

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. 200473

Project Applicant: Cal State Investments, LLC

Project Location - Specific:

11255 W Vanowen Blvd, North Hollywood, CA 91605 / Hartland St & Elmer Ave

Project Location - City: North Hollywood

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation of commercial cannabis products under State and local law.

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

Name of Person or Agency Carrying Out Project: Cal State Investments, 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.

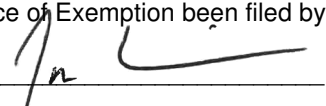
Lead Agency

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: 01/28/2025 Title: Asst. Executive Director

■ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

ON February 12 2025UNTIL March 14 2025

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2025 029282



FILED

Feb 12 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

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-24-200473-ANN / Cultivation Indoor

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200473-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200473

COUNCIL DISTRICT

2

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

11255 W Vanowen Blvd, North Hollywood, CA 91605 / Hartland St & Elmer Ave

☒ Map attached.

PROJECT DESCRIPTION:

Cultivation of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Cal State Investments, 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

Cultivation Indoor

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF
CANNABIS REGULATION
-
CANNABIS REGULATION
COMMISSION

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PRESIDENT

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VICE PRESIDENT

ANTON FARMBY
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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 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-24-200473-ANN
Applicant Name:	Cal State Investments, LLC
Activity(ies) Requested:	Cultivation Medium Indoor (Type 3A)
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:	11255 W Vanowen Blvd North Hollywood, CA, 91605
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	2 North Hollywood Northeast - North Hollywood-Valley Village M1-1VL
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200473-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of April 28, 2023. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, [CCL20-0001302], to conduct Cultivation Medium Indoor (Type 3A), active through 4/22/2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 1255 W Vanowen Blvd North Hollywood, CA 91605, a parcel zoned for Limited 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.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Cultivation Medium Indoor (Type 3A), Temporary Approval to an Annual License to be located on an existing site zoned for Limited manufacturing, M1-1VL at 1255 W Vanowen Blvd North Hollywood, CA 91605 (Assessor's Parcel Number 2319-005-013). 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 9:00 a.m. to 9:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Limited manufacturing / M1-1VL

Surrounding Land Use/Zoning Designations

Limited Manufacturing / M1-1VL

Highway Oriented Commercial / C2-1VL

Subject Property

The subject site is a fully developed lot within the North Hollywood-Valley Village Community Plan Area. The lot is approximately 300 feet deep and a width of 259 feet along West Vanowen Street. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 1960 proposed to be maintained.

The site has a Limited manufacturing land-use designation and is zoned M1-1VL. The site is located within Council District 2, North Hollywood Northeast Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

Abutting Properties

Abutting uses include manufacturing and commercial uses within 200 feet of the site. The immediate area along West Vanowen Street is predominantly developed with Limited Manufacturing uses, zoned M1-1VL, Highway Oriented Commercial, 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 77,431 gross square feet, zoned M1-1VL with a Industrial - Light Manufacturing - One Story building originally constructed in 1960. 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 77,431 gross square foot property (i.e., less than five acres), and is substantially surrounded by Limited manufacturing uses. The surrounding area is Limited Manufacturing zoned M1-1VL, and Highway Oriented Commercial, zoned C2-1VL and developed with a mix of manufacturing and commercial buildings along West Vanowen Street between Tujunga Avenue and Vineland Avenue.

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 Cultivation Medium Indoor (Type 3A), Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.



Jason Killeen, Assistant Executive Director
Department of Cannabis Regulation

January 28, 2025
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-C-23-200473-ANNApplicant Entity Name: Cal State Investments, LLCLicense Type(s): Adult Use Medium Indoor CultivationBusiness Premises Location: 11255 W Vanowen StCounty: Los Angeles Assessor's Parcel Number (APN): 2319005013Council District: CD 2 Neighborhood Council: North Hollywood NortheastCommunity Plan Area: North Hollywood - Valley VillageZoning: M1-1VL Specific Plan Area: noneGeneral Plan Land Use: Limited Manufacturing Redevelopment Project Area: noneBusiness Improvement District: none Promise Zone: noneState Enterprise Zone: LA State Enterprise Zone Historic Preservation Review: noLAPD Division/Station: North Hollywood LAFD District/Fire Station: 89

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.*

Cannabis cultivation activities occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and all hydroponic/industrial wastewater generated are discharged to a community sewer system, consistent with the sewer system requirements.

Tenant improvements to existing approximately 38,000 square foot warehouse building of which Applicant will occupy approximately 26,000 square feet; tenant improvements will have no effect on the building footprint.

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.

Cannabis cultivation activities occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and all hydroponic/industrial wastewater generated are discharged to a community sewer system, consistent with the sewer system requirements.

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)
We have already obtained a permit from the Water Board WDID 419_CC407042-
attached as Exhibit C- Water Permit

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.



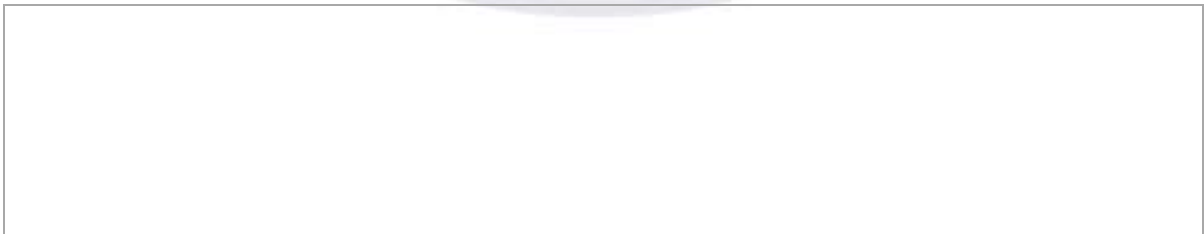
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☐ No

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.



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.

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 star 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.

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 star in the center, surrounded by the words "DEPARTMENT OF PLANNING" and "CITY OF LOS ANGELES".

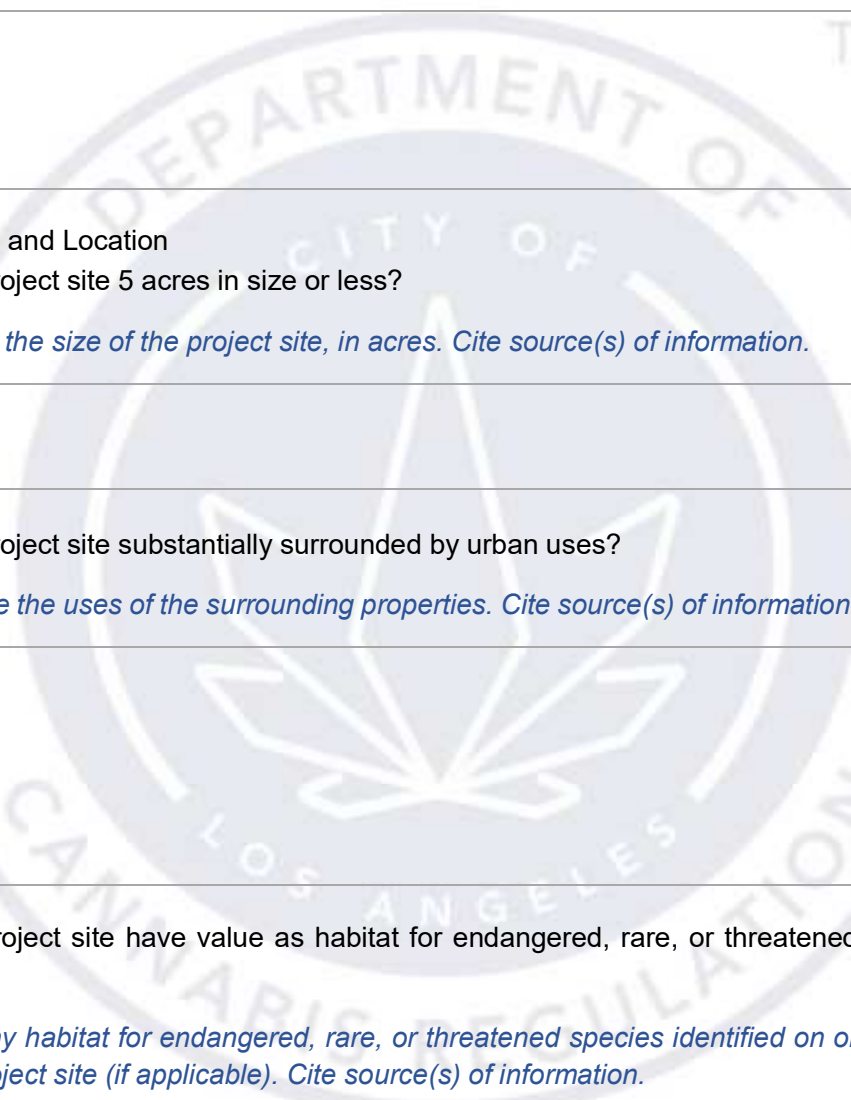
- b. Is the project site substantially surrounded by urban uses? ☐ Yes ☐ No

Describe the uses of the surrounding properties. 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 star in the center, surrounded by the words "DEPARTMENT OF PLANNING" and "CITY OF LOS ANGELES".

