

# Notice of Exemption

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. 200400

Project Applicant: Universal Nursery Los Angeles

Project Location - Specific:

15850 W Monte St, Sylmar, CA 91342 / San Fernando Rd Southwest Rdwy and Roxfo

Project Location - City: Sylmar

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

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

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

Name of Person or Agency Carrying Out Project: Universal Nursery Los Angeles

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.

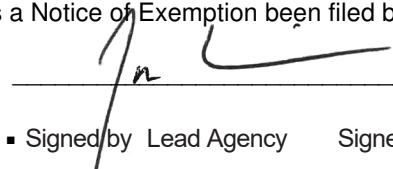
Lead Agency

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: \_\_\_\_\_

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



FILED  
Feb 28 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by L. KEITH MCCOY

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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-S-24-200400-ANN / Cultivation Indoor, Distribution (Type 11)

LEAD CITY AGENCY

City of Los Angeles (Department of Cannabis Regulation)

CASE NUMBER

ENV- 200400-ANN

PROJECT TITLE

DCR CORE RECORD NO. 200400

COUNCIL DISTRICT

7

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

15850 West Monte Street, Sylmar, CA 91342 / San Fernando Road Southwest Rdwy and Roxford St

 Map attached.

PROJECT DESCRIPTION:

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

 Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Universal Nursery Los Angeles

CONTACT PERSON (If different from Applicant/Owner above)

Jason Killeen

(AREA CODE) TELEPHONE NUMBER

(213) 978-0738

EXT.

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

STATE CEQA STATUTE &amp; GUIDELINES

 STATUTORY EXEMPTION(S)

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

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

JUSTIFICATION FOR PROJECT EXEMPTION:

 Additional page(s) attached

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

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

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Jason Killeen

STAFF TITLE

Asst. Executive Director

COMMERCIAL CANNABIS ANNUAL LICENSE(S) APPROVED

Cultivation Indoor and Distribution (Type 11)

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

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

THRYERIS MASON  
PRESIDENT

DAVID NASH  
VICE PRESIDENT

ANTON FARMBY  
SHI YOUNG LIM  
MARIO MELENDEZ

JOSIE TREVIZO  
Commission Executive Assistant  
(213) 978-0738

**City of Los Angeles**  
CALIFORNIA



Karen Bass  
MAYOR

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221 N. FIGUEROA STREET, SUITE 1245  
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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.

<b>DCR Record No.:</b>	LA-S-24-200400-ANN
<b>Applicant Name:</b>	Universal Nursery Los Angeles
<b>Activity(ies) Requested:</b>	Cultivation Specialty Indoor (Type 1A) Distributor (Type 11)
<b>Proposed Project:</b>	The Applicant seeks an Annual License for the commercial cannabis activity(ies) listed above pursuant to LAMC section 104.06 et. al.
<b>Business Premises Address/ Project Location:</b>	15850 West Monte Street Sylmar, CA 91342
Council District: Closest Neighborhood Council: Business Improvement District: Community Plan Area: Zoning:	7 Sylmar - Sylmar (Q) MR1-1VL
<b>LAMC Section / "Phase":</b>	LAMC 104.08 / Phase 2
<b>Environmental Analysis/Clearance:</b> ENV-200400-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 September 18, 2020. 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, CCL22-0000262, to conduct Cultivation - Specialty Cottage Indoor, active through September 9th, 2025; C11-0000670-LIC, to conduct Distributor (Type 11), active through July 3, 2025; CCL19-0005454 to conduct Cultivation-Nursery active through June 17, 2025.

The Applicant is subject to the requirements of LAMC Section 104.20 for the Social Equity Program. The Business Premises is located at 15850 West Monte Street, Sylmar, CA 91342, a parcel zoned for Limited Industrial 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); and Distributor (Type 11), Temporary Approval to an Annual License to be located on an existing site zoned for Limited Industrial, (Q) MR1-1VL at 15850 West Monte Street, Sylmar, CA 91342 (Assessor's Parcel Number 2604-003-BRK). The Project-Specific Information (LIC-4013-FORM) submitted by the Applicant states that existing structures will remain with no expansion proposed (Exhibit A). Existing City sewer service is provided to the project site, and water and electricity are provided by the City of Los Angeles Department of Water and Power. Operations would be seven days per week from 8:00 a.m. to 10:00 p.m. Pre-application review has found the project to be consistent with planning and zoning. Further project site information is provided in the Project Parcel Profile Report from the City's Zone Information and Map Access System (ZIMAS) (Exhibit B). Compliance with Los Angeles Municipal Code Sections 104.00 *et seq.* and 105.00 *et seq.*, as well as DCR's Rules and Regulations, does not waive or otherwise circumvent any other City or State requirements or necessary permits from the City, State, or other public agencies, such as the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, or the Los Angeles County Public Health Department. Full compliance with all applicable regulations for the proposed cannabis use(s) are assumed in this analysis.

**CEQA PROJECT ANALYSIS & FINDINGS:**

**Land Use/Zoning Designations**

Limited Industrial / (Q) MR1-1VL

**Surrounding Land Use/Zoning Designations**

Limited Industrial / (Q) MR1-1VL

Public Facilities / PF-1VL

Limited Industrial / [Q]M1-1

**Subject Property**

The subject site is a fully developed lot within the Sylmar Community Plan Area. The lot is approximately 340 feet deep and a width of 986 feet along West Monte Street. The site is currently developed with a Industrial - Light Manufacturing - One Story building, built in 2008 proposed to be maintained.

The site has a Limited Industrial land-use designation and is zoned (Q) MR1-1VL. The site is located within Council District 7, Sylmar Neighborhood Council, and the lot is flat and contains a pre-existing building to be used by the Applicant.

**Abutting Properties**

Abutting uses include industrial and commercial uses within 200 feet of the site. The immediate area along West Monte Street is predominantly developed with Limited Industrial uses, zoned (Q) MR1-1VL, Public Facilities, zoned PF-1VL; and Limited Industrial uses, zoned [Q]M1-1. (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 207,996 gross square feet, zoned (Q) MR1-1VL with a Industrial - Light Manufacturing - One Story building originally constructed in 2008. 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 207,996 gross square foot property (i.e., less than five acres), and is substantially surrounded by Limited Industrial uses. The surrounding area is Limited Industrial zoned (Q) MR1-1VL, Public Facilities, zoned PF-1VL; and Limited Industrial, zoned [Q]M1-1, and developed with a mix of industrial and commercial buildings along West Monte Street, a cul-de-sac, off of San Fernando Road Southwest Roadway.

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), Distributor (Type 11), Commercial Cannabis Activity at the Business Premises location; and,
3. Adopted the Project Analysis & Findings and Notice of Exemption.

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

February 20, 2025  
Date

**EXHIBITS:**

- Exhibit A – Project Specific Information Form (LIC-4013-FORM)
- Exhibit B – Project Parcel Profile Report from ZIMAS





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): 10/20/2023

Lead Agency: City of Los Angeles - Department of Cannabis Regulation

DCR Record No.: LA-B-0003075482

Applicant Entity Name: Universal Nursery Los Angeles LLC

License Type(s): Cultivation; Distribution; Nursery

Business Premises Location: 15850 W MONTE ST, SYLMAR, CA 91342

County: Los Angeles Assessor's Parcel Number (APN): 2604003BRK

Council District: 7 Neighborhood Council: Sylmar

Community Plan Area: Sylmar

Zoning: [Q]MR1-1VL Specific Plan Area: None

General Plan Land Use: Limited Industrial Redevelopment Project Area: None

Business Improvement District: None Promise Zone: None

State Enterprise Zone: Los Angeles Historic Preservation Review: No

LAPD Division/Station: Valley LAFD District/Fire Station: 91

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



### 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 commercial cannabis activities occurring at the premises include adult-use and medical distribution, cultivation, and nursery. Distribution activities include the packaging, labeling and wholesale distribution of cannabis products. Nursery activities include growing seedlings and immature plants only for use by other businesses or sale to consumers. Cultivation activities include preparing the soil and growing medium, planting seeds or clones, irrigating, fertilizing, and managing pests, harvesting plants, drying, curing and trimming plants.

