

Exhibit C – Environmental Clearance

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

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 ENTITLEMENTS APCNV-2022-8497-VZC/VT-83673-SL-HCA	SCH NUMBER
LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2022-8498-CE
PROJECT TITLE 20012 West Chase Street	COUNCIL DISTRICT 3 - Blumenfield
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 20012 West Chase Street	<input type="checkbox"/> Map attached.
PROJECT DESCRIPTION: The project involves the demolition of a single-family dwelling for the construction of five single-family homes, each on a separate small lot. The residences will be accessed by a central common access driveway with one curb cut on Chase Street. The small lot homes will reach a maximum height of 26 feet 10 inches, and range in size from 2,145 square feet to 2,170 square feet. The project will provide 13 parking spaces (two per unit and three guest parking spaces). The site has one protected shrub on the site. The project proposes replacing six (6) non-protected trees and four (4) protected shrubs. Each protected shrub will be replaced at a ratio of 4:1 and each non-protected tree will be replaced at a 1:1 ratio.	
NAME OF APPLICANT / OWNER: Sammie Tabrizi	
CONTACT PERSON (If different from Applicant/Owner above) Eric Lieberman	(AREA CODE) TELEPHONE NUMBER EXT. (818) 997-8033

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

STATE CEQA STATUTE & GUIDELINES

- ☐ STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
- ☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 15332 (Class 32) – In-Fill Development Projects
- ☐ 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

Please see the attached Class 32 Justification.

- ☒ 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 CITY PLANNING DEPARTMENT 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 Correy Kitchens, <i>Correy Kitchens</i> <i>6/27/2025</i>	STAFF TITLE City Planning Associate
ENTITLEMENTS APPROVED Vesting Tract Map & Zone Change	

DISTRIBUTION: County Clerk, Agency Record

Rev. 1-30-2025

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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CALIFORNIA**



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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-8498-CE

On February 25, 2025, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (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.

The project is a Small Lot Subdivision of one lot into five small lots, for the construction of five single-family homes, one on each proposed Small Lot pursuant to VTT-83673-SL-HCA. The project also includes a Zone Change from RA-1 to (T)(Q)RD4-1 to allow the density of five small lot single homes pursuant to Case No. APCNV-2022-8497-VZC (Vesting Zone Change).

The site is comprised of one lot with a total area of 20,499 square feet. The lot is currently developed with a single-family residence. The project proposes the construction of five single-family homes with a proposed maximum height of 26 feet and 10 inches. Lots 1, 3, 4 and 5 will include a two-story, 2,710 square foot single-family dwelling. Lot 2 will include a two-story, 2,145 square foot dwelling. The proposed unit density is based on the RD4 Zone (Restricted Multi-family) which permits one unit for every 4,000 square feet of lot area. Access to the residential subdivision will be by means of a proposed 20-foot wide community driveway accessed off Chase Street. Eight hundred sixty cubic yards of on-site grading are proposed. As a five lot single-family residential Small Lot Subdivision, the project is characterized as in-fill development, thereby, the project qualifies for the Class 32 Categorical Exemption.

The site is currently zoned RA-1 and has a General Plan Land Use Designation of Low Medium I Residential. As shown in the case file, the project is consistent with the applicable Chatsworth – Porter Ranch Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is within the City of Los Angeles boundaries, on a site that is approximately 0.47 acres. Lots adjacent to the subject site are developed with the following urban uses: one-story single-family uses to the east and southeast; a small lot subdivision with nine one- to two-story single-family dwellings to the west; and a mix of one-story single-family residential uses and a house of worship use to the north across Chase Street. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. In a Tree Report prepared by Leonard Markowitz on March 25, 2022 and reviewed by the Urban Forestry Division on November 8, 2022, based on the required removals, the landscape architect must replace six non-protected trees and four protected *Sambucus Mexicana* on the site. These trees shall be spotted and located by the landscape architect on the approved landscape plan.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT and therefore it does not require a traffic study. Therefore, the project will not have any significant impacts to traffic. An Air Quality Study is not required due to the project not exceeding the South Coast Air Quality Management District construction or operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a five unit Small Lot Subdivision will be on a site which has been previously developed and as stated above, is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The project is for the construction of five single-family small lot homes that are two stories in height with two covered parking spaces each, a maximum height of 26 feet 6 inches, and ranging from 2,145 square feet to 2,170 square-feet of floor area in size, for a total of 10,850 square-feet of floor area. The subject site is currently developed with a single-family home proposed for demolition. There are similar projects on this block of Chase Street between Penfield Avenue and Winnetka Avenue, so the project does not create a cumulative impact of known projects of the same type. Therefore, in conjunction with Citywide Regulatory Compliance Measures (RCMs) and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