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 star 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

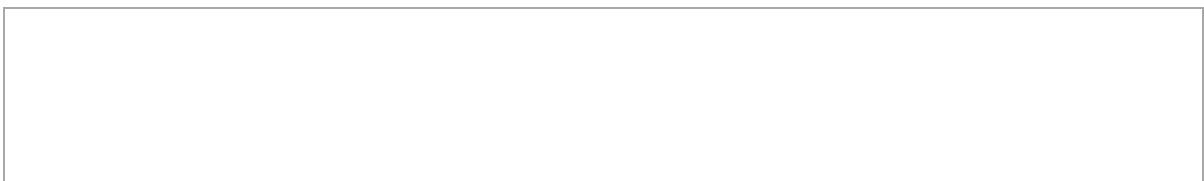
Provide details, if needed. Cite source(s) of information.



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.*

11255 W Vanowen, Los Angeles (North Hills), CA. Flat, existing, developed industrial.

Located on Vanowen St between Elmer Ave. and Klump Ave. (cross streets)

- (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.*

M1-1VL limited industrial and within Los Angeles's cannabis ordinance. All surrounding properties are industrial/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.

- (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).*

Cannabis indoor cultivation activities occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and all hydroponic/industrial wastewaters generated are discharged to a community sewer system, consistent with the sewer system requirements.

- (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.*



TM

- (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.*

Tenant improvements to existing approximately 38,000 square foot warehouse building of which Applicant will occupy approximately 26,000 square feet; tenant improvements will have no effect on the building footprint.

- (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.*

CCL20-0001302

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

Hours of Operation: 9am-9pm daily
Shifts: Shift 1 9am-3pm; Shift 2 3pm-9pm daily
Facility operating hours are 24 hours per day for cultivation activities; third party security performs checks.

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

Total Employees: 8-15
Per Shift Employees: 4
Occupancy during operating hours is approximately 5 people

- (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: 1 customer per day
Number of Vendor Deliveries: 3-4 deliveries per week, 1/day.
Number of Outgoing Trips: 7-8 transfers per week; approx. 1/day.
Number of Testing Lab Trips: 2 times a week; approx. 0/day.
Total Vehicle Trips: approx. 5-10 per day.

- (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)
We have already obtained a permit from the Water Board WDID
419_CC407042-
attached as Exhibit C - Water Permit

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

Wastewater is discharged to the community sewer system.

4. Environmental Setting:

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

The site is a flat, existing, developed industrial lot. See Exhibit D- 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 water courses 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 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 on site.

- ① 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. 3,240 kWh/month; approx. 112 kWh/day
See Exhibit E- 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 exiting 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:*

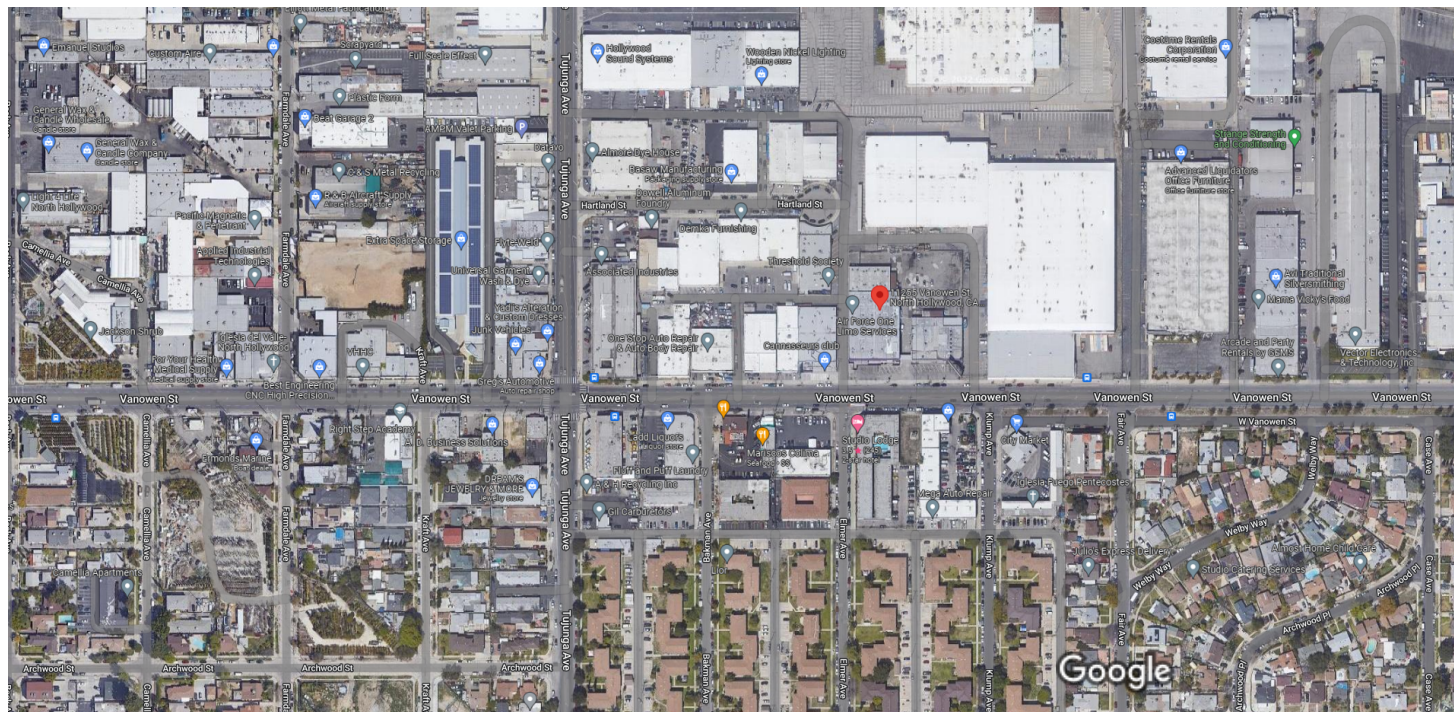
- ☒ California Department of Cannabis Control
- ☐ Los Angeles Fire Department
- ☐ Los Angeles Department of Building and Safety
- ☒ California Department of Fish and Wildlife
- ☐ State Water Resources Control Board / Regional Water Quality Control Board
- ☐ County of Los Angeles Public Health Permit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



11255 Vanowen St

Building

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 11255 Vanowen St, North Hollywood, CA 91605

Photos



At this place

Air Force One Limo Services

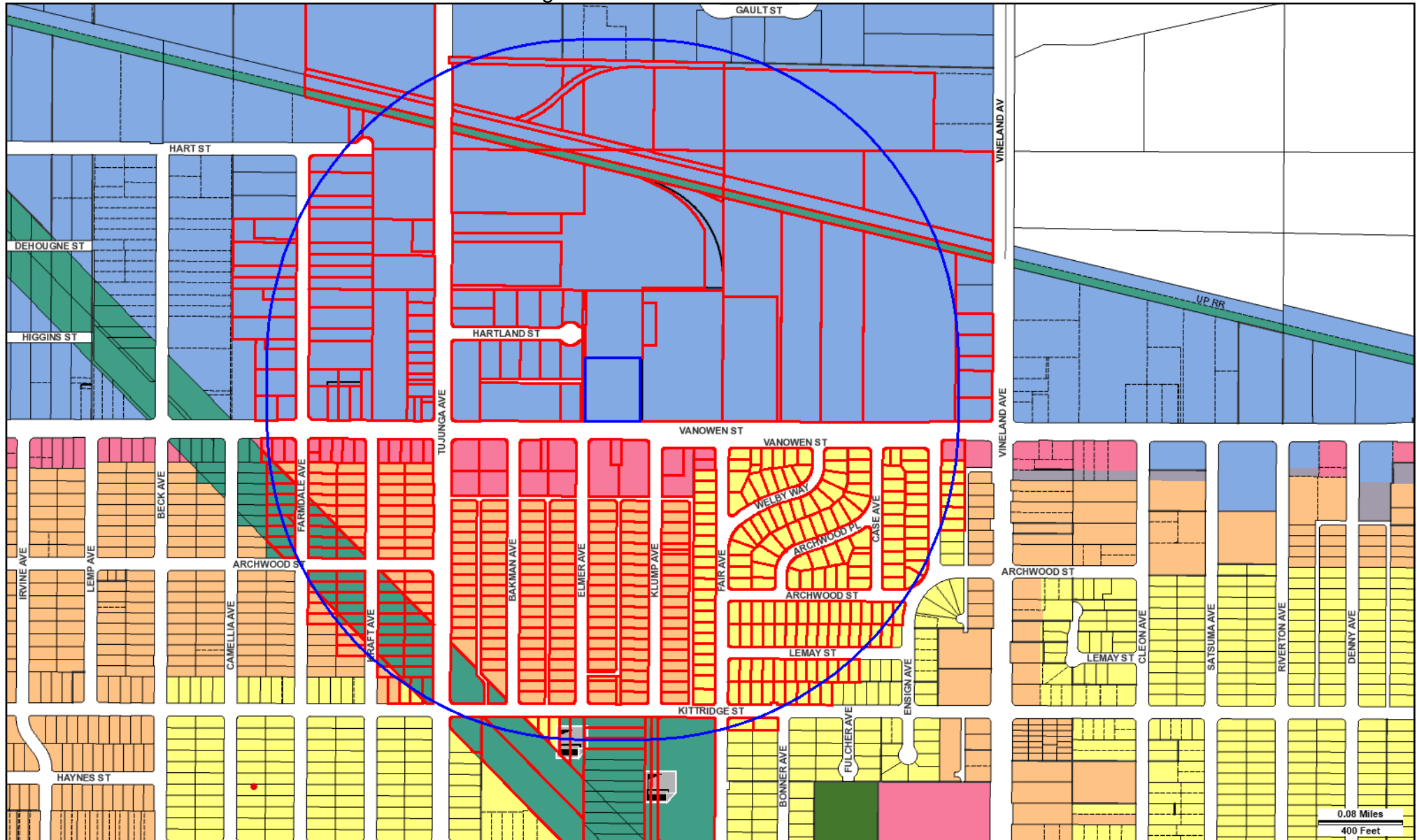
5.0 ★★★★★ (2)

