>Waste Code</u> | Under Pressure | | | |
| | 124-38-9 | Liquid | Other | | > Ambient | | - Health Acute | | | |
| | | <u>Type</u> | | | <u>Temperature</u> | | Toxicity | | | |
| | | Pure | Days on Site: 365 | | < Ambient | | - Health Simple | | | |
| | | | | | | | Asphyxiant | | | |

Hazardous Materials And Wastes Inventory Matrix Report

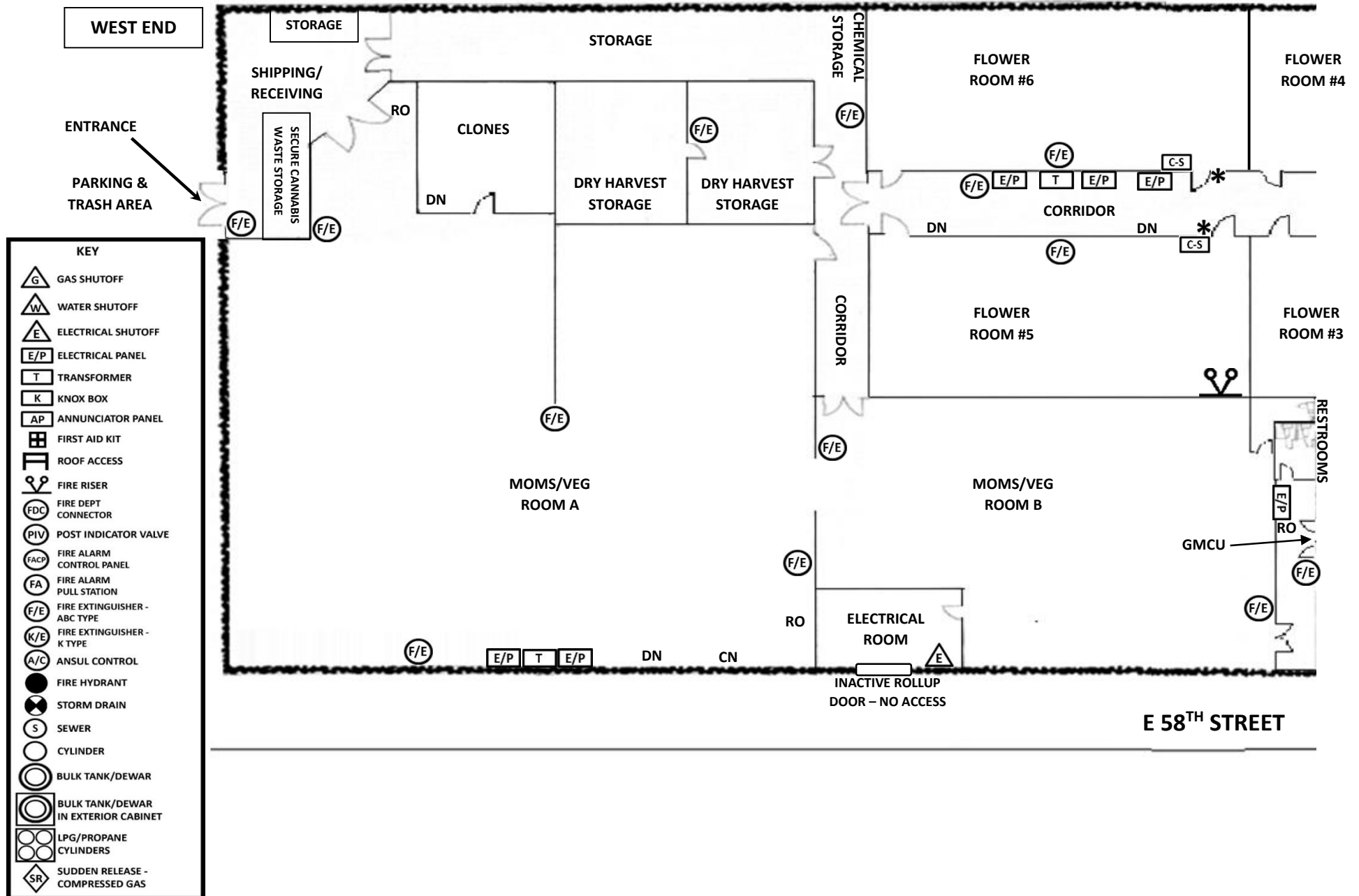
| | | | | |
|--------------------|-----------------------------------|-------------------|-------------|--|
| CERS Business/Org. | 58th Street Cultivation | Chemical Location | CERS ID | 10825618 |
| Facility Name | 58th Street Cultivation | Yard | Facility ID | |
| | 5717 Towne Ave, Los Angeles 90011 | | Status | Submitted on 6/22/2021 11:53 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: 2.1 - Flammable Gases | Propane | Gallons | 10 | 10 | 6 | | - Physical | | | |
| Flammable Gas | CAS No 74-98-6 | State Liquid Type Pure | Storage Container Cylinder | | Pressue > Ambient Temperature Ambient | Waste Code | Flammable - Physical Gas Under Pressure - Health Simple Asphyxiant | | | |

