

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. 310056

Project Applicant: Revo Group, LLC

Project Location - Specific:

10125 N Sepulveda Blvd., Mission Hills, CA 91345 / Sepulveda Blvd and Romar St

Project Location - City: Mission Hills

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Retail sales 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: Revo Group, LLC

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

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

Reasons why project is exempt:

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

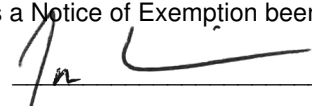
Lead Agency

Contact Person: Jason Killeen

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

If filed by applicant:

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

Signature:  Date: 12/12/2024 Title: Asst. Executive Director

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

THIS NOTICE WAS POSTED

ON December 10 2024

UNTIL January 09 2025

REGISTRAR – RECORDER/COUNTY CLERK

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2024 250204

FILED
Dec 10 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by HEIDI VALTIERRA

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-310056-ANN / Retail with on-site sales (Type 10)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 310056-ANN

PROJECT TITLE

DCR CORE RECORD NO. 310056

COUNCIL DISTRICT

7

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

10125 N Sepulveda Blvd., Mission Hills, CA 91345 / Sepulveda Blvd and Romar St

☒ Map attached.

PROJECT DESCRIPTION:

Retail sales of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Revo Group, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10)

DISTRIBUTION/ County Clerk, Agency Record

Rev. 6-22-2021

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

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

EXECUTIVE OFFICES

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

MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

| | |
|--|---|
| DCR Core Record No.: | 310056 |
| Applicant Name: | Revo Group, LLC |
| DCR Record No. / Activities Requested: | LA-R-24-310056-ANN / Retail w/ on-site sales (Type 10) |
| Proposed Project: | The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al. |
| Business Premises Address/ Project Location: | 10125 N Sepulveda Blvd., Mission Hills, CA 91345 |
| Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning: | CD 7 Mission Hills - Mission Hills - Panorama City - North Hills C2-1VL |
| LAMC Section / "Phase": | LAMC 104.06.1 / Phase 3 Retail Round 1 |
| Evidence of Offer to Meet with NC: | Yes |
| Complaint Portal Entry: Recent Compliance Inspection: | No Yes |
| Social Equity Applicant / Ownership %: | Yes / 51% |
| Environmental Analysis/Clearance: ENV-310056-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 June 22, 2021. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State provisional License, C10-0000819-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 2, 2025. The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 10125 N Sepulveda Blvd., Mission Hills, CA 91345, a parcel zoned for Neighborhood Commercial purposes.

Social Equity Applications are evaluated for compliance with the Equity Share requirements under LAMC 104.20. To comply with the Equity Share requirements, Social Equity Individual Applicants (SEIAs) must possess unrestricted ownership of their share of the Social Equity Applicant (business), a proportional right to vote and to the profits, and include certain language mandated by LAMC 104.20 in their agreements, among other requirements. As part of the application process, DCR reviewed the corporate and ownership documentation provided for this Applicant and determined that the Applicant met the minimum Equity Share requirements at that time.

DEPARTMENT ANNUAL LICENSING RECOMMENDATION:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- The Applicant has met the requirements under LAMC Section 104.20.

COMMUNITY INPUT:

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

The virtual community meeting was held on August 29, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. DCR did not receive oral or written testimony for this Applicant.

| | |
|--|----------|
| Number of Comments In Favor of the Application | 0 |
| Number of Comments Against the Application | 0 |
| Total Number of Comments | 0 |

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

COMPLIANCE REVIEW:

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

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an

imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.

For this Applicant, DCR performed a compliance check of the Business Premises on or about August 22, 2024. During the compliance check, DCR discovered a number of violations, including:

1. **Regulation 5(A)(1)(viii) - Use of DBA.** The Fictitious Business Name has not been registered with DCR. (VT Minor)
2. **Regulation 5(A)(2)(i) - Display of License.** The name of the designated Neighborhood Liaison is missing, and their contact information is different from the contact information on file with DCR. (VT Minor)
3. **Regulation 5(A)(4)(i)(A) and (C) - Security Measures.** Surveillance recordings are not maintained for 90 days. The surveillance media storage device is not secured, and there are no camera(s) recording access points to the area or room where the recording equipment is stored. (VT Moderate)
4. **Regulation No.5(A)(3)(i) - No Physical Changes without Approval.** Camera locations on site are not accurately reflected on the Business Premises Diagram on record with DCR. The parking lot located in the rear of the Business Premises, is not shown on the Business Premises Diagram. (VT Moderate)
5. **Regulation 5(C)(11) - Business Premises Access.** The door to the Limited-Access area where the surplus inventory is stored, and also includes a safe where more product is stored, is kept open during business hours. (VT Moderate)

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

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

- The Business Premises is substantially different from the diagram of the Business Premises submitted by the Applicant or Licensee;
- Denying DCR employees or agents access to the Business Premises;
- Procuring a License by fraud or deceit, making a material misrepresentation, false statement, or knowingly failing to disclose a material fact;
- Failing to timely 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;
- Revocation of Temporary Approval;
- Failing a Business Premises inspection by DCR, another City agency, or the Los Angeles County Department of Public Health; or
- 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.*;
- An Owner is an individual who holds office in, is employed by any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial

Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity; and,

- An Owner is an entity incorporated outside of the United States.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for Neighborhood Commercial, C2-1VL at 10125 N Sepulveda Blvd., Mission Hills, CA 91345 (Assessor's Parcel Number 2660-004-007). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 10:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Neighborhood Commercial/C2-1VL

Surrounding Land Use/Zoning Designations

Low Residential /R1-1

Medium Residential / R3-1

Neighborhood Commercial / C2-1VL

Subject Property

The subject site is a fully developed lot within the Mission Hills - Panorama City - North Hills Community Plan Area. The lot is approximately 105 feet deep and a width of 43 feet along Sepulveda Blvd. The site is currently developed with a Commercial - Store - One Story building, built in 1967 proposed to be maintained.

The site has a Neighborhood Commercial land-use designation and is zoned C2-1VL. The site is located within Council District CD 7 , Mission Hills Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include Residential and Commercial uses within 200 feet of the site. The immediate area along Sepulveda Blvd is predominantly developed with Low Residential uses, zoned R1-1, Medium Residential, zoned R3-1 and, Neighborhood Commercial uses, zoned C2-1VL. (See Exhibit A)

CEQA Findings

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

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

- a) The site is comprised of one lot totaling approximately 4,455 gross square feet, zoned C2-1VL with a Commercial - Store - One Story building originally constructed in 1967. No relief has been requested from any applicable provision or requirement of the Los Angeles Municipal Code.
- b) The subject site is wholly within the City of Los Angeles, on an approximately 4,455 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Low Residential, Medium Residential; and, Neighborhood Commercial, and developed with a mix of Residential and Commercial buildings along Sepulveda Blvd between Romar St. and Mayall St.
- c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within an established, fully developed, neighborhood. The project site has no value as habitat for endangered, rare or threatened species. The project does not propose the removal of any trees on-site and/or within the adjacent public right-of-way.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services, given that the site is currently served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. Compliance with Regulatory Compliance Measures as enforced through the Department of Building and Safety permitting process will ensure that any needed improvements are made in order to provide adequate delivery of utilities and services to the proposed project.