Limousine service · Floor 1

Open · Closes 8PM



Exhibit B



Address: 11255 W VANOWEN ST

Tract: LANKERSHIM RANCH LAND
AND WATER CO.

Zoning: M1-1VL

APN: 2319005013

Block: None

General Plan: Limited Manufacturing

PIN #: 183B173 235

Lot: FR 75

Arb: 8



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



Los Angeles Regional Water Quality Control Board

June 18, 2020

Robert Frazier
Frazier Aviation, Inc.
445 North Fox Street
San Fernando, CA 91340

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7018 3090 0000 3811 6409

FORMAL NOTICE TO LANDOWNER, STATE WATER RESOURCES CONTROL BOARD CANNABIS GENERAL PERMIT, WATER QUALITY ORDER NO. WQ 2019-0001-DWQ, FOR CAL STATE INVESTMENTS, LLC, LOS ANGELES COUNTY, APN 2319-005-013 (WDID NO. 4_19CC407042)

Dear Mr. Frazier (hereafter "Landowner"):

This letter provides notice that the Los Angeles Regional Water Quality Control Board (Regional Water Board) has issued the attached Notice of Applicability for coverage under the State Water Resources Control Board's (State Water Board) *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ 2019-0001-DWQ (General Order). The application to enroll under the General Order was filed by Vruir Vic Shamiryan on behalf of Cal State Investments, LLC (hereafter "Discharger") on May 14, 2020 through the State Water Board's online application portal. The Discharger identified the parcel listed above as the location of cannabis cultivation and related activities. A copy of the Discharger's Notice of Applicability is enclosed for your reference.

Pursuant to the General Order, Attachment A, the Discharger must have express written permission from the Landowner to authorize its cannabis cultivation. If the Discharger has the Landowner's express written permission, a response to this letter is not required. If the Landowner did not provide this express written permission and would like to contest the Discharger's claim, please contact the South Coast Regional Cannabis Unit immediately at losangeles.cannabis@waterboards.ca.gov.

The Landowner is ultimately responsible for any water quality degradation that occurs on or emanates from its property and for water diversions that are not in compliance with the State Water Board *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation* (Policy) and the General Order. In accordance with the Policy Attachment A, Definitions and Requirements for Cannabis Cultivation, the Landowner is being notified that the Regional Water Board has issued a Notice of Applicability for cannabis activities

IRMA MUÑOZ, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

on its property and that the Landowner is named a responsible party. The Discharger and the Landowner will be held responsible for correcting non-compliance.

Sincerely,


Digitally signed
by Hugh Marley
Date: 2020.06.17
17:39:30 -07'00' for
Renee Purdy
Executive Officer

enclosure: Discharger's Notice of Applicability

cc: Kevin Porzio, State Water Resources Control Board, Sacramento
DWQ Cannabis Regulatory Unit
Eric Lindberg, Santa Ana Regional Water Quality Control Board
South Coast Regional Cannabis Unit
Jeff Rooney, Los Angeles County Fire Department
Michael Simpson, LA Sanitation and Environment
Vruir Vic Shamiryan, Cal State Investments, LLC
Dana Leigh Cisneros, Agent for Service of Process



Los Angeles Regional Water Quality Control Board

June 18, 2020

Vruir Vic Shamiryan
Cal State Investments, LLC
11255 Vanowen Street
North Hollywood, CA 91605

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7018 3090 0000 3811 6355

Dana Leigh Cisneros
The Cisneros Firm dba
Cannabis Corporate Law Firm
Agent for Service of Process for
Cal State Investments, LLC
1240 N. Lakeview Avenue, Suite 125
Anaheim Hills, CA 92807

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7018 3090 0000 3811 7260

NOTICE OF APPLICABILITY – CONDITIONAL WAIVER OF WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER NO. WQ 2019-0001-DWQ, FOR CAL STATE INVESTMENTS, LLC, 11255 VANOWEN STREET, NORTH HOLLYWOOD, LOS ANGELES COUNTY, APN 2319-005-013 (WDID NO. 4_19CC407042)

THIS NOTICE OF APPLICABILITY (NOA) REPLACES THE PREVIOUSLY ISSUED NOA TO THE WDID NUMBER LISTED ABOVE.

Dear Mr. Shamiryan and Ms. Cisneros:

Cal State Investments, LLC (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board) online portal on May 14, 2020 for discharges of waste associated with cannabis cultivation activities at 11255 Vanowen Street, North Hollywood (Site Name: Cal State Investments, LLC). Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements (WDR) and Waiver of Waste Discharge Requirements (Conditional Waiver) for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ 2019-0001-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number 4_19CC407042.

IRMA MUÑOZ, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

The Discharger is responsible for all the applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA), including submittal of all required reports. The Discharger is the sole entity with legal authority to, among other things, change information submitted to obtain regulatory coverage under the General Order; request changes to enrollment status, including risk designation; and terminate regulatory coverage. The Regional Water Quality Control Board or the State Water Board (collectively, Water Boards) will hold the Discharger liable for any noncompliance with the Policy, General Order, and this NOA.

FACILITY AND DISCHARGE DESCRIPTION

The information submitted by the Discharger states that the cannabis cultivation activities at Cal State Investments, LLC occur within a structure with a permanent roof, a permanent relatively impermeable floor (e.g., concrete or asphalt paved), and all hydroponic/industrial wastewaters generated are discharged to a permitted wastewater treatment collection system and facility that accepts cannabis cultivation wastewater. Based on the facility and description of the discharge, the cultivation activities are consistent with the requirements of the Conditional Waiver.

SITE-SPECIFIC REQUIREMENTS

The Policy and General Order are available on the Internet at www.waterboards.ca.gov/water_issues/programs/cannabis. The Discharger shall ensure that all site operating personnel know, understand, and comply with the requirements contained in the Policy, General Order, and this NOA. Note that the General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities.

The Discharger shall notify the Water Boards in writing of any proposed change in the method of waste disposal. Note the following:

- i. Discharge to a permitted wastewater treatment collection system and facility that accepts cannabis cultivation wastewater is permissible under the Conditional Waiver. A will-serve letter (or equivalent) from the sewerage agency is sufficient to demonstrate that the discharge is consistent with the sewer system requirements and must be provided to the Water Boards upon request.
- ii. The Discharger shall retain, for a minimum of five years, appropriate documentation for any industrial wastewater collected to a storage tank for disposal at a permitted wastewater facility that accepts cannabis cultivation wastewater. Documentation shall be made available to the Water Boards upon request.

- iii. The Discharger may be required to obtain a separate Water Board permit prior to commencing alternative waste disposal methods, such as onsite wastewater treatment systems including but not limited to a septic/leach field system, evaporation ponds, and onsite landscape irrigation using treated wastewater. Additional monitoring and reporting requirements may be necessary to demonstrate compliance with the General Order and the Regional Basin Plan.

During reasonable hours, the Discharger shall allow the Water Boards and any other authorized representatives of the Water Boards, upon presentation of a badge, employee identification card, or similar credentials, to:

- i. enter premises and facilities where cannabis is cultivated or processed; where water is diverted, stored, or used; wastes are treated, stored, or disposed, or in which any records are kept;
- ii. access and copy any records required to be kept under the terms and conditions of the Policy and General Order;
- iii. inspect, photograph, and record audio and video, any cannabis cultivation sites, and associated premises, facilities, monitoring equipment or device, practices, or operations regulated or required by the Policy and General Order; and
- iv. sample, monitor, photograph, and record audio and video of site conditions, any discharge, waste material substances, or water quality parameters at any location for the purpose of assuring compliance with the Policy and General Order.