Elise Management/Towne
5717 Towne Avenue, Los Angeles CA 90011
Facility Detail – West End of Building



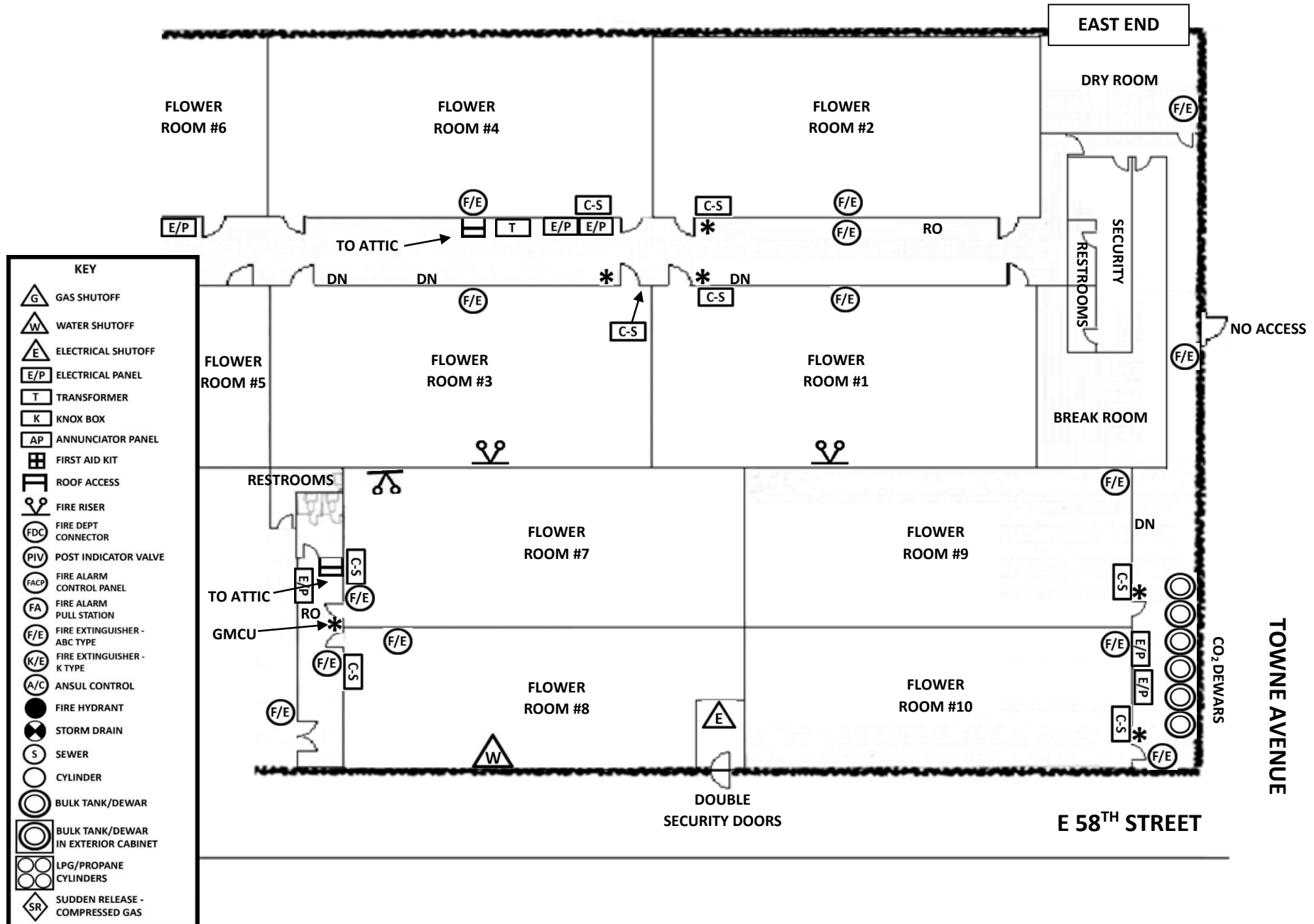
NOTE: CN=Concentrated Nutrients, DN=Diluted Nutrients, RO=Reverse Osmosis H2O, GMCU=Gas Monitoring Central Unit