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

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

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

DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:

That the Cannabis Regulation Commission:

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



Jason Killeen
Assistant Executive Director, Department of Cannabis Regulation

October 21, 2024

Date

EXHIBITS:

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



CITY OF LOS ANGELES DEPARTMENT OF™

**CANNABIS
REGULATION****PROJECT-SPECIFIC INFORMATION FORM**

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/05/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-S-23-310056-ANNApplicant Entity Name: Revo Group, LLCLicense Type(s): Type 10 - Storefront RetailBusiness Premises Location: 10125 N Sepulveda BlvdCounty: Los Angeles Assessor's Parcel Number (APN): 2660004007Council District: CD-7 Neighborhood Council: Mission HillsCommunity Plan Area: Mission Hills - Panorama City - North HillsZoning: [Q] C2-1VL Specific Plan Area: NoneGeneral Plan Land Use: Neighborhood Commerical Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: None Historic Preservation Review: NoLAPD Division/Station: Mission LAFD District/Fire Station: 7

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

Department of Cannabis Regulation

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

(213) 978-0738 • cannabis@lacity.orgwww.cannabis.lacity.org

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.*

Retail Dispensary. Not other cannabis or other activities on site.
Floor Area: 3,320SF
Lot Size: 10,410 SF

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.

Retail dispensary. Not other cannabis or other activities on site.

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.

3. Project Expansion: _____
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.

5. Is there evidence that the project site is located in an environmentally sensitive area?

☐ Yes ☐ No

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



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

☒ Yes ☐ No

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

DWP (municipal water)
No water for cannabis retail activities. Standard water use for employees.



7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)?

☐ Yes ☒ No

Describe size of structure to be demolished and location.



Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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



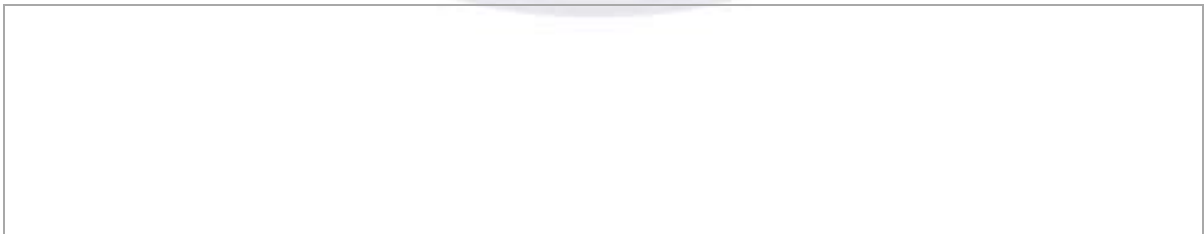
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☐ No

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



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

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

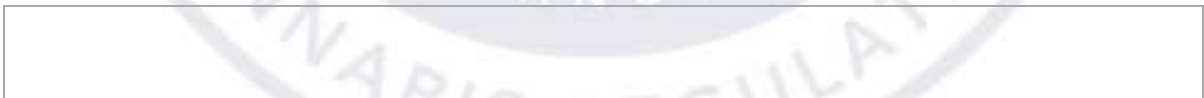
Provide details of any hazardous substances used including amount of product(s), if applicable. Cite source(s) of information.



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

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.

A large, faint watermark of the City of Los Angeles Cannabis Regulation logo is centered on the page. It features a stylized cannabis leaf inside a circular seal with the words "CITY OF LOS ANGELES" and "CANNABIS REGULATION".

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.

A large, faint watermark of the City of Los Angeles Cannabis Regulation logo is centered on the page. It features a stylized cannabis leaf inside a circular seal with the words "CITY OF LOS ANGELES" and "CANNABIS REGULATION".

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.

A large, faint watermark of the City of Los Angeles Cannabis Regulation logo is centered on the page. It features a stylized cannabis leaf inside a circular seal with the words "CITY OF LOS ANGELES" and "CANNABIS REGULATION".

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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

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



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

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



Categorical Exemption Evaluation Form

Class 32: Infill Development Projects

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

Cite source(s) of information.

A large, faint, circular watermark seal of the Department of Planning, City of Los Angeles, is centered on the page. The seal features a stylized sunburst or starburst design in the center, surrounded by the words "DEPARTMENT OF PLANNING" and "CITY OF LOS ANGELES".

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.

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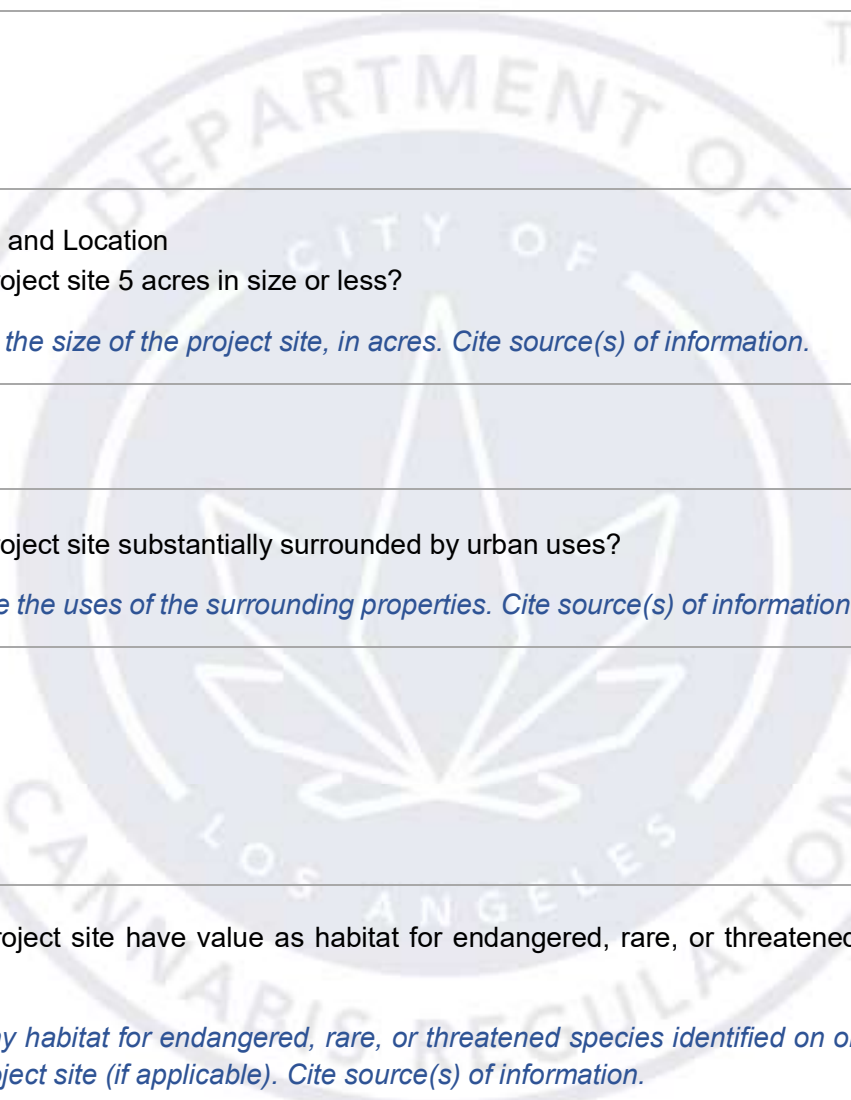
- b. Is the project site substantially surrounded by urban uses? ☐ Yes ☐ No