**Categorical Exemption Evaluation Form**

**Class 1: Existing Facilities**

1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose?  Yes  No

*Provide details of current or prior operation(s). Cite source(s) of information.*

The current commercial cannabis activities occurring at the premises include adult-use and medical distribution, cultivation, and nursery. Distribution activities include the packaging, labeling and wholesale distribution of cannabis products. Nursery activities include growing seedlings and immature plants only for use by other businesses or sale to consumers. Cultivation activities include preparing the soil and growing medium, planting seeds or clones, irrigating, fertilizing, and managing pests, harvesting plants, drying, curing and trimming plants.

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.*

Empty response box for question 2.

3. Project Expansion: \_\_\_\_\_  
Size of expansion in square feet: \_\_\_\_\_

*Cite source(s) of information.*

- a. Would the expansion be less than or equal to 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to [Question 6.](#))  Yes  No

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

*Cite source(s) of information.*

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

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

5. Is there evidence that the project site is located in an environmentally sensitive area?  Yes  No

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



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

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



7. Does the project require demolition and removal of individual small structures (e.g., one single-family residence, a duplex or similar multifamily structure, a store, motel or restaurant or accessory structures)?  Yes  No

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



**Categorical Exemption Evaluation Form**

**Class 2: Replacement or Reconstruction**

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

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



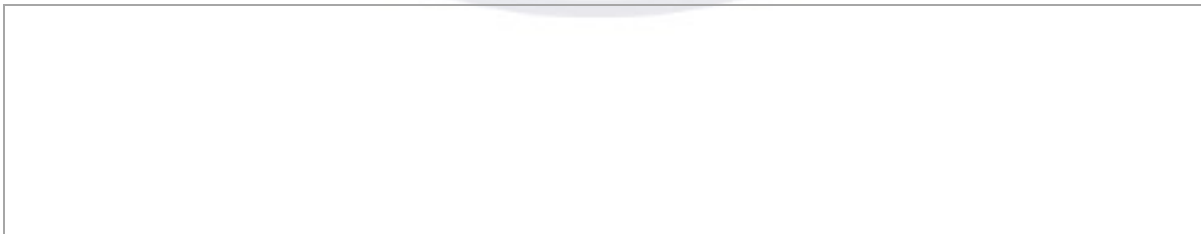
2. Would the new structure have substantially the same purpose and capacity as the existing structure?  Yes  No

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



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.*

[Empty text box for providing information regarding modifications to existing small structures]

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.*

[Empty text box for providing information regarding the construction of new small structures]

**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.*

City of Los Angeles Zone Information and Map Access System ("ZIMAS").



**FOR SITES IN URBANIZED AREAS**

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

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

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

*Cite source(s) of information.*

City of Los Angeles Zone Information and Map Access System ("ZIMAS").

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.*

The Los Angeles Department of Water and Power.

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

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



**FOR SITES NOT IN URBANIZED AREAS**

9. Does the project involve the construction of a single structure totaling 2,500 square feet or less?  Yes  No

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



10. Does the project involve the use of significant amounts of hazardous substances?  Yes  No

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



**FOR ALL SITES**

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

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



**Categorical Exemption Evaluation Form**

**Class 4: Minor Alterations to Land**

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

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

TM



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.*

City of Los Angeles Zone Information and Map Access System ("ZIMAS") and property records.

2. Project Size and Location
- a. Is the project site 5 acres in size or less?  Yes  No

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

The project size is 7,378 sq feet. The source is the City of Los Angeles Zone Information and Map Access System ("ZIMAS") and property records.

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

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

The surrounding uses are industrial urban uses. The source is the City of Los Angeles Zone Information and Map Access System ("ZIMAS") and property records.

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

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

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

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



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

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

The Los Angeles Department of Water and Power.

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

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



### Exceptions to Exemptions

#### 1. Scenic Highways

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

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

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

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

2. Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?  Yes  No

*Describe the type of hazardous site (if applicable). Cite source(s) of information.*

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

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



4. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?**  Yes  No

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

TM

5. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**  Yes  No

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

6. **Would the project impact an environmental resource of hazardous or critical concern?**  Yes  No

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

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

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

**CEQA Exemption Petition**Class: 1 and 32 Category: Existing Facilities and In-Fill Development Projects

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

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.

The project is consistent with the general plan designation, all applicable general plan policies, and zoning designation and regulations for commercial cannabis activity at the site. The site is entirely developed with buildings and hardscape features within the limits of the City of Los Angeles and is substantially surrounded by urban uses. The project site is served by required utilities and public services available within the limits of the City of Los Angeles. 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.

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

The City of Los Angeles Zone Information and Map Access System ("ZIMAS"); property records; Department of Cannabis Regulation application for a commercial cannabis license.

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

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

The project is located at 15850 W MONTE ST, SYLMAR, CA 91342, Los Angeles County. The assessors number is 2604003BRK. The cross streets are Kadota St. and El Dorado Avenue.

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

The current land use and zoning on the project site is Limited Industrial ([Q]MR1-1VL). The abutting land uses are the following: Limited Industrial ([Q]MR1-1VL) and Public Facilities (PF-1VL). The surrounding land uses and zoning designations within a one-half mile radius are the following: Limited Industrial ([Q]MR1-1VL, M1-1), Public Facilities (PF-1VL), Very Low Residential (RA-1-K), Limited Industrial ([Q]C2-1, RMP-1), Low Residential (R1-1), Community Commercial (QP-1-CPIO, C2-1VL-CPIO), Light Industrial (M2-1), Open Space (OS-1XL), and Low Medium Residential (RD2-1-K)

- (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.

The previous use and timing of the operation is unknown.

- (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.

Unknown.

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

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

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

The commercial cannabis activities occurring at the premises include adult-use and medical distribution, cultivation, and nursery. Distribution activities include the packaging, labeling and wholesale distribution of cannabis products. Nursery activities include growing seedlings and immature plants only for use by other businesses or sale to consumers. Cultivation activities include preparing the soil and growing medium, planting seeds or clones, irrigating, fertilizing, and managing pests, harvesting plants, drying, curing and trimming plants.

- (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.*

N/A.

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

The Project size is 7,378 square feet and the lot size is 207,996 square feet.

- (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.*

It is licensed.

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

The hours of operation will be from 8 am to 4 pm, Monday through Friday. On Saturday it begins at 9 am through 2 pm. No activity on Sunday and there is no shift.

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

Universal Nursery Los Angeles LLC estimates 2 employees will be on site during operating hours.

- (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.*

The business estimates one delivery and 2 to 3 shipments will occur a week. Such deliveries/shipment will occur between Monday through Friday. No deliveries or shipments will occur on Sundays and Saturdays.

- (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.*

The Los Angeles Department of Water and Power ("DWP"), no new or amended water rights are required

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

Los Angeles County wastewater treatment facilities.

**4. Environmental Setting:**

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

Universal Nursery Los Angeles LLC is located in the Sylmar community plan area, which is completely surrounded by other industrial use businesses, concrete and alleys.

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

The land is relatively flat and entirely surrounded by urban development. It is not located in a high fire severity zone, wind velocity area or special grading area.

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

There is no surrounding vegetation or soil and Universal Nursery Los Angeles LLC is located in a industrial zone and highly urban area.



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

The premises are not within 150 feet or near any stream bed, lake, river, nor will the project have temporary or permanent impacts to channels or riparian habitat.

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

No.

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

No.

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

No.

- (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:

Please see attached HMBP and diagrams.

- (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:

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

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

LADWP is supplying energy for the project, which amounts 15,000 kWh per month. The project will not require an increase in energy demand or additional energy resources.

5. Explain whether any of the project activities will expand the existing footprint of the proposed facility beyond the current structural or parcel boundaries, increase the amount of impervious surface, or reduce any natural habitat. If the project is part of a larger project, attach a separate sheet to briefly describe the larger project.

N/A.

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.*

Universal Nursery Los Angeles LLC will use regular maintenance to ensure there are no leaks or other issues to confirm the most efficient use of water in the premises. Universal Nursery is already saving water and collecting water from the AC. The project will not cause any increase in noise in the surrounding area.

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

None.



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.*

<b>Class</b>	<b>Category</b>	<b>Description</b>
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.