TERMINATION OF COVERAGE UNDER THE GENERAL ORDER & REGIONAL WATER BOARD CONTACT INFORMATION

Dischargers that propose to terminate coverage under the Conditional Waiver or General Order must submit a Notice of Termination (NOT). The NOT must include a *Site Closure Report* which must be submitted at least 90 days prior to permanently ending cannabis cultivation activities. The *Site Closure Report* must be consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5. Dischargers enrolled under the General Order must also submit a final monitoring report. The Water Boards reserve the right to inspect the site before approving a NOT. Attachment C of the General Order includes the NOT form, and Attachment D of the General Order provides guidance on the contents of the *Site Closure Report*.

If the Discharger cannot comply with the General Order or will be unable to implement an applicable BPTC measure contained in Attachment A by the onset of the winter period each year, the Discharger shall notify the Regional Water Board staff by telephone at (951) 782-4130 so that a site-specific compliance schedule can be developed.


Mr. Vruir Vic Shamiryan
Ms. Dana Leigh Cisneros
Cal State Investments, LLC
The Cisneros Firm dba Cannabis Corporate Law Firm

- 4 -

June 18, 2020

Please direct all submittals, discharge notifications, and questions regarding compliance and enforcement to the South Coast Regional Cannabis Unit at (951) 782-4130 or losangeles.cannabis@waterboards.ca.gov.

Sincerely,

 Digitally signed by
Hugh Marley
Date: 2020.06.17
17:40:13 -07'00' for
Renee Purdy
Executive Officer

cc: Kevin Porzio, State Water Resources Control Board, Sacramento
DWQ Cannabis Regulatory Unit
Eric Lindberg, Santa Ana Regional Water Quality Control Board
South Coast Regional Cannabis Unit
Jeff Rooney, Los Angeles County Fire Department
Michael Simpson, LA Sanitation and Environment
Robert Frazier, Landowner

Exhibit D



Exhibit E

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		\$ 108,446.82
Payment Received	<i>No payment received</i>	- .00
Past Due Balance	Due Now	\$ 108,446.82
New Charges		+ 10,422.97
Total Amount Due		\$ 118,869.79

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
 800-499-8840	Electric Charges	43,640 kWh	\$9,135.13
	Water Charges	4/20/22 - 5/19/22 85 HCF	\$708.34
	Fire Service Charges	4/20/22 - 5/19/22	\$118.72
	Total LADWP Charges		\$ 9,962.19

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	\$460.78
	Total Sanitation Charges		\$ 460.78

Total New Charges \$ 10,422.97

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

VRUIR VIC SHAMIRYAN
611 N BEL AIRE DR
BURBANK CA 91501-1324

THIS IS YOUR BILL

PAST DUE AMOUNT \$ 108,446.82
Due NOW

CURRENT CHARGES + \$10,422.97
Due Jun 7, 2022

TOTAL AMOUNT DUE = \$ 118,869.79

ACCOUNT NUMBER
197 847 1000

AMOUNT DUE \$ 118,869.79

Please enter amount enclosed

\$

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

19784710000000000118869796

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 Heights919 S. Soto St., #10
Central.....4619 S. Central Ave.
Crenshaw-Baldwin Hills4030 Crenshaw Blvd.
Hollywood.....6547-B Sunset Blvd.
(entrance on Schrader Blvd.)
Lincoln Heights.....2417 Daly St.
Slauson-Vermont5928 S. Vermont Ave.
Watts1686 E. 103rd St

HARBOR AREA

San Pedro.....535 W. 9th St.
Wilmington931 N. Avalon Blvd

SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
Mission Hills11100 Sepulveda Blvd., #3
Van Nuys6550 Van Nuys Blvd.

WEST LOS ANGELES

West Los Angeles1394 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	FIRE SERVICE	SEWER	TOTAL CHARGES
11245 VANOWEN ST	0.00	708.34 4/20/22 - 5/19/22	0.00	460.78 4/20/22 - 5/19/22	1,169.12
11245 VANOWEN ST	0.00	0.00	118.72 4/20/22 - 5/19/22	0.00	118.72
11245 VANOWEN ST	9,135.13	0.00	0.00	0.00	9,135.13
TOTALS	9,135.13	708.34	118.72	460.78	10,422.97

Summary by Service Agreement Number (SA #)

PREMISE	SERVICE DESCRIPTION	CUSTOMER REFERENCE	SA #	BILL PERIOD	CHARGES
11245 VANOWEN ST	Water		1978471330	4/20/22 - 5/19/22	708.34
	Sewer		1978471936	4/20/22 - 5/19/22	460.78
11245 VANOWEN ST	Fire		1978471078	4/20/22 - 5/19/22	118.72
11245 VANOWEN ST	Electric		1975128870	4/20/22 - 5/19/22	4,296.66
	Electric		1976979895	4/20/22 - 5/19/22	4,838.47
TOTAL CHARGES					\$ 10,422.97

SERVICE ADDRESS 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605



www.ladwp.com 1-800-499-8840
Hours of operation - 7 am to 6 pm



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

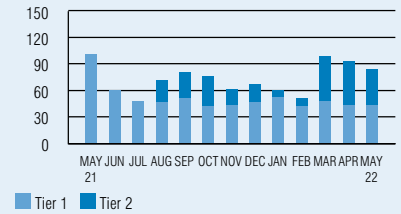
6/16/22

SERVES

11245-55

SA # : 1978471330

USAGE HISTORY (Total HCF)



	Prev Yr	May 22
Total HCF used	102	85
Average daily gallons	1293	2192
Days in billing period	59	29
Your average daily cost of water		\$24.43
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
90126240	SMALL	496		464		32 HCF
90126240	LARGE	627		574		53 HCF
Tier 1 Water			44.46657 HCF x \$7.16516/HCF			318.61
Tier 2 Water			40.53343 HCF x \$9.61503/HCF			389.73
Subtotal Water Charges						\$708.34

Total Water Charges \$ 708.34

Your Water Usage by Tier

Tier 1 Water Allotment \$7.16516/HCF	Tier 2 \$9.61503/HCF
44.46 HCF	More than 44.46 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/quarterlynnotice



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

Hours of operation - 24/7

Sewer Charges

SA # : 1978471936

BILLING PERIOD		DAYS	SEWER RATE SCHEDULE	
4/20/22 - 5/19/22		29	Sewer Service Charge - Multi Dwell and Commercial	
Sewer Service Charge*			79.05000 HCF x \$5.80/HCF	458.49
Sewer Service Low Income Surcharge*				2.29
Total Sewer Charges				\$ 460.78

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

Total Charges for

11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605

\$ 1,169.12

SERVICE ADDRESS 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605



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

Hours of operation - 7 am to 6 pm

Fire Service Charges

SA # : 1978471078

BILLING PERIOD 4/20/22 - 5/19/22 **DAYS** 29 **RATE SCHEDULE** Water Schedule E - Private Fire Service
SERVES 11245-55 6"FIRE SERV

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
00000405-3212316	0	0	0 HCF

Service Availability Charge 118.72

Subtotal Water Charges \$118.72

Total Fire Service Charges \$ 118.72

There are no Sewer Service Charges on Fire Service.

Total Charges for 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605

\$ 118.72

SERVICE ADDRESS 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605



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

Hours of operation - 7 am to 6 pm



Electric Charges

SA # : 1975128870

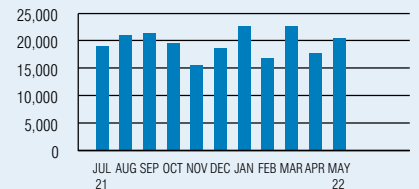
BILLING PERIOD 4/20/22 - 5/19/22 **DAYS** 29

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

NEXT SCHEDULED READ DATE
6/16/22

METER NUMBER
M00019-00018601

USAGE HISTORY (Total kWh)



	Prev Yr	May 22
Total kWh used	0	20,600
Average daily kWh	0	710
Days in billing period	59	29
Your average daily cost of electricity		\$148.16
Highest Demand in last 12 months:		56.8 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	MULTIPLIER	TOTAL USED
Demand kW	1.06		40	42.4 kW
Energy kWh	23749	23234	40	20600 kWh
Service Charge				7.00
Facilities Charge		56.8 kW x \$5.36/kW		304.45
ESA		56.8 kW x \$0.46/kW		26.13
RCA		56.8 kW x \$0.96/kW		54.53
IRCA		56.8 kW x \$2.39/kW		135.75
IRCA based on KWH		20,600 kWh x \$0.00824/kWh		169.74
Energy Charge Low Season		20,600 kWh x \$0.05484/kWh		1,129.70
ECA		20,600 kWh x \$0.0569/kWh		1,172.14
VEA		20,600 kWh x \$0.00075/kWh		15.45
CRPSEA		20,600 kWh x \$0.00986/kWh		203.12

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VRPSEA	20,600 kWh x \$0.02892/kWh	595.75
Subtotal Electric Charges		\$3,813.76
City of Los Angeles Utility Tax	\$3,813.76 x 12.5%	476.72
State Energy Surcharge	20,600 kWh x \$0.0003/kWh	6.18
Total Electric Charges		\$ 4,296.66

