

# 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. 100631

Project Applicant: Zen Medical Garden Corporation

Project Location - Specific:

15507 W. Cobalt St., Unit #4, Sylmar, CA 91342 / Cobalt St and San Fernando Rd

Project Location - City: Sylmar

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Retail sales, cultivation, manufacturing and distribution of commercial cannabis products under State and local law.

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

Name of Person or Agency Carrying Out Project: Zen Medical Garden Corporation

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.

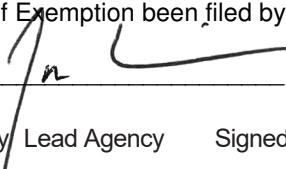
Lead Agency

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: 02/19/2025 Title: Asst. Executive Director

■ Signed by Lead Agency    Signed by Applicant

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

Date Received for filing at OPR: \_\_\_\_\_

THIS NOTICE WAS POSTED

## CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

2025 037845



FILED

Feb 24 2025

ON February 24 2025

UNTIL March 26 2025

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

REGISTRAR - RECORDER/COUNTY CLERK

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by VERONICA HEAD

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

## PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-R-24-100631-ANN, LA-C-24-100631-ANN / Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) &amp; Distribution (Type 11)

## LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

## CASE NUMBER

ENV- 100631-ANN

## PROJECT TITLE

DCR CORE RECORD NO. 100631

## COUNCIL DISTRICT

7

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

15507 W. Cobalt St., Unit #4, Sylmar, CA 91342 / Cobalt St and San Fernando Rd

☒ Map attached.

## PROJECT DESCRIPTION:

Retail sales, cultivation, manufacturing and distribution of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

## NAME OF APPLICANT / OWNER:

Zen Medical Garden Corporation

## 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 &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

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

## JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

## CITY STAFF USE ONLY:

## CITY STAFF NAME AND SIGNATURE

Jason Killeen

## STAFF TITLE

Asst. Executive Director

## COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Retail with on-site sales (Type 10), Indoor Cultivation, Manufacturing (Type 6) &amp; Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

DEPARTMENT OF  
CANNABIS REGULATION  
-  
CANNABIS REGULATION  
COMMISSION

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

City of Los Angeles  
CALIFORNIA



Karen Bass  
MAYOR

EXECUTIVE OFFICES

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

MICHELLE GARAKIAN  
EXECUTIVE DIRECTOR

JASON KILLEEN  
ASSISTANT EXECUTIVE DIRECTOR

VACANT  
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

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

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

<b>DCR Core Record No.:</b>	100631
<b>Applicant Name:</b>	Zen Medical Garden Corporation
<b>DCR Record No. / Activities Requested:</b>	LA-R-24-100631-ANN / Retail w/ on-site sales (Type 10)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the Type 10 Retail Storefront with on-site sales commercial cannabis activity pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	15507 W. Cobalt St., Unit #4 Sylmar, CA 91342
Council District: Closest Neighborhood Council (NC): Business Improvement District: Community Plan Area: Zoning:	7 Sylmar None Sylmar C2-1VL
<b>LAMC Section / "Phase":</b>	LAMC 104.07 / Phase 1
<b>Evidence of Offer to Meet with NC:</b>	Yes
<b>Complaint Portal Entry: Recent Compliance Inspection:</b>	No Yes
<b>Social Equity Applicant / Ownership %:</b>	No
<b>Environmental Analysis/Clearance: ENV-100631-ANN</b>	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

**BACKGROUND:**

The Business Premises is located at 15507 West Cobalt Street, Unit #4, Sylmar, CA 91342, a parcel zoned for community commercial purposes. The Applicant was issued Temporary Approval by DCR with an effective date of January 1, 2018. Since that time, the Applicant has completed all requirements for the issuance of an Annual License in accordance with LAMC Section 104.06. The Applicant currently possesses a State provisional License, C12-0000080-LIC, to conduct Retail with on-site sales Commercial Cannabis Activity, which is active through June 17th, 2025. The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program.

The Applicant is an Existing Medical Marijuana Dispensary (EMMD). Pursuant to Los Angeles Municipal Code (LAMC) section 105.03(b), and EMMD shall not be subject to the zone, distance and Sensitive Use restrictions stated in LAMC section 105.02 until after December 31, 2025, on the condition that the EMMD operates and continues to operate in compliance with the distance and Sensitive Use restrictions.

**DEPARTMENT ANNUAL LICENSING RECOMMENDATION:**

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

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

**COMMUNITY INPUT:**

On or about November 26, 2024, DCR provided notice of the community meeting and Cannabis Regulation Commission meeting by mail to the owners and occupants of all property within 700 feet of the property line of the Business Premises. Notice was also provided to the nearest Neighborhood Council, Business Improvement District, and Council Office.

The virtual community meeting was held on December 19, 2024. During the meeting, members of the public were afforded two minutes each to speak about the Application. DCR also accepted online written input through the date of the community meeting. In general, the oral and written comments provided by the public were negative and mention strong marijuana odor, lack of parking, and lack of community involvement.

Number of Comments In Favor of the Application	13
Number of Comments Against the Application	8
<b>Total Number of Comments</b>	<b>21</b>

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

**COMPLIANCE REVIEW:**

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

In most circumstances, when a violation is discovered, DCR's first step is to issue a NTC. If, after the issuance of a NTC, an applicant does not correct violations, DCR may issue a NOV with significant administrative penalties. (LAMC § 104.013(c)(2).) Failure to comply with a NOV may result in a second escalating NOV, denial of a License renewal, imposition of more restrictive License conditions or suspension or revocation of a license. (LAMC §§ 104.13(d)(5), 104.13(e)(2).) DCR may also immediately suspend a business without a hearing if there is an imminent threat to life or public safety, the Applicant operates without all necessary permits or clearances from another agency, or the Applicant does not have an active State license for that Commercial Cannabis Activity.



For this Applicant, DCR performed a compliance check of the Business Premises on or about December 11, 2024. During the compliance check, DCR discovered a number of violations, including:

1. **Regulation 5(A)(2)(i) - Display of License.** The Neighborhood Liaison contact information does not match the contact information in DCR records. (VT Minor)
2. **Regulation 5(A)(4)(i)(C) - Security Measures.** The video surveillance recording system does not store recordings for the minimum 90-day requirement. The video playback was only available for 29 days. Additionally, the video surveillance system was not equipped with a failure notification feature. (VT Moderate)
3. **Regulation 5(A)(4)(vi) - Access to Limited-Access Areas.** There is no written log that tracks non-employee access through the back Limited-Access Area. (VT Moderate)

The Licensee's representative was debriefed by DCR following the inspection and was informed of the deficiencies found.

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

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

**THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:**

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

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

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

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:**

The Applicant seeks conversion of an existing Retail Storefront (Type 10) Temporary Approval to an Annual License to be located on an existing site zoned for community commercial, C2-1VL at 15507 West Cobalt Street, Unit #4, Sylmar, CA 91342 (Assessor's Parcel Number 2604-011-032). 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 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

## **CEQA PROJECT ANALYSIS & FINDINGS:**

### **Land Use/Zoning Designations**

community commercial/C2-1VL

### **Surrounding Land Use/Zoning Designations**

Public Facilities / PF-1VL

Low Residential / R1-1

Limited Industrial / OS-1XL

### **Subject Property**

The subject site is a fully developed lot within the Sylmar Community Plan Area. The lot is approximately 100 feet deep and a width of 218 feet along Cobalt Street. The site is currently developed with a commercial one-story building, built in 1980 proposed to be maintained.

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

### **Abutting Properties**

Abutting uses include commercial and residential uses within 200 feet of the site. The immediate area along Cobalt Street is predominantly developed with Public Facilities uses, zoned PF-1VL, Low Residential, zoned R1-1 and, Limited Industrial uses, zoned OS-1XL. (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 21,709 gross square feet, zoned C2-1VL with a commercial one-story building originally constructed in 1980. 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 21,709 gross square foot property (i.e., less than five acres), and is substantially surrounded by urban uses. The surrounding area is zoned Public Facilities, Low Residential; and, Limited Industrial, and developed with a mix of commercial and residential buildings along Cobalt Street between San Fernando Road and El Dorado.