As mentioned, the project proposes five single-family small lot homes in an area established and designated for such a development. All adjacent lots are developed with similarly-scaled residential uses – with one-story single-family uses to the east and southeast; a small lot subdivision of nine one- to two-story single-family dwellings to the west; and a mix of one-story single-family residential uses and house of worship use to the north across Chase Street. The subject site is also of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of no higher than 0.6:1 on for the five proposed small lots a site that is permitted to have a maximum FAR of 3:1 per the proposed RD4-1 Zone. The proposed two-story single-family dwellings are not unusual for the vicinity of the subject site, and are similar in scope and character to other existing low- to medium-density residential land uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The State Scenic Highway is located approximately 12 miles away from the project. Therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not treat the site as a historic resource.

22010-1000-0978
01982

1. Tree Expert:

Leonard Markowitz, Certified Arborist # WE 0342, PCA # 070070
1684 Meander Dr. Simi Valley, CA 93065 lenmtree@aol.com (805) 813-2134

2. Prepared By: Len Markowitz

3: Prepared for: Business Purpose Funding Inc.

Email: Phone: 323-945-
carloszecena@yahoo.com 5434
Address: 15206 Ventura Blvd., Ste. 209
Sherman Oaks CA 91403

4. APN #: 2782-010-013

Location/geographic description: 20012 Chase St. Winnetka, Ca. The north 205 feet of lot 8, of tract 8740, in the City of Los Angeles, State of California, as per map recorded in book 127 pages 75-76 of maps, records of Los Angeles County.

5. Date Prepared: 3-25-2022

6. Date Inspected: 2-10-2022

Date Trees Tagged: 2-10-2022

7. PTR Purpose:

The City of Los Angeles planner has asked to conduct a tree report which includes the location, type, size, and general condition of trees and shrubs on-site and within public r-o-w.

This report is being prepared at the request of the City of Los Angeles Board of Public Works and in accordance with the City of Los Angeles Protected Tree and Shrub Ordinance No.186,873

8. Table of Contents listed below this table

9. Project Description and Background: Development of a five (5) Lot Subdivision with 10 residential parking spaces and 3 guest spaces. Vesting Tentative Tract for Small Lot Subdivision and Vesting Zone Change from RA-1 to (T)(Q)RD4-1. The Project will involve the demolition of one single family residence.

10: Square footage

Entire property: 20,499 Sq. Ft.

Existing Footprint: 924 sq. ft.

Proposed Footprint: 4,129.22
Sq. Ft.

**REVIEWED
BY**

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Field Observations

Recommendations and Mitigations

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Tree List

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All other documents pertaining to this Report-Tree Map

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Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal

If protected tree report is accepted, a Tree removal permit from www.MyLA311.com will be required for removals or planting in the parkway.

Report Summary: I was asked to review this site for protected trees per City of Los Angeles protected tree ordinance. I arrived at the site on 2-10-2022 at 9 am. The site has one (1) protected variety of Shrub, *Sambucus mexicana*, the 14 other trees are not protected varieties. All 14 trees will have to be removed for construction of the 5 proposed residential homes. The site has numerous smaller trees, and shrubs that will have to be removed but are not discussed in this report.

The site has 2 off-site street trees 1 to the west. A protected *Quercus agrifolia*. 1 to the east a leaning *Lagerstroemia indica*. The *Quercus* to the west, 20004 Chase St., has a chain-link fence around the trunk for protection, please see page 26.

