

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. 200076

Project Applicant: Concentrated Services, LLC

Project Location - Specific:

11677 W. Sheldon Street., Sun Valley, CA 91352 / Sheldon Street and Glenoaks Blvd

Project Location - City: Sun Valley

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Cultivation, Distribution, and Manufacturing 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: Concentrated Services, LLC

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

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

Reasons why project is exempt:

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

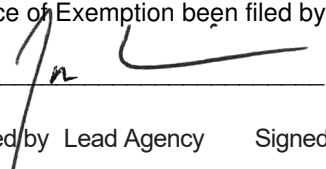
Lead Agency

Contact Person: Jason Killeen

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

If filed by applicant:

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

Signature:  Date: 02/20/2025 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

ON February 28 2025

UNTIL April 01 2025

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

2025 041764



FILED

Feb 28 2025

Deen C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

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

PARENT CASE NUMBER(S) / REQUESTED ANNUAL LICENSES

LA-C-24-200076-ANN / Cultivation Indoor, Distribution (Type 11), Manufacturing (Type 6)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200076-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200076

COUNCIL DISTRICT

6

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

11677 W. Sheldon Street., Sun Valley, CA 91352 / Sheldon Street and Glenoaks Blvd

☒ Map attached.

PROJECT DESCRIPTION:

Cultivation, Distribution, and Manufacturing of commercial cannabis products under State and local law.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Concentrated Services, LLC

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

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

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

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

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

THRYERIS MASON
PRESIDENT

DAVID NASH
VICE PRESIDENT

ANTON FARMBY
SHI YOUNG LIM
MARIO MELENDEZ

JOSIE TREVIZO
Commission Executive Assistant
(213) 978-0738

**City of Los Angeles
CALIFORNIA**



Karen Bass
MAYOR

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

MICHELLE GARAKIAN
EXECUTIVE DIRECTOR

JASON KILLEEN
ASSISTANT EXECUTIVE DIRECTOR

VACANT
ASSISTANT EXECUTIVE DIRECTOR

<http://cannabis.lacity.org>

DETERMINATION AND APPROVAL OF COMMERCIAL CANNABIS ANNUAL LICENSE(S)

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

DCR Record No.:	LA-C-24-200076-ANN
Applicant Name:	Concentrated Services, LLC
Activity(ies) Requested:	Cultivation, Specialty Indoor, (Type 1A) Distribution (Type 11) Manufacturer (Type 6)
Proposed Project:	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
Business Premises Address/ Project Location:	11677 W. Sheldon Street., Sun Valley, CA 91352
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	6 Sun Valley — Sun Valley - La Tuna Canyon M2-1-G-CUGU
LAMC Section / "Phase":	LAMC 104.08 / Phase 2
Environmental Analysis/Clearance: ENV-200076-ANN	Notice of Exemption pursuant to the Class 1 and Class 32 categorical exemptions (tit. 14, Cal. Code Regs., §§ 15301, 15332)

BACKGROUND:

The Applicant was issued Temporary Approval by DCR with an effective date of November 18, 2019. Since that time, the Applicant has adhered to the requirements of the Los Angeles Municipal Code (LAMC) and DCR's Rules and Regulations, and completed all requirements for the issuance of an Annual License. The Applicant currently possesses a State Provisional License, CCL20-0002216, to conduct Cultivation, Specialty Indoor, (Type 1A), active through November 30, 2025; C11-0000321-LIC, to conduct Distribution (Type 11), active through June 11, 2025; and CDPH-10003425, to conduct Manufacturer (Type 6), active through June 11, 2025.

The Applicant is not subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 11677 W. Sheldon Street., Sun Valley, CA 91352, a parcel zoned for Light Manufacturing purposes.

DEPARTMENT ANNUAL LICENSING DETERMINATIONS:

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

- The Applicant has met the Application requirements under LAMC Section 104.03.
- The Business Premises location meets the requirements under LAMC Section 105.02.
- The Application does not contain any grounds for denial under LAMC Section 104.04.
- **(Social Equity only):** The Applicant has met the requirements under LAMC Section 104.20.

THERE ARE NO EXISTING REASONS TO DENY AN ANNUAL LICENSE:

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROJECT DESCRIPTION:

The Applicant seeks conversion of an existing Cultivation, Specialty Indoor, (Type 1A); Distribution (Type 11), Manufacturer (Type 6), Temporary Approval to an Annual License to be located on an existing site zoned for Light Manufacturing, M2-1-G-CUGU at 11677 W. Sheldon Street., Sun Valley, CA 91352 (Assessor's Parcel Number 2537-023-008). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 9:00 a.m. to 6:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit A). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

CEQA PROJECT ANALYSIS & FINDINGS:

Land Use/Zoning Designations

Light Manufacturing / M2-1-G-CUGU

Surrounding Land Use/Zoning Designations

Light Manufacturing / M2-1-G-CUGU

Public Facilities / [Q]PF-1XL-G-CUGU

Subject Property

The subject site is a fully developed lot within the Sun Valley - La Tuna Canyon Community Plan Area. The lot is approximately 190 feet deep and a width of 85 feet along Sheldon Street. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 1959 proposed to be maintained.

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

Abutting Properties

Abutting uses include Light Manufacturing uses within 200 feet of the site. The immediate area along Sheldon Street is predominantly developed with Light Manufacturing uses, zoned M2-1-G-CUGU, Public Facilities, zoned [Q]PF-1XL-G-CUGU. (See Exhibit B)

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 13,524 gross square feet, zoned M2-1-G-CUGU with a Industrial - Light Manufacturing - One Story building originally constructed in 1959. 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 13,524 gross square foot property (i.e., less than five acres), and is substantially surrounded by Light Manufacturing uses. The surrounding area is Light Manufacturing zoned M2-1-G-CUGU, Public Facilities, zoned [Q]PF-1XL-G-CUGU; and developed with a mix of Light Manufacturing buildings along Sheldon Street between San Fernando Road Northeast Roadway and Glenoaks Boulevard.

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

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

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

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

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

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

DEPARTMENT OF CANNABIS REGULATION ACTIONS:

The Department of Cannabis Regulation:

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

Jason Killien, Assistant Executive Director
Department of Cannabis Regulation

February 20, 2025
Date

EXHIBITS:

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



CITY OF LOS ANGELES DEPARTMENT OF™

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

LIC-4013-FORM

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

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

Date (MM/DD/YYYY): 10/26/2023Lead Agency: City of Los Angeles - Department of Cannabis RegulationDCR Record No.: LA-C-23-200076-ANNApplicant Entity Name: Concentrated Services, LLCLicense Type(s): Distributor; Manufacturer Level 1 - Type 6; Cultivation Specialty IndoorBusiness Premises Location: 11677 Sheldon St, Sun Valley, California 91352County: Los Angeles Assessor's Parcel Number (APN): 2537023009Council District: CD 6 - District 6 Neighborhood Council: Sun Valley AreaCommunity Plan Area: Sun Valley - La Tuna CanyonZoning: M2-1-CUGU Specific Plan Area: NoneGeneral Plan Land Use: Light Manufacturing Redevelopment Project Area: NoneBusiness Improvement District: None Promise Zone: NoneState Enterprise Zone: LA State Enterprise Zone Historic Preservation Review: NoLAPD Division/Station: Foothill LAFD District/Fire Station: 77

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

Department of Cannabis Regulation

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

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

Categorical Exemption Evaluation Form

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

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

Project Description: *Insert project description information or reference where this information is located.*

The facility/structure that the cannabis operations are located at was built in 1959. The prior tenant was a window and door manufacturer. The licensee completed interior alterations to conform the inside of the building to better serve cultivation operations. The Licensee is in the process of making and completing interior alterations to conform the manufacturing room to better serve for manufacturing operations.

The project is an 11,520 square foot building on a 24,044 sq ft lot. All utilities are provided by LA City. 60% of cultivation lights are LED (energy saving), installed a power saving automated grow system, hydroponic computer automated system (will result in energy and water savings), insulated rooms and roof (energy savings), and new A/C units.

The surrounding zones/land uses are: A1 (Agriculture); M2 (Light Manufacturing); M3 (Heavy Manufacturing); OS (Open Space); PF (Public Facilities Zone); C2 (Commercial Zone)

The licensee is currently engaged in indoor cultivation activities, and will commence manufacturing activities once the interior alterations are complete. It also has a distribution license.

Environmental description: no discernible slopes or other topographic features; nominal/de minimis natural characteristics; the property is nearly entirely concrete, paved, or existing structures; 9 small palm trees which will not be removed; no nearby watercourses/riparian habitats; no natural features of scenic value; no historic designations; not a habitat for special species;

Sources: zimas.lacity.org; Los Angeles Municipal Code Planning and Zoning Code; current lease for the premise; radius land use survey completed by Leon Mapping & GIS Services

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.

Yes, the project site has been a licensed cannabis site since 2019. Prior to that, it was a manufacturing site for doors and windows.

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.

The project does not include any expansion of existing structures, and continues to be used for cannabis (as has been the case since 2019). Only interior alterations have been completed and are in the process of being completed for purposes of making the interior more suited to commercial cannabis operations.

3. Project Expansion: No project expansion

Size of expansion in square feet: n/a

Cite source(s) of information.

The project does not include an expansion of the existing structures or footprint of the building. Only interior alterations were completed/are being completed

- 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.

Yes, the expansion is less than 2,500 sf. In fact, there is no expansion of the exterior walls of the existing structure.

- b. Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 4.) ☐ Yes ☐ No

Cite source(s) of information.

- c. Would the expansion be greater than 10,000 square feet? ☐ Yes ☐ No

Cite source(s) of information.

4. Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)? ☐ Yes ☐ No

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

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

☐ Yes ☐ No

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



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

☐ Yes ☒ No

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

No. The project does not require a water right permit or another environmental permit. The CDFW confirmed that a Lake or Streambed Alteration Agreement is NOT required. The project received a Notice of Applicability Conditional Waiver of Waste Discharge Requirements from the California Water Boards, LA Regional Water Quality Control Board.

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.

No. The project does not require demolition and/or removal of individual small structures.

Categorical Exemption Evaluation Form

Class 2: Replacement or Reconstruction

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

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




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

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



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

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



Categorical Exemption Evaluation Form

Class 3: New Construction or Conversion of Small Structures

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

☐ Yes ☒ No

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



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

☐ Yes ☐ No

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

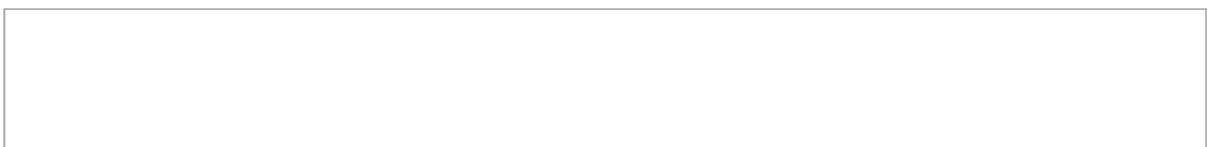


Please check instructions for directions on how to proceed, based on answers to Questions 1 and 2.

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

☐ Yes ☐ No

Cite source(s) of information.



FOR SITES IN URBANIZED AREAS

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

☐ Yes ☐ No

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



5. Is the parcel zoned for the proposed use?

☐ Yes ☐ No

Cite source(s) of information.



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

☐ Yes ☐ No

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



7. Are all necessary public services and facilities available to the project?

☐ Yes ☐ No


List all services and facilities provided. Cite source(s) of information.



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

☐ Yes ☐ No

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



FOR SITES NOT IN URBANIZED AREAS

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

☐ Yes ☐ No

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



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.

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

2. Project Size and Location

- a. Is the project site 5 acres in size or less? ☐ Yes ☐ No

Indicate the size of the project site, in acres. Cite source(s) of information.