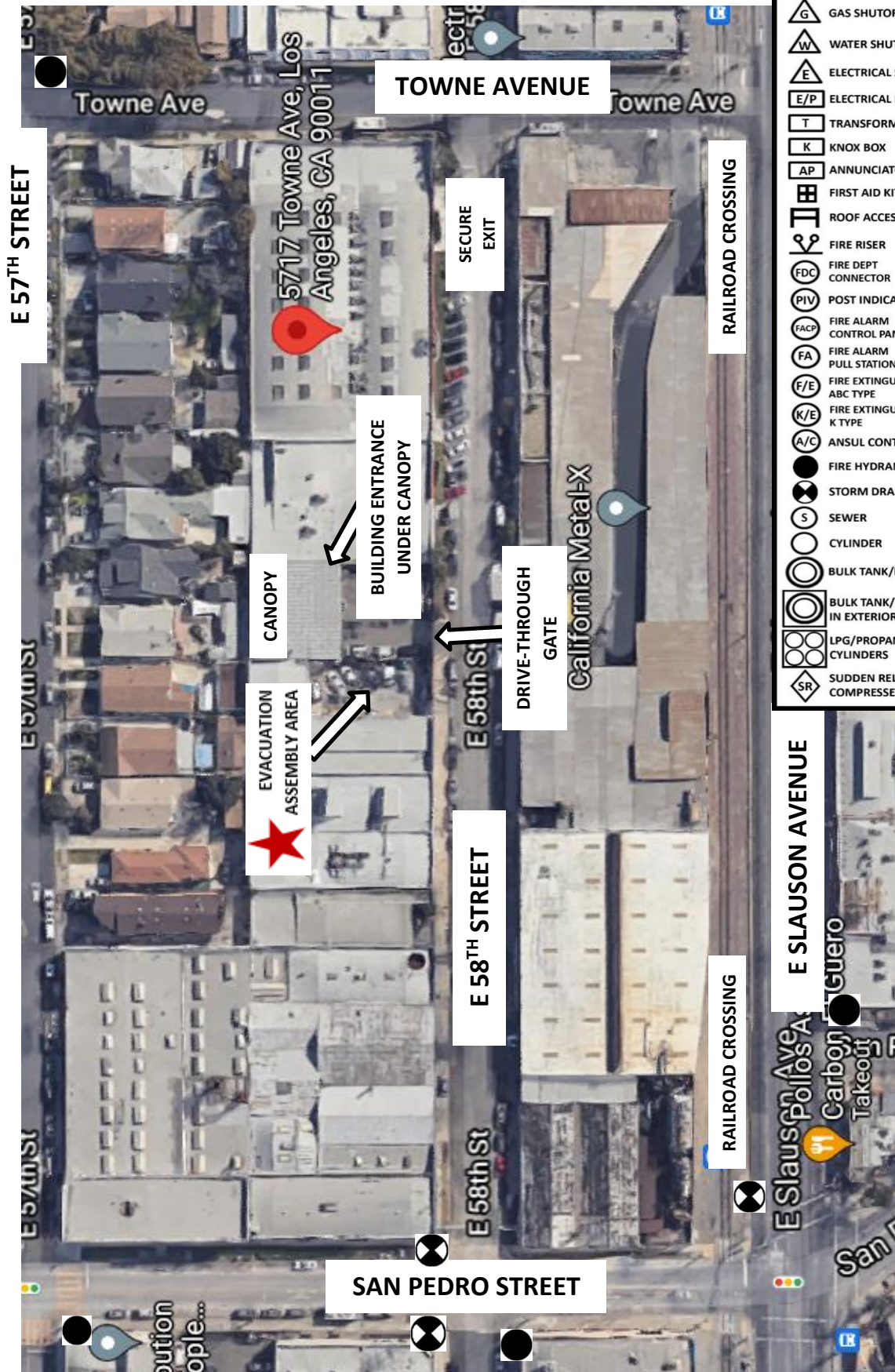
Elise Management/Towne
5717 Towne Avenue, Los Angeles CA 90011
Facility Detail – East End of Building



NOTE: CN=Concentrated Nutrients, DN=Diluted Nutrients, RO=Reverse Osmosis H2O, GMCU=Gas Monitoring Central Unit



Elise Management/Towne
5717 Towne Avenue, Los Angeles CA 90011
Area Overview Map



| KEY | |
|-----|-------------------------------------|
| | GAS SHUTOFF |
| | WATER SHUTOFF |
| | ELECTRICAL SHUTOFF |
| | ELECTRICAL PANEL |
| | TRANSFORMER |
| | KNOX BOX |
| | ANNUNCIATOR PANEL |
| | FIRST AID KIT |
| | ROOF ACCESS |
| | FIRE RISER |
| | FIRE DEPT CONNECTOR |
| | POST INDICATOR VALVE |
| | FIRE ALARM CONTROL PANEL |
| | FIRE ALARM PULL STATION |
| | FIRE EXTINGUISHER - ABC TYPE |
| | FIRE EXTINGUISHER - K TYPE |
| | ANSUL CONTROL |
| | FIRE HYDRANT |
| | STORM DRAIN |
| | SEWER |
| | CYLINDER |
| | BULK TANK/DEWAR |
| | BULK TANK/DEWAR IN EXTERIOR CABINET |
| | LPG/PROPANE CYLINDERS |
| | SUDDEN RELEASE - COMPRESSED GAS |