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Reports

Resources

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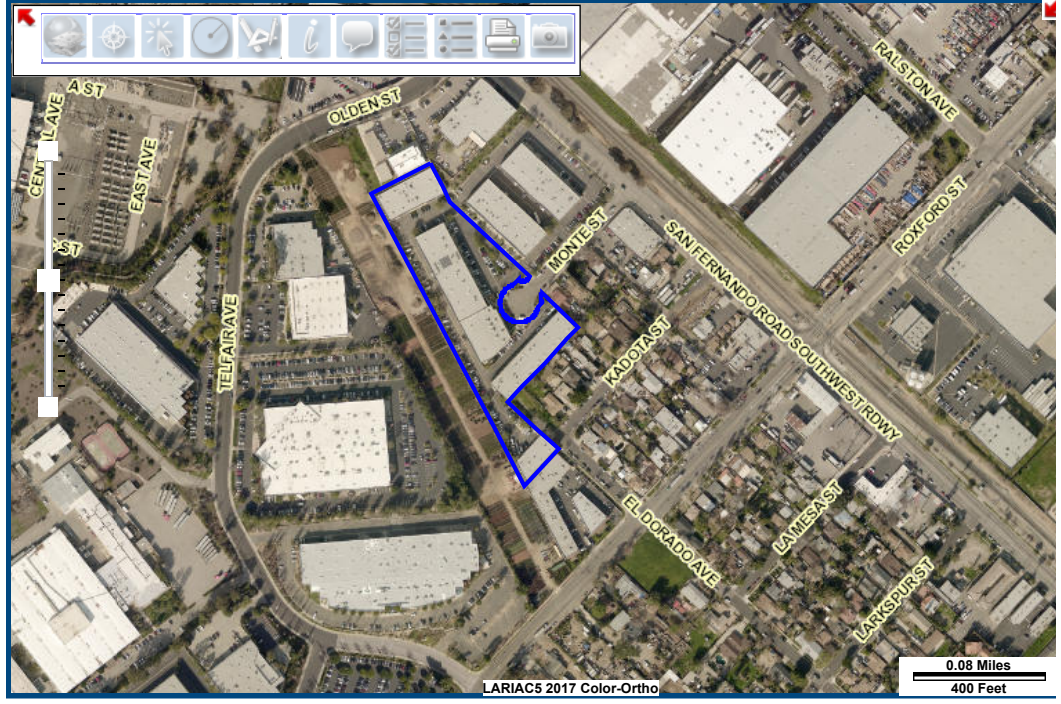
15850 W MONTE ST

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Address/Legal	
Site Address	15835 W MONTE ST
Site Address	15840 W MONTE ST
Site Address	15850 W MONTE ST
Site Address	15853 W MONTE ST
ZIP Code	91342
PIN Number	225B141 1523
Lot/Parcel Area (Calculated)	207,996.0 (sq ft)
Thematic Display Code	MAP 491 - CPD F2

- Background Map Display Layer
- Generalized Zoning
  - General Plan Land Use
  - 500 Ft. School/Park Zone
  - Coastal Zones
  - Transit Oriented Communities (TOC)
  - Waiver of Dedication or Improvement
  - 2001 Digital Ortho Photos
  - 2006 Digital Color-Ortho
  - 2008 Digital Color-Ortho Station Fire Area
  - 2011 Digital Color-Ortho
  - 2014 Digital Color-Ortho
  - 2017 Digital Color-Ortho

- Economic Development Areas
- Housing
- Public Safety



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Search

Reports

Resources

News!

Help

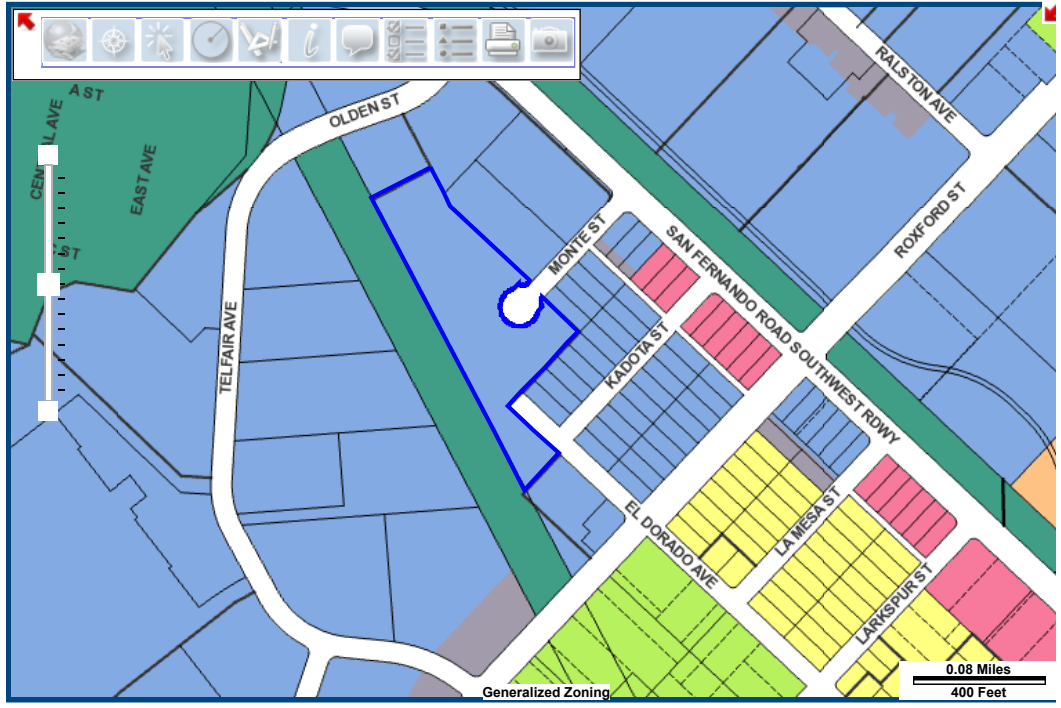
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  - 2011 Digital Color-Ortho
  - 2014 Digital Color-Ortho
  - 2017 Digital Color-Ortho

- Economic Development Areas
- Housing
- Public Safety



**CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)  
 CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN**

*Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN*

**A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW**

FACILITY ID #		A1.	CERS ID #	A2.	DATE OF PLAN PREPARATION/REVISION (MM/DD/YYYY)	A3.
BUSINESS NAME (Same as Facility Name or DBA - Doing Business As)					A4.	
Universal Nursery Los Angeles LLC						
BUSINESS SITE ADDRESS					A5.	
15850 Monte St						
BUSINESS SITE CITY			A6.	CA	ZIP CODE	A7.
Sylmar					91342	
TYPE OF BUSINESS (e.g., Painting Contractor)			A8.	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance)		
Cannabis Nursery				Distribution		
THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING (Check all that apply):					A10.	
<input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS; <input type="checkbox"/> 2. HAZARDOUS WASTES						

**B. INTERNAL RESPONSE**

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR BY (Check all that apply):	B1.
<input checked="" type="checkbox"/> 1. CALLING PUBLIC EMERGENCY RESPONDERS (e.g., 9-1-1) <input checked="" type="checkbox"/> 2. CALLING HAZARDOUS WASTE CONTRACTOR <input type="checkbox"/> 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM	

**C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS**

In the event of an emergency involving hazardous materials and/or hazardous waste, all facilities must IMMEDIATELY:

1. Notify facility personnel and evacuate if necessary in accordance with the Emergency Action Plan (Title 8 California Code of Regulations §3220);
2. Notify local emergency responders by calling 9-1-1;
3. Notify the local Unified Program Agency (UPA) at the phone number below; and
4. Notify the State Warning Center at (800) 852-7550.

Facilities that generate, treat, store or dispose of hazardous waste have additional responsibilities to notify and coordinate with other response agencies. Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator must follow the appropriate requirements for the category of facility and type of release involved:

1. Title 22 California Code of Regulations §66265.56. Emergency Procedures for generators of 1,000 kilograms or more of hazardous waste in any calendar month.
2. Title 22 California Code of Regulations §66265.196. Response to Leaks or Spills and Disposition of Leaking or Unfit-for-Use Tank Systems.
3. Title 40 Code of Federal Regulations §302.6. Notification requirements for a release of a hazardous substance equal to or greater than the reportable quantity.
4. Title 22 California Code of Regulations §66262.34(d)(2) and Title 40 Code of Federal Regulations §262.34(d)(5)(ii) for generators of less than 1000 kilograms of hazardous waste in any calendar month.