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

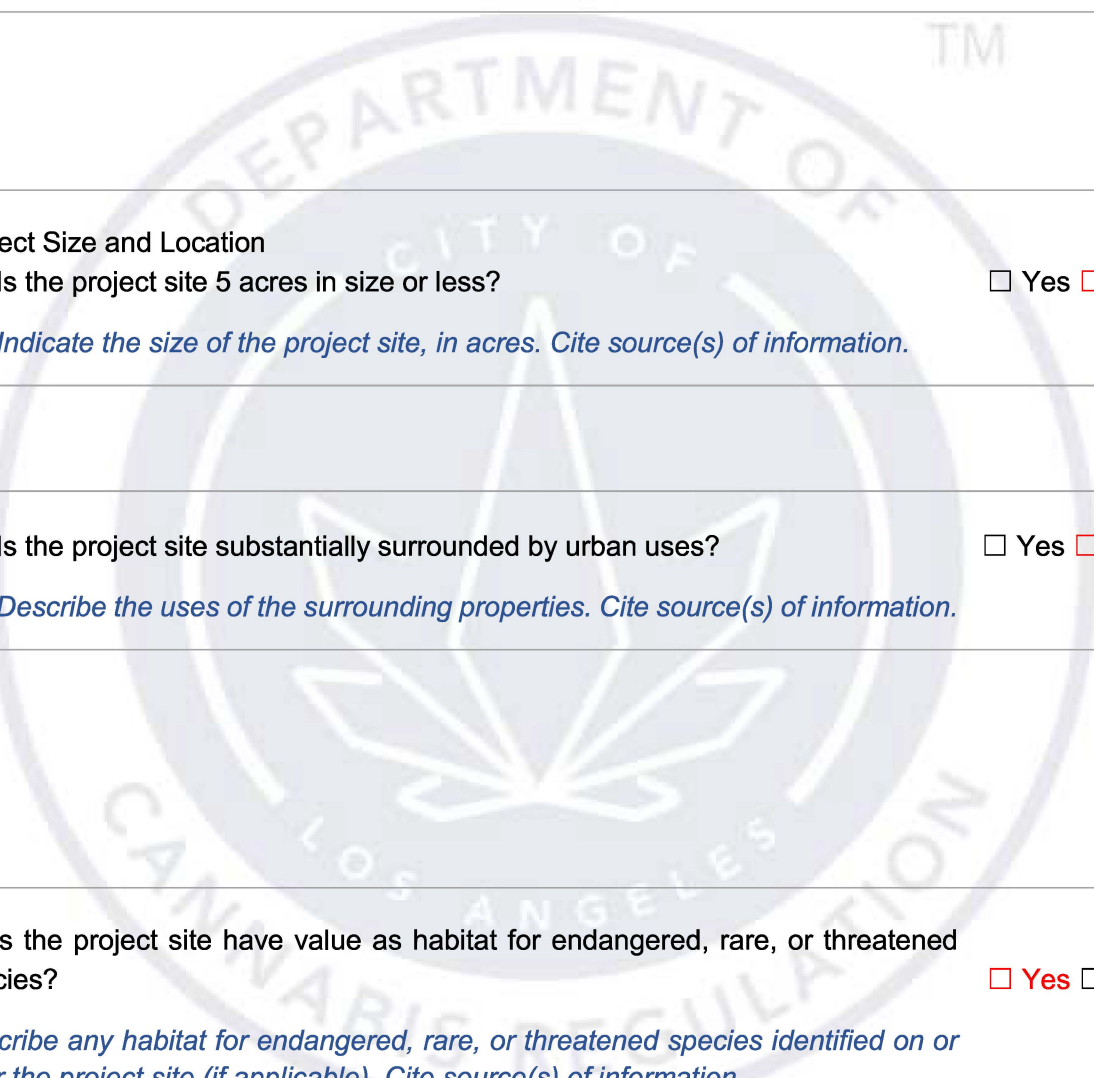
- b. Is the project site substantially surrounded by urban uses? ☐ Yes ☐ No

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

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

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

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

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

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

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



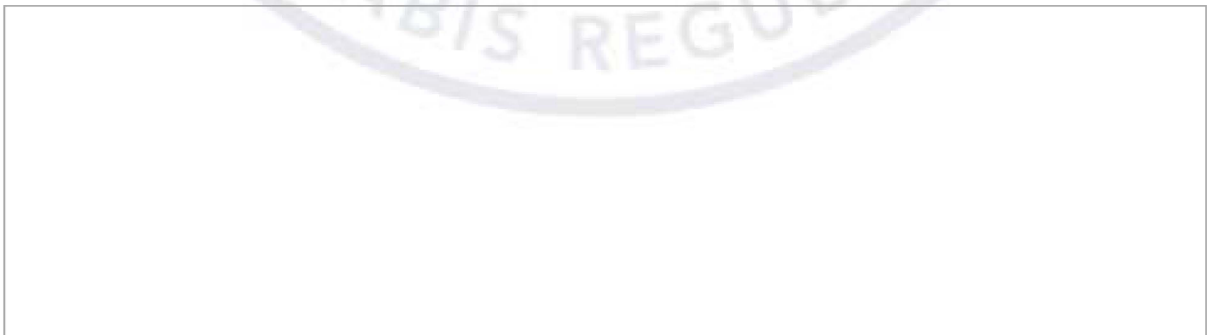
5. Can the project site be adequately served by all required utilities and public services? ☐ Yes ☐ No

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



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

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



Exceptions to Exemptions**1. Scenic Highways**

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

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



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

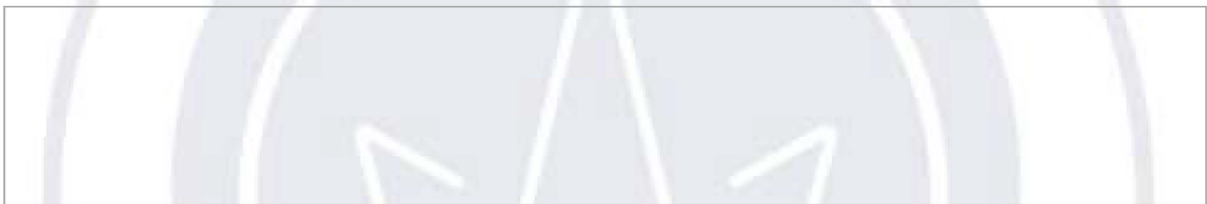
Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.



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

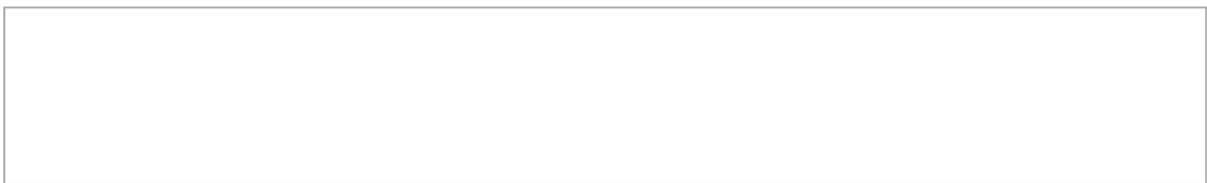
Provide details, if needed. Cite source(s) of information.



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 PetitionClass: 1 Category: Existing Facility

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

The project involves an existing structure that has been a licensed cannabis facility since 2019. The building was built in 1959, prior to the licensee leasing the facility, it was a window and door manufacturing facility. The project does not include the expansion of the existing facility; the project is only interior alterations to the building to conform the interior to better suit cannabis cultivation and cannabis manufacturing operations. The project does not require any special water, waste, or environmental permits. The project is fully supplied by LADWP for water and electricity.

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

zimas.lacity.org; Los Angeles Municipal Code Planning and Zoning Code; current lease for the premise; radius land use survey completed by Leon Mapping & GIS Services; CDFW Self Certification; Water Board NOA;

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.*

11,520 square foot building on a 24,044 sq ft lot; located on Sheldon Street

- (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.*

Current land use: commercial cannabis cultivation and soon to be cannabis manufacturing; existing 11,520 sf building;
Surrounding area: A1 (Agriculture); M2 (Light Manufacturing); M3 (Heavy Manufacturing); OS (Open Space); PF (Public Facilities Zone); C2 (Commercial Zone)

- (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.

prior use was window and door manufacturing; licensee took over in ~2019

- (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.

was previously used for manufacturing; current project is cultivation + manufacturing (and has been since ~2019)

- (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).*

Currently, indoor cultivation is taking place at the project location, and minor distribution activities. The work on the manufacturing premise is ongoing and once completed, Type 6 manufacturing will take place on the project premise. All in the same existing structure. The indoor cultivation is via hydroponics and mainly LED lighting.

- (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.*

The licensee operates the cultivation and distribution activities, and once operational, will also operate the manufacturing activities. There are no other businesses or cannabis operations on the project site.

- (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.*

11,520 square foot building on a 24,044 sq ft lot;

- (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 licensee holds a (1) distribution license, (2) specialty indoor cultivation license, and (3) type 6 manufacturer license from the DCC

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

9:00 am - 6:00 pm (one shift)

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

4 full time employees onsite during operating hours; depending on cultivation cycle, an additional 10-15 temp employees 2-3 times per month

- (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.*

2-3 deliveries per week; each of the FT employees is anticipated to drive to and from the premise

- (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.*

Water source: Los Angeles Department of Water and Power; no new/amended water right needs to be obtained

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

City wastewater collection facilities

4. Environmental Setting:

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

9 small palm trees; otherwise nearly entire paved/concrete or structures

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

no discernible slopes or other topographic features

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

nominal/de minimis; the real property is nearly entirely concrete, paved, or existing structures; 9 small palm trees

- (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:

once approved by regulators, will use and store Ethyl alcohol; no more than 100 gallons at any one time (or less if restricted by regulations)

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

the previous tenant was a door and window manufacturer, licensee does not anticipate that its project will significantly increase the quantity of solid waste; the type of waste will be mainly agricultural biomass and solid waste incidental to cultivation activities

- 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:

for 2023/2024 renewal with DCC, licensee reported an aggregate (for 12) months usage for the premise (as calculated using LADWP bills) of 780,348 kWh, which is approx. 2,216 kWh per day; licensee does not anticipate a significant increase in energy demand; and does not anticipate the need at all 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.

No. the project involves interior alterations of an existing structure. no existing footprint is being expanded, no additional impervious surfaces are being expanded, and no reduction of natural habitat is occurring

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.*

60% of lights are LED (energy saving), installed a power saving automated grow system, hydroponic computer automated system (will result in energy and water savings), insulated rooms and roof (energy savings), and new A/C units

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).*

attached is the NOE from DCR

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.



CITY OF LOS ANGELES DEPARTMENT OFTM

CANNABIS REGULATION

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

(213) 978-0738

CEQA NOTICE OF EXEMPTION

TO:

Department of Cannabis Control
2920 Kilgore Road
Rancho Cordova, CA 95670

FROM:

City of Los Angeles
Department of Cannabis Regulation (DCR)
221 N. Figueroa Street, Suite 1245
Los Angeles, CA 90012

Project Title (DCR Record No.): LA-C-23-200076-ANN
Project Applicant: Concentrated Services, LLC
Project Location – Specific : 11677 W SHELDON ST, SUN VALLEY, CA 91352
Project Location – City/County: City of Los Angeles, Los Angeles County, California
Description of Nature, Purpose and Beneficiaries of Project:

Concentrated Services, LLC, DCR Record no. LA-C-23-200076-ANN has applied for commercial cannabis license(s) from the Department of Cannabis Regulation, to be located in an existing structure at 11677 W SHELDON ST, SUN VALLEY, CA 91352. The project consists of an existing commercial cannabis business that engaged in commercial cannabis activity prior to January 1, 2018. The site is entirely developed with buildings and hardscape features. The project may involve minor modifications to an existing building and site, consisting of interior tenant improvements, installation of security features (lighting, cameras), ministerial changes required to meet local building, fire, and/or public health permit requirements, and no demolition of buildings or other features is proposed.