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

Electric Charges

SA # : 1976979895

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

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

NEXT SCHEDULED READ DATE
6/16/22

METER NUMBER
APMD00219-0003987
9

PERIOD	CURRENT READ	-	PREVIOUS READ	x	MULTIPLIER	=	TOTAL USED
High Peak kW	1.41				40		56.4 kW
Low Peak kW	1.38				40		55.2 kW
Base kW	1.41				40		56.4 kW
High Peak kWh	2285		2200		40		3400 kWh
Low Peak kWh	3075		2950		40		5000 kWh
Base kWh	9787		9421		40		14640 kWh
Service Charge							28.00
Facilities Charge							58.8 kW x \$5.36/kW 315.17
ESA							58.8 kW x \$0.46/kW 27.05
RCA							58.8 kW x \$0.96/kW 56.45
IRCA							58.8 kW x \$2.39/kW 140.53
IRCA based on KWH							23,040 kWh x \$0.00824/kWh 189.85
High Peak Low Season Demand							56.4 kW x \$4.75/kW 267.90
High Peak Low Season Energy							3,400 kWh x \$0.05688/kWh 193.39
High Peak ECA							3,400 kWh x \$0.0569/kWh 193.46
High Peak VEA							3,400 kWh x \$0.00075/kWh 2.55
High Peak CRPSEA							3,400 kWh x \$0.00986/kWh 33.52
High Peak VRPSEA							3,400 kWh x \$0.02892/kWh 98.33
High Peak Subtotal (3,400 kWh x \$0.2321/kWh)							\$789.15
Low Peak Low Season Demand							55.2 kW x \$0.00/kW 0.00
Low Peak Low Season Energy							5,000 kWh x \$0.05688/kWh 284.40
Low Peak ECA							5,000 kWh x \$0.0569/kWh 284.50
Low Peak VEA							5,000 kWh x \$0.00075/kWh 3.75

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Low Peak CRPSEA	5,000 kWh x \$0.00986/kWh	49.30
Low Peak VRPSEA	5,000 kWh x \$0.02892/kWh	144.60
Low Peak Subtotal (5,000 kWh x \$0.15331/kWh)		\$766.55
Base Low Season Demand	56.4 kW x \$0.00/kWh	0.00
Base Low Season Energy	14,640 kWh x \$0.03895/kWh	570.23
Base ECA	14,640 kWh x \$0.0569/kWh	833.02
Base VEA	14,640 kWh x \$0.00075/kWh	10.98
Base CRPSEA	14,640 kWh x \$0.00986/kWh	144.35
Base VRPSEA	14,640 kWh x \$0.02892/kWh	423.39
Base Subtotal (14,640 kWh x \$0.13538/kWh)		\$1,981.97
Subtotal Electric Charges		\$4,294.72
City of Los Angeles Utility Tax	\$4,294.72 x 12.5%	536.84
State Energy Surcharge	23,040 kWh x \$0.0003/kWh	6.91
Total Electric Charges		\$ 4,838.47

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			
5/19/22	29	14,640.00	56.40	5,000.00	55.20	3,400.00	56.40	23,040.00	58.80	4,838.47
4/20/22	29	11,800.00	51.20	4,320.00	52.80	3,120.00	53.20	19,240.00	58.80	4,194.48
3/22/22	32	14,920.00	52.00	4,920.00	54.80	3,400.00	52.40	23,240.00	58.80	4,877.40
2/18/22	28	11,000.00	53.60	4,040.00	53.20	2,840.00	56.00	17,880.00	58.80	3,993.15
TOTALS	118	52,360.00	56.40	18,280.00	55.20	12,760.00	56.40	83,400.00	58.80	17,903.50
	sum	sum	highest	sum	highest	sum	highest	sum	highest	sum

Total Charges for 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605

\$ 9,135.13

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.

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		\$ 108,446.82
Payment Received	<i>No payment received</i>	- .00
Past Due Balance	Due Now	\$ 108,446.82
New Charges		+ 10,422.97
Total Amount Due		\$ 118,869.79

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
 800-499-8840	Electric Charges	43,640 kWh	\$9,135.13
	Water Charges	4/20/22 - 5/19/22 85 HCF	\$708.34
	Fire Service Charges	4/20/22 - 5/19/22	\$118.72
	Total LADWP Charges		\$ 9,962.19

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	\$460.78
	Total Sanitation Charges		\$ 460.78

Total New Charges \$ 10,422.97

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

VRUIR VIC SHAMIRYAN
611 N BEL AIRE DR
BURBANK CA 91501-1324

THIS IS YOUR BILL

PAST DUE AMOUNT	CURRENT CHARGES	TOTAL AMOUNT DUE
\$ 108,446.82	+ \$10,422.97	= \$ 118,869.79
Due NOW	Due Jun 7, 2022	

ACCOUNT NUMBER
197 847 1000

AMOUNT DUE \$ 118,869.79

Please enter amount enclosed

\$

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

19784710000000000118869796

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	FIRE SERVICE	SEWER	TOTAL CHARGES
11245 VANOWEN ST	0.00	708.34 4/20/22 - 5/19/22	0.00	460.78 4/20/22 - 5/19/22	1,169.12
11245 VANOWEN ST	0.00	0.00	118.72 4/20/22 - 5/19/22	0.00	118.72
11245 VANOWEN ST	9,135.13	0.00	0.00	0.00	9,135.13
TOTALS	9,135.13	708.34	118.72	460.78	10,422.97

Summary by Service Agreement Number (SA #)

PREMISE	SERVICE DESCRIPTION	CUSTOMER REFERENCE	SA #	BILL PERIOD	CHARGES
11245 VANOWEN ST	Water		1978471330	4/20/22 - 5/19/22	708.34
	Sewer		1978471936	4/20/22 - 5/19/22	460.78
11245 VANOWEN ST	Fire		1978471078	4/20/22 - 5/19/22	118.72
11245 VANOWEN ST	Electric		1975128870	4/20/22 - 5/19/22	4,296.66
	Electric		1976979895	4/20/22 - 5/19/22	4,838.47
TOTAL CHARGES					\$ 10,422.97

SERVICE ADDRESS 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605



www.ladwp.com 1-800-499-8840
Hours of operation - 7 am to 6 pm



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

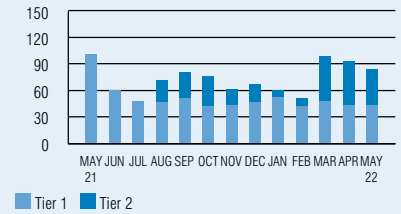
6/16/22

SERVES

11245-55

SA # : 1978471330

USAGE HISTORY (Total HCF)



	Prev Yr	May 22
Total HCF used	102	85
Average daily gallons	1293	2192
Days in billing period	59	29
Your average daily cost of water		\$24.43
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	DESCRIPTION	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
90126240	SMALL	496		464		32 HCF
90126240	LARGE	627		574		53 HCF
Tier 1 Water			44.46657 HCF x \$7.16516/HCF			318.61
Tier 2 Water			40.53343 HCF x \$9.61503/HCF			389.73
Subtotal Water Charges						\$708.34

Total Water Charges \$ 708.34

Your Water Usage by Tier

Tier 1 Water Allotment \$7.16516/HCF	Tier 2 \$9.61503/HCF
44.46 HCF	More than 44.46 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/quarterlynnotice



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

Hours of operation - 24/7

Sewer Charges

SA # : 1978471936

BILLING PERIOD		DAYS	SEWER RATE SCHEDULE	
4/20/22 - 5/19/22		29	Sewer Service Charge - Multi Dwell and Commercial	
Sewer Service Charge*			79.05000 HCF x \$5.80/HCF	458.49
Sewer Service Low Income Surcharge*				2.29
Total Sewer Charges				\$ 460.78

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

Total Charges for

11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605

\$ 1,169.12

SERVICE ADDRESS 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605



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

Hours of operation - 7 am to 6 pm

Fire Service Charges

SA # : 1978471078

BILLING PERIOD 4/20/22 - 5/19/22 **DAYS** 29 **RATE SCHEDULE** Water Schedule E - Private Fire Service
SERVES 11245-55 6"FIRE SERV

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
00000405-3212316	0	0	0 HCF

Service Availability Charge 118.72

Subtotal Water Charges \$118.72

Total Fire Service Charges \$ 118.72

There are no Sewer Service Charges on Fire Service.