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

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

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

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

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

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

**DEPARTMENT OF CANNABIS REGULATION RECOMMENDED ACTIONS:**

That the Cannabis Regulation Commission:

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

  
\_\_\_\_\_  
Jason Killeen  
Assistant Executive Director, Department of Cannabis Regulation

January 9, 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): October 10, 2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-C-22-100631-ANNApplicant Entity Name: Zen Medical Garden CorporationLicense Type(s): Microbusiness (Retail, Cultivation, Distribution, ManufaBusiness Premises Location: 15507 W. Cobalt St., Sylmar, CA 91342County: Los Angeles Assessor's Parcel Number (APN): 2604011032Council District: CD7 Monic Neighborhood Council: SylmarCommunity Plan Area: SylmarZoning: C2-1VL-C Specific Plan Area: NoneGeneral Plan Land Use: Community Corr Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: Los Angeles Historic Preservation Review: NoLAPD Division/Station: Mission LAFD District/Fire Station: 91

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.org](mailto:cannabis@lacity.org)[www.cannabis.lacity.org](http://www.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.*

Zen Medical Garden Corporation ("The Project") is located at 15507 W. Cobalt St., Sylmar, CA 91342, Assessor's Parcel Number 2604011032, at the intersection of San Fernando Rd. Southwest and Cobalt St. based in Sylmar Acres, Map reference MB 67-48 Block 5, Lot FR3. The parcel is zoned C2-1VLCPIO and the general plan designation is Community Commercial. The Project is a licensed commercial cannabis Microbusiness (Type 12) with Storefront Retail, Manufacturing, Distribution and Cultivation.

**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.*

The Project is currently operating as a licensed commercial cannabis Microbusiness (Type 12) with Storefront Retail, Manufacturing, Distribution and Cultivation. The California Department of Cannabis Control's website indicates the Project is duly licensed (C12-0000080-LIC) as of June 18, 2019.

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.*

LADWP currently serves the Project site; see attached LADWP bill.

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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

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



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

☐ Yes ☒ No

*Describe size of structure to be demolished and location.*



**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

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

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



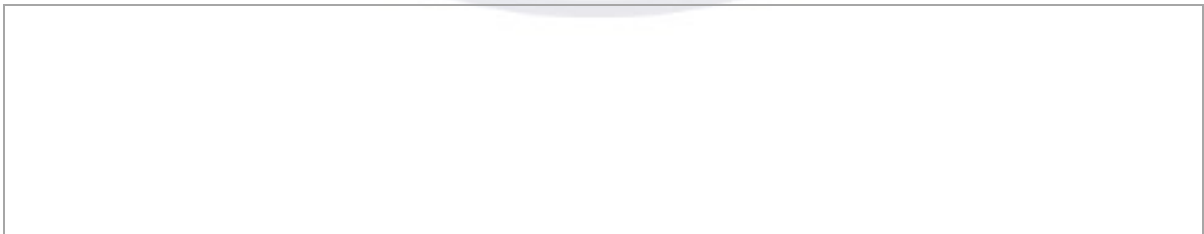
2. Would the new structure have substantially the same purpose and capacity as the existing structure? ☐ Yes ☒ No

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



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

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





**Categorical Exemption Evaluation Form**

**Class 3: New Construction or Conversion of Small Structures**

1. Does the project involve the conversion of existing small structures including only minor modifications, or the installation of small equipment and facilities in small structures?

☐ Yes ☒ No

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



2. Does the project involve the construction of new small structures?

☐ Yes ☒ No

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



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

3. Is the project within an urbanized area? (If no, skip to [Question 9.](#))

☒ Yes ☐ No

*Cite source(s) of information.*

Zimas.

**FOR SITES IN URBANIZED AREAS**

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

☒ Yes ☐ No

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

No construction is required.

5. Is the parcel zoned for the proposed use?

☒ Yes ☐ No

*Cite source(s) of information.*

LAMC 105.02(a)(2).

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.*

LADWP serves the Project's site. Source, LADWP bill (attached). LAFD and LAPD adequately serve the Project Site. See Zimas.

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

☐ Yes ☒ No

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

**FOR SITES NOT IN URBANIZED AREAS**

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

☐ Yes ☒ No

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



TM

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

☐ Yes ☒ No

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

**FOR ALL SITES**

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

☐ Yes ☒ No

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

**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

1. Does the project involve the removal of healthy, mature, scenic trees (except for forestry and agricultural purposes)? ☐ Yes ☒ No

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



2. Does the project involve alterations to land, water, or vegetation that would be considered minor? ☐ Yes ☒ No

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



3. Would the alterations consist of grading on lands of 10 percent slope or steeper? ☐ Yes ☒ No

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



4. Would the alterations consist of grading in an area determined to be a wetland? ☐ Yes ☒ No

*Cite source(s) of information.*



5. Would the alterations consist of grading in a scenic area officially designated by a federal, state, or local agency? ☐ Yes ☒ No

*Provide name of scenic area (if applicable). Cite source(s) of information.*

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

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

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

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



**Categorical Exemption Evaluation Form**

**Class 11: Accessory Structures**

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

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



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

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



## Categorical Exemption Evaluation Form

## Class 32: Infill Development Projects

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

*Cite source(s) of information.*

Zimas; LAMC 105.02(a)(2).

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.*

Lot Size - 27,709 sq. ft.; Project Size (Total Floor Area) - 6,257 sq. ft., or .14 acres.

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

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

Land uses/zoning designation within one-half mile radius (Illustration #1) - Commercial (C2), Residential (R1-1), Public Facility (Railroad) (PF), Manufacturing (M2), Medium Residential (RMP-1), Minimal Residential (RA-1K), Manufacturing (M1), Very Low Residential (RE-9-1-K), Public Park (PF), and Parking Buffer (P-1). Abutting Land Uses - There are motels on either side of applicant's business premises zoned Commercial (C2), a Vitamin Store, Paint Store (C2) and Residential (R1-1) next to the Paint Store with a rail line (PF) across San Fernando Rd. Sources of information are Zimas and Google Maps.

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

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

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

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



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

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

LADWP serves the Project's site. Source, utility bill (attached). LAFD and LAPD adequately serve the Project Site. See Zimas.

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

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



**Exceptions to Exemptions****1. Scenic Highways**

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

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



TM

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

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

**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 Petition**

Class: 1 Category: Existing Facilities  
& 32 & In-Fill

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

The Project is an existing facility.

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

The Project applicant/licensee, Zimas, Google Maps, and LAMC 105.00.

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

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

The Project is located at 15507 W. Cobalt St., Sylmar, CA 91342, Assessor's Parcel Number 2604011032, at the intersection of San Fernando Rd. Southwest and Cobalt St. based in Sylmar Acres. The parcel is zoned C2-1VLCPIO and the general plan designation is Community Commercial.

- (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.*

Land uses/zoning designation within one-half mile radius (Illustration #1) - Commercial (C2), Residential (R1-1), Public Facility (Railroad) (PF), Manufacturing (M2), Medium Residential (RMP-1), Minimal Residential (RA-1K), Manufacturing (M1), Very Low Residential (RE-9-1-K), Public Park (PF), and Parking Buffer (P-1). Abutting Land Uses - There are motels on either side of the Project's location, zoned Commercial (C2), a Vitamin Store, Paint Store (C2) and Residential (R1-1) next to the Paint Store with a rail line (PF) across San Fernando Rd.

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

This information is unknown to Project owner.

- (d) Was the site previously used for a similar use? The key consideration is whether the project involves negligible or no expansion of an existing use.

No.

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

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

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

The Project's commercial cannabis retail includes sales of cannabis products directly to customers through the retail storefront. The Project does not currently deliver cannabis to customers via a delivery-service. The Project's manufacturing includes extraction via rosin press or cold water/ice. It also includes manufacturing products infused with cannabis. The Project distributes its own products.

- (b) Cannabis Operation Activities Owned by the Same or Different Businesses: *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

None.

- (c) Project Size: *Quantify the project size (total floor area of the project), and the lot size on which the project is located, in square feet.*

Lot Size - 27,709 sq. ft.; Project Size (Total Floor Area) - 6,257 sq. ft.

- (d) State License: *Identify whether the applicant is licensed by, or has applied for licensure from, the California Department of Cannabis Control to engage in commercial cannabis activity at the proposed premises.*

Yes, the applicant is licensed by the California Department of Cannabis Control for Commercial - Microbusiness (Type 12), C12-0000080-LIC.

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

8:00 a.m. to 10:00 p.m.

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

Ten (10).

- (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.*

345.

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

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

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

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

**4. Environmental Setting:**

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

Developed Commercial/Industrial area.

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

Developed Commercial/Industrial area.

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

Developed Commercial/Industrial area.

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

None.

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

None.

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

None.

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

None.

- (h) Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any:

N/A - there are nor will be any hazardous materials on the property.

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

There is no hazardous waste produced at the Project Site and no increase in the quantity or type of solid waste.