Following notification and before facility operations are resumed in areas of the facility affected by the incident, the Emergency Coordinator shall notify the local UPA and the local fire department's hazardous materials program, if necessary, that the facility is in compliance with requirements to:

1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

EMERGENCY RESPONSE	AMBULANCE, FIRE, POLICE AND CHP	9-1-1	
PHONE NUMBERS:	CALIFORNIA STATE WARNING CENTER (CSWC)/CAL OES	(800) 852-7550	
	NATIONAL RESPONSE CENTER (NRC)	(800) 424-8802	
	POISON CONTROL CENTER	(800) 222-1222	
	LOCAL UNIFIED PROGRAM AGENCY (UPA)	(626) 458-3517	C1.
	OTHER (Specify):		C2. C3.
NEAREST MEDICAL FACILITY / HOSPITAL NAME:	Olive View-UCLA Medical Center	(747) 210-3000	C4. C5.

AGENCY NOTIFICATION PHONE NUMBERS:	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)	(916) 255-3545	
	REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)	(213) 576-6600	C6.
	U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)	(800) 300-2193	
	CALIFORNIA DEPT. OF FISH AND WILDLIFE (CDFW)	(916) 358-2900	
	U.S. COAST GUARD (USCG)	(202) 267-2180	
	CAL OSHA	(916) 263-2800	
	CAL FIRE OFFICE OF THE STATE FIRE MARSHAL (OSFM)	(916) 323-7390	
	OTHER (Specify):		C7. C8.
	OTHER (Specify):		C9. C10.



INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR BY (Check all that apply): C11.  
 1. VERBAL WARNINGS;                       2. PUBLIC ADDRESS OR INTERCOM SYSTEM;                       3. TELEPHONE;  
 4. PAGERS;                       5. ALARM SYSTEM;                       6. PORTABLE RADIO

NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY (Check all that apply): C12.  
 1. VERBAL WARNINGS;                       2. PUBLIC ADDRESS OR INTERCOM SYSTEM;                       3. TELEPHONE;  
 4. PAGERS;                       5. ALARM SYSTEM;                       6. PORTABLE RADIO

EMERGENCY COORDINATOR CONTACT INFORMATION: Gev Grgodjaian C13.  
PRIMARY EMERGENCY COORDINATOR NAME: Gev Grgodjaian                      PHONE NO.: (818) 355-5152                      PHONE NO.:  
ALTERNATE EMERGENCY COORDINATOR NAME: Sevak Mikaiel                      PHONE NO.: (818) 726-9993                      PHONE NO.:  
 Check if additional Emergency Coordinator contact and address information is available onsite or by calling PHONE NO.:

Note: If more than one alternate emergency coordinator is designated, attach a list in order of responsibility.

**D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES**

Check the applicable boxes to indicate your facility's procedures for containing spills and preventing and mitigating releases, fires and/or explosions. D1.

1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.;  
 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls, built-in berms);  
 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, spill pigs, spill pillows);  
 4. COVER OR BLOCK FLOOR AND/OR STORM DRAINS;  
 5. LINED TRENCH DRAINS AND/OR SUMPS;  
 6. AUTOMATIC FIRE SUPPRESSION SYSTEM;  
 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS;  
 8. STOP PROCESSES AND/OR OPERATIONS;  
 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM;  
 10. SHUT OFF WATER, GAS, ELECTRICAL UTILITIES;  
 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE AND/OR MEDICAL AID;  
 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AND/OR IMPACTED AREAS;  
 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION;  
 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE EMERGENCY RESPONSE TEAM;  
 15. REMOVE CONTAINERS AND/OR ISOLATE AREAS;  
 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR;  
 17. USE ABSORBENT MATERIAL FOR SPILL CONTAINMENT;  
 18. VACUUM SUCTION USING APPROPRIATE VACUUM (e.g., Intrinsically safe) FOR SPILL CONTROL AND/OR CLEANUP;  
 19. DECONTAMINATE PERSONNEL AND EQUIPMENT WITHIN DESIGNATED AREA AND DISPOSE OF WASTEWATER AS HAZARDOUS WASTE;  
 20. PROVIDE SAFE TEMPORARY STORAGE OF HAZARDOUS WASTE GENERATED DURING EMERGENCY ACTIONS;  
 21. OTHER (Specify): D2.

**E. FACILITY EVACUATION**

THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (Check all that apply): E1.  
 1. BELLS; E2.  
 2. HORNS/SIRENS;  
 3. VERBAL (i.e., Shouting);  
 4. OTHER (Specify): flashing lights

THE FOLLOWING LOCATION(S) WILL BE USED FOR AN EMERGENCY ASSEMBLY AREA(S) (e.g., Parking lot, street corner): E3.  
Note: The Emergency Coordinator must account for all onsite employees and visitors after evacuation.

EVACUATION ROUTE S AND ALTERNATE EVACUATION ROUTES ARE DESCRIBED AS FOLLOWS: E4.  
 1. WRITTEN PROCEDURES DESCRIBING ROUTES, EXITS, AND ASSEMBLY AREAS;  
 2. EVACUATION MAP(S) DEPICTING ROUTES, EXITS, AND ASSEMBLY AREAS;  
 3. OTHER (Specify): E5.  
Note: Evacuation procedures and/or maps should be posted in visible facility locations and must be included in the Contingency Plan.

**F. ARRANGEMENTS FOR EMERGENCY SERVICES**

ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following): F1.  
 1. HAVE BEEN DETERMINED NOT NECESSARY;  
 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify): F2.  
Note: Advance arrangements with local fire and police departments, hospitals, state and local emergency response teams, and/or emergency services contractors should be made for your facility, if necessary. Large Quantity Generators must describe arrangements in the Contingency Plan.

### G. EMERGENCY EQUIPMENT

Check the applicable boxes to list emergency response equipment available at the facility, identify the location(s) where the equipment is kept, and indicate the equipment's capability, if applicable.

TYPE	EQUIPMENT AVAILABLE <small>G1.</small>	LOCATION <small>G2.</small>	CAPABILITY <small>G3.</small>
<i>EXAMPLE</i>	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES	<i>SPILL RESPONSE KIT</i>	<i>SINGLE USE, OIL RESISTANT ONLY</i>
<b>Safety and First Aid</b>	1. <input checked="" type="checkbox"/> CHEMICAL PROTECTIVE SUITS, APRONS, AND/OR VESTS	front storage room of unit 102	multi uses
	2. <input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES	front storage room of unit 102	single use
	3. <input type="checkbox"/> CHEMICAL PROTECTIVE BOOTS		
	4. <input checked="" type="checkbox"/> SAFETY GLASSES, GOGGLES, AND FACE SHIELDS	front storage room of unit 102	multi uses
	5. <input type="checkbox"/> HARD HATS		
	6. <input type="checkbox"/> AIR-PURIFYING RESPIRATORS		
	7. <input type="checkbox"/> SELF-CONTAINED BREATHING APPARATUS (SCBA)		
	8. <input checked="" type="checkbox"/> FIRST AID KITS	front storage room of unit 102	multi uses
	9. <input type="checkbox"/> PLUMBED EYEWASH FOUNTAIN AND/OR SHOWER		
	10. <input type="checkbox"/> PORTABLE EYEWASH KITS AND/OR STATION		
	11. <input type="checkbox"/> OTHER		
<b>Fire Fighting</b>	12. <input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS	throughout	multi uses
	13. <input checked="" type="checkbox"/> FIXED FIRE SUPPRESSION SYSTEMS AND/OR SPRINKLERS	throughout	
	14. <input type="checkbox"/> FIRE ALARM BOXES		
	15. <input type="checkbox"/> OTHER		
<b>Spill Control and Clean-Up</b>	16. <input type="checkbox"/> ALL-IN-ONE SPILL KIT		
	17. <input type="checkbox"/> ABSORBENT MATERIAL		
	18. <input type="checkbox"/> CONTAINER FOR USED ABSORBENT		
	19. <input type="checkbox"/> BERM AND/OR DIKING EQUIPMENT		
	20. <input checked="" type="checkbox"/> BROOM	throughout	
	21. <input checked="" type="checkbox"/> SHOVEL	front storage room of unit 102	
	22. <input checked="" type="checkbox"/> VACUUM	103 roll up gate	
	23. <input type="checkbox"/> EXHAUST HOOD		
	24. <input type="checkbox"/> SUMP AND/OR HOLDING TANK		
	25. <input type="checkbox"/> CHEMICAL NEUTRALIZERS		
	26. <input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT		
	27. <input type="checkbox"/> SPILL OVERPACK DRUMS		
	28. <input type="checkbox"/> OTHER		
<b>Communications and Alarm Systems</b>	29. <input checked="" type="checkbox"/> TELEPHONES (e.g., Cellular)		
	30. <input type="checkbox"/> INTERCOM AND/OR PA SYSTEM		
	31. <input type="checkbox"/> PORTABLE RADIOS		
	32. <input checked="" type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT	CO2 monitors in unit 101	
<b>Other</b>	33. <input type="checkbox"/> OTHER		
	34. <input type="checkbox"/> OTHER		