Public Agency Approving Project: City of Los Angeles, California

Person or Agency Carrying Out Project: Department of Cannabis Regulation

Exempt Status: Categorical Exemption: Class 1: Existing Facilities & Class 32: In-Fill Development Projects

Reasons why Project is Exempt: Based on information contained in the administrative record, as reflected in the answers provided to the Department's Categorical Exemption Evaluation Form, the project and/or project element(s) (DCR Record no. LA-C-23-200076-ANN) is eligible for Class 1 and Class 32 categorical exemptions. The project and/or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.

Sheldon Cultivation Project

Write a description for your map.

Legend

- 11677 Sheldon St
- Angelus Block Co Inc
- Cultivation site
- Explicit Shoes Inc
- Feature 1
- M & A Plastics Inc
- Performance Unlimited
- Sheldon premise
- Sun Valley Auto Care Inc

Cultivation site

11677 Sheldon St



400 ft

Google Earth

© 2020 Google



California Department of
Fish and Wildlife

Permit Details

Permit: EPIMS-14354-R5 - Sheldon St Cultivation, v2 - 2020

Status: Underway
Region: Region 5
Permittee Organization: Concentrated Services, LLC
CDFW Contact: Brock Warmuth

Self-Certification for Cannabis Cultivation

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

Maxim Vedenschi

Authorization

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

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

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

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

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

Effective Date

Effective Date:

11/24/2020

CDFW Regional Contact Information**Regional Staff Contact:** Brock Warmuth**Staff Email Address:** brock.warmuth@wildliofe.ca.gov**Staff Phone Number:** 805-962-4698



GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

August 14, 2020

Juan Alcala
Juan Jose Alcala Sr. Revocable Trust
8919 Wheatland Avenue
Sun Valley, CA 91352

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7019 2280 0000 3772 8408

FORMAL NOTICE TO LANDOWNER, STATE WATER RESOURCES CONTROL BOARD CANNABIS GENERAL PERMIT, WATER QUALITY ORDER NO. WQ 2019-0001-DWQ, FOR CONCENTRATED SERVICES, LLC, SITE NAME: CONCENTRATED SERVICES LOS ANGELES, LOS ANGELES COUNTY, APN 2537-023-009 (WDID NO. 4_19CC428197)

Dear Mr. Alcala (hereafter "Landowner"):

This letter provides notice that the Los Angeles Regional Water Quality Control Board (Regional Water Board) has issued the attached Notice of Applicability for coverage under the State Water Resources Control Board's (State Water Board) *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ 2019-0001-DWQ (General Order). The application to enroll under the General Order was filed by Maxim Vedenschi on behalf of Concentrated Services, LLC (hereafter "Discharger") on July 17, 2020 through the State Water Board's online application portal. The Discharger identified the parcel listed above as the location of cannabis cultivation and related activities. A copy of the Discharger's Notice of Applicability is enclosed for your reference.

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

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

IRMA MUÑOZ, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

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

Sincerely,

_____for
Renee Purdy
Executive Officer

enclosure: Discharger's Notice of Applicability

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



GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

August 14, 2020

Maxim Vedenschi
Concentrated Services, LLC
11677 Sheldon Street
Sun Valley, CA 91352

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7019 2280 0000 3772 8392

NOTICE OF APPLICABILITY – CONDITIONAL WAIVER OF WASTE DISCHARGE REQUIREMENTS, WATER QUALITY ORDER NO. WQ 2019-0001-DWQ, FOR CONCENTRATED SERVICES, LLC, SITE NAME: CONCENTRATED SERVICES LOS ANGELES, 11677 SHELDON STREET, SUN VALLEY, LOS ANGELES COUNTY, APN 2537-023-009 (WDID NO. 4_19CC428197)

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

Dear Mr. Vedenschi:

Concentrated Services, LLC (hereafter “Discharger”) submitted information through the State Water Resources Control Board’s (State Water Board) online portal on July 17, 2020 for discharges of waste associated with cannabis cultivation activities at 11677 Sheldon Street, Sun Valley (Site Name: Concentrated Services Los Angeles). Based on the information provided, the Discharger self-certifies the cannabis cultivation activities are consistent with the requirements of the State Water Board *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation* (Policy), and the *General Waste Discharge Requirements (WDR) and Waiver of Waste Discharge Requirements (Conditional Waiver) for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order No. WQ 2019-0001-DWQ (General Order). This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number 4_19CC428197.

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

IRMA MUÑOZ, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

FACILITY AND DISCHARGE DESCRIPTION

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

SITE-SPECIFIC REQUIREMENTS

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

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

- i. Discharge to a permitted wastewater treatment collection system and facility that accepts cannabis cultivation wastewater is permissible under the Conditional Waiver. A will-serve letter (or equivalent) from the sewerage agency is sufficient to demonstrate that the discharge is consistent with the sewer system requirements and must be provided to the Water Boards upon request.
- ii. The Discharger shall retain, for a minimum of five years, appropriate documentation for any industrial wastewater collected to a storage tank for disposal at a permitted wastewater facility that accepts cannabis cultivation wastewater. Documentation shall be made available to the Water Boards upon request.
- iii. The Discharger may be required to obtain a separate Water Board permit prior to commencing alternative waste disposal methods, such as onsite wastewater treatment systems including but not limited to a septic/leach field system, evaporation ponds, and onsite landscape irrigation using treated wastewater. Additional monitoring and reporting requirements may be necessary to demonstrate compliance with the General Order and the Regional Basin Plan.

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

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

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

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

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

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

Sincerely,

_____for
Renee Purdy
Executive Officer

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

Sites and Facilities

Cleanup Sites

☒ Federal Superfund
 ☒ State Response
 ☒ Voluntary Cleanup
 ☒ School Cleanup
 ☒ Evaluation
 ☒ School Investigation
 ☒ Military Evaluation
 ☒ Tiered Permit
 ☒ Corrective Action
 ☐ Field Points

STATUS

All Statuses

Permitted Sites

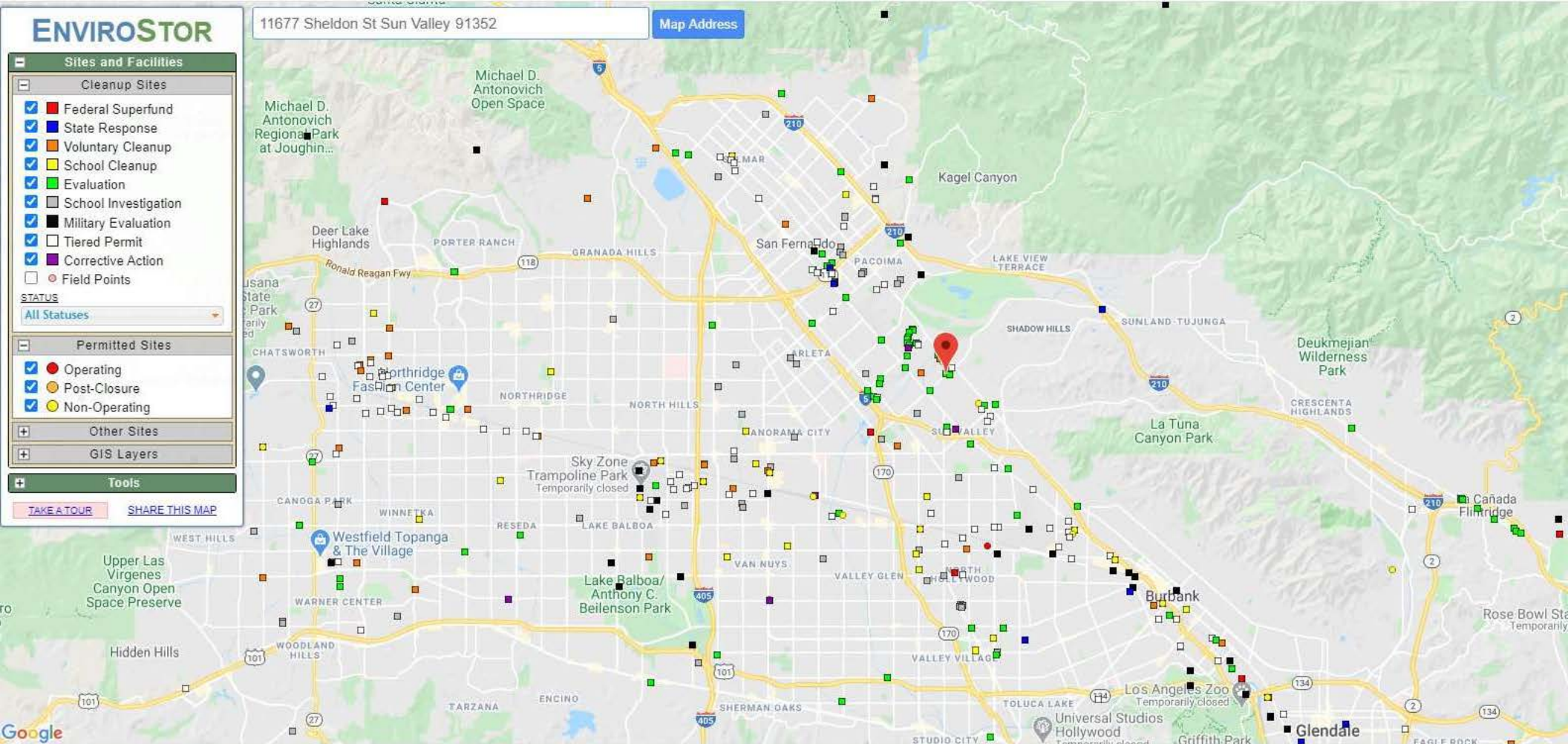
☒ Operating
 ☒ Post-Closure
 ☒ Non-Operating

Other Sites

GIS Layers

Tools

[TAKE A TOUR](#)
[SHARE THIS MAP](#)



SITES CURRENTLY VISIBLE ON MAP

<input checked="" type="checkbox"/>	1 50 MOST CLEANERS
<input checked="" type="checkbox"/>	1 50 MOST CLEANERS
<input checked="" type="checkbox"/>	20200 SUNBURST STREET PROPERTY
<input checked="" type="checkbox"/>	433 S RAYMOND
<input checked="" type="checkbox"/>	7027 CANBY AVENUE
<input checked="" type="checkbox"/>	A & C ELECTRONICS
<input checked="" type="checkbox"/>	A V PLATING
<input checked="" type="checkbox"/>	A H PLATING, INC.
<input checked="" type="checkbox"/>	ACCURATE ENGRG. CORP.
<input checked="" type="checkbox"/>	ACUSON CORP., CANOGA PARK FACILITY
<input checked="" type="checkbox"/>	ADEL PRECISION PRODUCTS CORP.

STATUS
CLOSED
NO ACTION REQUIRED
ACTIVE
ACTIVE
INACTIVE - ACTION REQUIRED
REFER: OTHER AGENCY
NO FURTHER ACTION
REFER: OTHER AGENCY
REFER: OTHER AGENCY
NO FURTHER ACTION
INACTIVE - NEEDS EVALUATION

PROJECT TYPE
NON-OPERATING
CORRECTIVE ACTION
VOLUNTARY CLEANUP
VOLUNTARY CLEANUP
EVALUATION
TIERED PERMIT
EVALUATION
TIERED PERMIT
TIERED PERMIT
TIERED PERMIT
MILITARY EVALUATION

ADDRESS
2308 E COLORADO BLVD
2308 E COLORADO BLVD
20200 SUNBURST STREET
433 SOUTH RAYMOND AVENUE
7027 CANBY AVE.
18153 NAPA STREET
12701 BRANFORD ST
1837 VICTORY PLACE
8710 TELFAIR AVENUE
8357 CANOGA AVENUE

400 SITES LISTED

PREMISES: 11677 SHELDON ST 07/04/2018

600' RADIUS LAND USE SURVEY. MANUFACTURING/DISTRIBUTION

SURVEY PURPOSE; TO PROVIDE RELEVANT INFORMATION AS WHETHER SUBJECT PROPERTY IS OUTSIDE OF A 600-FOOT RADIUS OF A SCHOOL.