- ④ Describe the project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resource:

Power Source - Electricity is from retail source (LADWP) and is estimated at 3,000 kw per month (100 kw per day) for all activities inclusive. No significant increase in power consumption is expected such that it will require the need for additional energy resources.

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.

N/A, it will not expand the existing footprint of the facility.

6. Environmental Commitments: *List any environmental commitments agreed to by the applicant to the protection of biological or cultural resources, energy efficiency, water efficiency, noise abatement, lighting, or other aspects of the project that may reduce impacts on the environment.*

None required.

7. Other Relevant CEQA Information: *Submit any other relevant CEQA documentation or information that will assist the Department in determining CEQA compliance (e.g., any environmental impact analysis prepared by a consultant).*

See attached.

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:*

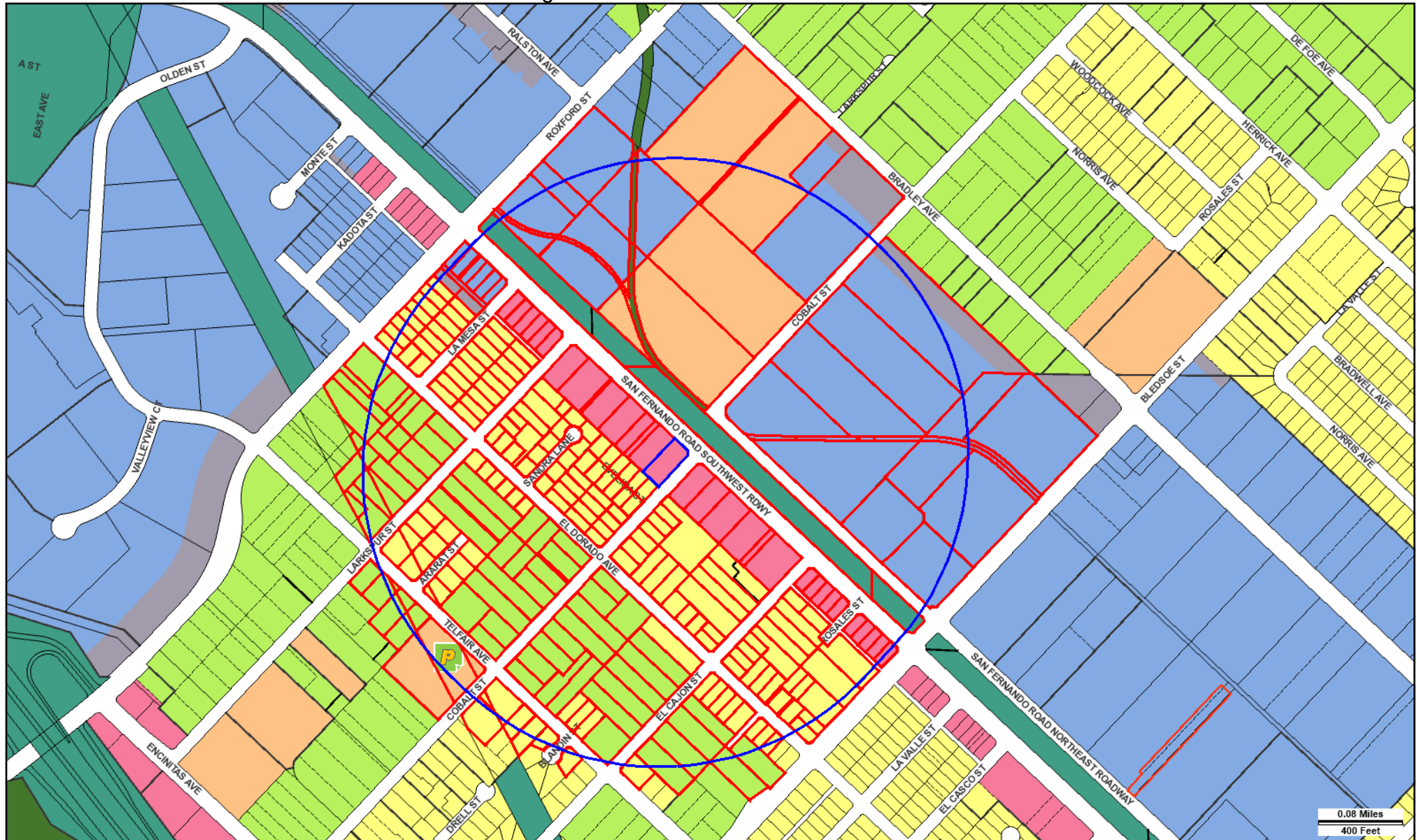
- ☒ California Department of Cannabis Control
- ☒ Los Angeles Fire Department
- ☒ Los Angeles Department of Building and Safety
- ☒ California Department of Fish and Wildlife
- ☒ State Water Resources Control Board / Regional Water Quality Control Board
- ☒ County of Los Angeles Public Health Permit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



Address: 15515 W COBALT ST

APN: 2604011032

PIN #: 222B145 116

Tract: SYLMAR ACRES

Block: 5

Lot: FR 3

Arb: 3

Zoning: C2-1VL-CPIO

General Plan: Community Commercial



ILLUSTRATION #1

# 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

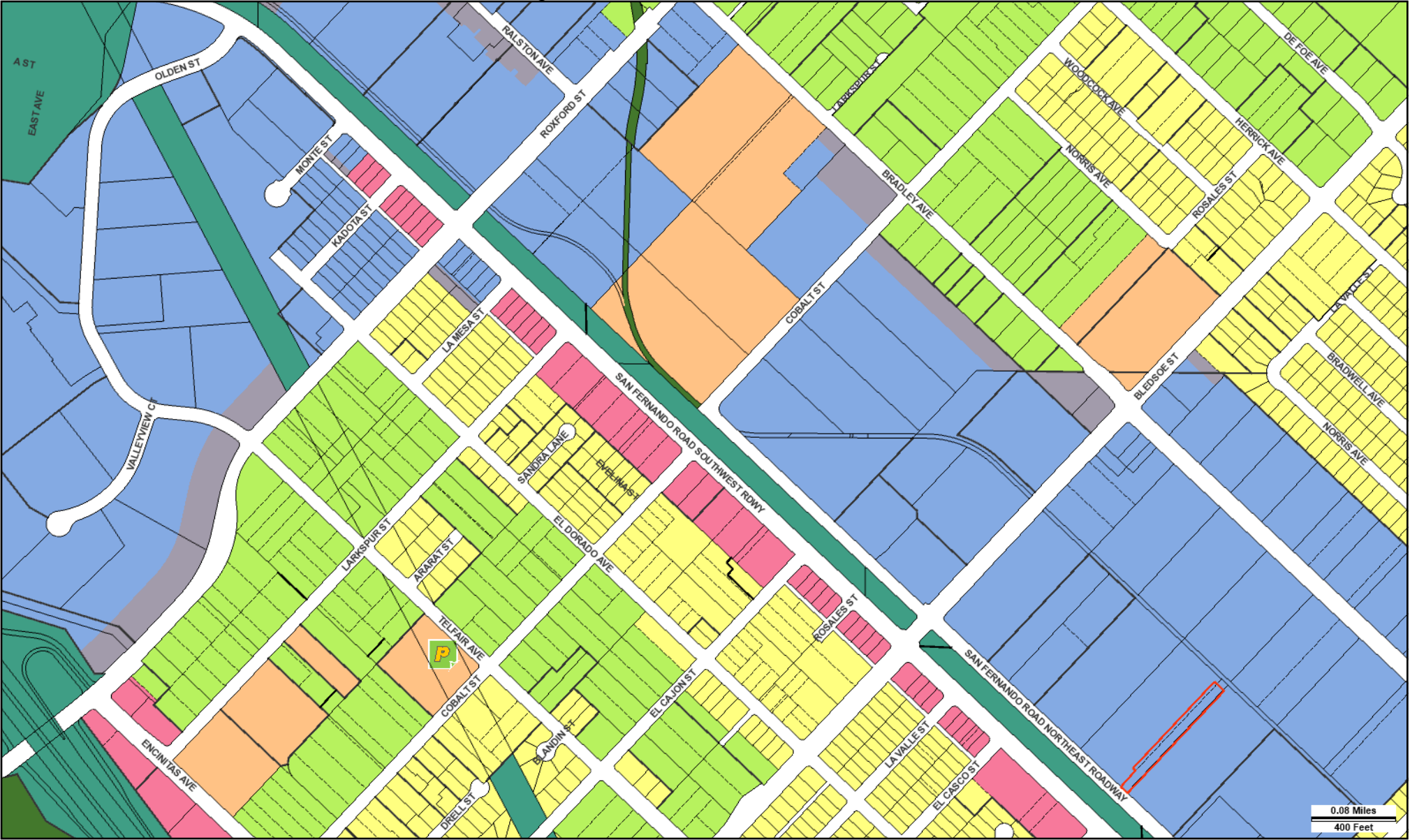
#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

- Limited Industrial
- Light Industrial







Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

PROJECT LOCATION





Image capture: Apr 2021 © 2021 Google

Los Angeles, California

Google

Street View - Apr 2021



Image capture: Apr 2019 © 2021 Google

Los Angeles, California

Google

Street View - Apr 2019



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

JOSEPH A TINTARI, 15509 COBALT ST, SYLMAR, CA 91342

**Paying Your Bill**



**AUTOMATIC PAYMENT**

Automatically pay from your  
checking or savings by logging in at  
[www.ladwp.com/combillpay](http://www.ladwp.com/combillpay)



**ONLINE**

Pay from your checking or savings  
any time by logging in at  
[www.ladwp.com/myaccount](http://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 2021 Power Content Label is  
included in this bill.