## H. EARTHQUAKE VULNERABILITY

Identify areas of the facility that are vulnerable to hazardous materials releases due to seismic motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS (Check all that apply): <span style="float: right;">H1.</span> <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS AND/OR WASTE STORAGE AREAS <input type="checkbox"/> 2. PROCESS LINES AND PIPING <input type="checkbox"/> 3. LABORATORY <input type="checkbox"/> 4. WASTE TREATMENT AREA	LOCATIONS (e.g., Shop, outdoor shed, lab): <span style="float: right;">H2.</span> stored in unit 102 front storage room
--	--

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS AND/OR EQUIPMENT (Check all that apply): <span style="float: right;">H3.</span> <input type="checkbox"/> 1. SHELVES, CABINETS AND/OR RACKS <input checked="" type="checkbox"/> 2. TANKS AND SHUT-OFF VALVES <input checked="" type="checkbox"/> 3. PORTABLE GAS CYLINDERS <input checked="" type="checkbox"/> 4. EMERGENCY SHUT-OFF AND/OR UTILITY VALVES <input checked="" type="checkbox"/> 5. SPRINKLER SYSTEMS <input type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane tank)	LOCATIONS: <span style="float: right;">H4.</span> throughout building
--	--

## I. EMPLOYEE TRAINING

Employee training is required for all employees and/or contractors handling hazardous materials and/or hazardous wastes during normal and/or emergency operations. Most facilities will need to submit a separate Training Plan. However, your CUPA may accept this section as the Training Plan for some small facilities. Employee training plans may include the following content:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Applicable laws and regulations;</li> <li>• Emergency response plans and procedures;</li> <li>• Safety Data Sheets;</li> <li>• Hazard communication related to health and safety;</li> <li>• Methods for safe handling of hazardous substances;</li> <li>• Hazards of materials and processes (e.g., fire, explosion, asphyxiation);</li> <li>• Hazard mitigation, prevention and abatement procedures;</li> <li>• Coordination of emergency response actions;</li> <li>• Notification procedures for local emergency responders, CUPA, Cal OES, and onsite personnel;</li> </ul> | <ul style="list-style-type: none"> <li>• Communication and alarm systems;</li> <li>• Personal protective equipment;</li> <li>• Use and maintenance of emergency response equipment and supplies (e.g. Fire extinguishers, respirators, spill control materials);</li> <li>• Decontamination procedures;</li> <li>• Evacuation procedures and evacuation staging locations;</li> <li>• Identification of facility areas, equipment, and systems vulnerable to earthquakes and other natural disasters.</li> <li>• OTHER (Specify):</li> </ul> |
|--|--|

Check the applicable boxes below to indicate how the employee training program is administered.

<input type="checkbox"/> 1. FORMAL CLASSROOM	<input type="checkbox"/> 2. VIDEOS	<input type="checkbox"/> 3. SAFETY MEETINGS	<input type="checkbox"/> 4. STUDY GUIDES / MANUALS	H1.
<input type="checkbox"/> 5. OTHER (Specify): _____				H2.
<input checked="" type="checkbox"/> 6. NOT APPLICABLE SINCE FACILITY HAS NO EMPLOYEES				
<input type="checkbox"/> 7. CHECK IF A SEPARATE EMPLOYEE TRAINING PLAN IS USED AND UPLOADED TO CERS AS A PDF DOCUMENT				H3.
<input type="checkbox"/> 8. CHECK IF EMPLOYEE TRAINING IS COVERED BY THE ABOVE REFERENCED CONTENT AND OTHER DOCUMENTS ONSITE				H4.

### EMPLOYEE TRAINING FREQUENCY AND RECORDKEEPING TRAINING MUST BE:

- Provided initially for new employees as soon as possible following the date of hire. New employees should not work in an unsupervised position that involves hazardous materials handling and/or hazardous waste management without proper training;
- Provided within six months from the date of hire for new employees at a large quantity generator;
- Ongoing and provided at least annually;
- Amended prior to a change in process or work assignment;
- Given upon modification to the Emergency Response/Contingency Plan.

**Large Quantity Generator Training:** Large quantity generators (1,000 kg or more) must retain written plan and documentation of employee training which includes:

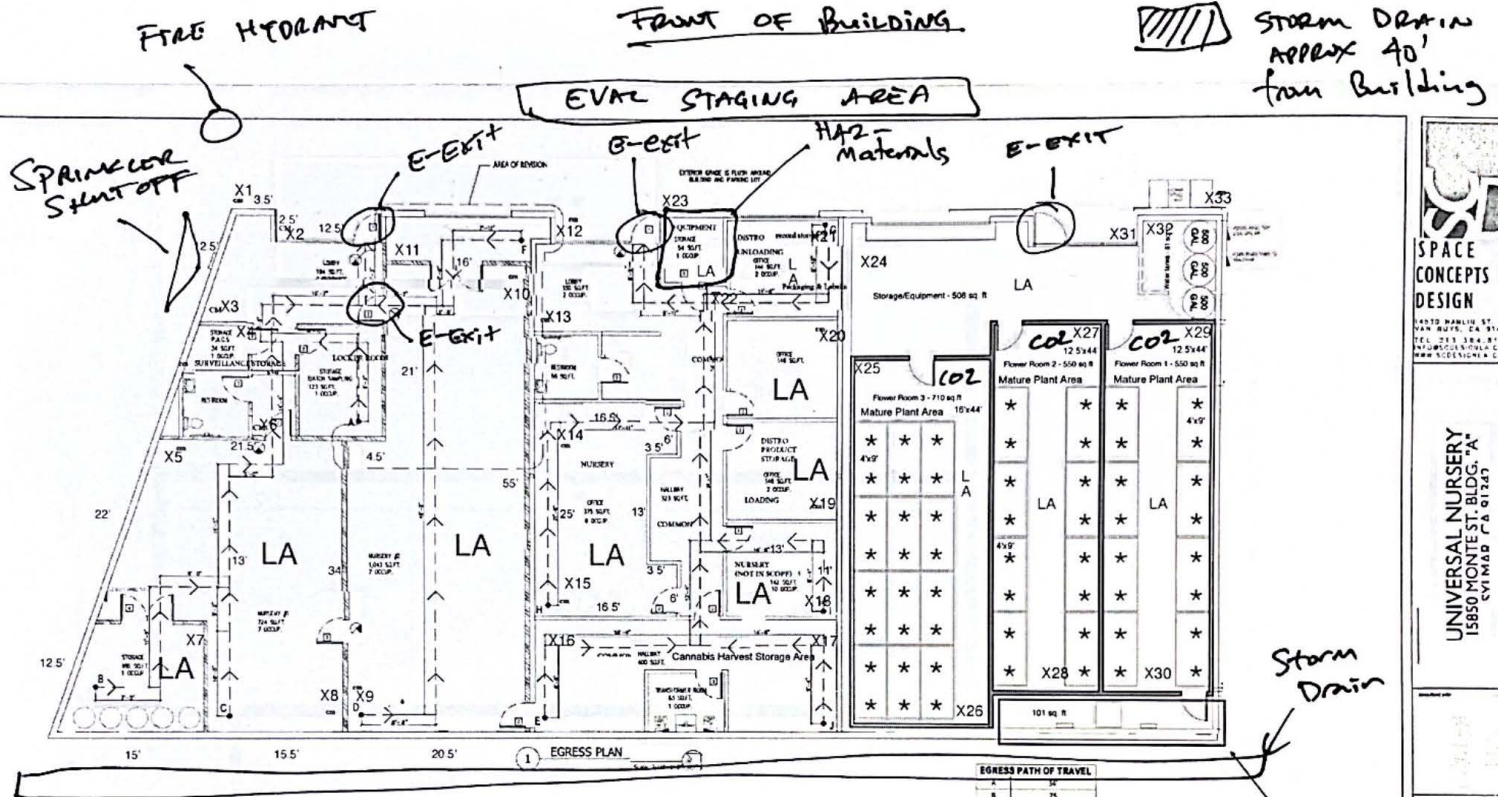
- A written description of the type and amount of both initial and ongoing training that will be given to persons filling each job position having responsibility for hazardous waste management and/or emergency response.
- The name, job title and job description for each position at the facility related to hazardous waste management.
- Current employee training records must be retained until closure of the facility and former employee training records must be retained for at least three years after termination of employment.