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 # | | CERS ID # | DATE OF PLAN PREPARATION/REVISION |
| | | 10825618 | (MM/DD/YYYY) 06/15/2021 |
| BUSINESS NAME (Same as Facility Name or DBA - Doing Business As) | | | |
| Elise Management/Towne | | | |
| BUSINESS SITE ADDRESS | | | |
| 5717 Towne Avenue | | | |
| BUSINESS SITE CITY | | ZIP CODE | |
| Los Angeles | | CA | 90011 |
| TYPE OF BUSINESS (e.g., Painting Contractor) | | INCIDENTAL OPERATIONS (e.g., Fleet Maintenance) | |
| Cannabis cultivation | | | |
| THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING (Check all that apply): | | | |
| <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS; <input checked="" type="checkbox"/> 2. HAZARDOUS WASTES | | | |

B. INTERNAL RESPONSE

| |
|---|
| INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR BY (Check all that apply): |
| <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 PHONE NUMBERS: | AMBULANCE, FIRE, POLICE AND CHP | 9-1-1 |
| | 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 |
| OTHER (Specify): | | |
| NEAREST MEDICAL FACILITY / HOSPITAL NAME: | California Hospital Medical Center - Los Angeles | (213) 748-2411 |

| | | |
|------------------------------------|---|----------------|
| AGENCY NOTIFICATION PHONE NUMBERS: | CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC) | (916) 255-3545 |
| | REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) | (213) 576-6600 |
| | 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): | SCAQMD |
| OTHER (Specify): | | |