**Account Summary**

Previous Account Balance	\$ 54.45
Payment Received 8/28/23	-54.45
Remaining Balance	\$ 0.00
New Charges	+ 51.21
<b>Total Amount Due</b>	<b>\$ 51.21</b>

**Summary of New Charges**

*Details on following pages.*

Los Angeles Department of Water and Power Charges			
	Electric Charges	8/14/23 - 9/14/23 3 kWh	\$51.21
800-499-8840	<b>Total LADWP Charges</b>		<b>\$ 51.21</b>

**Total New Charges \$ 51.21**



**THIS IS YOUR BILL**

**AUTOMATIC PAYMENT**

**ACCOUNT NUMBER**  
003 538 1507

**AUTO PAYMENT Sep 28, 2023**

**AMOUNT \$ 51.21**

Your payment is scheduled to be  
paid automatically on the date  
shown above, from the account  
you designated.

## 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](http://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](http://www.ladwp.com/checkconversion).



## WHERE TO PAY YOUR BILL

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

### BISHOP

Main Office ..... 300 Mandich Street

### METROPOLITAN LOS ANGELES

Main Office ..... 111 N. Hope St.  
Boyle Heights ..... 919 S. Soto St., #10  
Central ..... 4619 S. Central Ave.  
Crenshaw-Baldwin Hills ..... 4030 Crenshaw Blvd.  
Hollywood ..... 6547-B Sunset Blvd.  
(entrance on Schrader Blvd.)  
Lincoln Heights ..... 2417 Daly St.  
Slauson-Vermont ..... 5928 S. Vermont Ave.  
Watts ..... 1647 E. 103rd St

### HARBOR AREA

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

### SAN FERNANDO VALLEY

Canoga Park ..... 7229 Winnetka Ave.  
North Hills ..... 9154 Sepulveda Blvd.  
Van Nuys ..... 6550 Van Nuys Blvd.

### WEST LOS ANGELES

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



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

Hours of operation - 7 am to 6 pm

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

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

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

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

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

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

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

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

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



## Electric Charges

**BILLING PERIOD** 8/14/23 - 9/14/23  
**DAYS** 31

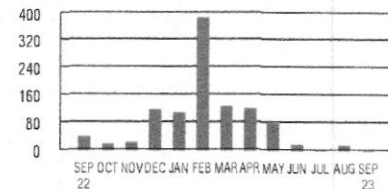
**RATE SCHEDULE**  
A-1 and A-1[i] Small General Electric - Rate A Standard Service

**NEXT SCHEDULED READ DATE**  
10/12/23

**METER NUMBER**  
FM00009-01540451

**SA # : 0035381546**

### USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	42	3
Average daily kWh	1	0
Days in billing period	29	31
Your average daily cost of electricity		\$1.65
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	0.08		0.08 kW
Energy kWh	40144	40141	3 kWh
Service Charge			7.00
Facilities Charge		4 kW x \$5.36/kW	21.44
ESA		4 kW x \$0.46/kW	1.84
RCA		4 kW x \$0.96/kW	3.84
IRCA		4 kW x \$2.70/kW	10.80
IRCA based on KWH		3 kWh x \$0.01815/kWh	0.05
Energy Charge High Season		3 kWh x \$0.08188/kWh	0.25
ECA		3 kWh x \$0.0569/kWh	0.17
VEA		3 kWh x \$0.01149/kWh	0.03
CRPSEA		3 kWh x \$0.01104/kWh	0.03
VRPSEA		3 kWh x \$0.02408/kWh	0.07
<b>Subtotal Electric Charges</b>			<b>\$45.52</b>
City of Los Angeles Utility Tax		\$45.52 x 12.5%	5.69

**Total Electric Charges \$ 51.21**

**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](http://www.ladwp.com/greenpower)

## Electric Definitions

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

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

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

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

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

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

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

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

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



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

JOSEPH A TINTARI, 15511 COBALT ST, SYLMAR, CA 91342

**Paying Your Bill**



**AUTOMATIC PAYMENT**

Automatically pay from your  
checking or savings by logging in at  
[www.ladwp.com/combillpay](http://www.ladwp.com/combillpay)



**ONLINE**

Pay from your checking or savings  
any time by logging in at  
[www.ladwp.com/myaccount](http://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 2021 Power Content Label is  
included in this bill.

**Account Summary**

Previous Account Balance	\$ 57.87
Payment Received 8/28/23	Thank you -57.87
Remaining Balance	\$ 0.00
New Charges	+ 58.33
<b>Total Amount Due</b>	<b>\$ 58.33</b>

**Summary of New Charges**

*Details on following pages.*

Los Angeles Department of Water and Power Charges			
 800-499-8840	Electric Charges	8/14/23 - 9/14/23 34 kWh	\$58.33
	Total LADWP Charges		\$ 58.33
Total New Charges			\$ 58.33

2



**AUTOMATIC PAYMENT**

**ACCOUNT NUMBER**  
446 878 1866

**AUTO PAYMENT** Sep 28, 2023  
**AMOUNT** \$ 58.33

Your payment is scheduled to be  
paid automatically on the date  
shown above, from the account  
you designated.

## 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](http://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](http://www.ladwp.com/checkconversion).

## WHERE TO PAY YOUR BILL

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

### BISHOP

Main Office.....300 Mandich Street

### METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.  
Boyle Heights.....919 S. Soto St., #10  
Central.....4619 S. Central Ave.  
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.  
Hollywood.....6547-B Sunset Blvd.  
(entrance on Schrader Blvd.)  
Lincoln Heights.....2417 Daly St.  
Slauson-Vermont.....5928 S. Vermont Ave.  
Watts.....1647 E. 103rd St

### HARBOR AREA

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

### SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.  
North Hills.....9154 Sepulveda Blvd.  
Van Nuys.....6550 Van Nuys Blvd.

### WEST LOS ANGELES

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



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

Hours of operation - 7 am to 6 pm

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

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

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

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

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

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

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

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

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



## Electric Charges

**BILLING PERIOD** 8/14/23 - 9/14/23  
**DAYS** 31

### RATE SCHEDULE

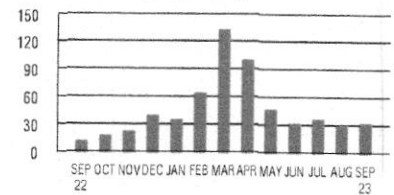
A-1 and A-1[i] Small General Electric - Rate A Standard Service

**NEXT SCHEDULED READ DATE**  
10/12/23

**METER NUMBER**  
FM00009-01539481

**SA # : 4468781048**

### USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	14	34
Average daily kWh	0	1
Days in billing period	29	31
Your average daily cost of electricity		\$1.88
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	0.64		0.64 kW
Energy kWh	16180	16146	34 kWh
Service Charge			7.00
Facilities Charge		4 kW x \$5.36/kW	21.44
ESA		4 kW x \$0.46/kW	1.84
RCA		4 kW x \$0.96/kW	3.84
IRCA		4 kW x \$2.70/kW	10.80
IRCA based on KWH		34 kWh x \$0.01815/kWh	0.62
Energy Charge High Season		34 kWh x \$0.08188/kWh	2.78
ECA		34 kWh x \$0.0569/kWh	1.93
VEA		34 kWh x \$0.01149/kWh	0.39
CRPSEA		34 kWh x \$0.01104/kWh	0.38
VRPSEA		34 kWh x \$0.02408/kWh	0.82
<b>Subtotal Electric Charges</b>			<b>\$51.84</b>
City of Los Angeles Utility Tax		\$51.84 x 12.5%	6.48
State Energy Surcharge		34 kWh x \$0.0003/kWh	0.01

**Total Electric Charges \$ 58.33**

**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](http://www.ladwp.com/greenpower)

## Electric Definitions

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

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

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

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

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

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

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

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

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





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

JOSEPH A TINTARI, 15507 COBALT ST, SYLMAR, CA 91342

**Paying Your Bill**



**AUTOMATIC PAYMENT**

Automatically pay from your  
checking or savings by logging in at

[www.ladwp.com/combillpay](http://www.ladwp.com/combillpay)



**ONLINE**

Pay from your checking or savings  
any time by logging in at

[www.ladwp.com/myaccount](http://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 2021 Power Content Label is  
included in this bill.