All off sites trees are noted on the tree map.

Leonard Markowitz

Certified Arborist

Field Observations:

- Site review 2-10-2022, 9 AM.
- This a single family dwelling on approx. ½ acre of land, the overall landscape is very mature and overgrown. The site has 14 trees and 1 shrub (*Sambucus mexicana*) which meet review requirements. All 15 plants will have to be removed for construction. 6 of these larger trees are nut trees and are not ornamentals. These trees should not be replaced because of tree removals. The Elderberry (*Sambucus*) is very decayed with many dead and broken limbs. It is a safety hazard in its present state and needs removal.
- There are not any protected varieties on abutting address. See tree map for variety and locations.

Recommendations and Mitigations:

Based on the required removals, the landscape architect must replace six (6) non protected trees and four (4) protected *Sambucus mexicana* on the site. These trees shall be spotted and located by the landscape architect on the approved landscape plan. Urban Forestry should review the *Lagerstroemia* east of property for stability, health and vigor. There are not any existing parkway trees in front of this address.

Protected tree construction impact guidelines:

It is the goal of the City of the City of Los Angeles Protected Tree and Shrub Ordinance – No.186, 873 to curb the destruction of our beautiful California native oaks (*Quercus* sp.), Western Sycamores (*Platanus racemose*), Southern California Black walnuts (*Juglans californica*), and California bay tree (*Umbellularia californica*), (Mexican elderberry) *Sambucus mexicana* and (Toyan) *Heteromeles arbutifolia*, preserve the natural environment, and protect the City's plant life heritage.

The city of Los Angeles requires the following information to be present in every tree and shrub report submitted.

The following are general and specific Protected Tree and Shrub care guidelines:

A. Control of Diseases and Pests

California native Oaks, Western sycamores, Southern California black walnut, and California bay tree are susceptible to numerous, indigenous insect pests and should be monitored regularly for possible damaging infestations.

During my visual, above-ground inspection I found no sign of Oak Root Fungus (*Armillaria mellea*). Bleeding Canker Disease (*Phytophthora cactorum*) was not found. Note: Oak Root Fungus is the most serious problem of oaks in landscape settings (annual root collar inspections are recommended as a preventative measure).

B. Protective Fencing During Grading or Construction

Equipment damage to the limbs, trunks, and roots must be avoided. Protected trees should be given as much space as possible free from vehicle compaction and construction encroachments. Protective fencing is recommended to help prevent construction encroachments within the dripline of any native Protected Tree listed to remain. Fencing must be in place before construction begins (refer to "Mitigation Measures"). Fencing should be installed as close to the dripline as possible. The fencing is to remain in place until the project has been completed. The Project Arborist should inspect the trees and fencing at the completion of the project prior to dismantling the fencing.

C. Methods and Frequency of Pruning

California native Oak, Western sycamore trees, Southern California black walnut, California bay tree will grow beyond their ability to support themselves and may fail at a main crotch or limb attachment if not pruned for weight reduction. Oaks, and sycamores, black walnuts and bay trees in a residential or public setting must be maintained for public safety as well as tree longevity. Corrective pruning, thinning, raising, and deadwood removal should be accomplished every 3 - 5 years by Certified Tree Workers

or Certified Arborists. Large oaks and sycamores, black walnuts and bay trees should be inspected on an annual basis for health and structural integrity. Installing support cables can help to prevent main crotch failures. These trees should be diligently maintained to help prevent limb or main crotch failures. All pruning should be performed in accordance with ANSI. A-300 Pruning Standards.

D. Frequency of Watering

California native Oaks, Southern California black walnut, Western sycamores and California bay tree and native plants have the inherent ability to survive through the cyclical droughts of our region and generally do not require supplemental irrigation. Oaks in residential settings are susceptible to serious problems from over-watering. Care should be taken to avoid placing any sprinkler devices within watering distance to the trunks of any oak. Grass or ground covers must not be planted next to the trunks. Residential oaks would benefit from a deep-watering during the months of June and/or November during years of drought conditions. A twelve-hour, slow application with a "soaker-hose" is an effective method of deep-watering.