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

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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.

A large, faint, circular watermark seal of the Department of Planning, City of Los Angeles, is centered on the page. The seal features a stylized sunburst or starburst design in the center, surrounded by the words "DEPARTMENT OF PLANNING" and "CITY OF LOS ANGELES".

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.*



- 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.



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

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

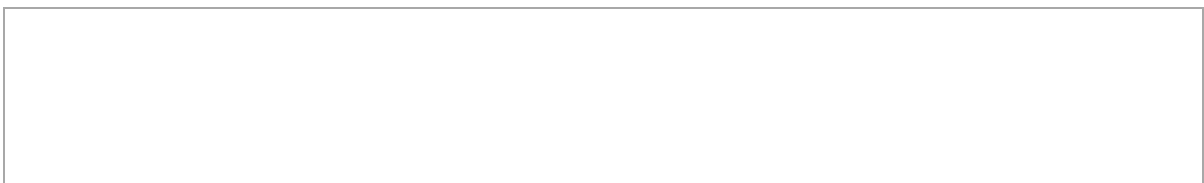
Provide details, if needed. Cite source(s) of information.



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

☐ Yes ☒ No

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



CEQA Exemption PetitionClass: 1 Category: 1

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

There are no site changes to the premises other than tenant improvements and repairs to existing structures. All activities take place indoors. No structural or grading modifications have been made.

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

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.*

10125 Sepulveda Blvd, Mission Hills, CA 91345.
Commerical building on the corner of Sepulveda Blvd and Romar Street
The site is located approximately 1500 ft east of the 405 freeway

- (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.*

GP- Neighborhood Commercial.
All surrounding land uses are neighborhood commercial (same zoning and GP land use designation as premises) or low density residential.

- (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.

- (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.

- (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).*

Retail dispensary. No other cannabis or other activity on site.

- (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.*

Floor Area: 3,320 SF
Lot Size: 10,410 SF

- (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.*

C10-0000819-LIC

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

Hours of Operation: 10am-10pm daily
Shifts: Mon-Sat Shift 1 10am-5pm Shift 2 5pm-10pm

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

Total Employees: 2-5
Per Shift Employees: 1
Occupancy during operating hours is approximately 10-20 people per hour,
150-250 per day

- (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.*

Number Of Customers: 150-250 customers per day
Number of Vendor Deliveries: 3-4 deliveries per week; approximately 1/day
Number of Outgoing Trips: 0 transfers per week
Number of Testing Lab Trips: 0 times per week
Total Vehicle Trips: approx. 151-251 per day; most activity Friday, Saturday and Sunday

- (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.*

DWP (municipal water)
no water for cannabis retail activities. Standard water use for employees.

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

We are on city water and sewer (LA DWP)

4. Environmental Setting:

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

The site is a flat, existing, developed industrial lot. See Exhibit C - Exterior Photo.

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

The topography of the site is flat.

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

There are no natural characteristics to the site. The site is paved with adequate drainage for industrial/commercial areas.

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

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

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

There are no natural features of scenic value of rare or unique characteristics on the site.

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

The site does not have any historic designations or archaeological remains.

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

The site is not a habitat for any 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:

There are no hazardous materials stored, used, or disposed of at the site.

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

The project will not increase the quantity and type of solid waste that is generated or stored onsite.

- ④ 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:

LADWP (municipal) power supplier. No additional energy resources are anticipated.
Energy Use: approx. 2,500 kWh/month; approx. 87 kWh/day
See Exhibit D - LADWP Bill

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.

There are no 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.

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.*

The applicant has not agreed to any environmental commitments.