**Account Summary**

Previous Account Balance		\$ 690.74
Payment Received 8/28/23	Thank you	-690.74
Remaining Balance		\$ 0.00
New Charges		+ 623.16

**Total Amount Due \$ 623.16**

**Summary of New Charges**

*Details on following pages.*

Los Angeles Department of Water and Power Charges			
	Electric Charges	8/14/23 - 9/14/23 2,357 kWh	\$623.16
	<b>Total LADWP Charges</b>		<b>\$ 623.16</b>

800-499-8840

**Total New Charges \$ 623.16**

3



**AUTOMATIC PAYMENT**

**ACCOUNT NUMBER**  
453 285 5586

**AUTO PAYMENT Sep 28, 2023**

**AMOUNT \$ 623.16**

Your payment is scheduled to be  
paid automatically on the date  
shown above, from the account  
you designated.

## 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](http://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](http://www.ladwp.com/checkconversion).

## WHERE TO PAY YOUR BILL

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

### BISHOP

Main Office.....300 Mandich Street

### METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.  
Boyle Heights.....919 S. Soto St., #10  
Central.....4619 S. Central Ave.  
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.  
Hollywood.....6547-B Sunset Blvd.  
(entrance on Schrader Blvd.)  
Lincoln Heights.....2417 Daly St.  
Slauson-Vermont.....5928 S. Vermont Ave.  
Watts.....1647 E. 103rd St

### HARBOR AREA

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

### SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.  
North Hills.....9154 Sepulveda Blvd.  
Van Nuys.....6550 Van Nuys Blvd.

### WEST LOS ANGELES

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





[www.ladwp.com](http://www.ladwp.com) 1-800-499-8840

Hours of operation - 7 am to 6 pm

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

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

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

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

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

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

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

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

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



## Electric Charges

**BILLING PERIOD** 8/14/23 - 9/14/23  
**DAYS** 31

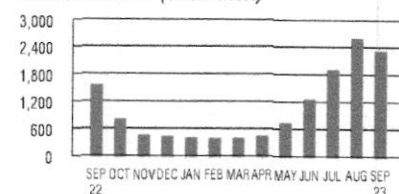
**RATE SCHEDULE**  
A-1 and A-1 [i] Small General Electric - Rate A Standard Service

**NEXT SCHEDULED READ DATE**  
10/12/23

**METER NUMBER**  
FM00009-01522791

**SA # : 4532855436**

### USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	1,806	2,357
Average daily kWh	55	76
Days in billing period	29	31
Your average daily cost of electricity		\$20.10
Highest Demand in last 12 months:		7.02 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	7.02		7.02 kW
Energy kWh	2491	134	2357 kWh
Service Charge			7.00
Facilities Charge		7.02 kW x \$5.36/kW	37.63
ESA		7.02 kW x \$0.46/kW	3.23
RCA		7.02 kW x \$0.96/kW	6.74
IRCA		7.02 kW x \$2.70/kW	18.95
IRCA based on KWH		2,357 kWh x \$0.01815/kWh	42.78
Energy Charge High Season		2,357 kWh x \$0.08188/kWh	192.99
ECA		2,357 kWh x \$0.0569/kWh	134.11
VEA		2,357 kWh x \$0.01149/kWh	27.08
CRPSEA		2,357 kWh x \$0.01104/kWh	26.02
VRPSEA		2,357 kWh x \$0.02408/kWh	56.76
<b>Subtotal Electric Charges</b>			<b>\$553.29</b>
City of Los Angeles Utility Tax		\$553.29 x 12.5%	69.16
State Energy Surcharge		2,357 kWh x \$0.0003/kWh	0.71

**Total Electric Charges \$ 623.16**

**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](http://www.ladwp.com/greenpower)

## Electric Definitions

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

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

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

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

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

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

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

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

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



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

JOSEPH A TINTARI, 13051 SAN FERNANDO RD, SYLMAR, CA 91342

### Paying Your Bill



#### AUTOMATIC PAYMENT

Automatically pay from your checking or savings by logging in at [www.ladwp.com/combillpay](http://www.ladwp.com/combillpay)



#### ONLINE

Pay from your checking or savings any time by logging in at [www.ladwp.com/myaccount](http://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 2021 Power Content Label is included in this bill.

### Account Summary

Previous Account Balance	\$ 249.36
Payment Received 8/28/23	-249.36
Remaining Balance	\$ 0.00
New Charges	+ 270.68
<b>Total Amount Due</b>	<b>\$ 270.68</b>

### Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
	Electric Charges	8/14/23 - 9/14/23 849 kWh	\$270.68
<b>Total LADWP Charges</b>			<b>\$ 270.68</b>
<b>Total New Charges</b>			<b>\$ 270.68</b>

4



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

ELECTRONIC SERVICE REQUESTED

**THIS IS YOUR BILL**



19057 1 AV 0.498

19057 / 4723

JOSEPH A TINTARI  
15507 COBALT ST  
SYLMAR CA 91342-3563



### AUTOMATIC PAYMENT

**ACCOUNT NUMBER**  
523 248 7241

**AUTO PAYMENT** Sep 28, 2023  
**AMOUNT** \$ 270.68

Your payment is scheduled to be paid automatically on the date shown above, from the account you designated.

52324872410000000000270686

## 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](http://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](http://www.ladwp.com/checkconversion).

## WHERE TO PAY YOUR BILL

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

### BISHOP

Main Office..... 300 Mandich Street

### HARBOR AREA

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

### SAN FERNANDO VALLEY

Canoga Park..... 7229 Winnetka Ave.  
North Hills..... 9154 Sepulveda Blvd.  
Van Nuys..... 6550 Van Nuys Blvd.

### WEST LOS ANGELES

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

### METROPOLITAN LOS ANGELES

Main Office..... 111 N. Hope St.  
Boyle Heights..... 919 S. Soto St., #10  
Central..... 4619 S. Central Ave.  
Crenshaw-Baldwin Hills..... 4030 Crenshaw Blvd.  
Hollywood..... 6547-B Sunset Blvd.  
(entrance on Schrader Blvd.)  
Lincoln Heights..... 2417 Daly St.  
Slauson-Vermont..... 5928 S. Vermont Ave.  
Watts..... 1647 E. 103rd St







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

Hours of operation - 7 am to 6 pm

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

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

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

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

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

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

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

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

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



## Electric Charges

**BILLING PERIOD** 8/14/23 - 9/14/23  
**DAYS** 31

### RATE SCHEDULE

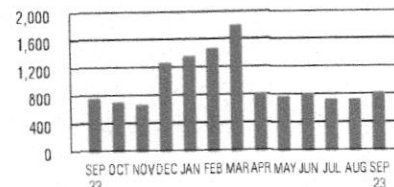
A-1 and A-1 [i] Small General Electric - Rate A Standard Service

**NEXT SCHEDULED READ DATE**  
10/12/23

**METER NUMBER**  
FM00009-01540449

**SA # : 5232487288**

### USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	782	849
Average daily kWh	27	27
Days in billing period	29	31
Your average daily cost of electricity		\$8.73
Highest Demand in last 12 months:		6.39 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	3.07		3.07 kW
Energy kWh	31017	30168	849 kWh
Service Charge			7.00
Facilities Charge		6.39 kW x \$5.36/kW	34.25
ESA		6.39 kW x \$0.46/kW	2.94
RCA		6.39 kW x \$0.96/kW	6.13
IRCA		6.39 kW x \$2.70/kW	17.25
IRCA based on KWH		849 kWh x \$0.01815/kWh	15.41
Energy Charge High Season		849 kWh x \$0.08188/kWh	69.52
ECA		849 kWh x \$0.0569/kWh	48.31
VEA		849 kWh x \$0.01149/kWh	9.76
CRPSEA		849 kWh x \$0.01104/kWh	9.37
VRPSEA		849 kWh x \$0.02408/kWh	20.44
<b>Subtotal Electric Charges</b>			<b>\$240.38</b>
City of Los Angeles Utility Tax		\$240.38 x 12.5%	30.05
State Energy Surcharge		849 kWh x \$0.0003/kWh	0.25

**Total Electric Charges \$ 270.68**

**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](http://www.ladwp.com/greenpower)

## Electric Definitions

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

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

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

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

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

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

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

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

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

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

JOSEPH A TINTARI, 15503 COBALT ST # 2, SYLMAR, CA 91342

**Paying Your Bill**



**AUTOMATIC PAYMENT**

Automatically pay from your  
checking or savings by logging in at  
[www.ladwp.com/combillpay](http://www.ladwp.com/combillpay)



**ONLINE**

Pay from your checking or savings  
any time by logging in at  
[www.ladwp.com/myaccount](http://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 2021 Power Content Label is  
included in this bill.

