

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. 200165

Project Applicant: Magenda, Inc

Project Location - Specific:

9309 N Borden Avenue, Sun Valley, CA 91352 / Borden Ave and Randall Ave

Project Location - City: Sun Valley

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation, manufacturing and distribution of commercial cannabis products under State and local law.

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

Name of Person or Agency Carrying Out Project: Magenda, Inc

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.

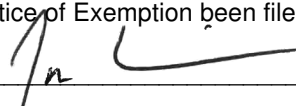
Lead Agency

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: 12/19/2024 Title: Asst. Executive Director

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

2024 258380

FILED
Dec 27 2024

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by CAROLINA GUEVEDO

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

THIS NOTICE WAS POSTED

ON December 27 2024

UNTIL January 27 2025

REGISTRAR - RECORDER/COUNTY CLERK

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-24-200165-ANN / Indoor Cultivation, Manufacturing (Type 6) & Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200165-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200165

COUNCIL DISTRICT

6

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

9309 N Borden Avenue, Sun Valley, CA 91352 / Borden Ave and Randall Ave

☒ Map attached.

PROJECT DESCRIPTION:

Cultivation, manufacturing and distribution of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Magenda, Inc

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

Indoor Cultivation, Manufacturing (Type 6) & Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

City of Los Angeles
CALIFORNIA



Karen Bass
MAYOR

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

MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

DCR Record No.:	LA-C-24-200165-ANN
Applicant Name:	Magenda, Inc.
Activity(ies) Requested:	<input type="checkbox"/> Cultivation Specialty Indoor (Type 1A) <input checked="" type="checkbox"/> Manufacturer 1 (Type 6)
	<input type="checkbox"/> Specialty Cottage Small (Type 1C) <input type="checkbox"/> Manufacturer 2 (Type 7)
	<input type="checkbox"/> Cultivation Indoor Small (Type 2A) <input type="checkbox"/> Testing Laboratory (Type 8)
	<input checked="" type="checkbox"/> Cultivation Indoor Medium (Type 3A) <input type="checkbox"/> Non-Storefront Retail (Type 9)
	<input type="checkbox"/> Cultivation Nursery (Type 4A) <input checked="" type="checkbox"/> Distributor (Type 11)
	<input type="checkbox"/> Cultivation Indoor Large (Type 5A) <input type="checkbox"/> Microbusiness (Type 12)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address / Project Location:	9309 N Borden Avenue Sun Valley, CA 91352
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	6 Sun Valley Area None Sun Valley - La Tuna Canyon M2-1-CUGU
LAMC Section / "Phase":	104.08 / Phase 2
Environmental Analysis / Clearance: ENV-200165-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 August 27, 2019. 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, [C11-0001685-LIC], to conduct Distribution, active through 6/27/2025; [CDPH-10004807], to conduct Manufacturer, active through 6/22/2025; [CCL22-0001004] to conduct Cultivation, active through 1/15/2025.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 9309 N Borden Avenue, Sun Valley, CA 91352, a parcel zoned for Light Manufacturing purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

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

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

DCR 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;
- The Business Premises was the site of a utility disconnect, padlocking or certain criminal convictions for a period of 5 years from the date of the conviction, padlock or disconnect;
- Improper zoning or distancing of the Business Premises from Sensitive Uses under LAMC Section 105.00 et seq; and,
- An Owner is an individual who holds office in, is employed by, any agency of the State of California and any of its political subdivisions when the individual's duties include the enforcement or regulation of Commercial Cannabis Activity or any other penal provisions of law of the State of California prohibiting or regulating Commercial Cannabis Activity.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Distribution (Type 11)), Manufacturer (Type 6), and Cultivation (Type 3A) Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, M2-1-CUGU at 9309 N Borden Avenue, Sun Valley, CA 91352 (Assessor's Parcel Number 2408-039-011). 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 7:00 a.m. to 7:00 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

Light Manufacturing / M2-1-CUGU

Surrounding Land Use/Zoning Designations

Light Manufacturing / M2-1-CUGU
Light Manufacturing / [T][Q]M2-1-CUGU

Subject Property

The subject site is a fully developed lot within the Sun Valley - La Tuna Canyon Community Plan Area. The lot is approximately 296 feet deep and a width of 134 feet along Borden St. The site is currently developed with a Industrial-Light Manufacturing - One Story building, built in 1965 proposed to be maintained.

The site has a Light Manufacturing land-use designation and is zoned M2-1-CUGU. The site is located within Council District 6, Sun Valley Area Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include Light Manufacturing uses within 200 feet of the site. The immediate area along is predominantly developed with [Light Manufacturing uses, zoned M2-1-CUGU , and Light Manufacturing uses, zoned [T][Q]M2-1-CUGU. (See Exhibit A)

CEQA Findings

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

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

a) The site is comprised of one lot totaling approximately 36,756 gross square feet, zoned M2-1-CUGU with a Industrial- Light Manufacturing - One Story building originally constructed in 1965. 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 36,756 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban and industrial uses. The surrounding area is [Light Manufacturing zoned M2-1-CUGU , Light Manufacturing, zoned [T][Q]M2-1-CUGU; and developed with a mix of Light Manufacturing , along Borden St between Tuxford Street and Randall Street.