**Small Quantity Generator Training:** Small quantity generators (less than 1,000 kg) must include basic hazardous waste management and emergency response procedures but a written employee training plan and training records are not required. In order to show that the facility has met the small quantity generator employee training requirement, an employee training plan and training records may be made available.

**Hazardous Materials Business Plan Training:** Businesses must provide initial and annual employee training that includes the content referenced above. The training may be based on the job position and training records must be made available for a period of at least three years.

## J. LIST OF ATTACHMENTS

Check one of the following:	J1.
<input type="checkbox"/> 1. NO ATTACHMENTS ARE REQUIRED; or	
<input type="checkbox"/> 2. THE FOLLOWING DOCUMENTS ARE ATTACHED:	J2.



**SPACE CONCEPTS & DESIGN**  
 14075 HANLEY ST. #8  
 FARMERS BLVD. CA 94541  
 TEL: 925-388-8833  
 WWW.SPACECONCEPTS.COM

**UNIVERSAL NURSERY**  
 15850 MONTE ST. BLDG. 7A  
 CYNARA, CA 94507

ROOM	USE	LOAD FACTOR	SQUARE FOOTAGE	OCC. LOAD
OFFICES	OFFICES	1 PER 100SF	875 SF	8
NURSERY	AGRICULTURAL	1 PER 100SF	1,970 SF	19
STORAGE	STORAGE	1 PER 300SF	903 SF	2
TRANSFORMER ROOM	MECHANICAL	1 PER 300SF	63 SF	1
BREAK ROOM	ASSEMBLY	1 PER 150SF	142 SF	10
REST ROOM			112 SF	
LOBBY	ASSEMBLY	1 PER 150SF	566 SF	23
HALLWAYS			1,028 SF	
TOTAL			4,597 SF	62

EGRESS PATH OF TRAVEL	
A	35
B	75
C	52
D	30
E	31
F	40
G	37
H	67
I	80
J	78

MAXIMUM EXIT TRAVEL DISTANCE 200 FT  
 CBC TABLE 1017.2 OCCUPANCY 4-F WITH SPRINKLERS  
 FOR SPACES WITH ONE EXIT, MAX. EXIT TRAVEL DISTANCE, 100 FT  
 CBC TABLE 1008.2.1 OCCUPANCY 4-F WITH SPRINKLERS

ROOM	PHASE	REMARKS	DATE
1	1	...	...
2	1	...	...
3	1	...	...
4	1	...	...
5	1	...	...
6	1	...	...
7	1	...	...
8	1	...	...
9	1	...	...
10	1	...	...
11	1	...	...
12	1	...	...
13	1	...	...
14	1	...	...
15	1	...	...
16	1	...	...
17	1	...	...
18	1	...	...
19	1	...	...
20	1	...	...
21	1	...	...
22	1	...	...
23	1	...	...
24	1	...	...
25	1	...	...
26	1	...	...
27	1	...	...
28	1	...	...
29	1	...	...
30	1	...	...
31	1	...	...
32	1	...	...
33	1	...	...

- ALL EXISTING DOORS AND WINDOWS SHOULD BE KEPT CLOSED...
- DOORS AND WINDOWS SHOULD BE KEPT OPEN...
- DOORS AND WINDOWS SHOULD BE KEPT CLOSED...
- DOORS AND WINDOWS SHOULD BE KEPT OPEN...
- DOORS AND WINDOWS SHOULD BE KEPT CLOSED...
- DOORS AND WINDOWS SHOULD BE KEPT OPEN...

- IF THIS SYSTEM SHALL BE KEPT OPERABLE FROM THE CONTROL ROOM...
- DOOR SCHEDULES SHALL BE KEPT OPERABLE...
- THIS ROOM TO REMAIN UNLOCKED WITH...
- ALL EXISTING DOOR SCHEDULES SHALL ALSO...
- DOORS WITH SCHEDULES SHOULD BE KEPT...
- DOORS OF EXISTING SHALL HAVE A DELAY...

LA = limited access  
 \* = 56 grow lights (1000 watts per light, 56,000 watts total)  
 X = security cameras (33 cameras total)

**A-1.3**



[New Search](#)

[File a complaint about a cannabis business](#)

## License Search

universal nursery

Total Results Found: 4

License Number ↑	License Type ↑	License Status ↑	DBA Name ↑	Legal Business Name ↑	County ↑	Effective Date ↑	Expiration Date ↑	License Stage ↑
∨ C11-0000670-LIC	Commercial - Distributor	Active	UNIVERSAL NURSERY LOS ANGELES LLC	Universal Nursery Los Angeles LLC	Los Angeles	2019-07-04	2025-07-03	Provisional
∨ CCL19-0005161	Cultivation - Specialty Indoor	Expired	Data Not Available	Universal Nursery Los Angeles, LLC	Los Angeles	2020-07-22	2021-07-22	Provisional
∨ CCL19-0005454	Cultivation - Nursery	Active	Data Not Available	Universal Nursery Los Angeles LLC	Los Angeles	2020-06-17	2025-06-17	Provisional
∨ CCL22-0000262	Cultivation - Specialty Cottage Indoor	Active	Data Not Available	Universal Nursery Los Angeles LLC	Los Angeles	2022-09-09	2025-09-09	Provisional

Last update of license data: 02/12/2025



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# City of Los Angeles Department of City Planning

## 2/12/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

15835 W MONTE ST  
15840 W MONTE ST  
15853 W MONTE ST  
15850 W MONTE ST

### ZIP CODES

91342

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-6646  
CPC-4737  
CPC-3010  
CPC-2006-5569-CPU  
CPC-19XX-27224  
CPC-19XX-25190  
CPC-1987-889-ZC  
CPC-1986-448-GPC  
CPC-10202  
ORD-164451  
ORD-129279  
ORD-106823  
DIR-2006-844-SPR  
ZA-19XX-9235  
ZA-19XX-1623  
TT-67308  
TR-52085  
AA-2006-499-PMEX  
ENV-2006-845-MND  
ENV-2006-5923-MND  
ENV-2006-5624-EIR  
MND-95-311-TT-SUB  
MND-87-670-ZC  
AFF-43315  
AFF-43314  
AF-06-0904736  
CFG-1500

### Address/Legal Information

PIN Number	225B141 1523
Lot/Parcel Area (Calculated)	207,996.0 (sq ft)
Thomas Brothers Grid	PAGE 481 - GRID F3 PAGE 481 - GRID F4
Assessor Parcel No. (APN)	2604003BRK
Tract	TR 67308-C
Map Reference	M B 1345-1/4
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	222B141 225B141

### Jurisdictional Information

Community Plan Area	Sylmar
Area Planning Commission	North Valley APC
Neighborhood Council	Sylmar
Council District	CD 7 - Monica Rodriguez
Census Tract #	1066.04000000
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