**Account Summary**

Previous Account Balance		\$ 419.44
Payment Received 8/28/23	Thank you	-419.44
Remaining Balance		\$ 0.00
New Charges		+ 372.66

**Total Amount Due \$ 372.66**

**Summary of New Charges**

*Details on following pages.*

Los Angeles Department of Water and Power Charges			
	Electric Charges	8/14/23 - 9/14/23 1,157 kWh	\$372.66
	<b>Total LADWP Charges</b>		<b>\$ 372.66</b>

800-499-8840

**Total New Charges \$ 372.66**



**AUTOMATIC PAYMENT**

**ACCOUNT NUMBER**  
786 222 4545

**AUTO PAYMENT Sep 28, 2023**

**AMOUNT \$ 372.66**

Your payment is scheduled to be  
paid automatically on the date  
shown above, from the account  
you designated.

## 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](http://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](http://www.ladwp.com/checkconversion).



## WHERE TO PAY YOUR BILL

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

### BISHOP

Main Office.....300 Mandich Street

### METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.

Boyle Heights.....919 S. Soto St., #10

Central.....4619 S. Central Ave.

Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.

Hollywood.....6547-B Sunset Blvd.

(entrance on Schrader Blvd.)

Lincoln Heights.....2417 Daly St.

Slauson-Vermont.....5928 S. Vermont Ave.

Watts.....1647 E. 103rd St

### HARBOR AREA

San Pedro.....535 W. 9th St.

Wilmington.....931 N. Avalon Blvd

### SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.

North Hills.....9154 Sepulveda Blvd.

Van Nuys.....6550 Van Nuys Blvd.

### WEST LOS ANGELES

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



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

Hours of operation - 7 am to 6 pm

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

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

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

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

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

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

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

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

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



## Electric Charges

**BILLING PERIOD** 8/14/23 - 9/14/23  
**DAYS** 31

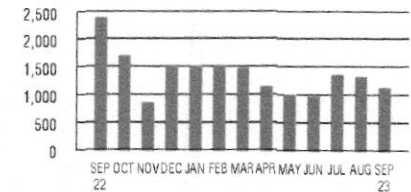
**RATE SCHEDULE**  
A-1 and A-1[i] Small General Electric - Rate A Standard Service

**NEXT SCHEDULED READ DATE**  
10/12/23

**METER NUMBER**  
FM00009-01540448

**SA # : 7862224542**

## USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	2,429	1,157
Average daily kWh	84	37
Days in billing period	29	31
Your average daily cost of electricity		\$12.02
Highest Demand in last 12 months:		9.33 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	6.32		6.32 kW
Energy kWh	54088	52931	1157 kWh
Service Charge			7.00
Facilities Charge		9.33 kW x \$5.36/kW	50.01
ESA		9.33 kW x \$0.46/kW	4.29
RCA		9.33 kW x \$0.96/kW	8.96
IRCA		9.33 kW x \$2.70/kW	25.19
IRCA based on KWH		1,157 kWh x \$0.01815/kWh	21.00
Energy Charge High Season		1,157 kWh x \$0.08188/kWh	94.74
ECA		1,157 kWh x \$0.0569/kWh	65.83
VEA		1,157 kWh x \$0.01149/kWh	13.29
CRPSEA		1,157 kWh x \$0.01104/kWh	12.77
VRPSEA		1,157 kWh x \$0.02408/kWh	27.86
<b>Subtotal Electric Charges</b>			<b>\$330.94</b>
City of Los Angeles Utility Tax		\$330.94 x 12.5%	41.37
State Energy Surcharge		1,157 kWh x \$0.0003/kWh	0.35
<b>Total Electric Charges</b>			<b>\$ 372.66</b>

**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](http://www.ladwp.com/greenpower)

## Electric Definitions

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

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

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

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

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

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

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

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

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



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

JOSEPH A TINTARI, 15505 COBALT ST, SYLMAR, CA 91342

## Paying Your Bill



### AUTOMATIC PAYMENT

Automatically pay from your  
checking or savings by logging in at  
[www.ladwp.com/combillpay](http://www.ladwp.com/combillpay)



### ONLINE

Pay from your checking or savings  
any time by logging in at  
[www.ladwp.com/myaccount](http://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 2021 Power Content Label is  
included in this bill.

## Account Summary

Previous Account Balance	\$ 327.73
Payment Received 8/31/23	<i>Thank you</i> -327.73
Remaining Balance	\$ 0.00
New Charges	+ 291.96

**Total Amount Due \$ 291.96**

## Summary of New Charges

*Details on following pages.*

### Los Angeles Department of Water and Power Charges

<b>LA DWP</b>	Electric Charges 8/14/23 - 9/14/23 985 kWh	\$291.96
800-499-8840	<b>Total LADWP Charges</b>	<b>\$ 291.96</b>

**Total New Charges \$ 291.96**



## AUTOMATIC PAYMENT

**ACCOUNT NUMBER**  
723 599 2319

**AUTO PAYMENT** Oct 4, 2023

**AMOUNT** \$ 291.96

Your payment is scheduled to be  
paid automatically on the date  
shown above, from the account  
you designated.



## 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](http://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](http://www.ladwp.com/checkconversion).

## WHERE TO PAY YOUR BILL

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

### BISHOP

Main Office.....300 Mandich Street

### METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.  
Boyle Heights.....919 S. Soto St., #10  
Central.....4619 S. Central Ave.  
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.  
Hollywood.....6547-B Sunset Blvd.  
(entrance on Schrader Blvd.)

Lincoln Heights.....2417 Daly St.  
Slauson-Vermont.....5928 S. Vermont Ave.  
Watts.....1647 E. 103rd St

### HARBOR AREA

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

### SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.  
North Hills.....9154 Sepulveda Blvd.  
Van Nuys.....6550 Van Nuys Blvd.

### WEST LOS ANGELES

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







[www.ladwp.com](http://www.ladwp.com) 1-800-499-8840

Hours of operation - 7 am to 6 pm

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

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

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

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

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

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

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

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

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



## Electric Charges

**BILLING PERIOD** 8/14/23 - 9/14/23  
**DAYS** 31

### RATE SCHEDULE

A-1 and A-1 [j] Small General Electric - Rate A Standard Service

### NEXT SCHEDULED READ DATE

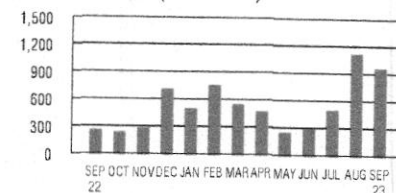
10/12/23

### METER NUMBER

FM00009-01320640

**SA # : 7235992943**

### USAGE HISTORY (Total kWh)



	Prev Yr	Sep 23
Total kWh used	276	985
Average daily kWh	10	32
Days in billing period	29	31
Your average daily cost of electricity		\$9.42
Highest Demand in last 12 months:		5.46 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	5.22		5.22 kW
Energy kWh	17186	16201	985 kWh
Service Charge			7.00
Facilities Charge		5.46 kW x \$5.36/kW	29.27
ESA		5.46 kW x \$0.46/kW	2.51
RCA		5.46 kW x \$0.96/kW	5.24
IRCA		5.46 kW x \$2.70/kW	14.74
IRCA based on KWH		985 kWh x \$0.01815/kWh	17.88
Energy Charge High Season		985 kWh x \$0.08188/kWh	80.65
ECA		985 kWh x \$0.0569/kWh	56.05
VEA		985 kWh x \$0.01149/kWh	11.32
CRPSEA		985 kWh x \$0.01104/kWh	10.87
VRPSEA		985 kWh x \$0.02408/kWh	23.72
<b>Subtotal Electric Charges</b>			<b>\$259.25</b>
City of Los Angeles Utility Tax		\$259.25 x 12.5%	32.41
State Energy Surcharge		985 kWh x \$0.0003/kWh	0.30

**Total Electric Charges \$ 291.96**

**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](http://www.ladwp.com/greenpower)

## Electric Definitions

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

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

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

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

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

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

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

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

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



**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](http://www.ladwp.com/combillpay)



**ONLINE**

Pay from your checking or savings any time by logging in at [www.ladwp.com/myaccount](http://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 2021 Power Content Label is included in this bill.