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

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

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

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

The Department of Cannabis Regulation:

- 1) Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Class 1, and Article 19, Section 15332, Class 32 of the State CEQA Guidelines (tit. 14, Cal. Code Regs., §§ 15301, 15332), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
- 2) Pursuant to Los Angeles Municipal Code Section 104.06(b)(2), approved the Annual License for (Type 11) Distribution, (Type 6) Manufacturer, and (Type 3A) Cultivation Commercial Cannabis Activity(ies) at the Business Premises location; and,
- 3) Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

12/17/2024

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): 10/19/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-C-22-200165 -ANNApplicant Entity Name: Magenda Inc.License Type(s): Cultivation, Manufacturing, DistributionBusiness Premises Location: 9309 N. Borden Ave., Los Angeles, CA 90352County: Los Angeles Assessor's Parcel Number (APN): 2408039011Council District: CD 6 Neighborhood Council: Sun Valley AreaCommunity Plan Area: Sun Valley - La Tuna CanyonZoning: M2-1-CU Specific Plan Area: San Gabriel/Verdugo MountainsGeneral Plan Land Use: Limited Industrial Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: Los Angeles Historic Preservation Review: NoLAPD Division/Station: Foothill LAFD District/Fire Station: 77

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.*

Magenda, Inc., is a licensed Medium Indoor Cultivation (Type 3 - CCL22-0001004), Manufacturing (Type 6 non volatile solvents - CDPH-100004807) and Distribution (Type 11 - C11-0001685-LIC). The project site is located at 9309 Borden Ave, Los Angeles, Los Angeles County 91352-2036 (the "Project Site"). The APN is 2408-039-011 and the site is located on the southwest corner of Borden Ave and Randall St. The Project Site is located within the Sun Valley-La Tuna Canyon Community Plan area, which designates the Project Site for Light Manufacturing. The Parcel is zoned M2-1-CUGA. The M2 zone is defined as a Light Industrial zone and the "1" refers to the Height District 1, which allows unlimited building heights but limits the floor area ration (FAR) to 1.5:1. The source for this information is Zimas, Google Maps, and the California Department of Cannabis Control license look-up portal.

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.

Magenda, Inc., (the "Project" or the "Licensee") is a licensed Medium Indoor Cultivation (Type 3 - CCL22-0001004), Manufacturing (Type 6 non volatile solvents - CDPH-100004807) and Distribution (Type 11 - C11-0001685-LIC) located at 9309 N. Borden Avenue, Los Angeles, CA 90352 (the "Project Site"). The source for this information is the California Department of Cannabis Control license look-up portal.

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.



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.

NA

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.

Zimas.

FOR SITES IN URBANIZED AREAS

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

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

No construction of new structures - NA.

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

Cite source(s) of information.

Zimas and LAMC 105.02 et. seq.

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.

No hazardous substances are involved - NA.

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.

LADWO serves the Project Site. See, attached, LADWP bill.

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.



TM

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.

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

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

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

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

Categorical Exemption Evaluation Form

Class 11: Accessory Structures

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.

Zimas and LAMC 105.02 et seq.

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.

The lot size is approximately 36,754 sq. ft.. The project site is currently developed with an existing surface parking area and a one story building totaling 23,100 sq. ft.. the total floor area of the project is 13,055 sq ft. Source of information is premises diagram.

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

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

Borden Ave and Randall St. are predominately developed one-story manufacturing and warehouse uses and storage yards. The land uses that immediately about the project include parking lots and one story warehouse uses. The surrounding parcels are also zoned Industrial and Light Manufacturing. Google Maps and Zimas.

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

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

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

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



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

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

LAPD and LAFD serve the Project site. See Zimas. LADWP also serves the Project Site. See, attached, LADWP bill.

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.*



TM

- 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.

NA

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: Existing Facilities.

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

The Project is an existing facility.

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

Zimas, Google Maps, LAMC 105.02, and Applicant owner.

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

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

The project site is located at 9309 Borden Ave, Los Angeles, Los Angeles County 91352-2036. The APN is 2408-039-011 and the site is located on the southwest corner of Borden Ave and Randall St.. The Project Site is located within the Sun Valley-La Tuna Canyon Community Plan area, which designates the Project Site for Light Manufacturing. The Parcel is zoned M2-1-CUGA. The M2 zone is defined as a Light Industrial zone and the "1" refers to the Height District 1, which allows unlimited building heights but limits the floor area ration (FAR) to 1.5:1.