Data Collection Findings

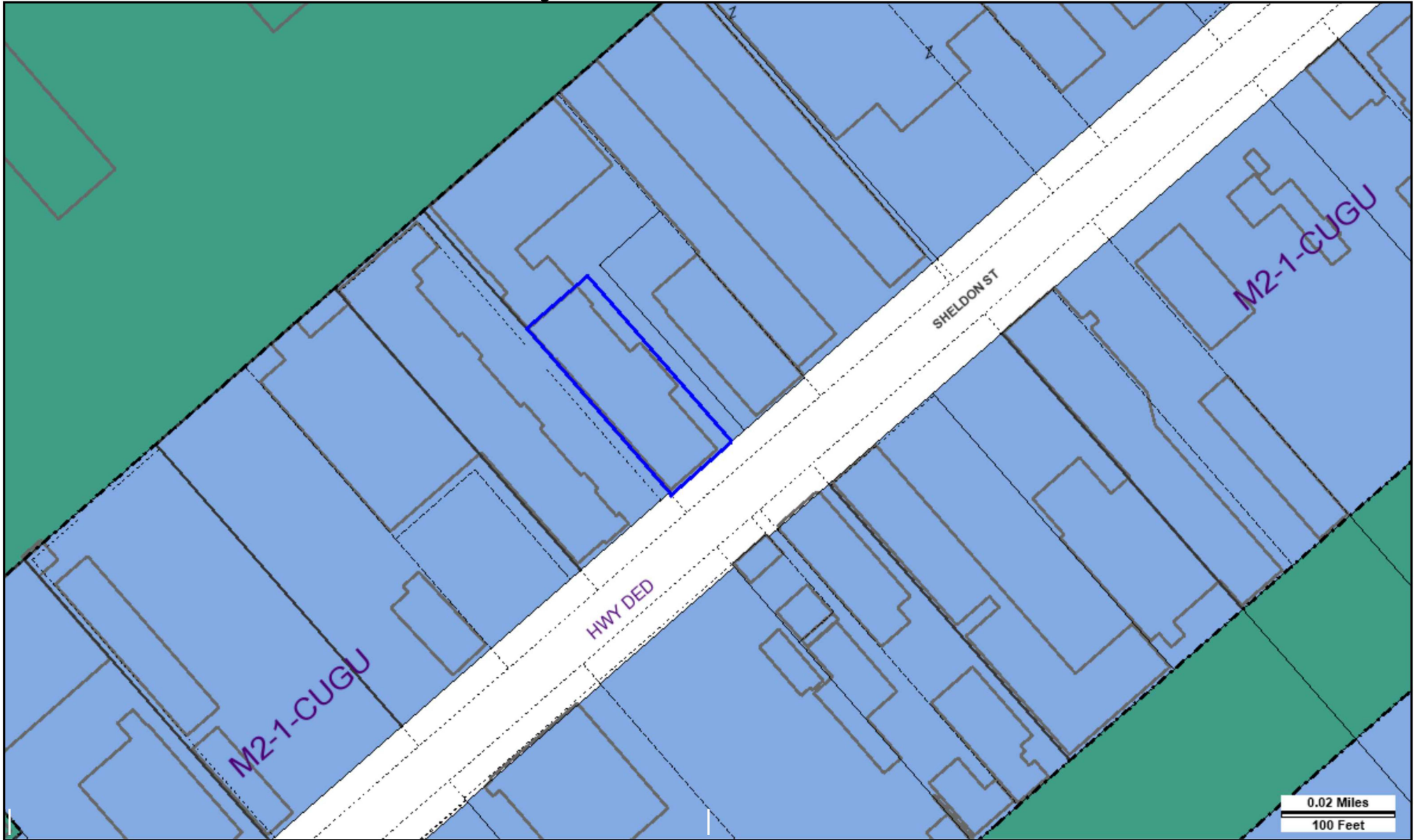
DATA COLLECTION FINDINGS

1.	ZONING	2
2.	SCHOOLS WITHIN 600Ft..... Los Angeles City Planning data extract used to determine school zones or park zones. School data as provided by the Los Angeles Unified School District. Map provided shows 700Ft radius from subject property.	3
3.	ELIGIBLE PARCELS..... Los Angeles City Planning-Information Technologies. Dated December 4, 2017	4
4.	SENSITIVE USES WITHIN 600'..... Field data collection results. Report shows facilities that could affect compliance.	5-6
5.	RADIUS 600'	7
	Graphic display of 600Ft radius, lot boundaries and addresses. Map generated to help determine exact locations of previously reported sensitive uses.	
6.	AERIAL RADIUS 600'	8
	Graphic display of 600Ft radius, lot boundaries and addresses. Map generated to help determine exact locations of previously reported sensitive uses.....	9
7.	ACTIVE BUSINESS..... Active businesses currently registered with the Office of Finance within 600Ft . Report helps to determine if a specific business is legally operating. It also helps, when in doubt, to determine based on industry classification what type of business has a license at any given location.	10-11

LEON MAPPING & GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345
PHONE 818-235-7649
e-mail: leonmapping@hotmail.com
www.laradiusmaps.com


(signature)
Antonio Puertas 07/04/2018

Disclaimer: Survey of specified kinds of properties or uses showing that they are present or absent within specified radius of the proposed or pending project is to provide relevant information to the lead or local agency's decision makers, and does not assure that they will reach decisions based upon that information.



Address: 11677 W SHELDON ST

Tract: LOS ANGELES LAND AND
WATER CO'S SUBDIVISION OF A
PART OF MACLAY RANCHO

Zoning: M2-1-CUGU

APN: 2537023008

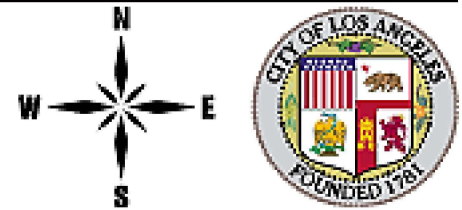
Block: 10

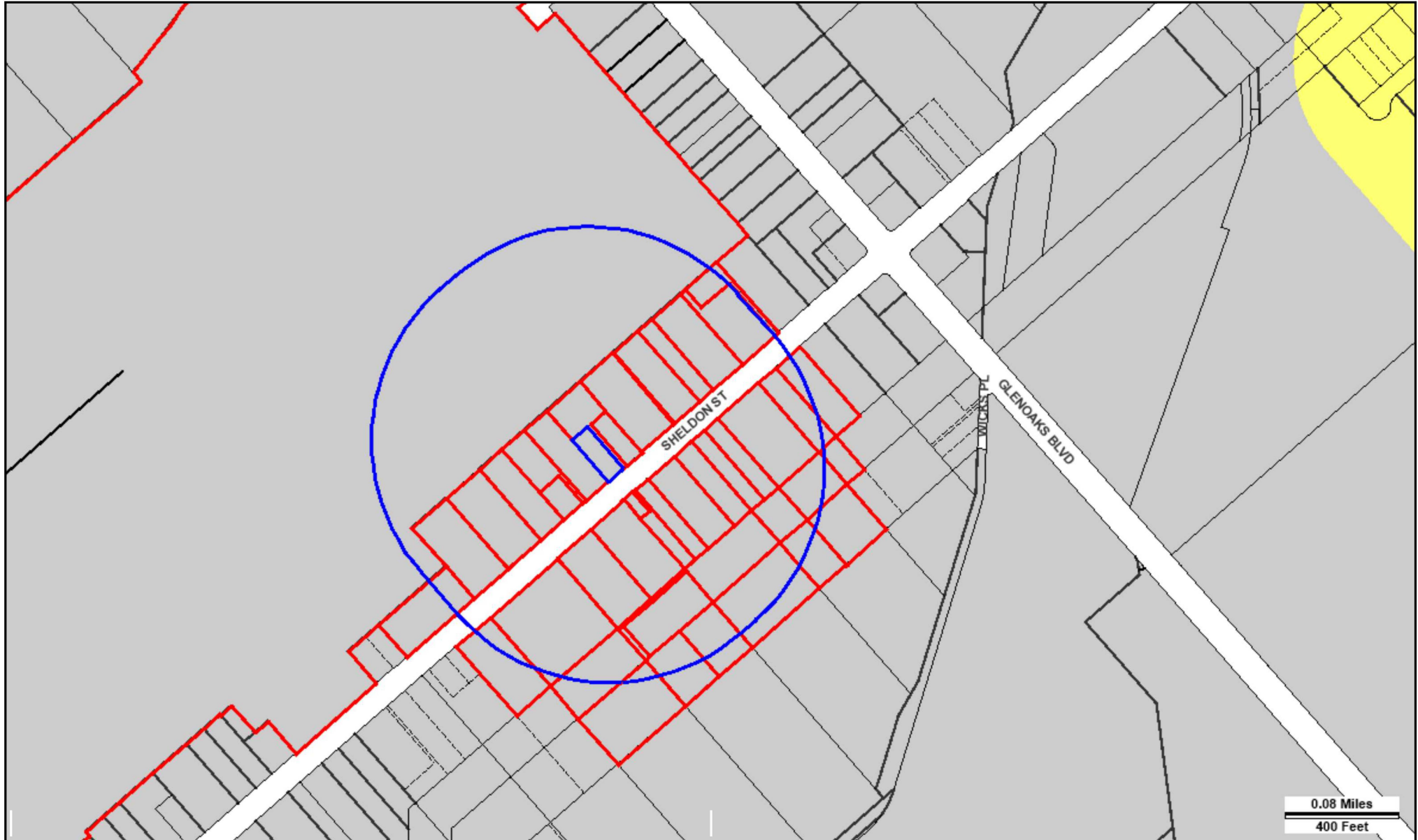
General Plan: Light Manufacturing

PIN #: 201B169 117

Lot: FR 21

Arb: 1





Address: 11677 W SHELDON ST

Tract: LOS ANGELES LAND AND
WATER CO'S SUBDIVISION OF A
PART OF MACLAY RANCHO

Zoning: M2-1-CUGU

APN: 2537023008

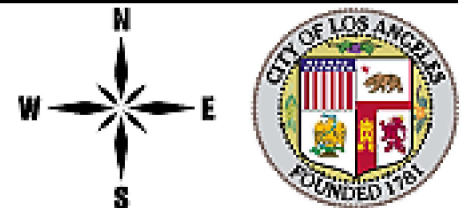
Block: 10

General Plan: Light Manufacturing

PIN #: 201B169 117

Lot: FR 21

Arb: 1



COUNCIL DISTRICT 6

DRAFT COMMERCIAL CANNABIS LOCATION RESTRICTION ORDINANCE

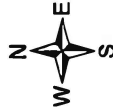
Proposed Eligible Locations
(Existing Medical Marijuana Businesses* Included)

Microbusiness (Type 12)

Businesses that engage in at least three of the following:
cultivation (less than 10,000 sf), distribution,
manufacturing (Level 1), and retail (with on-site sales)

- Existing Medical Marijuana Business (EMMB)
- 700-foot buffer from:
 - Schools, Day Care Centers, Childcare Facilities, and Places of Worship
 - Day Care Centers, Permanent Supportive Housing (not mapping)

- Zoning
 - Commercial zones that are eligible
 - Industrial zones that are eligible
- Administrative Boundary
- Council Districts



*Existing Medical Marijuana Businesses (EMMBs) that are operating as of the date of the ordinance's adoption and are not subject to the ordinance's provisions.