| | | | |
|---|--|---|---------------------------|
| INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR BY (Check all that apply): | | | C11. |
| <input type="checkbox"/> 1. VERBAL WARNINGS; | <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; | <input type="checkbox"/> 3. TELEPHONE; | |
| <input type="checkbox"/> 4. PAGERS; | <input checked="" type="checkbox"/> 5. ALARM SYSTEM; | <input type="checkbox"/> 6. PORTABLE RADIO | |
| NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY (Check all that apply): | | | C12. |
| <input type="checkbox"/> 1. VERBAL WARNINGS; | <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; | <input checked="" type="checkbox"/> 3. TELEPHONE; | |
| <input type="checkbox"/> 4. PAGERS; | <input type="checkbox"/> 5. ALARM SYSTEM; | <input type="checkbox"/> 6. PORTABLE RADIO | |
| EMERGENCY COORDINATOR CONTACT INFORMATION: | | | C13. |
| PRIMARY EMERGENCY COORDINATOR NAME: John Blackwell | | PHONE NO.: (508) 776-4314 | PHONE NO.: (508) 776-4314 |
| ALTERNATE EMERGENCY COORDINATOR NAME: Arthur Hodge | | PHONE NO.: (760) 814-7398 | PHONE NO.: (760) 814-7398 |
| <input type="checkbox"/> Check if additional Emergency Coordinator contact and address information is available onsite or by calling PHONE NO.: | | | |
| Note: If more than one alternate emergency coordinator is designated, attach a list in order of responsibility. | | | |
| D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES | | | |
| Check the applicable boxes to indicate your facility's procedures for containing spills and preventing and mitigating releases, fires and/or explosions. | | | |
| <input checked="" type="checkbox"/> 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.; | | | |
| <input type="checkbox"/> 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls, built-in berms); | | | |
| <input type="checkbox"/> 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, spill pigs, spill pillows); | | | |
| <input type="checkbox"/> 4. COVER OR BLOCK FLOOR AND/OR STORM DRAINS; | | | |
| <input type="checkbox"/> 5. LINED TRENCH DRAINS AND/OR SUMPS; | | | |
| <input checked="" type="checkbox"/> 6. AUTOMATIC FIRE SUPPRESSION SYSTEM; | | | |
| <input checked="" type="checkbox"/> 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS; | | | |
| <input checked="" type="checkbox"/> 8. STOP PROCESSES AND/OR OPERATIONS; | | | |
| <input checked="" type="checkbox"/> 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM; | | | |
| <input checked="" type="checkbox"/> 10. SHUT OFF WATER, GAS, ELECTRICAL UTILITIES; | | | |
| <input checked="" type="checkbox"/> 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE AND/OR MEDICAL AID; | | | |
| <input checked="" type="checkbox"/> 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AND/OR IMPACTED AREAS; | | | |
| <input checked="" type="checkbox"/> 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION; | | | |
| <input type="checkbox"/> 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE EMERGENCY RESPONSE TEAM; | | | |
| <input checked="" type="checkbox"/> 15. REMOVE CONTAINERS AND/OR ISOLATE AREAS; | | | |
| <input checked="" type="checkbox"/> 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR; | | | |
| <input checked="" type="checkbox"/> 17. USE ABSORBENT MATERIAL FOR SPILL CONTAINMENT; | | | |
| <input type="checkbox"/> 18. VACUUM SUCTION USING APPROPRIATE VACUUM (e.g., Intrinsically safe) FOR SPILL CONTROL AND/OR CLEANUP; | | | |
| <input type="checkbox"/> 19. DECONTAMINATE PERSONNEL AND EQUIPMENT WITHIN DESIGNATED AREA AND DISPOSE OF WASTEWATER AS HAZARDOUS WASTE; | | | |
| <input checked="" type="checkbox"/> 20. PROVIDE SAFE TEMPORARY STORAGE OF HAZARDOUS WASTE GENERATED DURING EMERGENCY ACTIONS; | | | |
| <input type="checkbox"/> 21. OTHER (Specify): | | | |
| E. FACILITY EVACUATION | | | |
| THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (Check all that apply): | | | |
| <input type="checkbox"/> 1. BELLS; | | | |
| <input checked="" type="checkbox"/> 2. HORNS/SIRENS; | | | |
| <input checked="" type="checkbox"/> 3. VERBAL (i.e., Shouting); | | | |
| <input type="checkbox"/> 4. OTHER (Specify): | | | |
| THE FOLLOWING LOCATION(S) WILL BE USED FOR AN EMERGENCY ASSEMBLY AREA(S) (e.g., Parking lot, street corner): | | | |
| Parking lot in front of facility | | | |
| Note: The Emergency Coordinator must account for all onsite employees and visitors after evacuation. | | | |
| EVACUATION ROUTE S AND ALTERNATE EVACUATION ROUTES ARE DESCRIBED AS FOLLOWS: | | | |
| <input type="checkbox"/> 1. WRITTEN PROCEDURES DESCRIBING ROUTES, EXITS, AND ASSEMBLY AREAS; | | | |
| <input checked="" type="checkbox"/> 2. EVACUATION MAP(S) DEPICTING ROUTES, EXITS, AND ASSEMBLY AREAS; | | | |
| <input type="checkbox"/> 3. OTHER (Specify): | | | |
| Note: Evacuation procedures and/or maps should be posted in visible facility locations and must be included in the Contingency Plan. | | | |
| F. ARRANGEMENTS FOR EMERGENCY SERVICES | | | |
| ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following): | | | |
| <input checked="" type="checkbox"/> 1. HAVE BEEN DETERMINED NOT NECESSARY; | | | |
| <input type="checkbox"/> 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify): | | | |
| Note: Advance arrangements with local fire and police departments, hospitals, state and local emergency response teams, and/or emergency services contractors should be made for your facility, if necessary. Large Quantity Generators must describe arrangements in the Contingency Plan. | | | |

| G. EMERGENCY EQUIPMENT | | | |
|--|--|------------------------------------|--------------------------------------|
| Check the applicable boxes to list emergency response equipment available at the facility, identify the location(s) where the equipment is kept, and indicate the equipment's capability, if applicable. | | | |
| TYPE | EQUIPMENT AVAILABLE <small>G1.</small> | LOCATION <small>G2.</small> | CAPABILITY <small>G3.</small> |
| EXAMPLE | <input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES | SPILL RESPONSE KIT | SINGLE USE, OIL RESISTANT ONLY |
| 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 | See map | |
| | 9. <input type="checkbox"/> PLUMBED EYEWASH FOUNTAIN AND/OR SHOWER | | |
| | 10. <input checked="" type="checkbox"/> PORTABLE EYEWASH KITS AND/OR STATION | See map | |
| | 11. <input type="checkbox"/> OTHER | | |
| Fire Fighting | 12. <input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS | See map | 2A 10BC type |
| | 13. <input checked="" type="checkbox"/> FIXED FIRE SUPPRESSION SYSTEMS AND/OR SPRINKLERS | Throughout building | |
| | 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 checked="" type="checkbox"/> ABSORBENT MATERIAL | Storeroom | |
| | 18. <input checked="" type="checkbox"/> CONTAINER FOR USED ABSORBENT | Storeroom | |
| | 19. <input type="checkbox"/> BERM AND/OR DIKING EQUIPMENT | | |
| | 20. <input checked="" type="checkbox"/> BROOM | Storeroom | |
| | 21. <input type="checkbox"/> SHOVEL | | |
| | 22. <input type="checkbox"/> VACUUM | | |
| | 23. <input type="checkbox"/> EXHAUST HOOD | | |
| | 24. <input type="checkbox"/> SUMP AND/OR HOLDING TANK | | |
| | 25. <input type="checkbox"/> CHEMICAL NEUTRALIZERS | | |
| | 26. <input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT | | |
| | 27. <input type="checkbox"/> SPILL OVERPACK DRUMS | | |
| | 28. <input type="checkbox"/> OTHER | | |
| Communications and Alarm Systems | 29. <input checked="" type="checkbox"/> TELEPHONES (e.g., Cellular) | Office & with personnel | |
| | 30. <input type="checkbox"/> INTERCOM AND/OR PA SYSTEM | | |
| | 31. <input type="checkbox"/> PORTABLE RADIOS | | |
| | 32. <input checked="" type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT | In rooms using CO2 | CO2 detection system |
| 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): <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): Chemical storage - southeast corner of building |
|--|--|