JOSEPH A TINTARI, 13051 SAN FERNANDO RD, SYLMAR, CA 91342


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

**Account Summary**


Previous Account Balance		\$ 143.37
Payment Received 8/28/23	Thank you	-143.37
Credit Corrections (see details on page 3)		-\$0.85
Credit Balance		\$ -0.85
New Charges		+ 50.76
<b>Total Amount Due</b>		<b>\$ 49.91</b>

**Summary of New Charges**

Details on following pages.

Los Angeles Department of Water and Power Charges			
	Water Charges	8/14/23 - 9/14/23 4 HCF	\$29.09
	Total LADWP Charges		\$ 29.09
	800-499-8840		

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	8/14/23 - 9/14/23	\$21.67
	Total Sanitation Charges		\$ 21.67

**Total New Charges \$ 50.76**



**THIS IS YOUR BILL**

**AUTOMATIC PAYMENT**

**ACCOUNT NUMBER**  
720 314 8591

**AUTO PAYMENT Sep 28, 2023**

**AMOUNT \$ 49.91**

Your payment is scheduled to be paid automatically on the date shown above, from the account you designated.

## 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](http://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](http://www.ladwp.com/checkconversion).

## WHERE TO PAY YOUR BILL

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

### BISHOP

Main Office.....300 Mandich Street

### METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.  
Boyle Heights.....919 S. Soto St., #10  
Central.....4619 S. Central Ave.  
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.  
Hollywood.....6547-B Sunset Blvd.  
(entrance on Schrader Blvd.)

Lincoln Heights.....2417 Daly St.  
Slauson-Vermont.....5928 S. Vermont Ave.  
Watts.....1647 E. 103rd St

### HARBOR AREA

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

### SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.  
North Hills.....9154 Sepulveda Blvd.  
Van Nuys.....6550 Van Nuys Blvd.

### WEST LOS ANGELES

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



**Corrections** (See details below)

	CORRECTION DESCRIPTION	BILLING PERIOD CORRECTED	CANCELLED AMOUNT	CORRECTED AMOUNT	NET DIFFERENCE
1	Water Service Charges - Court Ruling	4/14/23 - 5/16/23	\$23.52	\$23.42	-\$0.10
2	Water Service Charges - Court Ruling	5/16/23 - 6/14/23	\$31.36	\$31.00	-\$0.36
3	Water Service Charges - Court Ruling	6/14/23 - 7/17/23	\$75.36	\$74.97	-\$0.39
<b>Total Corrections</b>					<b>-\$0.85</b>

**Correction 1**

**Water Charges**

SA #: 7207293677

**CORRECTED BILLING** for period shown

**BILLING PERIOD** 4/14/23 - 5/16/23 **DAYS** 32 **RATE SCHEDULE** Water Schedule C - Comm, Ind, Govt and Temp Service

**TIER 1 ALLOTMENT**  
0 HCF

METER NUMBER	ENDING READ	-	BEGINNING READ	=	TOTAL USED
96204103	1462		1459		3 HCF
Tier 1 Water					3 HCF x \$7.80667/HCF 23.42
<b>Subtotal Water Charges</b>					<b>\$23.42</b>

**CORRECTED Water Charges \$ 23.42**

**Correction 2**

**Water Charges**

SA #: 7207293677

**CORRECTED BILLING** for period shown

**BILLING PERIOD** 5/16/23 - 6/14/23 **DAYS** 29 **RATE SCHEDULE** Water Schedule C - Comm, Ind, Govt and Temp Service

**TIER 1 ALLOTMENT**  
0 HCF

METER NUMBER	ENDING READ	-	BEGINNING READ	=	TOTAL USED
96204103	1466		1462		4 HCF
Tier 1 Water					4 HCF x \$7.75/HCF 31.00
<b>Subtotal Water Charges</b>					<b>\$31.00</b>

**CORRECTED Water Charges \$ 31.00**



Correction 3

Water Charges

SA #: 7207293677

CORRECTED BILLING for period shown

BILLING PERIOD DAYS  
6/14/23 - 7/17/23 33

TIER 1 ALLOTMENT  
0 HCF

METER NUMBER	ENDING READ	-	BEGINNING READ	=	TOTAL USED
96204103	1475		1466		9 HCF

BILLING PERIOD	DAYS	RATE SCHEDULE
6/15/23 - 6/30/23	16	Water Schedule C - Comm, Ind, Govt and Temp Service

Tier 1 Water	3.07104 HCF x \$7.74656/HCF	23.79
Tier 2 Water	1.2926 HCF x \$9.71685/HCF	12.56

**Subtotal Water Charges \$36.35**

**Water Charges 6/15/23 - 6/30/23 (16 Days) \$36.35**

BILLING PERIOD	DAYS	RATE SCHEDULE
7/1/23 - 7/17/23	17	Water Schedule C - Comm, Ind, Govt and Temp Service

Tier 1 Water	3.26298 HCF x \$7.27556/HCF	23.74
Tier 2 Water	1.37338 HCF x \$10.83458/HCF	14.88

**Subtotal Water Charges \$38.62**

**Water Charges 7/1/23 - 7/17/23 (17 Days) \$38.62**

**CORRECTED Water Charges \$ 74.97**





## New Charges



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

Hours of operation - 7 am to 6 pm

### DEFINITIONS

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

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

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



## Water Charges

**BILLING PERIOD** 8/14/23 - 9/14/23  
**DAYS** 31

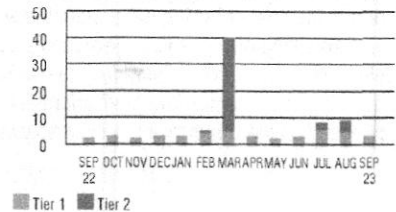
**RATE SCHEDULE**  
Water Schedule C - Comm, Ind, Govt and Temp Service

**NEXT SCHEDULED READ DATE**  
10/12/23

**SERVES**  
& 15503-17 COBALT

**SA # : 7207293677**

### USAGE HISTORY (Total HCF)



	Prev Yr	Sep 23
Total HCF used	3	4
Average daily gallons	77	97
Days in billing period	29	31
Your average daily cost of water		\$0.94
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	—	PREVIOUS READ	=	TOTAL USED
96204103	1489		1485		4 HCF

Tier 1 Water 4 HCF x \$7.2725/HCF 29.09

**Subtotal Water Charges \$29.09**

**Total Water Charges \$ 29.09**

### Your Water Usage by Tier

Tier 1 Water Allotment \$7.2725/HCF	Tier 2
4 HCF	More than 4 HCF

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

July - December 2023 | Julio - Diciembre 2023

**LA DWP** **Biannual Notice of Change in**  
**LADWP WATER RATES**

This notice is to inform you of the expected biannual water rate adjustments authorized by the Water Rate Ordinance for the City of Los Angeles that reflect the cost of buying water from the Metropolitan Water District (MWD) and executing other water projects and programs. These factors will become effective July 1, 2023. Individual rate adjustments will be an increase or decrease, as shown below. More information about LADWP's water rates can be found on the Department website at [www.ladwp.com/waterrates](http://www.ladwp.com/waterrates).

The factors below are per Hundred Cubic Feet (HCF) of water used. One HCF equals 748 gallons.