City of Los Angeles
Department of Planning
100 N. Los Angeles Street, Suite 1000
Los Angeles, CA 90012
Phone: (213) 475-1000
Fax: (213) 475-1001
www.cityoflosangeles.org



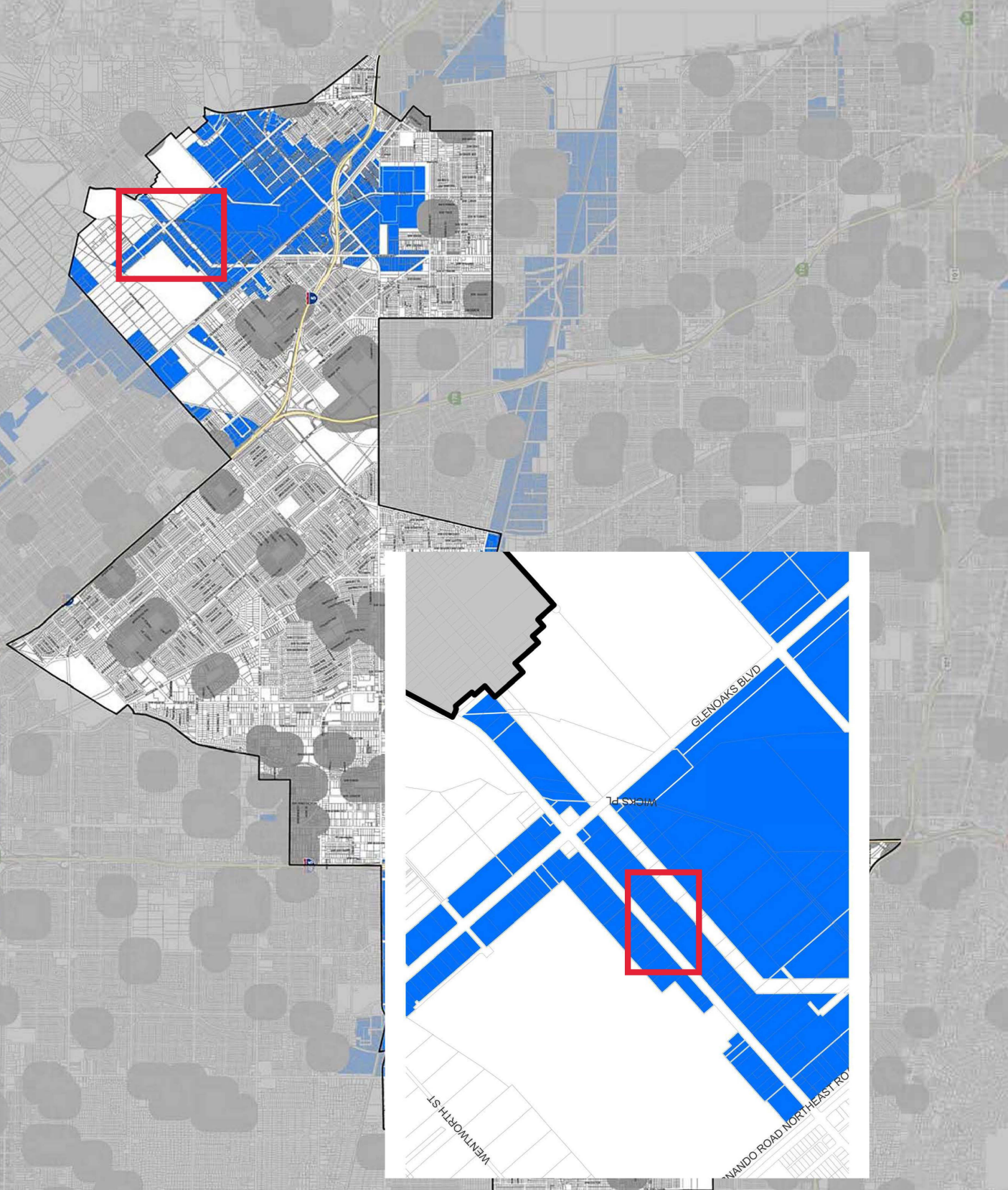
DRAFT COMMERCIAL CANNABIS LOCATION RESTRICTION ORDINANCE

Microbusiness
no on-site retail sales
(Type 12)

 600-foot buffer from: Schools
Zoning
 Commercial zones that are eligible
 Industrial zones that are eligible
Administrative Boundary
 Council Districts



Background: The city of Los Angeles is widely responsible for failures by its contractors, owners, or customers to require the proper control of construction. The city and all of its numerous contractors in 1 are chaotic and uncoordinated. "It" called variations of any kind, after anyone is injured, including with variations, variations of this is called variations of responsibility in terms of a particular job. The city of Los Angeles is not responsible for any species, habitat, or ecosystem, or surrounding them and may also have the role of, or the quality of, the city and the city and the regional landscape on the 1.





Land use survey requirement.

Outside of a 700-foot radius of a School, Public Park, Public Library, Alcoholism or Drug Abuse Recovery or Treatment Facility, Day Care Center, and Permanent Supportive Housing; and outside of a 700- foot radius of any other Retailer or Microbusiness Commercial Cannabis Activity having on-site retail sales, which is licensed by the state of California and licensed by the City to engage in the Commercial Cannabis Activity defined in this section.

We cannot determine at this point if a facility has an application pending. Existing MMB data is based on data collected by LA Planning Department from Los Angeles office of finance BTRC 2017 published on Sep 5 2017.

Survey of specified kinds of properties or uses showing that they are present or absent within specified radius of the proposed or pending project is to provide relevant information to the lead or local agency's decision makers, and does not assure that they will reach decisions based upon that information.

Data sources are businesses currently registered with the Office of Finance, school data as provided to City Planning Department by the Los Angeles Unified School District as well as visual inspection in the field while surveying the subject property and surrounding area within the radius. Inconsistencies, if any, between different sources is reported to the best of our knowledge.

LEON MAPPING & GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345
PHONE 818-235-7649
e-mail: leonmapping@hotmail.com
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Antonio Puertas 07/04/2018

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PREMISES: 11677 SHELDON ST 07/04/2018

LIST OF SCHOOLS 600Ft RADIUS

No Public elementary or secondary school located within 700' of site.

- School data as provided to City Planning Department by the Los Angeles Unified School District.
- California Department of Education, Educator Excellence Office 2016-17
Private School Affidavit Data - Schools with Enrollment of Six or More Students

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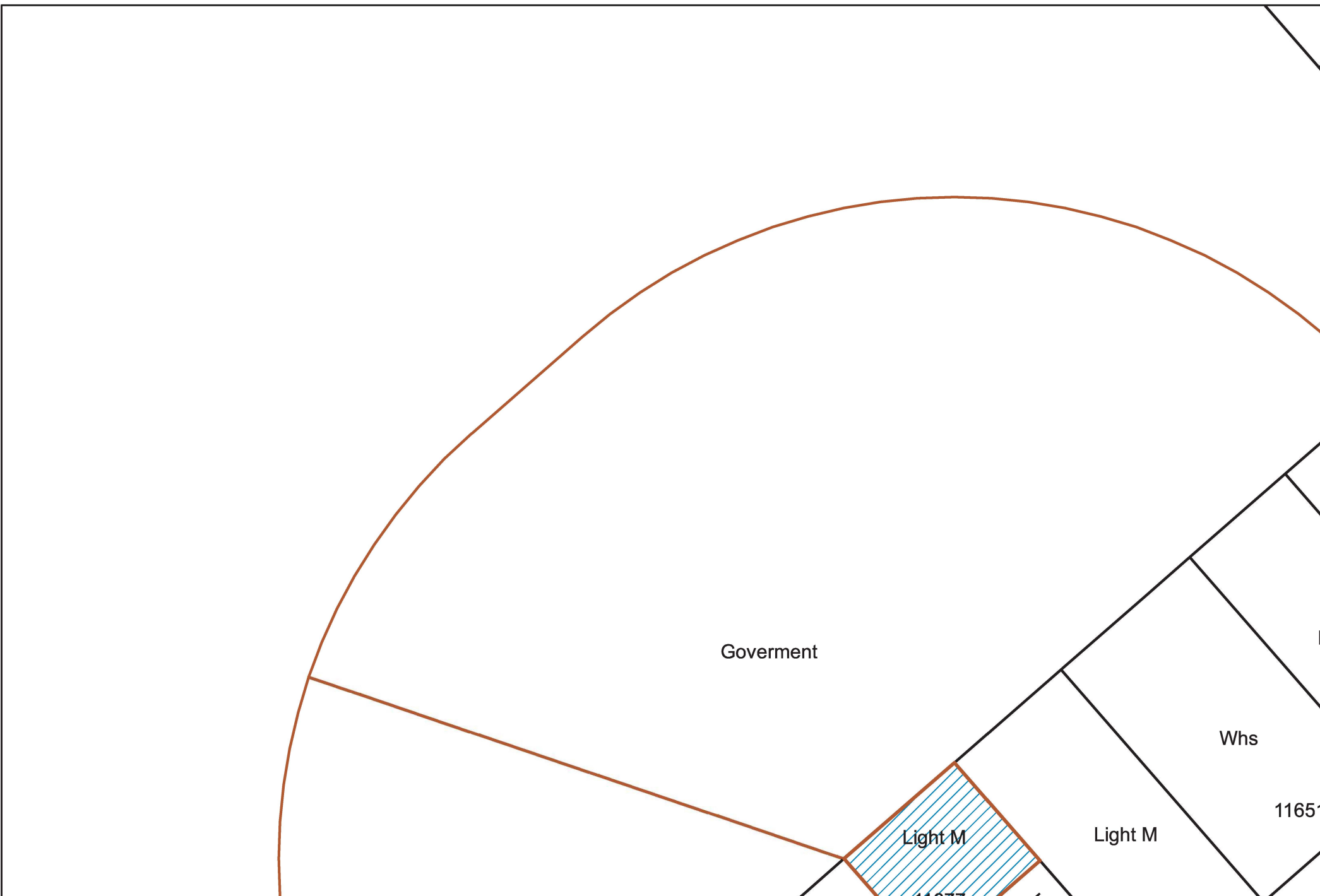
(signature)