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): <input type="checkbox"/> 1. SHELVES, CABINETS AND/OR RACKS <input checked="" type="checkbox"/> 2. TANKS AND SHUT-OFF VALVES <input type="checkbox"/> 3. PORTABLE GAS CYLINDERS <input checked="" type="checkbox"/> 4. EMERGENCY SHUT-OFF AND/OR UTILITY VALVES <input checked="" type="checkbox"/> 5. SPRINKLER SYSTEMS <input checked="" type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane tank) | LOCATIONS: Chemical storage - southeast corner of building See map See map Chemical storage - southeast corner of building |
|--|---|

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 | J1. |
| <input type="checkbox"/> 5. OTHER (Specify): _____ | | | | J2. |
| <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 | | | | J3. |
| <input type="checkbox"/> 8. CHECK IF EMPLOYEE TRAINING IS COVERED BY THE ABOVE REFERENCED CONTENT AND OTHER DOCUMENTS ONSITE | | | | J4. |

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. |



City of Los Angeles Department of City Planning

9/6/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5717 S TOWNE AVE
375 E 58TH ST

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2019-4000-GPA-ZC-HD-CPIOA
CPC-2010-2772-CRA
CPC-2008-1553-CPU
CPC-1990-530-PWA
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
ORD-185925
ORD-185924-SA2210
ORD-171682
ORD-171681
ORD-167449-SA2820
ORD-162128
ENV-2013-3392-CE
ENV-2008-1780-EIR

Address/Legal Information

| | |
|------------------------------|---------------------|
| PIN Number | 108B205 999 |
| Lot/Parcel Area (Calculated) | 5,100.1 (sq ft) |
| Thomas Brothers Grid | PAGE 674 - GRID D5 |
| Assessor Parcel No. (APN) | 5101008001 |
| Tract | LUCKY BALDWIN TRACT |
| Map Reference | M B 5-52 |
| Block | BLK I |
| Lot | 1 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 108B205 |

Jurisdictional Information

| | |
|--------------------------|----------------------------|
| Community Plan Area | Southeast Los Angeles |
| Area Planning Commission | South Los Angeles |
| Neighborhood Council | Zapata-King |
| Council District | CD 9 - Curren D. Price Jr. |
| Census Tract # | 2294.10 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

| | |
|---------------------------------------|---|
| Special Notes | None |
| Zoning | M1-1-CPIO |
| Zoning Information (ZI) | ZI-2515 Slauson Corridor Transit Neighborhood Plan (TNP) ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2374 State Enterprise Zone: Los Angeles 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-2452 Transit Priority Area in the City of Los Angeles |
| General Plan Land Use | Limited Industrial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | SOUTH LOS ANGELES ALCOHOL SALES |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | Southeast Los Angeles |
| Subarea | Compatible Industrial |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |

| | |
|--|---------------------------|
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | Yes |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Low |
| Non-Residential Market Area | Exempt (Prior to 2/17/21) |
| Transit Oriented Communities (TOC) | Tier 2 |
| ED 1 Eligibility | Not Eligible |
| RPA: Redevelopment Project Area | None |
| 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) | 5101008001 |
| APN Area (Co. Public Works)* | 1.058 (ac) |
| Use Code | 3200 - Industrial - Heavy Manufacturing - One Story |
| Assessed Land Val. | \$1,849,477 |
| Assessed Improvement Val. | \$441,843 |
| Last Owner Change | 06/11/2014 |
| Last Sale Amount | \$2,975,029 |
| Tax Rate Area | 7 |
| Deed Ref No. (City Clerk) | 834314 |
| | 78276-80 |
| | 77529-36 |
| | 603535 |
| | 402826 |
| | 402825 |
| | 4-745 |
| | 2621784 |
| | 2401219 |
| | 1556400 |
| | 1467985 |
| | 0-122 |
| Building 1 | |
| Year Built | 1941 |
| Building Class | D55A |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 30,525.0 (sq ft) |
| Building 2 | |
| Year Built | 1946 |
| Building Class | SX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |

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 Bathrooms | 0 |
| Building Square Footage | 0.0 (sq ft) |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 5101008001] |

Additional Information

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

Seismic Hazards

| | |
|--------------------------------------|---------------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 3.6228528 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 0.70000000 |
| Slip Geometry | Reverse |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 19.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 25.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | No |

Economic Development Areas

| | |
|---|--|
| Business Improvement District | None |
| Hubzone | Qualified |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | South Los Angeles Transit Empowerment Zone |
| State Enterprise Zone | LOS ANGELES STATE ENTERPRISE ZONE |

Housing

| | |
|------------------------------------|---|
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 5101008001] |
| Ellis Act Property | No |

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

| | |
|---------------------------------------|-----|
| 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 | Newton |
| Reporting District | 1372 |

Fire Information

| | |
|-----------------------------|-------|
| Bureau | South |
| Battalion | 13 |
| District / Fire Station | 33 |
| 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-2019-4000-GPA-ZC-HD-CPIOA |
| Required Action(s): | GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CPIOA-COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT |
| Project Descriptions(s): | GENERAL PLAN AMENDMENTS, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND AMENDMENTS TO THE WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO, SOUTH LOS ANGELES CPIO, AND SOUTHEAST LOS ANGELES CPIO AS PART OF THE SLAUSON CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
| Case Number: | CPC-2010-2772-CRA |
| Required Action(s): | CRA-COMMUNITY REDEVELOPMENT AGENCY |
| Project Descriptions(s): | CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN. |
| Case Number: | CPC-2008-1553-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE |
| Case Number: | CPC-1990-530-PWA |
| Required Action(s): | PWA-PUBLIC WORKS APPROVAL |
| Project Descriptions(s): | CLOSURE OF 58TH STREET BETWEEN TOWNE AVENUE AND SAN PEDRO STREET |
| Case Number: | CPC-1990-346-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\ |
| Case Number: | CPC-1986-827-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | PLAN AMENDMENTS AND ZONE CHANGES FOR PROPERTIES WITHIN THE SOUTHEAST LOS ANGELES DISTRICT PLAN, IN CONNECTION WITH THE CITY'SGENERAL PLAN/ZONING CONSISTENCY PROGRAM 1B283 |
| Case Number: | CPC-1983-506 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY |
| 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. |
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| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE |

DATA NOT AVAILABLE

ORD-185925
ORD-185924-SA2210
ORD-171682
ORD-171681
ORD-167449-SA2820
ORD-162128



Zoning: M1-1-CPIO
General Plan: Limited Industrial





Address: 5717 S TOWNE AVE

APN: 5101008001

PIN #: 108B205 999

Tract: LUCKY BALDWIN TRACT

Block: BLK I

Lot: 1

Arb: None









Zoning: M1-1-CPIO

General Plan: Limited Industrial



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

| | |
|---|----------------|
|  | Parking Buffer |
|---|----------------|


PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

| | |
|---|--------------------|
|  | Limited Industrial |
|  | Light Industrial |

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

| | | |
|--|--|--|
|  Alternative Youth Hostel (Proposed) |  Horticultural Center |  Public Elementary School |
|  Animal Shelter |  Hospital |  Public Elementary School (Proposed) |
|  Area Library |  Hospital (Proposed) |  Public Golf Course |
|  Area Library (Proposed) | 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 2
- Tier 3
- 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 | |



City of Los Angeles Department of City Planning

3/13/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5717 S TOWNE AVE
375 E 58TH ST

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2019-4000-GPA-ZC-HD-CPIOA
CPC-2010-2772-CRA
CPC-2008-1553-CPU
CPC-1990-530-PWA
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
ORD-188310
ORD-188309
ORD-185925
ORD-185924-SA2210
ORD-171682
ORD-171681
ORD-167449-SA2820
ORD-162128
ENV-2013-3392-CE
ENV-2008-1780-EIR

Address/Legal Information

| | |
|------------------------------|---------------------|
| PIN Number | 108B205 999 |
| Lot/Parcel Area (Calculated) | 5,100.1 (sq ft) |
| Thomas Brothers Grid | PAGE 674 - GRID D5 |
| Assessor Parcel No. (APN) | 5101008001 |
| Tract | LUCKY BALDWIN TRACT |
| Map Reference | M B 5-52 |
| Block | BLK I |
| Lot | 1 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 108B205 |