Water Rate Adjustment Factors	Factores de Ajustes de Tarifas de Agua	Jan - Jun 2023 ene - jun 2023	Increase (Decrease) from Previous Period Aumento (disminución) del Periodo Anterior	Jul - Dec 2023 jul - dic 2023
Water Supply Cost Adjustment Factor Tier 1	Ajuste al Costo de Suministro de Agua Nivel 1	\$ 3.144	(\$ 0.822)	\$ 2.322
Water Supply Cost Adjustment Factor Tier 2	Ajuste al Costo de Suministro de Agua Nivel 2	\$ 3.612	\$ 0.768	\$ 4.380
Water Supply Cost Adjustment Factor Tier 3	Ajuste al Costo de Suministro de Agua Nivel 3	\$ 3.612	\$ 0.768	\$ 4.380
Water Supply Cost Adjustment Factor Tier 4	Ajuste al Costo de Suministro de Agua Nivel 4	\$ 5.111	\$ 1.525	\$ 6.636
Water Quality Improvement	Mejoras de Calidad de Agua	\$ 1.659	\$ 0.054	\$ 1.713
Owens Valley Regulatory	Regulador de Owens Valley	\$ 0.295	\$ 0.031	\$ 0.326
Water Infrastructure	Infraestructura de Agua	\$ 0.824	\$ 0.264	\$ 1.088
Base Rate Revenue Target Adjustment Factor	Ajuste de Objetivo Básico de Ingresos			
Schedule A	Calendario A	\$ 0.264	\$ 0.000	\$ 0.264
Schedule B	Calendario B	\$ 0.296	\$ 0.000	\$ 0.296
Schedule Other	Calendario Otro	(\$ 0.263)	\$ 0.000	(\$ 0.263)
Low-Income Subsidy	Subsidio para Clientes de Bajos Recursos	\$ 0.089	\$ 0.005	\$ 0.094
Water Expense Stabilization	Estabilización del Costo de Agua	(\$ 0.007)	\$ 0.000	(\$ 0.007)

For the year beginning January 1, 2023 and ending December 31, 2023, Outside City Surcharge will be \$0.991, increased from the January 2022 - December 2022 surcharge of \$0.744

Para el año empezando el 1 de enero de 2023 y terminando el 31 de diciembre, el Recargo Fuera de la Ciudad será \$0.991, aumentado a partir de enero 2022 a diciembre 2022, anteriormente era \$0.744.



[www.lacitysan.org](http://www.lacitysan.org) 1-800-773-2489

Hours of operation - 24/7

**DEFINITIONS**

**EZ-SAVE Program Sewer Surcharge** - an amount charged to each customer to help cover the costs of providing sewer service subsidies to EZ-SAVE customers, required by state and federal law.

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

**Sewer Charges**

SA #: 7207054207

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
8/14/23 - 9/14/23	31	Sewer Service Charge - Multi Dwell and Commercial

Sewer Service Charge*	3.72000 HCF x \$5.80/HCF	21.58
Sewer Service EZ-SAVE Program Surcharge*		0.09

**Total Sewer Charges \$ 21.67**

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





# City of Los Angeles Department of City Planning

## 11/14/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

15515 W COBALT ST  
13051 N SAN FERNANDO ROAD  
15503 W COBALT ST  
15519 W COBALT ST  
13045 N SAN FERNANDO ROAD

### ZIP CODES

91342

### RECENT ACTIVITY

ADM-2023-7308-OVR-CPIOC

### CASE NUMBERS

CPC-2006-5569-CPU  
ORD-184269-SA1410  
ORD-184268  
ORD-129279  
ENV-2006-5624-EIR

### Address/Legal Information

PIN Number	222B145 116
Lot/Parcel Area (Calculated)	21,709.6 (sq ft)
Thomas Brothers Grid	PAGE 481 - GRID G4
Assessor Parcel No. (APN)	2604011032
Tract	SYLMAR ACRES
Map Reference	M B 67-48
Block	5
Lot	FR 3
Arb (Lot Cut Reference)	3
Map Sheet	222B145

### Jurisdictional Information

Community Plan Area	Sylmar
Area Planning Commission	North Valley
Neighborhood Council	Sylmar
Council District	CD 7 - Monica Rodriguez
Census Tract #	1066.04
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

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

### Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL-CPIO
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2445 Community Plan Implementation Overlay: Sylmar ZI-2512 Housing Element Inventory of Sites ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Sylmar
Subarea	Mixed-Use Corridor
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	Alcohol Sensitive Use Zone (RBPB): Beer and Wine Only
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	2604011032
APN Area (Co. Public Works)*	0.498 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$182,271
Assessed Improvement Val.	\$83,046
Last Owner Change	11/08/2016
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	727603
	6-407
	1240070
	1169688
	1057329
	102236

#### Building 1

Year Built	1980
Building Class	C6D
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,450.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2604011032]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Sierra Madre Fault Zone (San Fernando)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	2.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2604011032]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.02 Units, Lower
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1921

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](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Fire Information

Bureau	Valley
Battalion	12
District / Fire Station	91
Red Flag Restricted Parking	No



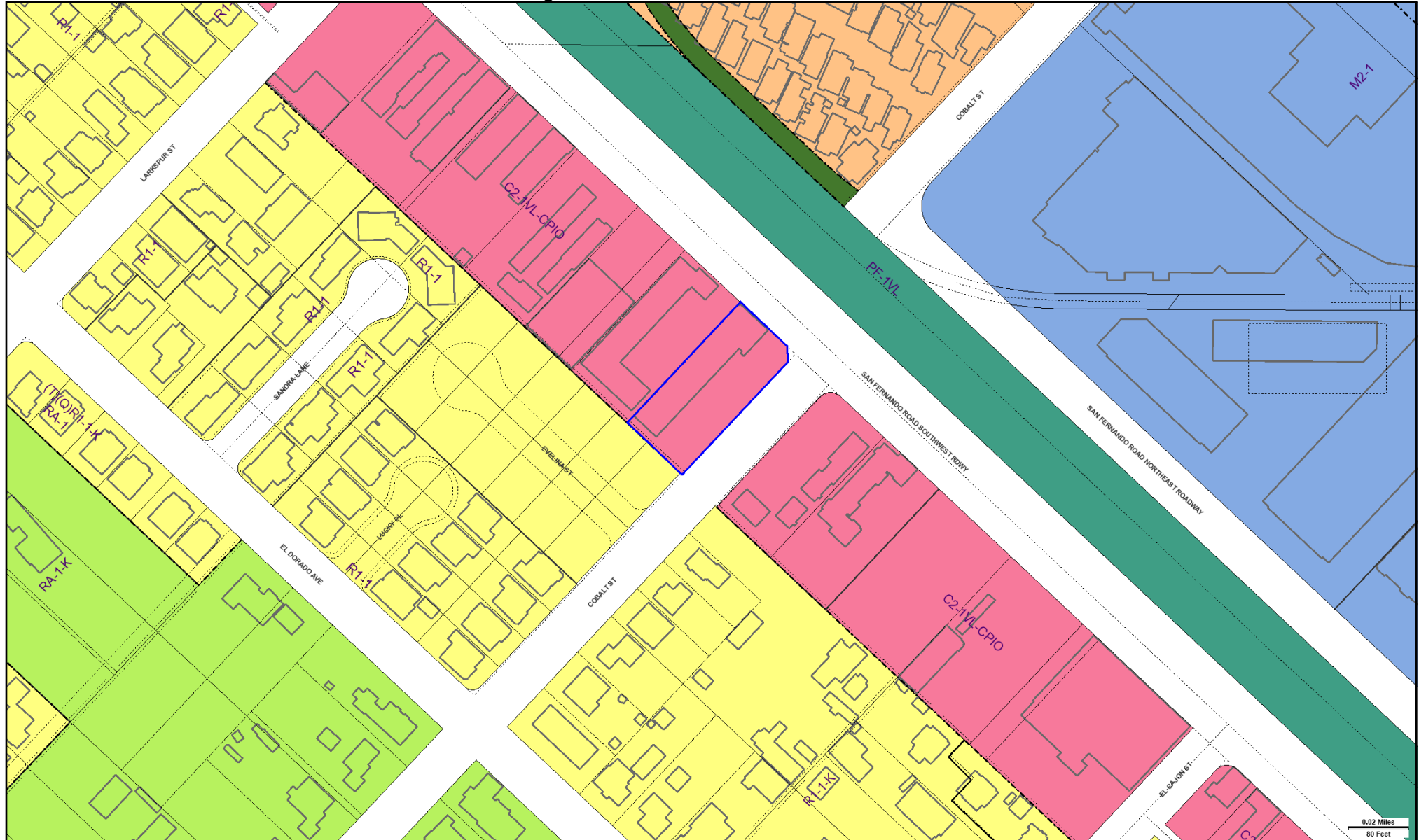
CASE SUMMARIES

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

Case Number:	CPC-2006-5569-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	ENV-2006-5624-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

ORD-184269-SA1410  
ORD-184268  
ORD-129279



Address: 15503 W COBALT ST

APN: 2604011032

PIN #: 222B145 116

Tract: SYLMAR ACRES

Block: 5

Lot: FR 3

Arb: 3

Zoning: C2-1VL-CPIO

General Plan: Community Commercial



# LEGEND

## GENERALIZED ZONING

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




## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL

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

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




#### PARKING

	Parking Buffer
---	----------------

#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> 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)
<b>HW</b> 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	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> 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	<b>RPD</b> 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
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> 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)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> 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	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

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

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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