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

The project consist of a commercial cannabis licensing application of a Medium Indoor Cultivation (Type 3). Also on the same parcel (applicants are the same owners) is a Manufacturing (Type 6 non volatile solvents) and Distribution (Type 11). The total cannabis licensed facility is 13,055 sq ft. Cultivation representing 11,783 sq. ft. Borden Ave and Randall St. are predominately developed by one-story manufacturing and warehouse uses and storage yards. The land uses that immediately abut the project include parking lots and one story warehouse uses. The surrounding parcels are also zoned Industrial and Light Manufacturing.

- (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.

This information is unknown to Applicant owner.

- (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.

No.

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

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

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

The Project includes a cultivation using nutrient/soil blocks in order to grow mature plants that flower that they then harvest, dry and sell. In order to cultivate the mature plants, the plants are derived from clones and tissue culture and vegetated. The manufacturing aspect of the operation includes prerolls, packaging flower, infused edibles, rosin press and other solventless extraction, as well as grinding and packaging of manufactured products. The Project's distribution arm consists of distribution of Licensee's own products.

- (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.*

A licensed cannabis nursery, Cali Clone Shark LLC, is located next door to the Project. It is under the same ownership.

- (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.*

The lot size is approximately 36,754 sq. ft.. The project site is currently developed with an existing surface parking area and a one story building totaling 23,100 sq. ft.. the total floor area of the project is 13,055 with 11,783 sq. ft. of cultivation area and including double stacking of racks a total of 10,566 sq. ft. of calculated canopy.

- (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.*

Yes, the Project is licensed by the California Department of Cannabis Control as follows: Medium Indoor Cultivation (Type 3 - CCL22-0001004), Manufacturing (Type 6 non volatile solvents - CDPH-100004807) and Distribution (Type 11 - C11-0001685-LIC).

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

7:00 am to 7:00 pm

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

6

- (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.*

18 (M-F, 7 am to 7 pm)

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

LADWP currently supplies water to the Project Site. No new or amended water right will have to be obtained from the State Water Resources Control Board.

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

LADWP currently services Project Site with the City's sewer system and the infill business will not cause any change or increase in wastewater needs.

4. Environmental Setting:

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

Developed Industrial area.

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

Developed Industrial area.

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

Developed Industrial area.

- (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):

None

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

None

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

None

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

None

- (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:

No hazardous waste will be created or kept on-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 amount of solid waste generation for the Project Site would remain unchanged as it is comprised of an existing cannabis business. The existing cannabis business would not cause a change or increase in solid waste generation or an increase in hazardous waste.

- 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:

The Project site is currently served by LADWP for electrical power. The Project's continued electrical consumption, which has been/is being upgraded in cooperation with LADWP, is part of the total load growth forecast for the City and has been accounted for in the planned growth of the City's power system and expansion for distribution infrastructure would not be required nor would capacity enhancing alterations to existing City facilities be required from the project. This project site currently uses approximately 150-170 kw per month.

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.

NA - The project will not expand the existing facility.

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.*

None

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).*

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.