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).*

None, this project is categorically exempt

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:*

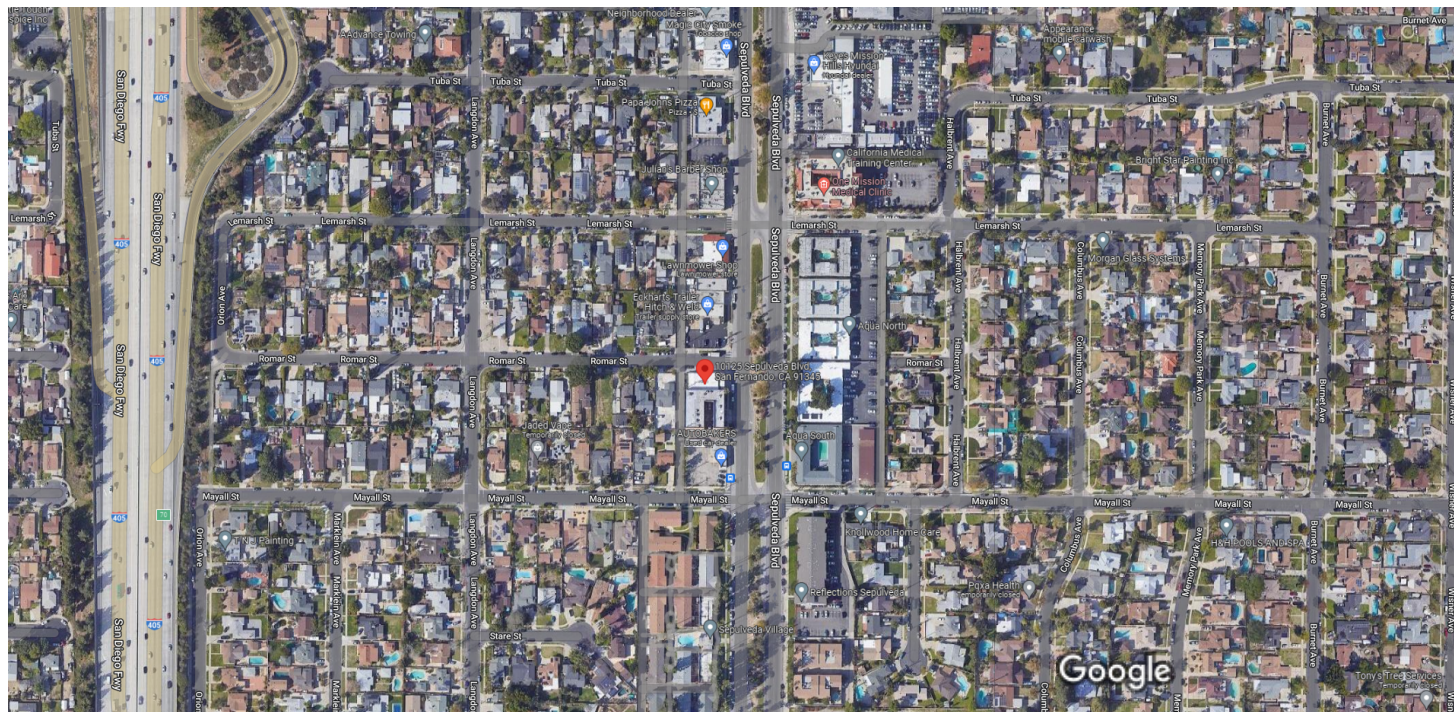
- ☒ California Department of Cannabis Control
- ☐ Los Angeles Fire Department
- ☐ Los Angeles Department of Building and Safety
- ☐ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ☐ County of Los Angeles Public Health Permit
- ☐ 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. |

Exhibit A





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





10125 Sepulveda Blvd


Building

- 

Directions
- 

Save
- 

Nearby
- 

Send to phone
- 

Share



10125 Sepulveda Blvd, San Fernando, CA 91345

Photos

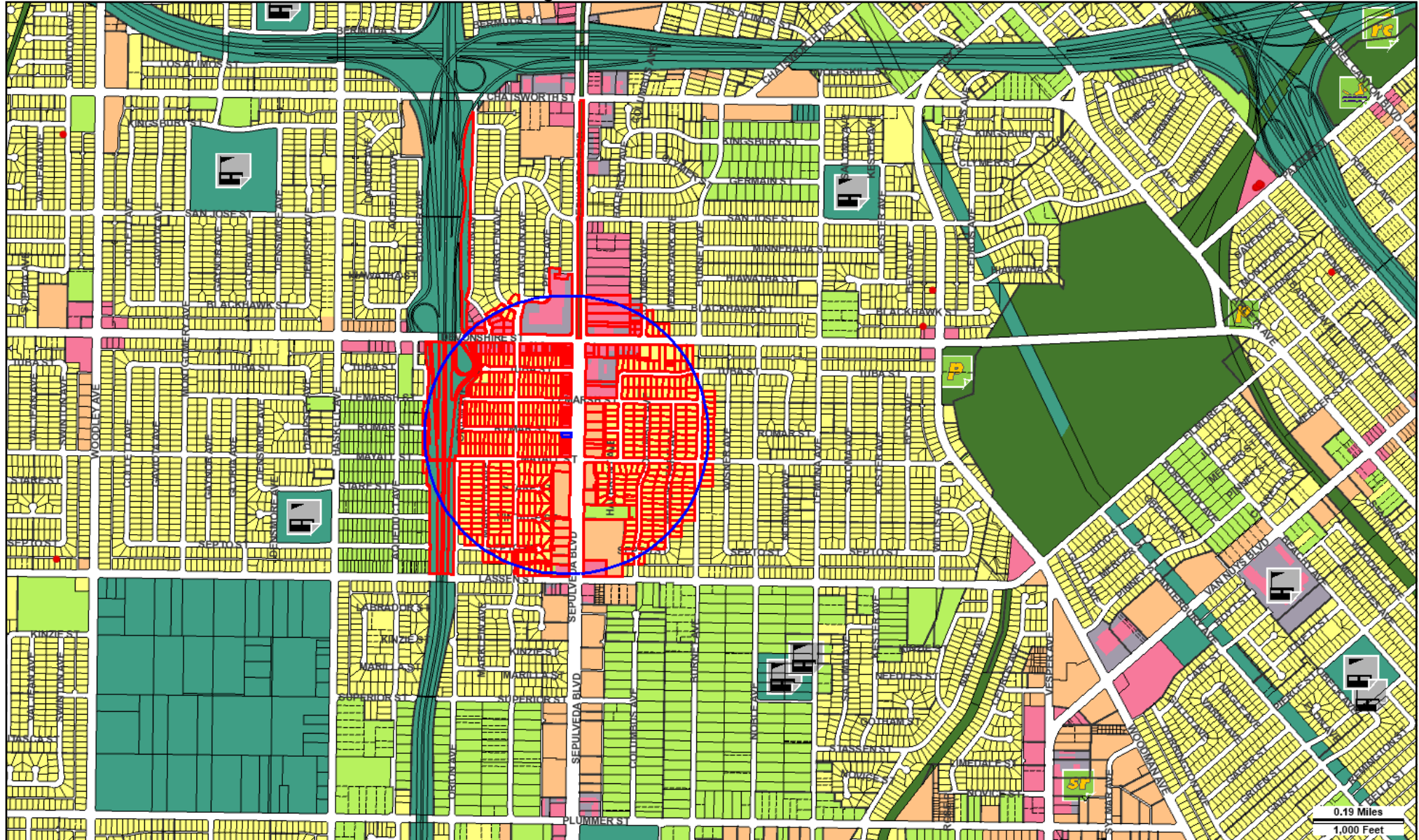


At this place

Revo Group
4.8 ★★★★★ (57)
Cannabis store · Floor 1
Open · Closes 10PM



Exhibit B



Address: 10125 N SEPULVEDA BLVD

APN: 2660004007

PIN #: 204B145 685

Tract: TR 7827

Block: None

Lot: 8

Arb: None

Zoning: [Q]C2-1VL

General Plan: Neighborhood Commercial



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

Exhibit C



1017



1017









Exhibit D

CUSTOMER SERVICE – 7:00 am - 6:00 pm
1-800-499-8840

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking or savings by logging in at www.ladwp.com/combillpay



ONLINE

Pay from your checking or savings any time by logging in at www.ladwp.com/myaccount



BY PHONE

Pay from your checking or savings any time by calling 1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

Place your payment stub and your check or money order in the envelope provided with the bill.



