

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** December 24, 2025  
**PROJECT NUMBER:** PRJ2021-004336-(2)  
**PERMIT NUMBER:** Conditional Use Permit No. RPPL2021012394  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 4501 West Slauson Avenue  
**OWNER:** Renu Kumar, LH LLC C/O Altus Group US, Inc.  
**APPLICANT:** Garfield Beach CVS, LLC  
**CASE PLANNER:** Susan Zermeno, Senior Planner  
szermeno@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is the continued sales of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption as an accessory use at an existing CVS Pharmacy.

The Project does not include any construction or changes. The Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, the Project does not meet any exceptions to the Categorical Exemption.