PROPERTY DIAGRAM

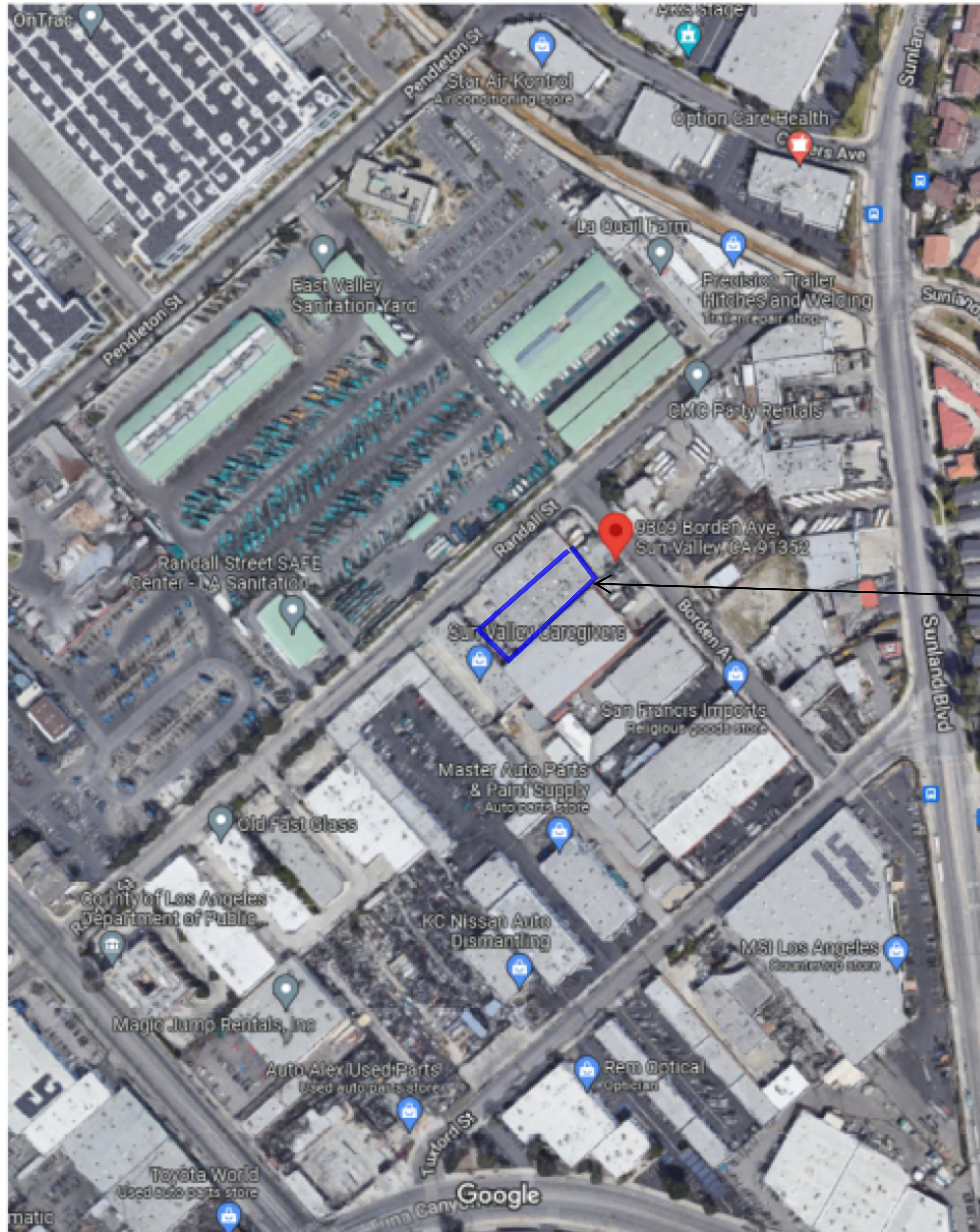
Exhibit 1

APN: 2408039011

9309 N. BORDEN AVE LOS ANGELES, CA
91352

NOTE:

- 1) **THERE ARE NO WATER CROSSINGS ON THIS PROPERTY.**
- 2) **THERE ARE SEVERAL NON CANNABIS BUSINESSES ON THIS PARCEL, SEE SITE PLAN FOR DETAILS**