IN PERSON

Via payment drop box

The 2020 Power Content Label is included in this bill.

CONSOLIDATED BILL

PAST DUE REMINDER

Your bill includes a past due amount, which is due now. If you have recently made your payment, thank you.

Account Summary

| | | |
|--------------------------|----------------------------|--------------------|
| Previous Account Balance | | \$ 3,811.06 |
| Payment Received | <i>No payment received</i> | - .00 |
| Past Due Balance | Due Now | \$ 3,811.06 |
| New Charges | | + 943.69 |
| Total Amount Due | | \$ 4,754.75 |

Summary of New Charges

Details on following pages.

| Los Angeles Department of Water and Power Charges | | | |
|---|----------------------------|-------------------------|------------------|
| 800-499-8840 | Electric Charges | 3,588 kWh | \$893.34 |
| | Water Charges | 4/20/22 - 5/19/22 4 HCF | \$28.66 |
| | Total LADWP Charges | | \$ 922.00 |

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

| City of Los Angeles Bureau of Sanitation Charges | | | |
|--|---------------------------------|-------------------|-----------------|
| 800-773-2489 | Sewer Charges | 4/20/22 - 5/19/22 | \$21.69 |
| | Total Sanitation Charges | | \$ 21.69 |

Total New Charges \$ 943.69

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. IF PAYING IN PERSON, BRING ENTIRE BILL TO CUSTOMER SERVICE CENTER.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW.



| | | |
|------------------------|------------------------|-------------------------|
| PAST DUE AMOUNT | CURRENT CHARGES | TOTAL AMOUNT DUE |
| \$ 3,811.06 | + \$943.69 | = \$ 4,754.75 |
| Due NOW | Due Jun 8, 2022 | |

P.O. Box 30808 • Los Angeles, CA 90030-0808

ELECTRONIC SERVICE REQUESTED

ANUSHAVAN SHARGSYAN
10125 SEPULVEDA BLVD
MISSION HILLS CA 91345

THIS IS YOUR BILL

ACCOUNT NUMBER
164 084 1000

AMOUNT DUE \$ 4,754.75

Please enter amount enclosed

\$

Write account number on check or money order and make payable to LADWP.

164084100000000000004754755

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

1-800-HEAR-DWP(432-7397)

CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

Correspondence Addresses

Please do not send correspondence with your payment. It may be delayed or lost.

LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

Your bill is due and payable on presentation and shall become delinquent nineteen days after the date of presentation. The payment due on your bill applies to the current charges only and does not extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for notification ten (10) days prior to discontinuance of service for nonpayment.

LATE PAYMENT CHARGE

A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be assessed on electric and water balances that are not paid by the due date. The charge is made for each day of the billing period shown on the current bill. Service may be discontinued for nonpayment.

IF YOU QUESTION YOUR LADWP CHARGES

Please contact a representative by calling the Customer Service Telephone Number or by going into any of the Department of Water and Power Customer Service Centers listed on the back of your payment stub or email us using our Customer Service form at www.ladwp.com/contactus. After receiving an explanation, you may ask for more information from a supervisor. If you still disagree with the charges, you have a right to a management-level review. To ask for a management-level review, send a written request to: LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. You must pay the undisputed portion of the bill within 7 days of the request for a management-level review. Your account will be reviewed and you will be informed of the result.

ELECTRONIC CHECK CONVERSION

Your payment may be processed as a check transaction or a one-time electronic fund transfer, which means funds may be withdrawn the same day as payment, and you will not receive your check back from your bank. For more information on electronic fund transfers and fees for insufficient funds, please see www.ladwp.com/checkconversion.

Mail payments to LADWP, PO BOX 30808, LOS ANGELES, CA 90030-0808

WHERE TO PAY YOUR BILL

All LADWP Customer Service Centers are accepting payments via payment box, Monday- Friday 9am to 5pm. After hours payments will be credited the following business day.

BISHOP

Main Office.....300 Mandich Street

METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.
Boyle Heights.....919 S. Soto St., #10
Central.....4619 S. Central Ave.
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.
Hollywood.....6547-B Sunset Blvd.
(entrance on Schrader Blvd.)
Lincoln Heights.....2417 Daly St.
Slauson-Vermont.....5928 S. Vermont Ave.
Watts.....1686 E. 103rd St

HARBOR AREA

San Pedro.....535 W. 9th St.
Wilmington.....931 N. Avalon Blvd

SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
Mission Hills.....11100 Sepulveda Blvd., #3
Van Nuys.....6550 Van Nuys Blvd.

WEST LOS ANGELES

West Los Angeles.....1394 S. Sepulveda Blvd.

Place your payment stub in the provided envelope so that the address below shows through the window.

**PO BOX 30808
LOS ANGELES, CA 90030-0808**

Summary of New Charges by Service Address

| SERVICE ADDRESS | ELECTRIC | WATER | SEWER | TOTAL CHARGES |
|----------------------|-----------------------------|----------------------------|----------------------------|---------------|
| 10125 SEPULVEDA BLVD | 324.04 4/20/22 - 5/19/22 | 28.66 4/20/22 - 5/19/22 | 21.69 4/20/22 - 5/19/22 | 374.39 |
| 10125 SEPULVEDA BLVD | 569.30 4/20/22 - 5/19/22 | 0.00 | 0.00 | 569.30 |
| TOTALS | 893.34 | 28.66 | 21.69 | 943.69 |

Summary by Service Agreement Number (SA #)

| PREMISE | SERVICE DESCRIPTION | CUSTOMER REFERENCE | SA # | BILL PERIOD | CHARGES |
|----------------------|---------------------|--------------------|------------|-------------------|------------------|
| 10125 SEPULVEDA BLVD | Electric | | 1640841619 | 4/20/22 - 5/19/22 | 324.04 |
| | Water | | 1640841740 | 4/20/22 - 5/19/22 | 28.66 |
| | Sewer | | 1640841219 | 4/20/22 - 5/19/22 | 21.69 |
| 10125 SEPULVEDA BLVD | Electric | | 1640841129 | 4/20/22 - 5/19/22 | 569.30 |
| TOTAL CHARGES | | | | | \$ 943.69 |

SERVICE ADDRESS 10125 SEPULVEDA BLVD, MISSION HILLS, CA 91345



www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm



Electric Charges

SA # : 1640841619

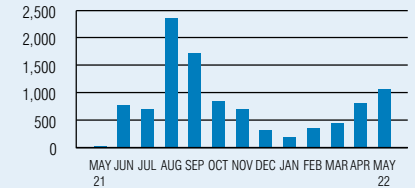
BILLING PERIOD 4/20/22 - 5/19/22
DAYS 29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
6/17/22