Total Charges for 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605

\$ 118.72

SERVICE ADDRESS 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605



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

Hours of operation - 7 am to 6 pm



Electric Charges

SA # : 1975128870

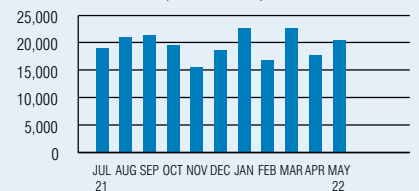
BILLING PERIOD 4/20/22 - 5/19/22 **DAYS** 29

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

NEXT SCHEDULED READ DATE
6/16/22

METER NUMBER
M00019-00018601

USAGE HISTORY (Total kWh)



	Prev Yr	May 22
Total kWh used	0	20,600
Average daily kWh	0	710
Days in billing period	59	29
Your average daily cost of electricity		\$148.16
Highest Demand in last 12 months:		56.8 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	MULTIPLIER	TOTAL USED
Demand kW	1.06		40	42.4 kW
Energy kWh	23749	23234	40	20600 kWh
Service Charge				7.00
Facilities Charge		56.8 kW x \$5.36/kW		304.45
ESA		56.8 kW x \$0.46/kW		26.13
RCA		56.8 kW x \$0.96/kW		54.53
IRCA		56.8 kW x \$2.39/kW		135.75
IRCA based on KWH		20,600 kWh x \$0.00824/kWh		169.74
Energy Charge Low Season		20,600 kWh x \$0.05484/kWh		1,129.70
ECA		20,600 kWh x \$0.0569/kWh		1,172.14
VEA		20,600 kWh x \$0.00075/kWh		15.45
CRPSEA		20,600 kWh x \$0.00986/kWh		203.12

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VRPSEA	20,600 kWh x \$0.02892/kWh	595.75
Subtotal Electric Charges		\$3,813.76
City of Los Angeles Utility Tax	\$3,813.76 x 12.5%	476.72
State Energy Surcharge	20,600 kWh x \$0.0003/kWh	6.18
Total Electric Charges		\$ 4,296.66

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

Electric Charges

SA # : 1976979895

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

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

NEXT SCHEDULED READ DATE
6/16/22

METER NUMBER
APMD00219-0003987
9

PERIOD	CURRENT READ	-	PREVIOUS READ	x	MULTIPLIER	=	TOTAL USED
High Peak kW	1.41				40		56.4 kW
Low Peak kW	1.38				40		55.2 kW
Base kW	1.41				40		56.4 kW
High Peak kWh	2285		2200		40		3400 kWh
Low Peak kWh	3075		2950		40		5000 kWh
Base kWh	9787		9421		40		14640 kWh

Service Charge		28.00
Facilities Charge	58.8 kW x \$5.36/kW	315.17
ESA	58.8 kW x \$0.46/kW	27.05
RCA	58.8 kW x \$0.96/kW	56.45
IRCA	58.8 kW x \$2.39/kW	140.53
IRCA based on KWH	23,040 kWh x \$0.00824/kWh	189.85
High Peak Low Season Demand	56.4 kW x \$4.75/kW	267.90
High Peak Low Season Energy	3,400 kWh x \$0.05688/kWh	193.39
High Peak ECA	3,400 kWh x \$0.0569/kWh	193.46
High Peak VEA	3,400 kWh x \$0.00075/kWh	2.55
High Peak CRPSEA	3,400 kWh x \$0.00986/kWh	33.52
High Peak VRPSEA	3,400 kWh x \$0.02892/kWh	98.33

High Peak Subtotal (3,400 kWh x \$0.2321/kWh) \$789.15

Low Peak Low Season Demand	55.2 kW x \$0.00/kW	0.00
Low Peak Low Season Energy	5,000 kWh x \$0.05688/kWh	284.40
Low Peak ECA	5,000 kWh x \$0.0569/kWh	284.50
Low Peak VEA	5,000 kWh x \$0.00075/kWh	3.75

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Low Peak CRPSEA	5,000 kWh x \$0.00986/kWh	49.30
Low Peak VRPSEA	5,000 kWh x \$0.02892/kWh	144.60
Low Peak Subtotal (5,000 kWh x \$0.15331/kWh)		\$766.55
Base Low Season Demand	56.4 kW x \$0.00/kW	0.00
Base Low Season Energy	14,640 kWh x \$0.03895/kWh	570.23
Base ECA	14,640 kWh x \$0.0569/kWh	833.02
Base VEA	14,640 kWh x \$0.00075/kWh	10.98
Base CRPSEA	14,640 kWh x \$0.00986/kWh	144.35
Base VRPSEA	14,640 kWh x \$0.02892/kWh	423.39
Base Subtotal (14,640 kWh x \$0.13538/kWh)		\$1,981.97
Subtotal Electric Charges		\$4,294.72
City of Los Angeles Utility Tax	\$4,294.72 x 12.5%	536.84
State Energy Surcharge	23,040 kWh x \$0.0003/kWh	6.91
Total Electric Charges		\$ 4,838.47

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			
5/19/22	29	14,640.00	56.40	5,000.00	55.20	3,400.00	56.40	23,040.00	58.80	4,838.47
4/20/22	29	11,800.00	51.20	4,320.00	52.80	3,120.00	53.20	19,240.00	58.80	4,194.48
3/22/22	32	14,920.00	52.00	4,920.00	54.80	3,400.00	52.40	23,240.00	58.80	4,877.40
2/18/22	28	11,000.00	53.60	4,040.00	53.20	2,840.00	56.00	17,880.00	58.80	3,993.15
TOTALS	118	52,360.00	56.40	18,280.00	55.20	12,760.00	56.40	83,400.00	58.80	17,903.50
	sum	sum	highest	sum	highest	sum	highest	sum	highest	sum

Total Charges for 11245 VANOWEN ST, NORTH HOLLYWOOD, CA 91605

\$ 9,135.13

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 F



Cannabis Cultivation License

Adult-Use

Business Name:

Cal State Investments, LLC

Doing Business As DBA:

License Number: CCL20-0001302

License Type: Provisional Adult-Use-Medium Indoor

Main Premises:

11255 W Vanowen St
Los Angeles, CA 91605

Main APN: 2319-005-013

Valid: 10/22/2023

Expires: 10/22/2024

The license authorizes Cal State Investments, LLC to engage in commercial cannabis cultivation 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 Professions 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.

Additional Premises APN(s) and Addresses:

Exhibit G



California Department of
Fish and Wildlife

Permit Details

Permit: EPIMS-11406-R5 - Cal State Investments, LLC - 2020

Status: Underway
Region: Region 5
Permittee Organization:
CDFW Contact: Joseph Stanovich

Self-Certification for Cannabis Cultivation

This Cannabis Cultivation Self-Certification letter is being issued to:

Vuir Shamiryan

Authorization

The California Department of Fish and Wildlife (CDFW) reviewed your Self-Certification for Cannabis Cultivation that indicates the following:

1. Your project does not or will not result in **diversion or obstruction of water** from any river, stream, or lake.
2. Your project does not or will not result in **substantial change or use of any material** from the bed, channel, or bank of any river, stream, or lake.
3. Your project does not or will not result in **deposition or disposal of debris, waste, or other material** containing crumbled flaked, or ground pavement where it may pass into any river, stream or lake.

This letter and your submitted Self-Certification application forms serve as written verification that a Lake or Streambed Alteration Agreement is **not required** for the activities described in your Self-Certification.

- A copy of this letter, your submitted Self-Certification application, and all information and attachments submitted to CDFW must be available at all times at the project site.
- Submit this letter and your submitted Self-Certification application form to the California Department of Food and Agriculture with your cannabis cultivation application.

If you change your project so that it differs materially from the project you described in your Self-Certification, you will need to submit a new Self-Certification or Lake and Streambed Alteration Notification form. Also note that you are responsible for complying with all applicable local, state, and federal laws in completing your work. This letter does not relieve you or any person acting on your behalf from complying with other applicable statutes in the Fish and Game Code including, but not limited to, sections 2050 et seq. (threatened and endangered species), section 3503 (bird nests and eggs), and section 3503.5 (birds of prey).

Effective Date

Effective Date:

05/28/2020

CDFW Regional Contact Information

Regional Staff Contact: Joseph Stanovich
Staff Email Address: joseph.stanovich@wildlife.ca.gov
Staff Phone Number: 562-430-7642



California Department of
Fish and Wildlife

Application

01438 - Self-Certification for Cannabis Cultivation - Final Application

11406 - Cal State Investments, LLC
Region 5

Status: Submitted Submitted Date: 05/18/2020 7:42 PM

Applicant Information

Applicant:

- User accounts must be registered using the applicant's name.** If you are a designated representative (e.g. lawyer or consultant) for an applicant, do not register an account under your name personally. The applicant is responsible for complying with the terms and conditions of the agreement.
- Register for only one user account.** With one user account, you may complete multiple self-certifications or notifications for multiple Regions, if necessary. If you do not receive an automated confirmation email within a few minutes of registering, please check your Spam/Junk E-mail folder.
- New User Registration Approval is not automated and may take up to 72 hours. Once approved, you will receive two emails, one containing your User ID, and one containing your temporary password.
- DO NOT USE ALL CAPITAL LETTERS WHEN COMPLETEING THIS FORM.**

Title: Region 5 Vruir Shamiryan
First Name Middle Name Last Name

Applicant Title:

Applicant Email:* vshamiryan@yahoo.com

Applicant Address:* 611 North Bel Aire

* Burbank California 91501
City State/Province Postal Code/Zip
Applicant Phone:* 818-697-2067
Phone Ext.

Additional Contact

You may include additional contact information, i.e., consultant/business associate/translator.