Premises Location

PROPERTY DIAGRAM

Close Up Version

APN: 2408039011

9309 N. BORDEN AVE LOS
ANGELES, CA 91352

Exhibit 2



Premises

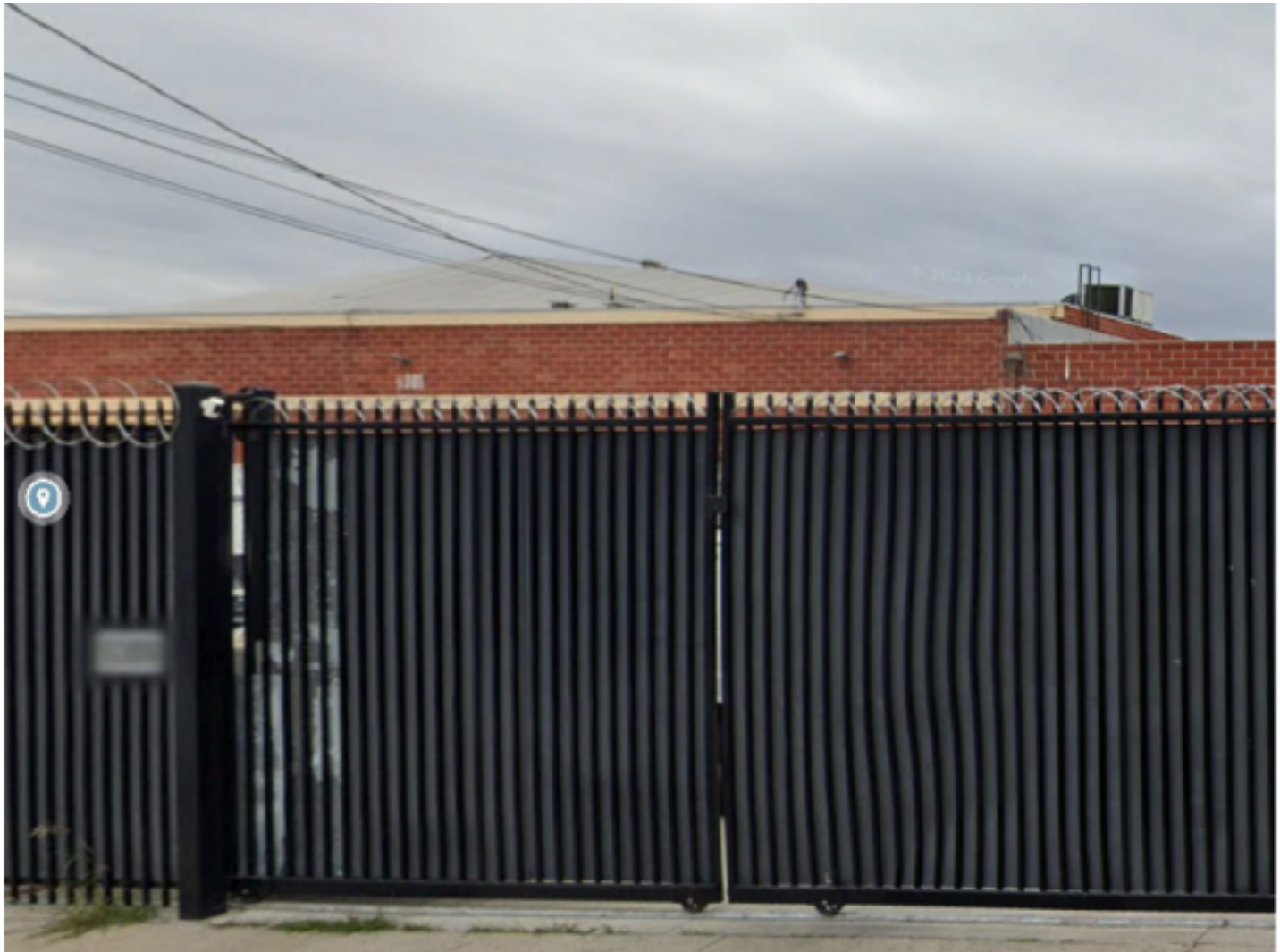
Main Driveway

Main Entrance

Aux Entrance/Exit
Front

Rear Exit

Street View



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

DBA CITYWIDE RENTALS, 9309 BORDEN AVE, SUN VALLEY, CA 91352

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 2022 Power Content Label is included in this bill.

PAST DUE REMINDER

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

This bill corrects a previous bill and contains your new charges. Previous charges were cancelled and then rebilled correctly. Details on the following pages.

Account Summary

Previous Account Balance		\$ 304,997.12
Payment Received	No payment received	- .00
Credit Corrections (see details on page 3)		-\$33.69
Past Due Balance	Due Now	\$ 304,963.43
New Charges		+ 7,707.92
Total Amount Due		\$ 312,671.35

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
 800-499-8840	Electric Charges		\$1,405.80
	Area Lighting Charges	8/7/23 - 10/2/23	\$38.73
	Water Charges	8/3/23 - 10/2/23 400 HCF	\$4,096.71
	Total LADWP Charges		\$ 5,541.24

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.



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

ELECTRONIC SERVICE REQUESTED

DBA CITYWIDE RENTALS
9309 BORDEN AVE
SUN VALLEY CA 91352

THIS IS YOUR BILL

PAST DUE AMOUNT	CURRENT CHARGES	TOTAL AMOUNT DUE
\$ 304,963.43	+ \$7,707.92	= \$ 312,671.35
Due NOW	Due Oct 30, 2023	

ACCOUNT NUMBER
230 072 5840

AMOUNT DUE \$ 312,671.35

Please enter amount enclosed

\$

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

23007258400000000312671355

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 below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. You may make an appointment to visit a service center by calling 1-888-999-0477, or drop your payment in the payment box during normal business hours.

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.....1647 E. 103rd St

HARBOR AREA

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

SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
North Hills.....9154 Sepulveda Blvd.
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**

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			
	Sewer Charges	8/3/23 - 10/2/23	\$2,166.68
	Total Sanitation Charges		\$ 2,166.68

Total New Charges \$ 7,707.92

Corrections *(See details below)*

	CORRECTION DESCRIPTION	BILLING PERIOD CORRECTED	CANCELLED AMOUNT	CORRECTED AMOUNT	NET DIFFERENCE
1	Water Service Charges - Court Ruling	4/5/23 - 6/2/23	\$3,457.82	\$3,441.57	-\$16.25
2	Water Service Charges - Court Ruling	6/2/23 - 7/5/23	\$2,219.94	\$2,202.50	-\$17.44
Total Corrections					-\$33.69

Correction 1

Water Charges

SA # : 2300725361

CORRECTED BILLING for period shown

BILLING PERIOD 4/5/23 - 6/2/23 **DAYS** 58 **RATE SCHEDULE** Water Schedule C - Comm, Ind, Govt and Temp Service

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	–	BEGINNING READ	=	TOTAL USED
49518168	16766		16401		365 HCF
Tier 1 Water			61.29258 HCF x \$7.79148/HCF		477.56
Tier 2 Water			303.70742 HCF x \$9.75943/HCF		2,964.01
Subtotal Water Charges					\$3,441.57