Jurisdictional Information

| | |
|--------------------------|----------------------------|
| Community Plan Area | Southeast Los Angeles |
| Area Planning Commission | South Los Angeles APC |
| Neighborhood Council | Zapata King |
| Council District | CD 9 - Curren D. Price Jr. |
| Census Tract # | 2294.10000000 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

| | |
|------------------------------------|---|
| Special Notes | None |
| Zoning | M1-2D-CPIO |
| Zoning Information (ZI) | ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2374 State Enterprise Zone: Los Angeles ZI-2515 Slauson Corridor Transit Neighborhood Plan (TNP) ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| General Plan Land Use | Limited Industrial |
| General Plan Note(s) | Yes |
| Minimum Density Requirement | No |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | SOUTH LOS ANGELES ALCOHOL SALES |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| HistoricPlacesLA | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | Southeast Los Angeles |
| Subarea | Compatible Industrial |

| | |
|---|---------------------------|
| CPIO Historic Preservation Review | No |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |
| ASP: Alcohol Sales Program | No |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Low Vehicle Travel Area | Yes |
| AB 2097: Within a half mile of a Major Transit Stop | Yes |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Low |
| Non-Residential Market Area | Exempt (Prior to 2/17/21) |
| Transit Oriented Communities (TOC) | Tier 2 |
| Mixed Income Incentive Programs | |
| Transit Oriented Incentive Area (TOIA) | Not Eligible |
| Opportunity Corridors Incentive Area | Not Eligible |
| Corridor Transition Incentive Area | Not Eligible |
| TCAC Opportunity Area | Low |
| High Quality Transit Corridor (within 1/2 mile) | Yes |
| ED 1 Eligibility | Not Eligible |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | None |
| 500 Ft Park Zone | None |

Assessor Information

| | |
|------------------------------|---|
| Assessor Parcel No. (APN) | 5101008001 |
| APN Area (Co. Public Works)* | 1.058 (ac) |
| Use Code | 3200 - Industrial - Heavy Manufacturing - One Story |
| Assessed Land Val. | \$1,849,477 |
| Assessed Improvement Val. | \$459,692 |
| Last Owner Change | 06/11/2014 |
| Last Sale Amount | \$2,975,029 |
| Tax Rate Area | 7 |
| Deed Ref No. (City Clerk) | 834314 |
| | 78276-80 |
| | 77529-36 |
| | 603535 |
| | 402826 |
| | 402825 |
| | 4-745 |
| | 2621784 |
| | 2401219 |
| | 1556400 |
| | 1467985 |
| | 0-122 |

Building 1

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.

| | |
|------------------------------------|------------------------|
| Year Built | 1941 |
| Building Class | D55A |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 30,525.0 (sq ft) |
| Building 2 | |
| Year Built | 1946 |
| Building Class | SX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 0.0 (sq ft) |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 5101008001] |

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 |
| Sea Level Rise Area | No |
| Oil Well Adjacency | No |

Environmental

| | |
|-------------------------------|------|
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Monarch Butterfly Potential | No |

Seismic Hazards

| | |
|--------------------------------|---------------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 3.6228528 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 0.70000000 |
| Slip Geometry | Reverse |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 19.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 25.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |

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| | |
|---|---|
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |
| Economic Development Areas | |
| Business Improvement District | None |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | South Los Angeles Transit Empowerment Zone |
| State Enterprise Zone | LOS ANGELES STATE ENTERPRISE ZONE |
| Housing | |
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 5101008001] |
| 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 | Newton |
| Reporting District | 1372 |
| Fire Information | |
| Bureau | South |
| Battalion | 13 |
| District / Fire Station | 33 |
| Red Flag Restricted Parking | No |

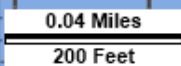
CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | CPC-2019-4000-GPA-ZC-HD-CPIOA |
| Required Action(s): | GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CPIOA-COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT |
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| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
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| Required Action(s): | PWA-PUBLIC WORKS APPROVAL |
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| Case Number: | CPC-1990-346-CA |
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| Case Number: | CPC-1986-827-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
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| Required Action(s): | Data Not Available |
| Project Descriptions(s): | SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY |
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| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE |









DATA NOT AVAILABLE

ORD-188310
ORD-188309
ORD-185925
ORD-185924-SA2210
ORD-171682
ORD-171681
ORD-167449-SA2820
ORD-162128



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




















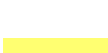




| | |
|---|----------------------------------|
|  | Open Space |
|  | Public / Open Space |
|  | Public / Quasi-Public Open Space |
|  | Other Public Open Space |
|  | Public Facilities |

INDUSTRIAL

| | |
|---|--------------------|
|  | Limited Industrial |
|  | Light Industrial |

CHAPTER 1A LEGEND

General Plan Designation

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

Zone Use Districts

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

CIRCULATION

STREET

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

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

FREEWAYS

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



MISC. LINES























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

POINTS OF INTEREST





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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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