Contact Name: Dana Cisneros
First Name Last Name
Email: dana@cannabiscorplaw.com
Phone: 949-500-3240

Applicant Proposing Project

Provide the name, mailing address, telephone number, and e-mail address of the applicant proposing the project. The applicant is responsible for complying with the terms and conditions of the agreement.
Name:*

Vruir Shamiryan
First Name Middle Initial Last Name

Business/Agency: Cal State Investments, LLC

Mailing Address:* 11255 W Vanowen St

Los Angeles

City*

California

State*

91605

Zip*

Phone Number:*

818-697-2067

Email:*

vshamiryan@yahoo.com

Contact Person

Is the 'Contact Person' the same person as the 'Applicant Proposing Project'?

Response:*

No

Provide the name, title or position, mailing address, telephone number, and e-mail address of the person CDFW should contact regarding the proposed project, if different from the applicant proposing the project..
Name:*

Dana

First Name

Middle Initial

Cisneros

Last Name

Business/Agency:

The Cisneros Firm dba Cannabis Corporate Law Firm

Title/Position:

Mailing Address:*

1240 N Lakeview Ave, Suite 125

Anaheim Hills

City*

California

State*

92807

Zip*

Phone Number:*

949-500-3240

Email:*

dana@cannabiscorplaw.com

Do you authorize the agent above to represent you as your Designated Representative?

While an Applicant is legally responsible for complying with Fish and Game Code section 1602 and all measures and conditions of a final agreement, an Applicant may designate and authorize an agent (e.g., lawyer, consultant, or other individual) to act as Designated Representative. The Designated Representative is authorized to sign the notification and any agreement on behalf of the Applicant.
Designated Representative:*

Yes

Property Owner

Is the 'Property Owner' the same person as the 'Applicant Proposing Project'?

Response:*

No

Provide the name, mailing address, telephone number, and e-mail address of the owner of the property where the project activities will take place, if different from the applicant proposing the project.
Name:*

Robert

First Name

Middle Initial

Frazier

Last Name

Business Agency

Frazier Aviation, Inc

Mailing Address:*

445 Fox

City:*

San Fernando

California

State*

91340

Zip*

Phone Number:*

818-898-1998

Email:

rfrazier@frazieraviation.com

can be found on deeds and tax records. Property APN:*	
⑦ Assessor's Parcel Number can be found on deeds and tax records. Property APN:*	
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⑦ Assessor's Parcel Number can be found on deeds and tax records. Property APN:*	
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⑦ Assessor's Parcel Number can be found on deeds and tax records. Property APN:*	
Property APN:*	
Property APN:*	
Property APN:*	

Self-Certification Survey Questions

Will the cannabis cultivation occur, or is it occurring, exclusively indoors in an existing or new structure with a permanent roof, permanent walls, and an impermeable floor?

⑦ For example: a building or warehouse with concrete or asphalt paved floor.

Response:* Yes

Will or does the cannabis cultivation or any associated activity rely in whole or in part on water diverted from a river, stream, or lake directly to a cultivation site or directly to a tank, pond, or other water storage facility that supplies water to a cannabis cultivation site?

Response:* No

Will or does the cannabis cultivation or any associated activity rely in whole or in part on water supplied by a well or wells?

Response:* No

Has a dam, weir, or other structure been constructed, or will one be constructed, repaired, or replaced in a river, stream, or lake as an associated activity for cannabis cultivation?

Response:* No

Has a river or stream crossing, such as a bridge, culvert, or ford, been constructed, or will a crossing be constructed, repaired, or replaced to access the cultivation site(s)?

Response:* No

Has a road been constructed, or will a road be constructed, repaired, or replaced, within or adjacent to a river, stream, or lake to access the cultivation site(s)?

Response:* No

Has the cannabis cultivation or any associated activity included, or will it include, grading or other ground disturbance within or adjacent to a river, stream, or lake?

⑦ For example: grading for the installation of a driveway, parking lot, drainage channel, greenhouse, building pad, storage shed, or storage tank.

Response:* No



Has the cannabis cultivation or any associated activity included, or will it include, removal of vegetation from within or adjacent to the bed, channel, or bank of a river, stream, or lake?

Response:* No

Has the cannabis cultivation or any associated activity included, or will it include, physical change within or adjacent to the bed, channel, or bank of a river, stream, or lake?

Response:* No

Cultivation Operation

<p>④Select Type of Operation for each APN identified in the Property Location form.</p> <p>Type of Operation:</p>	<p>④Assessor's Parcel Number can be found on deeds and tax records.</p> <p>Premises APN:</p>	<p>CDFA Annual License #:</p>	<p>CDFA Temporary License #:</p>	<p>④Your WDID number can be found on the Notice of Applicability transmitted to you by the Regional Water Quality Control Board or State Water Quality Control Board.</p> <p> </p> <p>North Coast Regional Water Quality Control Board</p> <p>May 11, 2018</p> <p>WDID #</p> <p>WDID:1_23CC401159</p>
Existing cannabis cultivation operation	2319-005-013			4_19CC407042

Project Description and Details

④Describe the existing conditions of the project site in detail:

- All structures, facilities, and/or features (e.g., greenhouses, hoop houses, warehouses, culverts or other types of stream crossings, rip-rap fields, water diversions, wells, outhouses, storage facilities, residences, water storage/reservoir(s), rainwater catchment, etc.) that are currently on the property.
- Describe when the structures, facilities, and/or features were constructed or installed.
- Describe any grading, driveway/road, and/or vegetation removal that has been complete at the property and when that activity was completed.
- Provide a detailed map showing all existing structures, facilities, and/or features, and (if applicable) their proximity to any river, stream, or lake. Add map to the Documents and Map form.

warehouse

Character Limit: 10,000

Existing Condition Details:*

Describe the proposed project in detail, and include the following information:

indoor cultivation
Character Limit: 10,000

- How the proposed structures, facilities, and/or features (e.g., culverts, rip-rap fields, water diversions, wells, water storage/reservoir, rainwater catchment, etc.) will be constructed, installed, maintained, operated, or modified at the project site.
- The volume and dimensions of all materials and features (e.g., rip-rap fields) that will be used or installed.
- Any permanent and temporary impacts to a river or stream bed, bank, or channel and/or any riparian habitat.
- Specify how water will be used at the property and how it is allocated (e.g., well supplies the cultivation site only; well supplies the residence and cultivation site, stream diversion supplies the water storage facility, etc.)
- Any remediation work or clean-up activities that will be conducted at the project site.

Proposed Project Details:

List all equipment and machinery used to complete the project. List any lubricants, solvents, chemicals, or other materials not normally found on construction sites that will be present in the project area in addition to the equipment and machinery used to complete the project. Equipment and Machinery Details:

general construction equipment and machines to build out the cultivation facility used by contractors.

Character Limit: 10,000

Water Supply

How is water supplied?	Name of public water system:	Name of water hauler:	Specify:	Access Google Maps Help to find your GPS latitude or longitude coordinates. GPS Coordinates:	GPS Longitude
Public Water System	Los Angeles Department of Water and Power				

Documents and Maps

Attachment Description:	Attachment:
Map	Map.pdf
Water Bill	water bil.jpg
Property Diagram	#1 11255 VANOWEN CULTIVATON PROPERTY DIAGRAM.pdf

Acknowledgment and Signature

I hereby certify under penalty of law that:

1. Implementation of the project as described in this self-certification **has not and will not** substantially divert or obstruct the natural flow of any river, stream, or lake; or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.
2. I understand that this self-certification applies only to the project(s) described herein and that I and/or the applicant may be subject to civil or criminal prosecution for undertaking any project not described herein unless CDFW has been separately notified of that project in accordance with Fish and Game Code section 1602.
3. The cannabis cultivation is **exclusively indoor** and located within a structure with a permanent roof, permanent walls, and an impermeable floor.
4. I am the applicant, or I have the authority to make the aforesaid certification on behalf of the applicant.

**Self-Certification that
Notification is Not Required
pursuant to Fish and Game
Code 1602:***

Yes

Electronic Signature:*

Vruir Shamiryan
First and Last Name

Date Signed:*

05/18/2020
Date

Documents from CDFW

File Name:	Attachment:

Documents to CDFW

File Name:	Attachment:



South Coast Regional Cannabis Unit
3737 Main Street, Suite 500, Riverside, CA 92501 | (951) 782-4130

Change of Information and Request for Site Recharacterization Form
Change of Information Request for Enrollees in the Statewide General Order WQ 2017-0023-DWQ

See the attached instructions for guidance on how to complete this form, including which provisions you are required to complete, and how to submit this form.