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

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]MR1-1VL
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles ZI-1361 Mobile Home Park (Citywide Listing)
General Plan Land Use	Limited Industrial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	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
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

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

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Moderate Resource
High Quality Transit Corridor (within 1/2 mile)	No
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	2604003025
APN Area (Co. Public Works)*	0.141 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$264,602
Assessed Improvement Val.	\$299,230
Last Owner Change	02/05/2013
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	184520
	1564030
	1326362
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0

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Building Square Footage	2,700.0 (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: 2604003025]

**Assessor Information**

Assessor Parcel No. (APN)	2604003026
APN Area (Co. Public Works)*	0.117 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$258,973
Assessed Improvement Val.	\$248,743
Last Owner Change	02/05/2013
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1326362
	1184551

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,240.0 (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: 2604003026]

**Assessor Information**

Assessor Parcel No. (APN)	2604003027
APN Area (Co. Public Works)*	0.146 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$264,602
Assessed Improvement Val.	\$314,008
Last Owner Change	02/05/2013
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030

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	1326362
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,800.0 (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: 2604003027]

#### Assessor Information

Assessor Parcel No. (APN)	2604003028
APN Area (Co. Public Works)*	0.169 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$109,892
Assessed Improvement Val.	\$438,670
Last Owner Change	10/24/2014
Last Sale Amount	\$465,004
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	212894
	1988342
	1564030
	1184551
	1128072
	1005749

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,240.0 (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: 2604003028]

#### Assessor Information

Assessor Parcel No. (APN)	2604003029
APN Area (Co. Public Works)*	0.118 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$260,100
Assessed Improvement Val.	\$347,036
Last Owner Change	07/17/2017
Last Sale Amount	\$555,005
Tax Rate Area	16

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Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551
	0794474
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,260.0 (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: 2604003029]

**Assessor Information**

Assessor Parcel No. (APN)	2604003030
APN Area (Co. Public Works)*	0.118 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$139,410
Assessed Improvement Val.	\$455,991
Last Owner Change	10/18/2021
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014

	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564082
	1564030
	1184551
	0180891

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,260.0 (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: 2604003030]

**Assessor Information**

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Assessor Parcel No. (APN)	2604003031
APN Area (Co. Public Works)*	0.118 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$194,744
Assessed Improvement Val.	\$258,155
Last Owner Change	08/18/2009
Last Sale Amount	\$365,003
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1269165
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,260.0 (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: 2604003031]

#### Assessor Information

Assessor Parcel No. (APN)	2604003032
APN Area (Co. Public Works)*	0.118 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$109,410
Assessed Improvement Val.	\$243,054
Last Owner Change	12/23/2009
Last Sale Amount	\$281,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1955582
	1564030
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0

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

Building Square Footage	2,260.0 (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: 2604003032]

**Assessor Information**

Assessor Parcel No. (APN)	2604003033
APN Area (Co. Public Works)*	0.118 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$117,744
Assessed Improvement Val.	\$233,075
Last Owner Change	06/18/2009
Last Sale Amount	\$281,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	918784
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,260.0 (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: 2604003033]

**Assessor Information**

Assessor Parcel No. (APN)	2604003034
APN Area (Co. Public Works)*	0.118 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$124,869
Assessed Improvement Val.	\$239,051
Last Owner Change	06/21/2010
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	843922
	697163
	6-516
	562605
	320523-26
	2615809
	2414033

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	1988342
	1564030
	1184551
	1007158
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,260.0 (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: 2604003034]

**Assessor Information**

Assessor Parcel No. (APN)	2604003035
APN Area (Co. Public Works)*	0.118 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$99,083
Assessed Improvement Val.	\$230,270
Last Owner Change	10/24/2012
Last Sale Amount	\$275,002
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1608632
	1564030
	1184551

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,260.0 (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: 2604003035]

**Assessor Information**

Assessor Parcel No. (APN)	2604003036
APN Area (Co. Public Works)*	0.169 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$160,516
Assessed Improvement Val.	\$903,830
Last Owner Change	12/18/2020
Last Sale Amount	\$1,135,011
Tax Rate Area	16

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Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1687752
	1564030
	1445983
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,240.0 (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: 2604003036]

**Assessor Information**

Assessor Parcel No. (APN)	2604003037
APN Area (Co. Public Works)*	0.401 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$274,732
Assessed Improvement Val.	\$1,560,630
Last Owner Change	04/15/2020
Last Sale Amount	\$2,078,020
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014

	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551
	0418451

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,690.0 (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: 2604003037]

**Assessor Information**

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Assessor Parcel No. (APN)	2604003038
APN Area (Co. Public Works)*	0.441 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$274,732
Assessed Improvement Val.	\$1,225,882
Last Owner Change	10/28/2014
Last Sale Amount	\$2,440,024
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,440.0 (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: 2604003038]

#### Assessor Information

Assessor Parcel No. (APN)	2604003039
APN Area (Co. Public Works)*	0.203 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$201,758
Assessed Improvement Val.	\$488,367
Last Owner Change	12/30/2013
Last Sale Amount	\$1,125,011
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,880.0 (sq ft)
Building 2	No data for building 2

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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: 2604003039]

**Assessor Information**

Assessor Parcel No. (APN)	2604003040
APN Area (Co. Public Works)*	0.197 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$201,758
Assessed Improvement Val.	\$462,622
Last Owner Change	12/30/2013
Last Sale Amount	\$1,125,011
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,780.0 (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: 2604003040]

**Assessor Information**

Assessor Parcel No. (APN)	2604003041
APN Area (Co. Public Works)*	0.197 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$260,650
Assessed Improvement Val.	\$529,120
Last Owner Change	06/28/2011
Last Sale Amount	\$635,506
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	874065
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551

Building 1

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Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,780.0 (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: 2604003041]

#### Assessor Information

Assessor Parcel No. (APN)	2604003042
APN Area (Co. Public Works)*	0.204 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$249,272
Assessed Improvement Val.	\$553,498
Last Owner Change	10/09/2019
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988849
	1988342
	1564030
	1184551
	1070141
	1070140

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,910.0 (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: 2604003042]

#### Assessor Information

Assessor Parcel No. (APN)	2604003043
APN Area (Co. Public Works)*	0.204 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$260,840
Assessed Improvement Val.	\$579,572
Last Owner Change	06/15/2010
Last Sale Amount	\$785,507
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	816663

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	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1923709
	1564030
	1184551
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,910.0 (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: 2604003043]

#### Assessor Information

Assessor Parcel No. (APN)	2604003044
APN Area (Co. Public Works)*	0.204 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$137,365
Assessed Improvement Val.	\$765,550
Last Owner Change	07/11/2019
Last Sale Amount	\$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904758
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551
	0672207

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,910.0 (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: 2604003044]

#### Assessor Information

Assessor Parcel No. (APN)	2604003045
APN Area (Co. Public Works)*	0.256 (ac)

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Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$372,538
Assessed Improvement Val.	\$721,106
Last Owner Change	06/17/2015
Last Sale Amount	\$939,009
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	719336
	719335
	697163
	644741
	644740
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551
Building 1	
Year Built	2008
Building Class	CX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,900.0 (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: 2604003045]

**Assessor Information**

Assessor Parcel No. (APN)	2604003046
APN Area (Co. Public Works)*	0.221 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$213,204
Assessed Improvement Val.	\$495,936
Last Owner Change	12/27/2010
Last Sale Amount	\$1,138,511
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1914094
	1564030
	1184551
Building 1	
Year Built	2008
Number of Units	1

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Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,240.0 (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: 2604003046]

**Assessor Information**

Assessor Parcel No. (APN)	2604003047
APN Area (Co. Public Works)*	0.221 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$213,204
Assessed Improvement Val.	\$495,936
Last Owner Change	12/27/2010
Last Sale Amount	\$1,138,511
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,240.0 (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: 2604003047]

**Assessor Information**

Assessor Parcel No. (APN)	2604003048
APN Area (Co. Public Works)*	0.221 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$295,068
Assessed Improvement Val.	\$516,324
Last Owner Change	07/31/2009
Last Sale Amount	\$1,300,013
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342

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	1564030
	1184551
	1175313
Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,240.0 (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: 2604003048]