Antonio Puertas 07/04/2018

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11677 SHELDON ST

600 RADIUS. SENSITIVE USES



Government

Whs

1165

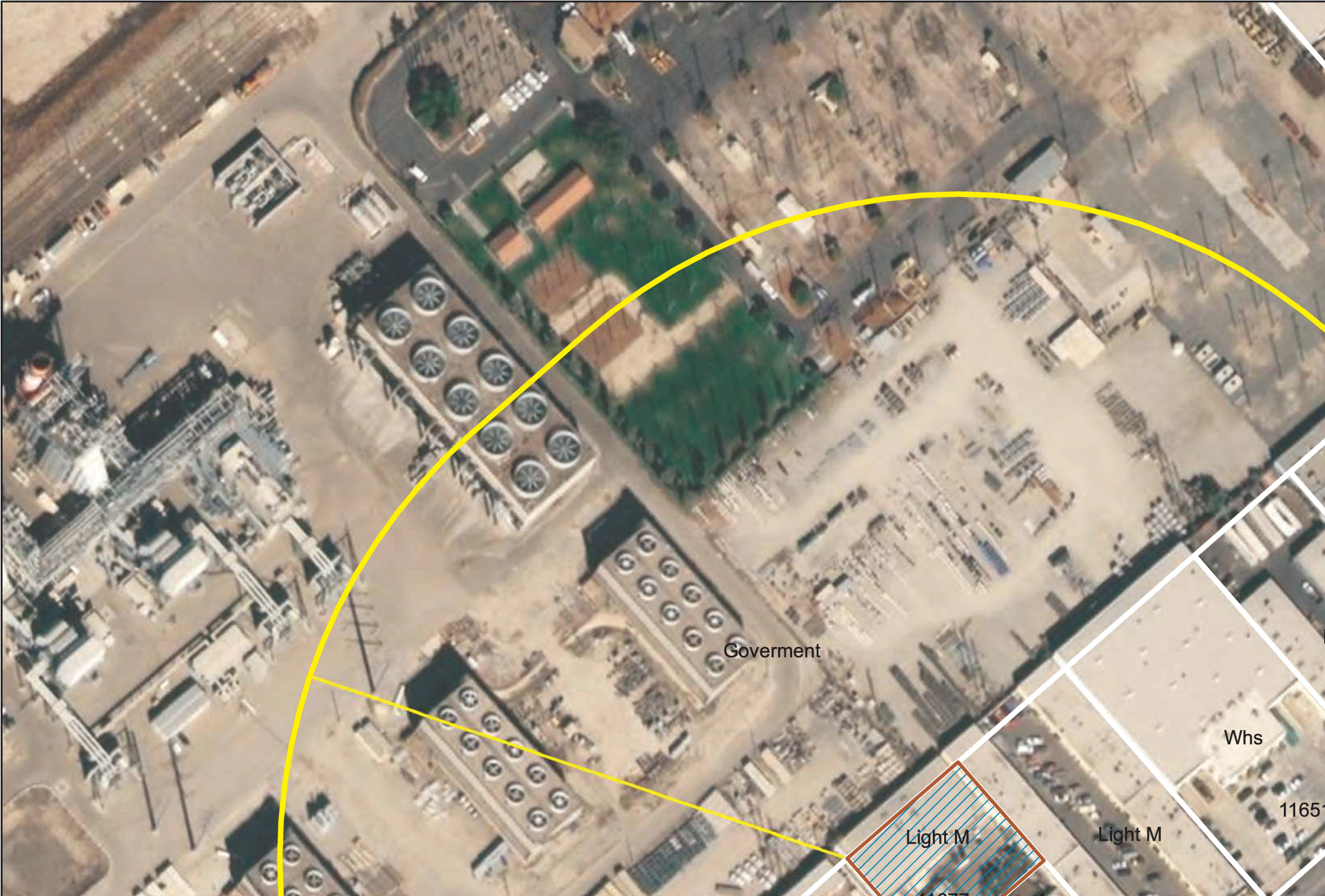
Light M

Light M

11677

11677 SHELDON ST

600 RADIUS. SENSITIVE USES



PREMISES: 11677 SHELDON ST

LISTING OF ACTIVE BUSINESSES CURRENTLY REGISTERED WITH THE OFFICE OF FINANCE DATA
 DOWNLOAD 04/16/2018

ACCOUNT	BUSINESS_NAME	STREET_ADDRESS	PRIMARY_NAICS_DESCRIPTION	START_DATE
0002020149-0002-2	JOSE LUIS GUZMAN_	11585 SHELDON STREET	Automotive mechanical & electrical r	1/1/2009
0000250702-0001-8	CHARLES H COPELAND_	11585 SHELDON STREET	Lessors of real estate	2/1/1984
0002469998-0001-6	SINGER VEHICLE DESIGN_	11585 SHELDON STREET #B	Used car dealers	10/29/2009
0002335696-0001-9	SL PAN PACIFIC LLC_	11590 SHELDON STREET	Lessors of real estate	8/1/2006
0000383632-0004-1	USA WASTE OF CALIFORNIA INC_EAST VALLEY DIVERSION	11616 SHELDON STREET	Waste management & remediation services	4/15/2008
0000133397-0001-4	FIVE STAR AUTO PARTS INC_ALBERT	11619 SHELDON STREET	All other miscellaneous store retailers	9/15/2003
0000521466-0001-8	BIG FAMILY PROPERTY LLC_	11619 SHELDON STREET	Lessors of real estate	1/1/2003
0002958836-0001-1	ARQA INC_ARQA COLLISION CENTER	11623 SHELDON STREET #D	Automotive mechanical & electrical r	2/1/2017
0002732756-0001-2	FIDEL GUZMAN CALDERON_TEK AUTO REPAIR	11623 SHELDON STREET #E	Automotive mechanical & electrical r	1/1/2014
0002577550-0001-0	FELIPE ACOSTA_ACOSTA AUTO BODY	11623 SHELDON STREET #E	Automotive mechanical & electrical r	1/1/2011
0002937626-0001-1	MARIA RAQUEL ORTEGA DE LOPEZ_A-J & R AUTO BODY	11623 SHELDON STREET #F	Other automotive repair & maintenance	10/5/2016
0000334329-0001-6	CICO CORP_	11628 SHELDON STREET	Employment services	4/1/1953
0000293468-0001-0	J M HYDRAULICS INC_J M HYDRAULICS	11628 SHELDON STREET	Machinery, equipment, & supplies	10/31/1985
0002802977-0001-7	ICREATIVE INDUSTRIES LLC_	11635 SHELDON STREET	Computer & software stores	5/21/2014
0000485742-0001-9	WEST EFX INC_	11635 SHELDON STREET	Consumer electronics & appliances rental	2/2/1996
0002540638-0001-7	JORJ BOTMALLOO_A & J AUTO PARTS	11644 1/2 SHELDON STREET	Automotive parts, accessories, & tire stores	1/31/2011
0003031847-0001-1	A & J AUTO PARTS INC_A&J MOTOR SPORTS/ A&J AUTO PARTS INC	11644 1/2 SHELDON STREET	Used car dealers	2/7/2018
0002204005-0001-1	BELL'S TRUCKS & VANS INC_BELL'S TRUCKS & VANS WRECKING	11644 SHELDON STREET	All other motor vehicle dealers	12/1/2006
0000039062-0001-4	DEBRA E LEVENSON/SOL SCHALLER_	11644 SHELDON STREET	Lessors of real estate	1/1/1993
0000249328-0002-7	KEYSTONE AUTOMOTIVE IND INC_KEYSTONE AUTOMOTIVE / PARTSCHANNEL	11651 SHELDON STREET	Motor vehicle & motor vehicle parts & supplies	7/1/2015
0002870215-0001-9	AR POLISHING INC_	11658 SHELDON STREET	Unclassified establishments (unable to classify)	4/20/2015
0000558696-0001-5	TIM COUTURE_PACIFIC PRECISION STRAIGHTEN CO	11658 SHELDON STREET #C	Employment services	1/1/1987
0000558695-0001-1	RICHARD GILES_SOUTH GATE WELDING	11658 SHELDON STREET #C	Other miscellaneous nondurable goods	1/1/1987
0002882034-0001-6	SHIRIN PARTY RENTAL INC_	11660 SHELDON STREET #B	Other consumer goods rental	7/15/2015
0002540661-0001-6	WHALEFILM_	11660 SHELDON STREET #B	Other personal care services	5/20/2010
0002495819-0001-3	IVET HACPIAN_ALBERT IRON WORKS	11660 SHELDON STREET #C	All other personal services	4/7/2010
0000825315-0002-1	STEEP USA INC_EXPLICIT SHOES	11660 SHELDON STREET #D	Mail-order houses	8/10/2013
0002929321-0001-1	ROSIO MARQUEZ_AAA CHROME & SHINE SUPPLY	11660 SHELDON STREET #A	Automotive parts, accessories, & tire stores	9/1/2016
0000714091-0001-0	PEEN-RITE INC_	11662 SHELDON STREET	Fabricated metal product mfg.	10/1/1964
0000152050-0001-9	WILLIAM AND ROBIN SWANSON TRS SWANSON FAMILY TRUST_	11662 SHELDON STREET	Lessors of real estate	9/1/1977
0002527528-0001-3	SASOON ZARGARIAN SANGBARANI_SASOUN ELECTRIC	11665 SHELDON STREET #A	Electrical equipment, appliance,	10/27/2010
0002772778-0001-4	WRIGHT TAHMASIAN_AVALANCHE CNC	11665 SHELDON STREET #B	Wood product mfg.	9/1/2014
0000996913-0001-0	AMG IRON WORK, INC_A M G IRON WORKS	11665 SHELDON STREET #C	Painting and Wall Covering Contractors (1997 NAICS)	2/1/2000
0000994658-0001-8	SCOTT A CARPENTER_	11665 SHELDON STREET #D	Machinery, equipment, & supplies	4/1/2000
0002989704-0001-9	GARY MISSIRIAN_PERFORMANCE UNLIMITED	11665 SHELDON STREET #F	Other automotive repair & maintenance	1/1/2017
0000298575-0001-4	MARK USCHER_A TO Z LABELS	11665 SHELDON STREET #J	Printing & related support activities	12/1/2000
0000036598-0001-1	A & A WELDING, INC_A & A WELDING	11671 SHELDON STREET #AB	Commercial & industrial machinery	1/1/1999
0002368109-0001-0	MAGNET STEEL & IRON INC_	11671 SHELDON STREET #C	All other specialty trade contractors	8/8/2008
0000903709-0001-8	YOUNG'S FORKLIFT, INC_YOUNGS FORK LIFT SERVICE	11671 SHELDON STREET #E	Commercial & industrial machinery	5/15/1984
0002345852-0001-9	DELTA TECH CORP_DELTA TECH	11671 SHELDON STREET #G	Commercial & industrial machinery	5/28/2008
0002751162-0001-4	GEORGIK AZARIAN_PLATINUM IRON WORKS	11671 SHELDON STREET SUITE #F	Other building equipment contractors	5/13/2014
0002026017-0001-0	KARAPET HARUTYUNYAN_	11675 SHELDON STREET	Home furnishings stores	4/1/2005
0000039063-0001-9	JUAN J/MERCEDES ALCALA_	11675 SHELDON STREET	Lessors of real estate	
0002728209-0001-4	SHELDON INDUSTRIAL PARK LLC_	11676 SHELDON STREET	Other consumer goods rental	1/1/2009
0002720674-0001-1	MINK ENTERPRISES INC_MARY B.	11676 SHELDON STREET	Photographic services	1/1/2014
0002983082-0001-8	D.K.K. AUTOMOTIVE SUPPLY INC_	11676 SHELDON STREET #1	Automotive parts, accessories, & tire stores	4/25/2017
0002744303-0001-9	PARTSCO INC_	11676 SHELDON STREET #1	Motor vehicle & motor vehicle parts & supplies	3/25/2014