METER NUMBER
PM00209-00034860

USAGE HISTORY (Total kWh)



| | Prev Yr | May 22 |
|--|---------|----------|
| Total kWh used | 35 | 1,069 |
| Average daily kWh | 1 | 37 |
| Days in billing period | 27 | 29 |
| Your average daily cost of electricity | | \$11.17 |
| Highest Demand in last 12 months: | | 12.02 kW |

| DESCRIPTION | CURRENT READ | – | PREVIOUS READ | = | TOTAL USED |
|----------------------------------|--------------|---|---------------------------|---|-----------------|
| Demand kW | 7.65 | | | | 7.65 kW |
| Energy kWh | 75797 | | 74728 | | 1069 kWh |
| Service Charge | | | | | 7.00 |
| Facilities Charge | | | 12.02 kW x \$5.36/kW | | 64.43 |
| ESA | | | 12.02 kW x \$0.46/kW | | 5.53 |
| RCA | | | 12.02 kW x \$0.96/kW | | 11.54 |
| IRCA | | | 12.02 kW x \$2.39/kW | | 28.73 |
| IRCA based on KWH | | | 1,069 kWh x \$0.00824/kWh | | 8.81 |
| Energy Charge Low Season | | | 1,069 kWh x \$0.05484/kWh | | 58.62 |
| ECA | | | 1,069 kWh x \$0.0569/kWh | | 60.83 |
| VEA | | | 1,069 kWh x \$0.00075/kWh | | 0.80 |
| CRPSEA | | | 1,069 kWh x \$0.00986/kWh | | 10.54 |
| VRPSEA | | | 1,069 kWh x \$0.02892/kWh | | 30.92 |
| Subtotal Electric Charges | | | | | \$287.75 |
| City of Los Angeles Utility Tax | | | \$287.75 x 12.5% | | 35.97 |
| State Energy Surcharge | | | 1,069 kWh x \$0.0003/kWh | | 0.32 |

Total Electric Charges \$ 324.04

Green Power for a Green LA--LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit www.ladwp.com/greenpower



Water Charges

BILLING PERIOD 4/20/22 - 5/19/22
DAYS 29

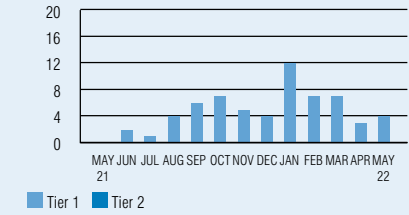
RATE SCHEDULE

Water Schedule C - Comm, Ind, Govt and
Temp Service

NEXT SCHEDULED READ DATE
6/17/22

SA # : 1640841740

USAGE HISTORY (Total HCF)



| | Prev Yr | May 22 |
|---------------------------------------|---------|--------|
| Total HCF used | 0 | 4 |
| Average daily gallons | 0 | 103 |
| Days in billing period | 27 | 29 |
| Your average daily cost of water | | \$0.99 |
| Your average cost per gallon of water | | \$0.01 |

1 Hundred Cubic Feet (HCF) = 748 Gallons

| METER NUMBER | CURRENT READ | PREVIOUS READ | TOTAL USED |
|------------------------|--------------|---------------|---------------------|
| 90415766 | 301 | 297 | 4 HCF |
| Tier 1 Water | | | 4 HCF x \$7.165/HCF |
| Subtotal Water Charges | | | \$28.66 |
| Total Water Charges | | | \$ 28.66 |

Your Water Usage by Tier

| Tier 1 Water Allotment \$7.165/HCF | Tier 2 |
|------------------------------------|-----------------|
| 4 HCF | More than 4 HCF |

Usage is billed at different rates, depending on how much you use. The graph shows how your water usage relates to these tiers, and the rate you paid in each tier. For more, visit www.ladwp.com/res_water

For the Quarterly Notice of Change in LADWP Water Rates, go to

www.ladwp.com/quarterlynotice



www.lacitysan.org 1-800-773-2489

Hours of operation - 24/7

Sewer Charges

SA # : 1640841219

BILLING PERIOD

4/20/22 - 5/19/22

DAYS

29

SEWER RATE SCHEDULE

Sewer Service Charge - Multi Dwell and
Commercial

Sewer Service Charge*

3.72000 HCF x \$5.80/HCF

21.58

Sewer Service Low Income Surcharge*

0.11

Total Sewer Charges \$ 21.69

**Your Sewer Service Charge is calculated on 93% of your water consumption.*

Total Charges for

10125 SEPULVEDA BLVD, MISSION HILLS, CA 91345

\$ 374.39

SERVICE ADDRESS 10125 SEPULVEDA BLVD, MISSION HILLS, CA 91345



www.ladwp.com 1-800-499-8840

Hours of operation - 7 am to 6 pm



Electric Charges

SA # : 1640841129

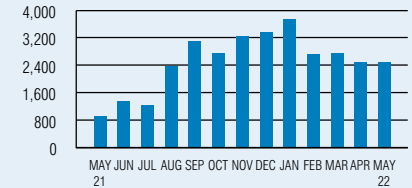
BILLING PERIOD 4/20/22 - 5/19/22
DAYS 29

RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A
Standard Service

NEXT SCHEDULED READ DATE
6/17/22

METER NUMBER
M00009-00805298

USAGE HISTORY (Total kWh)



| | Prev Yr | May 22 |
|--|---------|----------|
| Total kWh used | 936 | 2,519 |
| Average daily kWh | 35 | 87 |
| Days in billing period | 27 | 29 |
| Your average daily cost of electricity | | \$19.63 |
| Highest Demand in last 12 months: | | 10.53 kW |

| DESCRIPTION | CURRENT READ | – | PREVIOUS READ | = | TOTAL USED |
|----------------------------------|--------------|---|---------------------------|---|-----------------|
| Demand kW | 7.11 | | | | 7.11 kW |
| Energy kWh | 14064 | | 11545 | | 2519 kWh |
| Service Charge | | | | | 7.00 |
| Facilities Charge | | | 10.53 kW x \$5.36/kW | | 56.44 |
| ESA | | | 10.53 kW x \$0.46/kW | | 4.84 |
| RCA | | | 10.53 kW x \$0.96/kW | | 10.11 |
| IRCA | | | 10.53 kW x \$2.39/kW | | 25.17 |
| IRCA based on KWH | | | 2,519 kWh x \$0.00824/kWh | | 20.76 |
| Energy Charge Low Season | | | 2,519 kWh x \$0.05484/kWh | | 138.14 |
| ECA | | | 2,519 kWh x \$0.0569/kWh | | 143.33 |
| VEA | | | 2,519 kWh x \$0.00075/kWh | | 1.89 |
| CRPSEA | | | 2,519 kWh x \$0.00986/kWh | | 24.84 |
| VRPSEA | | | 2,519 kWh x \$0.02892/kWh | | 72.85 |
| Subtotal Electric Charges | | | | | \$505.37 |
| City of Los Angeles Utility Tax | | | \$505.37 x 12.5% | | 63.17 |
| State Energy Surcharge | | | 2,519 kWh x \$0.0003/kWh | | 0.76 |

Total Electric Charges \$ 569.30

Total Charges for 10125 SEPULVEDA BLVD, MISSION HILLS, CA 91345

\$ 569.30

Electric Definitions

CRPSEA – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS O&M, RPS debt service, and Energy Efficiency Programs.