#### Assessor Information

Assessor Parcel No. (APN)	2604003049
APN Area (Co. Public Works)*	0.221 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$295,068
Assessed Improvement Val.	\$516,324
Last Owner Change	07/31/2009
Last Sale Amount	\$1,300,013
Tax Rate Area	16
Deed Ref No. (City Clerk)	95014
	904751
	697163
	6-516
	320523-26
	2615809
	2414033
	1988342
	1564030
	1184551
	1175313

Building 1	
Year Built	2008
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,240.0 (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: 2604003049]

#### Additional Information

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

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High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.280833576
Nearest Fault (Name)	Sierra Madre Fault Zone (San Fernando)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	2.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2604003025]
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
<b>Public Safety</b>	
Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1911

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Fire Information

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

## CASE SUMMARIES

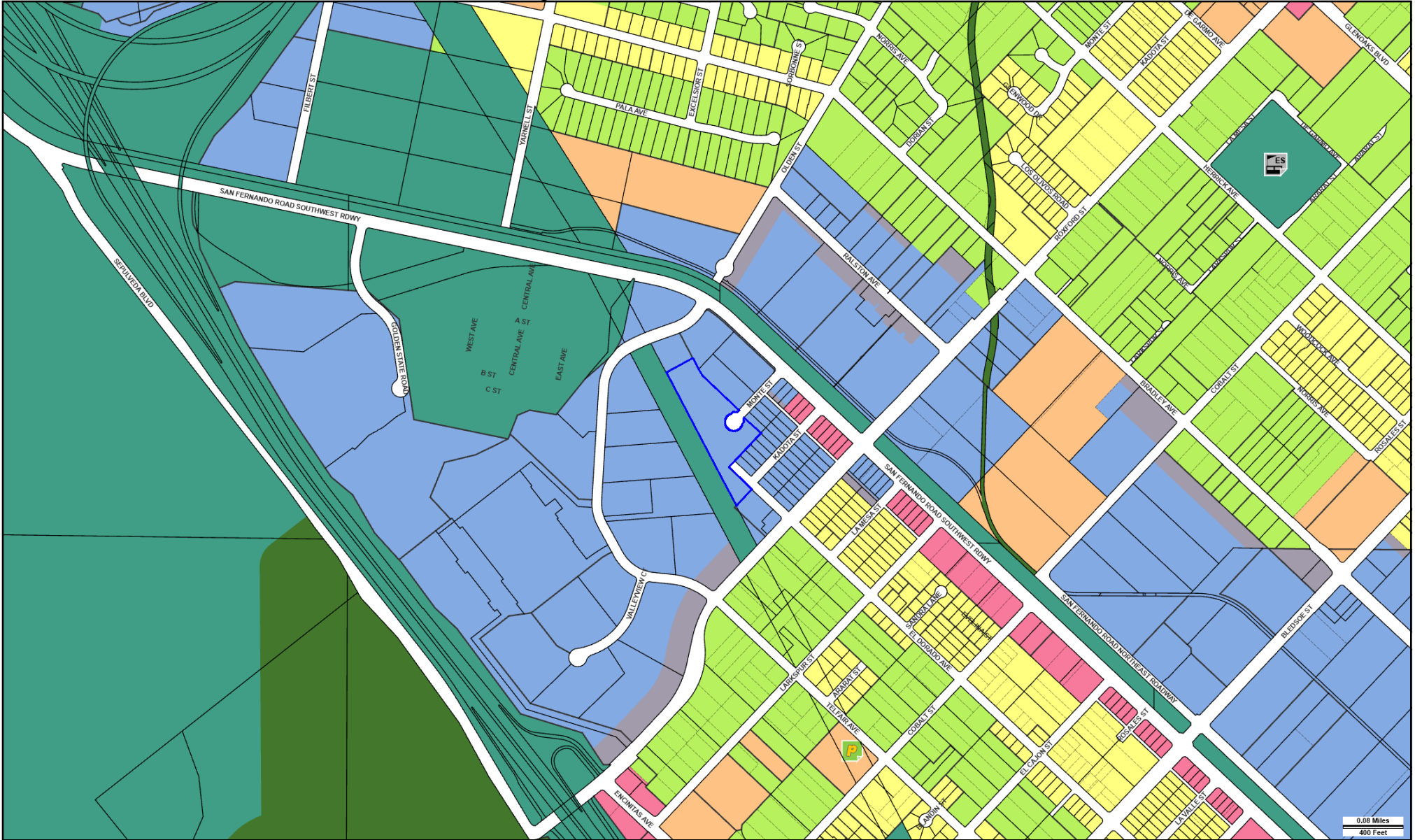
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-5569-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-27224
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-25190
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1987-889-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE FROM A2-1 AND R1-1 TO (T)(Q)MR-1 FOR THE CONSTRUCTION OF A WAREHOUSE COMPLEX.
Case Number:	CPC-1986-448-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - INDUSTRIAL-RESIDENTIAL
Case Number:	DIR-2006-844-SPR
Required Action(s):	SPR-SITE PLAN REVIEW
Project Descriptions(s):	SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE, AND MAINTENANCE OF THREE NEW BUILDINGS (TOTALING 85,665 SQ. FT.) WITHIN AN APPROXIMATELY 4.77 ACRE (207,809 SQ. FT.) PORTION OF A 10.7 ACRE INDUSTRIAL PARK IN A [Q]MR1-1VL ZONE.
Case Number:	ZA-19XX-9235
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-1623
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	TT-67308
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT NO. 67308 FOR A FOUR-LOT SUBDIVISION ON A 9.42 NET ACRE SITE IN THE [Q]MR1-1VL ZONE FOR THE CONSTRUCTION OF 60 COMMERCIAL/INDUSTRIAL CONDOMINIUM UNITS WITH 388 PARKING SPACES. A MAJOR DEVELOPMENT, PURSUANT TO SECTION 12.24U14 OF THE LAMC, TO ALLOW A PROJECT THAT CREATES 100,000-SQUARE FEET OR MORE OF NON-RESIDENTIAL AND NON-WAREHOUSE FLOOR AREA.
Case Number:	AA-2006-499-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	LOT LINE ADJUSTMENT.
Case Number:	ENV-2006-845-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION, USE, AND MAINTENANCE OF THREE NEW BUILDINGS (TOTALING 85,665 SQ. FT.) WITHIN AN APPROXIMATELY 4.77 ACRE (207,809 SQ. FT.) PORTION OF A 10.7 ACRE INDUSTRIAL PARK IN A [Q]MR1-1VL ZONE.
Case Number:	ENV-2006-5923-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TENTATIVE TRACT NO. 67308 FOR A FOUR-LOT SUBDIVISION ON A 9.42 NET ACRE SITE IN THE [Q]MR1-1VL ZONE FOR THE CONSTRUCTION OF 60 COMMERCIAL/INDUSTRIAL CONDOMINIUM UNITS WITH 388 PARKING SPACES. A MAJOR DEVELOPMENT, PURSUANT TO SECTION 12.24U14 OF THE LAMC, TO ALLOW A PROJECT THAT CREATES 100,000-SQUARE FEET OR MORE OF NON-RESIDENTIAL AND NON-WAREHOUSE FLOOR AREA.
Case Number:	ENV-2006-5624-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	MND-95-311-TT-SUB
Required Action(s):	SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available
Case Number:	MND-87-670-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

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**DATA NOT AVAILABLE**

CPC-6646  
CPC-4737  
CPC-3010  
CPC-10202  
ORD-164451  
ORD-129279  
ORD-106823  
TR-52085  
AFF-43315  
AFF-43314  
AF-06-0904736  
CFG-1500



Address: 15850 W MONTE ST  
 APN: 2604003BRK  
 PIN #: 225B141 1523

Tract: TR 67308-C  
 Block: None  
 Lot: LT 1  
 Arb: None

Zoning: [Q]MR1-1VL  
 General Plan: Limited Industrial











0.08 Miles  
400 Feet



# 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

# CHAPTER 1A LEGEND

## General Plan Designation













	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

















## Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		






# CIRCULATION

## STREET





































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

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

## FREEWAYS

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


























## MISC. LINES

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





# POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



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

## TRANSIT ORIENTED COMMUNITIES (TOC)






























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