ACCOUNT	BUSINESS_NAME	STREET_ADDRESS	PRIMARY_NAICS_DESCRIPTION	START_DATE
0002914041-0001-1	CALIFORNIA ZERCONIA MILLING INC _CALIFORNIA LAVA MILLING CENTER	11676 SHELDON STREET #3	Medical & diagnostic laboratories	1/1/2016
0002587291-0002-9	MARY BETETA _PINE WELDING	11676 SHELDON STREET #5	Commercial & industrial machinery	9/25/2015
0002782092-0001-3	VAZGEN BAGHOIMYAN _SHELDON WHOLESALE COLLECTION	11676 SHELDON STREET #8	Wholesale trade agents & brokers	9/1/2014
0002849706-0001-7	ALLEGRO DOORS _DBA: ALLEGRO DOORS	11677 SHELDON STREET	Furniture & home furnishing	8/1/2015
0002226186-0001-0	ALLEGRO CABINET DOORS GENERAL PARTNERSHIP _	11677 SHELDON STREET		1/1/2007
0000576456-0001-2	JUAN J/MERCEDES ALCALA _	11679 SHELDON STREET	Lessors of real estate	1/6/1986
0000108223-0001-0	U DESIGN IT SOFA COMPANY INC _	11679 SHELDON STREET #REAR	Furniture stores	5/1/1977
0002549286-0001-9	SHELDON BUSINESS PROPERTIES LLC _	11680 SHELDON STREET	Lessors of real estate	5/1/2007
0000447607-0001-8	SUNRISE 21ST MOTOR INC _SUNRISE LIST MOTOR INC	11686 SHELDON STREET	Motor vehicle & motor vehicle parts & supplies	1/1/1997
0002285704-0001-1	SHARPE HOLDINGS LLC _	11693 SHELDON STREET	Lessors of real estate	1/1/1987
0000521456-0001-4	STEVE M SHARPE _	11693 SHELDON STREET	Lessors of real estate	
0000325660-0001-5	MANHATTAN MARKETING INTERNATIONAL INC _	11693 SHELDON STREET #3	Paper & paper products	10/1/1980
0002241063-0001-7	CARLOS A SANTILLAN _SANTILLAN CABINETS	11693 SHELDON STREET #4	Carpentry Contractors (1997 NAICS)	9/1/2004
0002258993-0001-9	MABEL UNSINN _	11693 SHELDON STREET #4	Lessors of real estate	1/1/1996
0000754327-0001-1	RASSAC H/C /C _	11693 SHELDON STREET #5		8/8/1990
0000255167-0001-0	VARUZH KESHISHYAN _ARCHITECTURAL SIGN SYSTEMS	11693 SHELDON STREET #6	Specialized design services	6/1/1985
0002834484-0001-0	ORBITAL SOLUTIONS INC _	11693 SHELDON STREET #7	Commercial & industrial machinery	7/9/2013
0002269555-0001-4	JAMES & ROBERTA PARKER TRS PARKER FAMILY TRUST _	11693 SHELDON STREET SUITE #1	Lessors of real estate	10/1/2002
0002338218-0001-8	FELIPE LUEVANOS _HOUSE OF VENOM BOXING CLUB	11693 SHELDON STREET SUITE #1	Spectator sports	4/28/2008
0002690183-0001-9	SHELDON AUTO CARE INC _	11699 SHELDON STREET	Automotive mechanical & electrical r	4/1/2013
0000158005-0001-7	AUTO DEPARTMENT INC _NATIONWIDE MOTOR VEHICLES	11699 SHELDON STREET SUITE #A	Motor vehicle & motor vehicle parts & supplies	4/21/1995
0000452932-0001-1	J B ELECTRONIC DOOR SERVICE INC _	11704 SHELDON STREET	Painting and Wall Covering Contractors (1997 NAICS)	4/1/1981
0002490843-0002-9	BEACON SALES ACQUISITION INC _STRUCTURAL MATERIALS	11731 SHELDON STREET	Lumber & other construction materials	8/31/2012
0000243203-0001-7	M & A PLASTICS INC _	11735 SHELDON STREET	Chemical & allied products	11/2/1979
0000207441-0002-1	ANGELUS BLOCK CO INC _	11740 SHELDON STREET		2/16/1985
0002516186-0001-0	HARRYS PARTY SERVICES INC _	11741 SHELDON STREET	Consumer electronics & appliances rental	8/9/2010
0002789960-0001-8	KURT HUSNIK TAHMASIAN / NICK TAHMASIAN _TNT AUTO DISMANTLING GROUP	11755 SHELDON STREET	Automotive parts, accessories, & tire stores	12/5/2014
0002725507-0001-8	TNT BUSINESS GROUP INC _	11755 SHELDON STREET	Automotive parts, accessories, & tire stores	10/1/2013
0002866358-0001-2	NICK AND KURT LLC _	11755 SHELDON STREET	Lessors of real estate	2/11/2014
0002026252-0001-8	NICK TAHMASIAN _HONDA PARTS UNLIMITED	11755 SHELDON STREET		2/21/2005
0002817188-0001-2	MANUEL ALZAGA _MAC MACHINING 3D	11771 SHELDON STREET	All other professional, scientific	3/23/2015
0002342893-0001-6	PEDRO AND CONSUELO DILLON _	11771 SHELDON STREET	Lessors of real estate	1/1/2003
0002714362-0001-7	STEVEN D SCHMIDT _	11819 SHELDON STREET	Lessors of real estate	1/1/2005
0002324077-0001-3	RSEP INC _CHASE AUTO	11819 SHELDON STREET	Motor vehicle & motor vehicle parts & supplies	1/1/2008



Easy Waste Management
12173 Branford St
Sun Valley, CA 91352

CERTIFICATE OF WASTE COMPLIANCE

PRESENTED TO:

Dated: 01/01/2023

Concentrated Services LLC

(Name of Licensed Cannabis Operator)

**PRESENTED BY:
EASY WASTE MANAGEMENT**

This document certifies that the above mentioned licensee meets all Cannabis Waste guidelines in accordance with the regulations set forth by the Department of Cannabis Control



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182

Small Business Assistance Office
1-800-388-2121
smallbizassistance@aqmd.gov
www.aqmd.gov

Air Quality Permit Checklist

South Coast Air Quality Management District developed this Air Quality Permit Checklist (checklist) as a screening evaluation tool in the process required by California Government Code Section 65850.2.

Please submit this checklist to the Small Business Assistance Office by email, mail, or in person for review. If you have any questions or need assistance completing this checklist, contact the Small Business Assistance Office. Provide a response to **all sections** of this checklist as South Coast AQMD may decline to approve this checklist due to lack of information from the applicant.

NOTE: This checklist is not intended for the approval of demolition or renovation activities. If there are any **demolition or renovation activities** that may disturb building materials, please contact the Asbestos Hotline at 909-396-2336.

Section A – Operator and Business Information

1. Business Name:		Concentrated Services LLC	
2. Address:	11677 Sheldon St	Sun Valley	CA 91352
Street		City	Zip
3. Contact Name: Maxim Vedenchi		Phone: 323-667-7467	
Title: Owner	Email: maxfromca@gmail.com		

Section B – Business and Equipment Description

Please provide a detailed description of the ongoing business operations performed and equipment used at this location, including both new and existing equipment.

Provide the existing South Coast AQMD facility ID and/or permit numbers, if any.

Indoor nursery, drying, trimming and processing.
No volatile liquids, powders or materials used.
No exhaust or drainage of toxic chemicals.

Section C – Equipment List

Select from the list below equipment currently in operation or to be installed.
(Select all that apply and provide the specifications)

- | | |
|--|--|
| <input type="checkbox"/> Abrasive Blasting Cabinet/Room | <input type="checkbox"/> Soldering Oven |
| <input type="checkbox"/> Air Conditioning Systems (> 50 lbs of refrigerant) | <input type="checkbox"/> Spray Booth |
| <input type="checkbox"/> Application of Paints/Adhesives/Resins | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> Baghouse/Dust Collector | <input type="checkbox"/> Storage Silos |
| <input type="checkbox"/> Bakery Oven (gas-fired, excluding eating establishments) | <input type="checkbox"/> Fuel-burning equipment |
| <input type="checkbox"/> Boiler/Water Heater | <input type="checkbox"/> OTHER equipment which may have the potential to emit or control air contaminants: |
| <input type="checkbox"/> (max. heat input = or > 1 million BTU/hr) | _____ |
| <input type="checkbox"/> Charbroiler | _____ |
| <input type="checkbox"/> Coffee Roaster (excluding eating establishments) | _____ |
| <input type="checkbox"/> Deep Fryer (excluding eating establishments) | _____ |
| <input type="checkbox"/> Dry Cleaning | _____ |
| <input type="checkbox"/> Electrostatic Precipitator | _____ |
| <input type="checkbox"/> Etching/Plating/Casting/Melting/Forging/Grinding/Cutting | _____ |
| <input type="checkbox"/> Fermentation | _____ |
| <input type="checkbox"/> Gasoline Storage & Dispensing | _____ |
| <input type="checkbox"/> Internal Combustion Engine | _____ |
| <input type="checkbox"/> (rated > 50 bhp; e.g. back-up generator, fire pump) | _____ |
| <input type="checkbox"/> Mixing/Bleeding of Liquids and/or Powders | _____ |
| <input type="checkbox"/> Molding/Extruding/Curing of Plastics | _____ |
| <input type="checkbox"/> Pharmaceutical/Nutraceutical | _____ |
| <input type="checkbox"/> Plasma/Laser Cutter | _____ |
| <input type="checkbox"/> Printing/Coating/Drying | _____ |
| <input type="checkbox"/> Refrigeration Systems (containing >50 lbs of refrigerant) | _____ |
- Contact the CA Air Resources Board to register the systems.
916-324-2517 or rmp@arb.ca.gov

Section D - Business Self Certification

7. Owner or Authorized Representative*: <u>Maxim Vedenschi</u>		Title: <u>CEO</u>
Signature: <u>[Signature]</u>	Date: <u>08/27/20</u>	Phone: <u>323 667 7467</u>

I hereby certify by my signature above that, I am a duly authorized representative of the above-named business, and that all information contained herein is true and correct.

South Coast AQMD USE ONLY	Equipment: <u>No equipment</u>	Approved By: <u>Van Doan, 08/27/2020</u> <u>[Signature]</u>
	<input type="checkbox"/> Applicant has permit(s) or registration(s):	
	<input type="checkbox"/> Applicant has filed for permit(s) or registration(s):	
	<input type="checkbox"/> Applicant is exempt from permit requirements:	
	<input checked="" type="checkbox"/> Based on the information provided, no equipment/process requiring a permit or registration.	

*An Authorized Representative is an employee of the business described in Section A, who is authorized to sign on behalf of the owner.

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER ALCALA, JUAN J SR TR JUAN J ALCALA SR TRUST 8919 WHEATLAND AVE SUN VALLEY CA	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> CERTIFICATE BY: JEFFREY R DURAN </td> <td style="width: 20%; text-align: center;"> Issued-Valid </td> <td style="width: 20%; text-align: center;"> DATE 10/31/2022 </td> </tr> <tr> <td colspan="3"> GREEN - NONE </td> </tr> </table>	CERTIFICATE BY: JEFFREY R DURAN	Issued-Valid	DATE 10/31/2022	GREEN - NONE		
CERTIFICATE BY: JEFFREY R DURAN	Issued-Valid	DATE 10/31/2022					
GREEN - NONE							

SITE IDENTIFICATION ADDRESS: 11677 W SHELDON ST 91352
--

LEGAL DESCRIPTION						
TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
LOS ANGELES LAND AND WATER CO'S SUBDIVISION	10	21	1	M B 3-17/18	201B169 117	2537-023-008

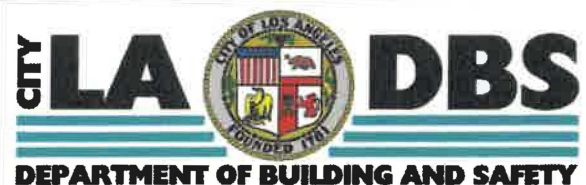
This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT CHANGE OF USE FROM (E) 144' x 80' MACHINE SHOP TO INDOOR NURSERY, WORK PER ENGINEER.

USE <u>PRIMARY</u> Nursery plant	OTHER Manufacturing
---	--------------------------------------

PERMITS			
19016-20000-37512	19016-20003-37512	19016-20004-37512	19016-20005-37512

STRUCTURAL INVENTORY		
ITEM DESCRIPTION	CHANGED	TOTAL
Type III-B Construction		
B Occ. Group	0 Sqft	
F1 Occ. Group	0 Sqft	11520 Sqft
F1 Occ. Load	38 Max Occ.	38 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	42 Stalls
Parking Req'd for Site (Auto+Bicycle)	0 Stalls	42 Stalls
Provided Disabled for Bldg		
Provided Disabled for Site		
Provided Standard for Bldg		
Provided Standard for Site		
Total Provided Parking for Site	0 Stalls	42 Stalls



APPROVAL	
CERTIFICATE NUMBER:	213346
BRANCH OFFICE:	VN
COUNCIL DISTRICT:	6
BUREAU:	INSPECTN
DIVISION:	BLDGINSF
STATUS	CofO Issued
STATUS BY:	JEFFREY R DURAN
STATUS DATE	10/31/2022
APPROVED BY:	JEFFREY R DURAN
EXPIRATION DATE	