CORRECTED Water Charges \$ 3,441.57

Correction 2

Water Charges

SA # : 2300725361

CORRECTED BILLING for period shown

BILLING PERIOD **DAYS**
6/2/23 - 7/5/23 33

TIER 1 ALLOTMENT
0 HCF

METER NUMBER	ENDING READ	— BEGINNING READ	= TOTAL USED
49518168	16997	16766	231 HCF

BILLING PERIOD	DAYS	RATE SCHEDULE	
6/3/23 - 6/30/23	28	Water Schedule C - Comm, Ind, Govt and Temp Service	
Tier 1 Water		31.01532 HCF x \$7.74682/HCF	240.27
Tier 2 Water		164.98468 HCF x \$9.71502/HCF	1,602.83

Subtotal Water Charges **\$1,843.10**

Water Charges 6/3/23 - 6/30/23 (28 Days) **\$1,843.10**

BILLING PERIOD	DAYS	RATE SCHEDULE	
7/1/23 - 7/5/23	5	Water Schedule C - Comm, Ind, Govt and Temp Service	
Tier 1 Water		5.53845 HCF x \$7.2746/HCF	40.29
Tier 2 Water		29.46155 HCF x \$10.83141/HCF	319.11

Subtotal Water Charges **\$359.40**

Water Charges 7/1/23 - 7/5/23 (5 Days) **\$359.40**

CORRECTED Water Charges \$ 2,202.50

New Charges



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

Hours of operation - 7 am to 6 pm

DEFINITIONS (For residential customers, the tier rates on your bill may include the following adjustments.)

CRPSEA – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, 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, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance 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 Operations and Maintenance and debt service payments.



Electric Charges

SA # : 2300725054

BILLING PERIOD **DAYS**
8/3/23 - 10/2/23 60

RATE SCHEDULE
A-2 and A-2[i] Primary Electric - Rate B TOU - KVAR Metered Service

NEXT SCHEDULED READ DATE
11/1/23

PERIOD	CURRENT READ	–	PREVIOUS READ	x	MULTIPLIER	=	TOTAL USED
High Peak kW	0				40		0 kW
Low Peak kW	0				40		0 kW
Base kW	0				40		0 kW
High Peak kWh	2227		2227		40		0 kWh
Low Peak kWh	2759		2759		40		0 kWh
Base kWh	8847		8847		40		0 kWh
High Peak kVarh	199		199		40		0 kVarh
Low Peak kVarh	198		198		40		0 kVarh
Base kVarh	458		458		40		0 kVarh
	ESTIMATED		ESTIMATED				

METER NUMBER		TOTAL
APMV00219-00040480	UNMETERED ESTIMATED CONSUMPTION	0 kW
Service Charge - 60 days		56.00
Facilities Charge - 60 days	30 kW x \$5.36/kW	321.60
ESA - 60 days	30 kW x \$0.46/kW	27.60
RCA - 60 days	30 kW x \$0.96/kW	57.60
IRCA - 60 days	30 kW x \$2.70/kW	162.00
High Peak High Season Demand - 58 days	0 kW x \$10.00/kW	0.00
High Peak Low Season Demand - 2 days	0 kW x \$4.75/kW	0.00
Low Peak High Season Demand - 58 days	0 kW x \$3.75/kW	0.00
Low Peak Low Season Demand - 2 days	0 kW x \$0.00/kW	0.00
Base High Season Demand - 58 days	0 kW x \$0.00/kW	0.00
Base Low Season Demand - 2 days	0 kW x \$0.00/kW	0.00
Energy - No Consumption - 60 days		0.00
Subtotal Electric Charges		\$624.80
City of Los Angeles Utility Tax - 60 days	\$624.80 x 12.5%	78.10
Total Electric Charges		\$ 702.90

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

USAGE HISTORY

Bill Date	Days	BASE PERIOD		LOW PERIOD		HIGH PERIOD		Total kWh Consumption	Billing kW (Facilities)	Total Electric Cost
		kWh	kW	kWh	kW	kWh	kW			
10/2/23	60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	702.90
8/3/23	29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	351.45
7/5/23	91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	1,051.55
4/5/23	29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
3/7/23	31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
2/4/23	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
1/5/23	31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
12/5/22	33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
11/2/22	29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
10/4/22	33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
9/1/22	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
8/2/22	27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
7/6/22	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	342.07
TOTALS	483	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	5,565.48
<i>sum</i>		<i>sum</i>	<i>highest</i>	<i>sum</i>	<i>highest</i>	<i>sum</i>	<i>highest</i>	<i>sum</i>	<i>highest</i>	<i>sum</i>