ECA – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, low income, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting O&M and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any O&M and debt service payments.

Demand Charge – a charge related to maximum power measured in kilowatts (kW). It is the highest kW as measured by the meter over a continuous 15 minute interval during the billing period.

Facilities Charge – a charge to recover the cost of transformer and line capacity used in meeting customer's maximum demand as recorded in the last twelve months.

Minimum Charge – an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

kVarh – (kilo-var-hour) the units in which electric reactive energy usage is measured. One kVarh equals 1000 volt-ampere reactive energy use for one hour.

Power Factor – the ratio of real Energy (kWh) to reactive energy (kVarh) for a given time period. The Maximum value is 1.0.

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

RPS – Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

Service Charge – a charge for services provided such as meter reading, billing, postage, etc.

Temperatures Zone – Two groupings of zip codes, based on generally common average temperatures, used to determine a customer's electrical allotment for each pricing tier.

Tier (Residential) – one of three usage ranges, based on zone, with associated rates to provide an incentive to conserve electricity. The lowest rate for usage is in Tier 1.

Time-of-Use – Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard residential rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate. See your Usage History for days and times of day for High, Low and Base periods.

Water Definitions

HCF – (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com/waterrates

Temp Zone (Residential) – Three groupings of zip codes, based on generally common average temperatures (low, medium, or high), used as one of the factors that determine a customer's second and third tier rate allotment.

Tier (Single-Dwelling Unit) – One of four usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Tier 1) includes any usage up to 8 HCF per month and is billed at the lowest rate. Tier 2 and Tier 3 usage range is calculated based on lot size, and temperature zone, and are billed at higher rates. Usage over the Tier 3 is billed at the highest (Tier 4) rate. Shortage year water rates no longer apply

Tier (Multi-Dwelling Unit) – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Tier 1) is based on average consumption for the preceding Dec. - Mar., but not less than 24 HCF each month. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). Shortage year water rates no longer apply

Tier (Commercial) – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Winter Tier 1 allotment) is based on average consumption for the preceding Dec. - Mar. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). During the High Season months (June 1 - Sept. 30), Tier 1 allotment shall be 105% of Winter Tier 1 allotment. Shortage year water rates no longer apply.

Sewer & Solid Waste Definitions

Bulky Item Fee – a charge to cover the costs (including, but not limited to, staff, equipment and facilities) of bulky item collections (including, but not limited to, transfer recycling, recovery and/or disposal) from multi-family apartment dwellings.

Low Income Sewer Surcharge – an amount charged to each customer to help cover the costs of providing sewer service subsidies to low income customers, required by state and federal law.

Sewer Service Charge – (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Solid Resources Fee (Trash Fee) – a charge to cover the costs (including, but not limited to, staff, equipment, and facilities) of collections and/or availability of collections for the handling (including but not limited to, transfer, recycling or recovery) and disposal of trash and other solid wastes. Standard Single Family Allotment of Containers: 60 gallons for refuse per unit (Black), 90 gallons for yard trimmings per lot (Green), 90 gallons for recyclables for every 4 units (Blue). Standard Multi-Family Allotment of Containers: 60 gallons for refuse per unit (Black), 90 gallons for yard trimmings per lot (Green), 90 gallons for recyclables for every 4 units (Blue). Extra capacity is billed in increments of 30 gallons.

Exhibit E



Department of
Cannabis Control
CALIFORNIA

Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:

REVO GROUP, LLC

REVO GROUP, LLC

License Number: C10-0000819-LIC

License Type: Provisional Retailer
(Storefront)

The license authorizes REVO GROUP, LLC to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Premises Address:

10125 N SEPULVEDA BLVD
MISSION HILLS, CA 913452613

Valid: 6/2/2021

Expires: 6/2/2024

Scan to verify this
license.



Non-Transferable

Post in Public View

Scan to verify this license.



Valid:

6/2/2021

Expires:

6/2/2024

License No:

C10-0000819-LIC

Legal Business Name:

REVO GROUP, LLC
REVO GROUP, LLC

Premises Address:

10125 N SEPULVEDA BLVD MISSION
HILLS, CA 913452613

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CApotcheck.com** using license number C10-0000819-LIC.



Department of
Cannabis Control
CALIFORNIA



City of Los Angeles Department of City Planning

9/17/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10125 N SEPULVEDA BLVD
15404 W ROMAR ST
10127 N SEPULVEDA BLVD

ZIP CODES

91345

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-602-GPC
CPC-10241
ORD-164750-SA1010
ORD-127376
ENV-2017-2282-SE

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 204B145 685 |
| Lot/Parcel Area (Calculated) | 4,455.2 (sq ft) |
| Thomas Brothers Grid | PAGE 501 - GRID G4 |
| Assessor Parcel No. (APN) | 2660004007 |
| Tract | TR 7827 |
| Map Reference | M B 89-48/49 |
| Block | None |
| Lot | 8 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 204B145 |

Jurisdictional Information

| | |
|--------------------------|---|
| Community Plan Area | Mission Hills - Panorama City - North Hills |
| Area Planning Commission | North Valley |
| Neighborhood Council | Mission Hills |
| Council District | CD 7 - Monica Rodriguez |
| Census Tract # | 1096.03 |
| LADBS District Office | Van Nuys |

Permitting and Zoning Compliance Information

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

Planning and Zoning Information

| | |
|--|---|
| Special Notes | None |
| Zoning | [Q]C2-1VL |
| Zoning Information (ZI) | ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2512 Housing Element Inventory of Sites |
| General Plan Land Use | Neighborhood Commercial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | Alcohol Sensitive Use Zone (RBPB): Beer and Wine Only |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |

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

| | |
|------------------------------------|---------------|
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | Low |
| Non-Residential Market Area | Medium |
| Transit Oriented Communities (TOC) | Not Eligible |
| ED 1 Eligibility | Eligible Site |
| 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) | 2660004007 |
| APN Area (Co. Public Works)* | 0.102 (ac) |
| Use Code | 1100 - Commercial - Store - One Story |
| Assessed Land Val. | \$873,936 |
| Assessed Improvement Val. | \$637,181 |
| Last Owner Change | 09/11/2017 |
| Last Sale Amount | \$1,400,014 |
| Tax Rate Area | 16 |
| Deed Ref No. (City Clerk) | 9-963 |
| | 8-453 |
| | 6-531 |
| | 440435 |
| | 4-983 |
| | 1016954 |
| | 0-840 |
| Building 1 | |
| Year Built | 1967 |
| Building Class | C5A |
| Number of Units | 1 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 3,320.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 2660004007] |

Additional Information

| | |
|-------------------------------------|---------------------------------------|
| Airport Hazard | 350' Height Limit Above Elevation 790 |
| Coastal Zone | None |
| Farmland | Urban and Built-up Land |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | Yes |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |

| | |
|---|---|
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |
| Environmental | |
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Seismic Hazards | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 2.23195896 |
| Nearest Fault (Name) | Northridge |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 1.50000000 |
| Slip Geometry | Reverse |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 22.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 20.00000000 |
| Dip Angle (degrees) | 42.00000000 |
| Maximum Magnitude | 7.00000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Hazard Area | No |
| Economic Development Areas | |
| Business Improvement District | None |
| Hubzone | Not Qualified |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | None |
| Housing | |
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 2660004007] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 0.01 Units, Moderate |
| Housing Use within Prior 5 Years | Yes |
| Public Safety | |
| Police Information | |
| Bureau | Valley |
| Division / Station | Mission |
| Reporting District | 1952 |
| Fire Information | |
| Bureau | Valley |
| Battalion | 12 |
| District / Fire Station | 7 |

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.

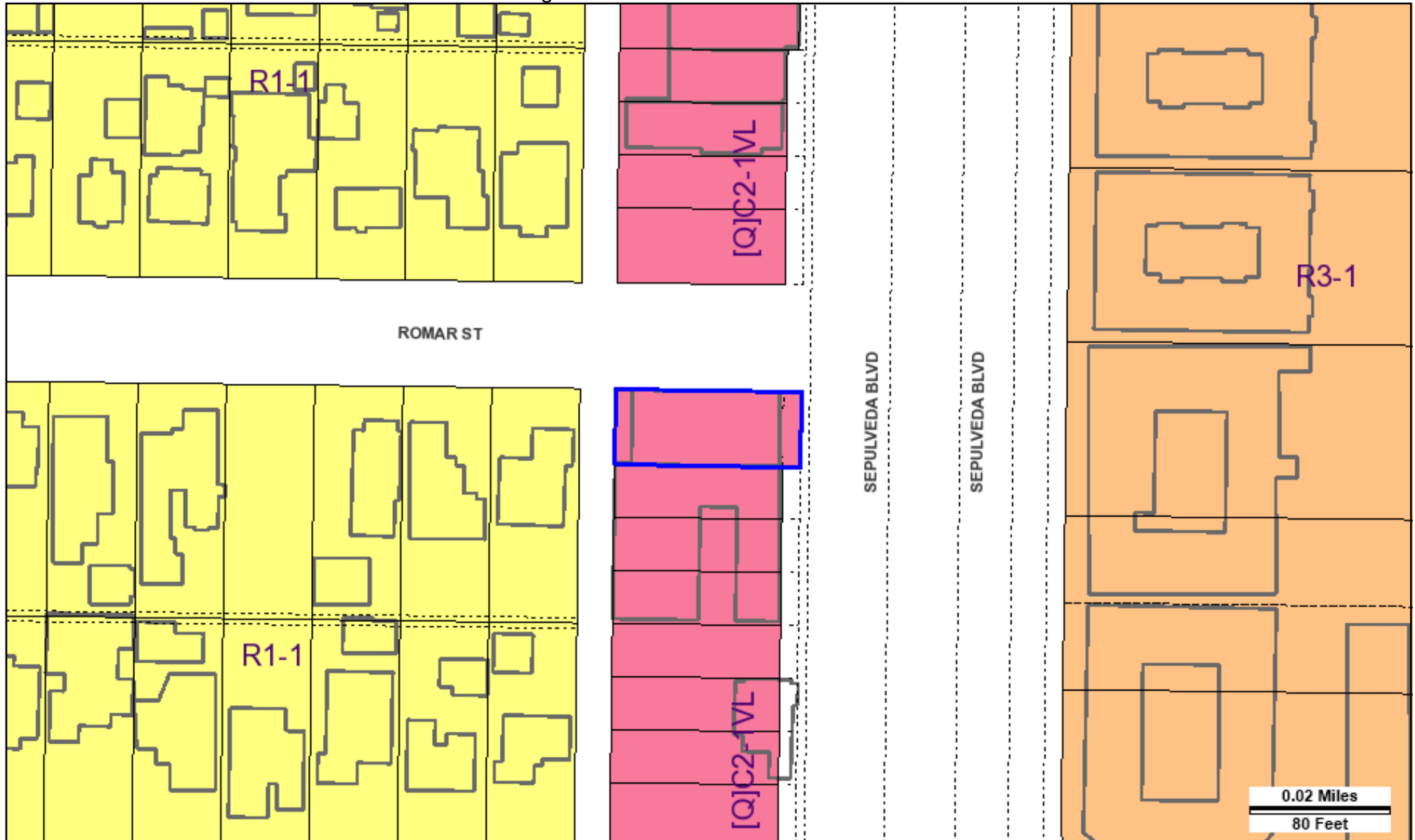
CASE SUMMARIES

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

| | |
|--------------------------|---|
| Case Number: | CPC-1986-602-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | GENERAL PLAN CONSISTENCY PROGRAM |
| Case Number: | ENV-2017-2282-SE |
| Required Action(s): | SE-STATUTORY EXEMPTIONS |
| Project Descriptions(s): | STATUTORY EXEMPTION: LADOT SIGNOFF |

DATA NOT AVAILABLE

CPC-10241
ORD-164750-SA1010
ORD-127376



Address: 10125 N SEPULVEDA BLVD

APN: 2660004007

PIN #: 204B145 685

Tract: TR 7827

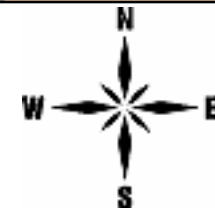
Block: None

Lot: 8

Arb: None

Zoning: [Q]C2-1VL

General Plan: Neighborhood Commercial



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 | |