PERMIT DETAIL						
PERMIT NUMBER 19016-20000-37512	PERMIT ADDRESS 11677 W Sheldon St	PERMIT DESCRIPTION CHANGE OF USE FROM (E) 144' x 80' MACHINE SHOP TO INDOOR NURSERY, WITH NFPA-13 FIRE SPRINKLER THROUGHOUT WORK PER ENGINEER. Supplemental to permit # 19016-20000-37512, To remove NFPA-13 Fire sprinkler to structural inventory. (no fee department error). SUPPLEMENTAL TO PERMIT #19016-20000-37512, TO REVISE CEILING HEIGHT AND PLAN WORK PER ENGINEER. SUPPLEMENTAL TO PERMIT#19016-20000-37512 TO UPDATE ARCH PLANS WITH NEW ADA BATHROOM WORK PER ENGINEER. "COMPLY WITH DEPARTMENT ORDER effective date 10/07/2021. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE".				
19016-20003-37512	11677 W Sheldon St	STATUS- DATE - BY CofO Issued - 10/31/2022 JEFFREY R DURAN				
19016-20004-37512	11677 W Sheldon St	Permit Finaled - 10/14/2022 ANDREW DORSO				
19016-20005-37512	11677 W Sheldon St	Permit Finaled - 10/14/2022 ANDREW DORSO				
PARCEL INFORMATION						
Area Planning Commission: North Valley Certified Neighborhood Council: Sun Valley Area District Map: 201B169 Fire District: 2 Near Source Zone Distance: 0	Bldg. Line: 1 Community Plan Area: Sun Valley - La Tuna Canyon Energy Zone: 9 High Wind Area: YES Thomas Brothers Map Grid: 502-H5	Census Tract: 1211.02 Council District: 6 Environmentally Sensitive Area: YES LADBS Branch Office: VN Zone: M2-1-CUGU				
PARCEL DOCUMENT						
Affidavit (AFF) AFF-44319 City Planning Cases (CPC) CPC-2015-1462-CA Ordinance (ORD) ORD-103269 Zoning Information File (ZI) ZI-2355 Environmental Justice Improvement Area	City Planning Cases (CPC) CPC-18707-B City Planning Cases (CPC) CPC-3543 Ordinance (ORD) ORD-103590 Zoning Information File (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE	City Planning Cases (CPC) CPC-2010-589-CRA City Planning Cases (CPC) CPC-5096 Ordinance (ORD) ORD-184246 Zoning Information File (ZI) ZI-2458 Clean Up Green Up Supplemental Use District				
CHECKLIST ITEMS						
Attachment - Plot Plan Std. Work Descr - Seismic Gas Shut Off Valve	Attachment - Signed Declaration	Permit Flag - Not a Fire Life Safety Project				
PROPERTY OWNER, TENANT, APPLICANT INFORMATION						
OWNER(S)						
Alcala, Juan J Sr Tr Juan J Alcala Sr Trust	8919 Wheatland Ave	SUN VALLEY CA 91352				
TENANT						
APPLICANT						
Cecilia - Relationship: Agent for Owner	90068	(818) 571-7318				
Hadi Zarif - Relationship: Agent for Owner	Same As Job	L A 90012 (818) 918-8205				
BUILDING RELOCATED FROM:						
(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION						
NAME	ADDRESS	CLASS	LICENSE #	PHONE #		
(C) Re3 Restoration Llc	20100 S Western Ave,	Torrance, CA 90045	B	1037548		
(E) Hanbali,, Amjad Moh'D	514 W Commerce Ave Ste C,	Palmdale, CA 93551	NA	C42213		
SITE IDENTIFICATION-ALL						
ADDRESS: 11677 W SHELDON ST 91352						
LEGAL DESCRIPTION-ALL						
TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
LOS ANGELES LAND AND WATER CO'S SUBDIVISIO	10	21	1	M B 3-17/18	201B169 117	2537-023-008



Cannabis Cultivation License

Adult-Use

Business Name:

Concentrated Services, LLC

Doing Business As DBA:

License Number: CCL20-0002216

License Type: Provisional Adult-Use-Specialty Indoor

Main Premises:

11677 Sheldon St
Los Angeles, CA 91352

Main APN: 2537-023-009

Valid: 11/30/2022

Expires: 11/30/2023

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

Additional Premises APN(s) and Addresses:



Department of
Cannabis Control
CALIFORNIA

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

Cannabis Distributor License Adult-Use and Medicinal

Business Name:
Concentrated Services, LLC

License Number: C11-0000321-LIC
License Type: Provisional Distributor

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

Premises Address:
11677 W SHELDON ST SUN
VALLEY, CA 913521504

Valid: 6/12/2019
Expires: 6/11/2024

Scan to verify this
license.



Non-Transferable

Post in Public View



Cannabis Manufacturer License Adult-Use and Medicinal

Business Name:

CONCENTRATED SERVICES, LLC
CONCENTRATED SERVICES, LLC

Premises Address:

11677 SHELDON ST
SUN VALLEY, CA 91352-1504

License Number:CDPH-10003425

License Type:Provisional Type 6: Non Volatile Solvent Extraction

Valid:06/12/2024

Expires:06/12/2024

The license authorizes CONCENTRATED SERVICES, LLC to engage in commercial cannabis Provisional Type 6: Non Volatile Solvent Extraction at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.



City of Los Angeles Department of City Planning

12/10/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11677 W SHELDON ST
11679 W SHELDON ST

ZIP CODES

91352

RECENT ACTIVITY

None

CASE NUMBERS

CPC-5096
CPC-3543
CPC-2015-1462-CA
CPC-2010-589-CRA
CPC-18707-B
ORD-184246
ORD-103590
ORD-103269
ENV-2015-1463-ND
AFF-44319

Address/Legal Information

PIN Number	201B169 117
Lot/Parcel Area (Calculated)	13,523.5 (sq ft)
Thomas Brothers Grid	PAGE 502 - GRID H5
Assessor Parcel No. (APN)	2537023008
Tract	LOS ANGELES LAND AND WATER CO'S SUBDIVISION OF A PART OF MACLAY RANCHO
Map Reference	M B 3-17/18
Block	10
Lot	FR 21
Arb (Lot Cut Reference)	1
Map Sheet	201B169

Jurisdictional Information

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

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	M2-1-CUGU
Zoning Information (ZI)	ZI-2355 Environmental Justice Improvement Area ZI-2374 State Enterprise Zone: Los Angeles ZI-2458 Clean Up Green Up (CUGU): Pacoima/Sun Valley ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Light Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Pacoima/Sun Valley
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)

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

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

Assessor Information

Assessor Parcel No. (APN)	2537023008
APN Area (Co. Public Works)*	0.308 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$218,494
Assessed Improvement Val.	\$286,201
Last Owner Change	11/01/2016
Last Sale Amount	\$9
Tax Rate Area	8856
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1959
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,600.0 (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: 2537023008]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Environmental

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Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2537023008]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1664
Fire Information	
Bureau	Valley
Battalion	12
District / Fire Station	77
Red Flag Restricted Parking	No

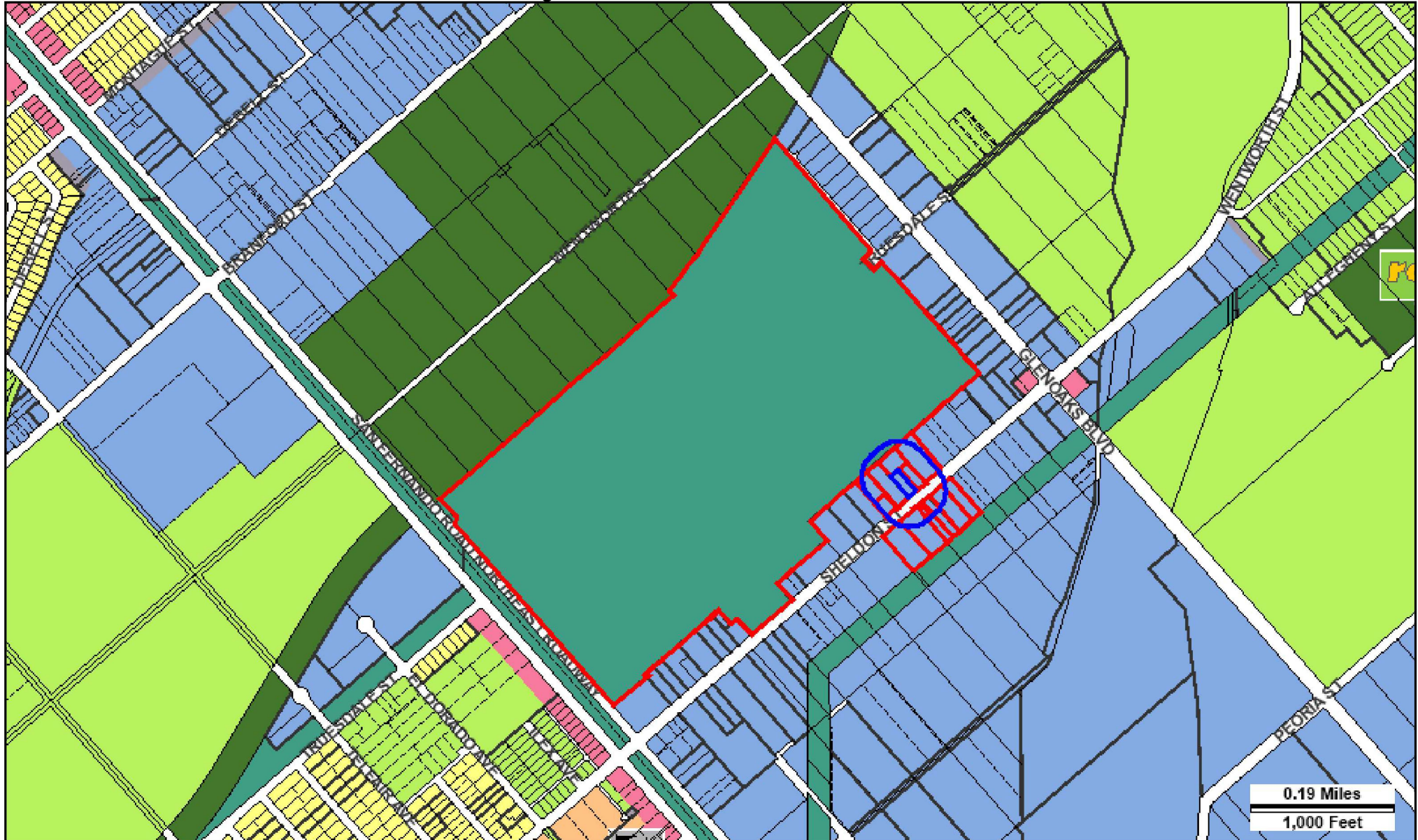
CASE SUMMARIES

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

Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-18707-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	ZONE CHANGES
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.

DATA NOT AVAILABLE

CPC-5096
CPC-3543
ORD-184246
ORD-103590
ORD-103269
AFF-44319



Address: 11677 W SHELDON ST

Tract: LOS ANGELES LAND AND
WATER CO'S SUBDIVISION OF A
PART OF MACLAY RANCHO

Zoning: M2-1-CUGU

APN: 2537023008

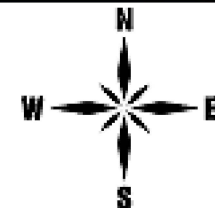
Block: 10

General Plan: Light Manufacturing

PIN #: 201B169 117









Lot: FR 21

Arb: 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

CIRCULATION










STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)
-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

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


MISC. LINES


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


POINTS OF INTEREST


 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


SCHOOLS/PARKS WITH 500 FT. BUFFER


 Existing School/Park Site


 Planned School/Park Site


 Inside 500 Ft. Buffer


 Aquatic Facilities


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites


 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area

 Dual Permit Jurisdiction Area

 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1


 Tier 3


 Tier 2

 Tier 4


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


WAIVER OF DEDICATION OR IMPROVEMENT


 Public Work Approval (PWA)


 Waiver of Dedication or Improvement (WDI)


OTHER SYMBOLS


 Lot Line


 Tract Line


 Lot Cut


 Easement


 Zone Boundary


 Building Line


 Lot Split


 Community Driveway


 Building Outlines 2020


 Building Outlines 2017


 Airport Hazard Zone


 Census Tract


 Coastal Zone


 Council District


 LADBS District Office


 Downtown Parking


 Fault Zone


 Fire District No. 1


 Tract Map


 Parcel Map


 Flood Zone


 Hazardous Waste


 High Wind Zone


 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

 Wells - Inactive