Electric Charges

SA # : 2300725358

BILLING PERIOD **DAYS**
8/3/23 - 10/2/23 60

RATE SCHEDULE
A-2 and A-2[i] Primary Electric - Rate B TOU -
KVAR Metered Service

NEXT SCHEDULED READ DATE
11/1/23

PERIOD	CURRENT READ	-	PREVIOUS READ	x	MULTIPLIER	=	TOTAL USED
High Peak kW	0				40		0 kW
Low Peak kW	0				40		0 kW
Base kW	0				40		0 kW
High Peak kWh	1457		1457		40		0 kWh
Low Peak kWh	1914		1914		40		0 kWh
Base kWh	5884		5884		40		0 kWh
	ESTIMATED		ESTIMATED				

METER NUMBER	TOTAL
AMD00019-00063558	0 kW

UNMETERED ESTIMATED CONSUMPTION		
Service Charge - 60 days		56.00
Facilities Charge - 60 days	30 kW x \$5.36/kW	321.60
ESA - 60 days	30 kW x \$0.46/kW	27.60
RCA - 60 days	30 kW x \$0.96/kW	57.60
IRCA - 60 days	30 kW x \$2.70/kW	162.00
High Peak High Season Demand - 58 days	0 kW x \$10.00/kW	0.00
High Peak Low Season Demand - 2 days	0 kW x \$4.75/kW	0.00
Low Peak High Season Demand - 58 days	0 kW x \$3.75/kW	0.00
Low Peak Low Season Demand - 2 days	0 kW x \$0.00/kW	0.00
Base High Season Demand - 58 days	0 kW x \$0.00/kW	0.00

(Continued on next page)

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Base Low Season Demand - 2 days	0 kW x \$0.00/kW	0.00
Energy - No Consumption - 60 days		0.00
Subtotal Electric Charges		\$624.80
City of Los Angeles Utility Tax - 60 days	\$624.80 x 12.5%	78.10
Total Electric Charges		\$ 702.90

USAGE HISTORY

Bill Date	Days	BASE PERIOD		LOW PERIOD		HIGH PERIOD		Total kWh Consumption	Billing kW (Facilities)	Total Electric Cost
		kWh	kW	kWh	kW	kWh	kW			
10/2/23	60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	702.90
8/3/23	29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	351.45
7/5/23	91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	1,051.55
4/5/23	29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
3/7/23	31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
2/4/23	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
1/5/23	31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
12/5/22	33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
11/2/22	29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
10/4/22	33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
9/1/22	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
8/2/22	27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	346.39
7/6/22	30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	342.07
TOTALS	483	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	5,565.48
sum		sum	highest	sum	highest	sum	highest	sum	highest	sum

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

Hours of operation - 7 am to 6 pm

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

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.



Water Charges

BILLING PERIOD 8/3/23 - 10/2/23

DAYS 60

RATE SCHEDULE

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

NEXT SCHEDULED READ DATE

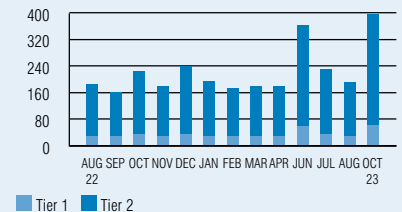
11/1/23

SERVES

9309-17

SA # : 2300725361

USAGE HISTORY (Total HCF)



	Prev Yr	Oct 23
Total HCF used	226	400
Average daily gallons	5123	4987
Days in billing period	33	60
Your average daily cost of water		\$68.28
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
49518168	17589	17189	400 HCF
Tier 1 Water	66.35592 HCF x \$7.27426/HCF		482.69
Tier 2 Water	333.64408 HCF x \$10.83196/HCF		3,614.02
Subtotal Water Charges			\$4,096.71

Total Water Charges \$ 4,096.71

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

www.ladwp.com/quarterlynotice

Area Lighting Charges

SA # : 2300725978

BILLING PERIOD **DAYS**
8/7/23 - 10/2/23 56

RATE SCHEDULE
Outdoor Area Lighting Service and OAL[i]

Type of Light	Number	Start Date	End Date
OAL DS High Pressure Sodium 400W	1 lamp	8/8/23	10/2/23

BILLING PERIOD **DAYS** **RATE SCHEDULE**
8/8/23 - 9/30/23 54 Outdoor Area Lighting Service and OAL[i]

DS High Pressure Sodium 400W - 54 days	1 lamp(s) x per month	\$20.75/lamp	37.35
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Area Lighting Charges 8/8/23 - 9/30/23 (54 Days) \$37.35

BILLING PERIOD **DAYS** **RATE SCHEDULE**
10/1/23 - 10/2/23 2 Outdoor Area Lighting Service and OAL[i]

DS High Pressure Sodium 400W - 2 days	1 lamp(s) x per month	\$20.75/lamp	1.38
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Area Lighting Charges 10/1/23 - 10/2/23 (2 Days) \$1.38

Total Area Lighting Charges \$ 38.73



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

Hours of operation - 24/7

DEFINITIONS

EZ-SAVE Program Sewer Surcharge - an amount charged to each customer to help cover the costs of providing sewer service subsidies to EZ-SAVE 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.