SECTION I. CURRENT SITE INFORMATION (AS LISTED ON THE APPLICATION OR NOTICE OF APPLICABILITY)

WDID Number or Application Number: 4_19CC407042	Site Name: Cal State Investments, LLC
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SECTION II. CHANGE OF SITE INFORMATION

New Site Name:			
<input type="checkbox"/> Incorrect Address, Change to:			
City:	State:	ZIP:	County:
<input type="checkbox"/> Incorrect APN(s), Change to:			
<input type="checkbox"/> Add APN (must be contiguous with existing parcel and have the same operator/responsible party) New APN(s):			

SECTION III. CHANGE OF DISCHARGER INFORMATION

New Responsible Party Name: Vruir Vic Shamiryan		
Mailing Address: 11255 W Vanowen Street		
City: North Hollywood	State: CA	ZIP: 91605
New Contact Person Name: Vruir Vic Shamiryan		
Phone: 818-697-2067	Email: vshamiryan@yahoo.com	

SECTION IV. CHANGE OF BILLING ADDRESS

Address Change (check applicable): <input checked="" type="checkbox"/> Mailing <input checked="" type="checkbox"/> Billing			
New Address: 11255 W Vanowen Street			
City: North Hollywood	State: CA	ZIP: 91605	County: Los Angeles



South Coast Regional Cannabis Unit
3737 Main Street, Suite 500, Riverside, CA 92501 | (951) 782-4130

SECTION V. CHANGE OF THIRD-PARTY REPRESENTATIVE

New Third-Party Representative Name: Dana Leigh Cisneros, Esq.		
New Third-Party Representative Company: The Cisneros Firm (dba not for mailing Cannabis Corporate Law Firm)		
Mailing Address: 1240 N. Lakeview Ave., Suite 125		
City: Anaheim Hills	State: CA	ZIP: 92807
Phone: 714-676-2035 (office) 949-500-3240 (remote)		Email: dana@cannabiscorplaw.com

SECTION VI. CHANGE OF LANDOWNER INFORMATION

New Landowner Name:		
New Landowner Company:		
Mailing Address:		
City:	State:	ZIP:
Phone:		Email:

SECTION VII. REQUEST FOR SITE RECHARACTERIZATION

INDOOR CULTIVATION	
Wastewater Disposal Change: <input type="checkbox"/> Sewer <input type="checkbox"/> Wastewater Hauler <input type="checkbox"/> On-site Wastewater Treatment System Reason for Request:	
OUTDOOR CULTIVATION	
Tier Designation Change: <input type="checkbox"/> Conditionally Exempt <input type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 Cultivation Area (square feet): Disturbed Area (square feet): Reason for Request:	
Risk Designation Change: <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High Reason for Request:	



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3737 Main Street, Suite 500, Riverside, CA 92501 | (951) 782-4130

SECTION VIII. CERTIFICATION

I hereby certify, under penalty of perjury of the laws of the State of California, that the provided information is true. I am aware that there are significant penalties for submitting false information.

If reporting a new operator, both the new and former operator must sign. If reporting a new landowner, both the new and former landowner must sign. If reporting a new third-party representative, both the new representative and person authorizing the representative must sign.

Signature:

Handwritten signature of Alan Fakheri.

Printed name:

Alan Fakheri

Date:

May 15, 2020

Role (operator, landowner, or other – state what role, if “other”):

former owner of operator Cal State Investments, LLC

Signature:

Handwritten signature of Vruir Shamiryan.

Printed name:

Vruir Shamiryan

Date:

May 15, 2020

Role (operator, landowner, or other – state what role, if “other”):

new owner of operator Cal State Investments, LLC



City of Los Angeles Department of City Planning

1/16/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11245 W VANOWEN ST
11251 W VANOWEN ST
11255 W VANOWEN ST
11261 W VANOWEN ST

ZIP CODES

91605

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2010-589-CRA
CPC-1986-446-GPC
ORD-96195
ORD-165108-SA1180
ZAI-19XX-158
ND-84-395-ZC-HD

Address/Legal Information

PIN Number	183B173 235
Lot/Parcel Area (Calculated)	77,431.4 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID J5
Assessor Parcel No. (APN)	2319005013
Tract	LANKERSHIM RANCH LAND AND WATER CO.
Map Reference	M R 31-39/44
Block	None
Lot	FR 75
Arb (Lot Cut Reference)	8
Map Sheet	183B173

Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley
Neighborhood Council	North Hollywood Northeast
Council District	CD 2 - Adrin Nazarian
Census Tract #	1232.06
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	M1-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	2319005013
APN Area (Co. Public Works)*	2.040 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$1,516,489
Assessed Improvement Val.	\$1,594,459
Last Owner Change	01/05/1982
Last Sale Amount	\$1,445,514
Tax Rate Area	13
Deed Ref No. (City Clerk)	4830-7
	2604-07
	2038-41
	2015
Building 1	
Year Built	1960
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	24,960.0 (sq ft)
Building 2	
Year Built	1960
Building Class	C55
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	11,100.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2319005013]

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

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

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
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.2138112
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	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
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: 2319005013]
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	North Hollywood
Reporting District	1517
Fire Information	

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

Bureau	Valley
Battalion	14
District / Fire Station	89
Red Flag Restricted Parking	No

CASE SUMMARIES

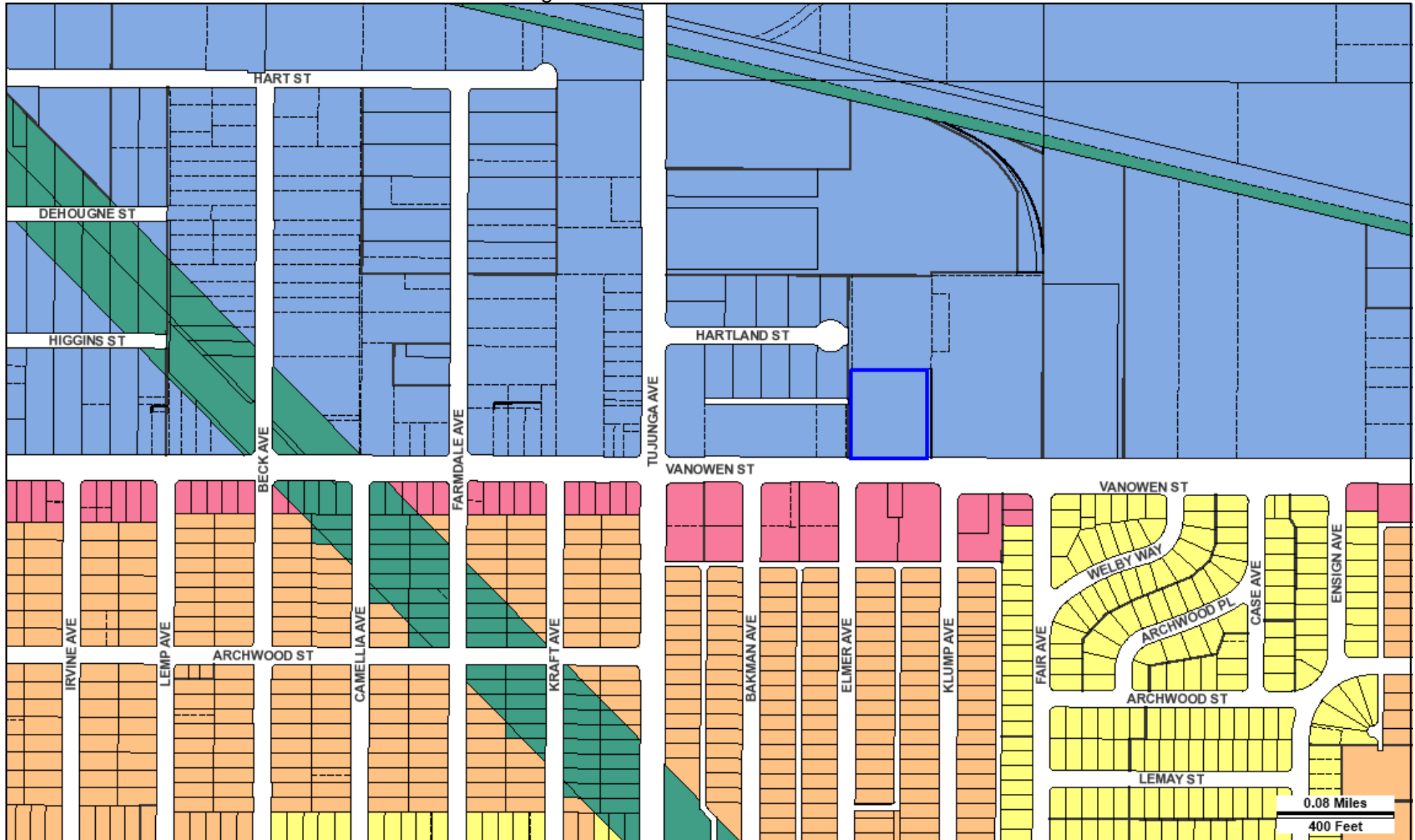
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-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-1986-446-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - NORTH HOLLYWOOD (JON PERICA)
Case Number:	ZAI-19XX-158
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ND-84-395-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-96195

ORD-165108-SA1180



Address: 11255 W VANOWEN ST

Tract: LANKERSHIM RANCH LAND
AND WATER CO.

Zoning: M1-1VL

APN: 2319005013

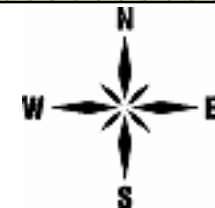
Block: None

General Plan: Limited Manufacturing

PIN #: 183B173 235









Lot: FR 75

Arb: 8



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 3
-  Tier 2
-  Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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