Sewer Charges

SA # : 2300725101

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
8/3/23 - 10/2/23	60	Sewer Service Charge - Multi Dwell and Commercial
<hr/>		
Sewer Service Charge - 60 days*	372.00000 HCF x \$5.80/HCF	2,157.60
Sewer Service EZ-SAVE Program Surcharge*		9.08
		<hr/>
		Total Sewer Charges \$ 2,166.68

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

Electric Definitions

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.

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.

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.

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.

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 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.



City of Los Angeles Department of City Planning

12/10/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9313 N BORDEN AVE
9311 N BORDEN AVE
9309 N BORDEN AVE
9319 N BORDEN AVE
9317 N BORDEN AVE
9315 N BORDEN AVE

ZIP CODES

91352

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2015-1462-CA
CPC-2010-589-CRA
CPC-2000-1357-SP
CPC-1961-12287-ZC
CPC-18707-A
ORD-184246
ORD-175736
ORD-132785
ORD-129279
ORD-127145
DofL-1788
ENV-2015-1463-ND

Address/Legal Information

PIN Number	198B173 79
Lot/Parcel Area (Calculated)	36,755.9 (sq ft)
Thomas Brothers Grid	PAGE 503 - GRID A6
Assessor Parcel No. (APN)	2408039011
Tract	TR 20775
Map Reference	M B 720-9/10
Block	None
Lot	FR LT 1
Arb (Lot Cut Reference)	None
Map Sheet	198B173

Jurisdictional Information

Community Plan Area	Sun Valley - La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sun Valley
Council District	CD 6 - Imelda Padilla
Census Tract #	1211.02
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M2-1-CUGU
Zoning Information (ZI)	ZI-2324 Specific Plan: San Gabriel/Verdugo Mountains Scenic Preservation ZI-2355 Environmental Justice Improvement Area ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2374 State Enterprise Zone: Los Angeles ZI-2458 Clean Up Green Up (CUGU): Pacoima/Sun Valley ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SAN GABRIEL / VERDUGO MOUNTAINS SCENIC PRESERVATION
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	Pacoima/Sun Valley
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas 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	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	2408039011
APN Area (Co. Public Works)*	0.840 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$2,922,566
Assessed Improvement Val.	\$355,136
Last Owner Change	10/07/2015
Last Sale Amount	\$3,000,030
Tax Rate Area	13
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1965
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	23,100.0 (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: 2408039011]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	YES

Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
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	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2408039011]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1675
Fire Information	
Bureau	Valley
Battalion	12

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

District / Fire Station	77
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-2000-1357-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN
Case Number:	CPC-1961-12287-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	CHANGE OF ZONE RA-1 TO M2-1 - 13.5 ACRE IRREGULAR-SHAPED PARCEL NWLY/S OF TUXFORD ST. (701 FT. DEPTH ON NELY 631 FT. & 385 FT. DEPTH ON SWLY PORTION BET BORDEN AVE. & LINE 161 FT NELY/O GLENOAKS BL EXCEPT FOR 50 FT BY 201 FT PARCEL ON NWLY/S TUXFORD ST 211 FT NELY/O GLENOAKS BL. ALSO HAS FRONTAGE (50 FT BY 280 FT) ON NELY/S GLENOAKS BLVD. 201 FT. NWLY/O GLENOAKS BLVD.
Case Number:	CPC-18707-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	CHANGE OF ZONE FROM RA-1, RA-1-G, R1-1, M1-1, M1-1-G, M2-1 ANDP-1 TO ZONES M1-1, M2-1, M2-1-G, M3-1, P-1 AND P-1-G ON MAJOR PORTION OF PROPERTY GENERALLY BOUNDED BY WICKS ST., GLENOAKS BLVD., RANDALL ST. (AND ITS EXTENSION), BRADLEY AVE., PENROSE ST., SUNLAND BLVD. AND CLYBOURNE AVE. CONTINUATION OF CPC-18707-A. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-1. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-2. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-3. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-4. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-5. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-6. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-7. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-8. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-9. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-10. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-11. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-12. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-13. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-14. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-15. SEE GENERAL COMMENTS FOR CONTINUATION. CONTINUATION OF CPC-18707-A-16. SEE GENERAL COMMENTS FOR CONTINUATION. ZONE CHANGES
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.

DATA NOT AVAILABLE

ORD-184246
ORD-175736
ORD-132785
ORD-129279
ORD-127145
DofL-1788

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N

Arb: None

LEGEND

GENERALIZED ZONING

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










GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL



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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	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 | |