E. Grading Restrictions Near the Driplines

Care must be taken to limit grade changes near the trunk areas. If possible, the grade should not be lowered or raised around oaks during construction activities. Note: even a 2" raise of grade at the root collar could result in an Oak Root Fungus infection. The soil level must be lowered if the root flare or collar is not visible. Trenching within the dripline should be avoided if possible. If trenching for utilities is required in this critical zone, the work should be monitored by a Certified Arborist and roots should be tunneled-around and protected.

F. Mitigation Measures

As this project proceeds, the following mitigation measures should apply. The Urban Forestry Division will review these recommended measures and concur with or adjust them as needed:

- i. The tags numbering each tree on this site should not be removed until the project is completed. Palms tree are not tagged do to the dead leaf mass on all trunks. Trees are numbered on summary report and pictures attached.
- ii. Clean-cut and treat any roots encountered during trenching that measure 1" diameter or larger. Protect and preserve by tunneling around all roots larger than 1" diameter.

F. Mitigation Measures (continued)

- iii. Construction waste-water, i.e., paint products cleaning fluids, thinner, concrete or concrete run-off, plastering materials, etc., should not be allowed to drain within the driplines of any of the trees to remain.
- iv. It is the client/owner's responsibility to notify the Project Arborist to schedule any recommended monitoring of the trees on this site. Monitoring of on-site trees or newly-planted "mitigation" trees is no guarantee of tree survival or long-term tree health.

Address: 20012 Chase St. APN: 2782-010-013

Date: 2/12/2022 Weather: clear and cool

Time: 10:00 AM

SUMMARY OF FIELD INSPECTION - Protected Trees / Non Protected Trees

FORM			PHYSICAL CONDITION													TREATMENT							RATING			RATING CODE													
Tree Number	Platanus Racemosa	Umbellularia Californica	Juglans Californica	Quercus Agrifolia	SIZE			Tree Declining	Drought Stressed	Broken Hanging Limb(s)	Weak Main Crotch(s)	Sparse Foliage	Fire Damage	Cavity(s) In tree	Trunk Damage or Exudation	Hollow Trunk or Cavity	Mainstem Dieback	Insect Damaged	Diseased	Leaning	Soil Buildup at Base	Regrown Stump	Surface Roots	Safety Hazard	Safety Prune (Crown Reduction)	Raise Canopy	Remove Deadwood	Insect Treatment	Disease Treatment	Cable / Brace	Replenish Nutrients	Health	Aesthetics & Conformity	Balance	A = EXCELLENT B = GOOD C = FAIR D = POOR E = NEARLY DEAD F = DEAD R = Remove for Construct I = Impacted T = Transplantable NT = Not Transplantable DML = Below Main Crotch REMARKS				
					Trunk Diameter (Inches) 4.5 ft above base	Height (Feet)	Spread (Feet)																																
1					47.5"	10	12	X	X		X													X											E	E	E		
2					48	50	20	X	X	X													X												D	E	D		
3					50	70	25	X	X	X													X												C	D	D		
4					40	18	20	X	X	X																									D	D	D		
5					4.4	12	8	X	X																											E	E	E	
6					4.10.8	40	20	X	X																										E	D	D		
7					3.5.7	40	20	X	X																										E	D	D		
8					6	30	12	X	X																											E	D	D	
9					15	35	15	X	X																											E	D	D	
10					6.5	35	15	X	X																										D	D	D		
11					5.5	15	10	X	X																										D	D	D		
12					10.8	25	18	X	X																										D	D	D		
13					12.12	20	20	X	X																										D	D	D		
14					MULTI	25	25	X	X																											D	D	D	
15					MULTI	25	18	X	X																											D	D	D	

20012 CHASE ST.

TABLE 1: SUMMARY OF DATA (Protected trees 4" dia. or larger)

Total number of Protected trees on map	145
Total number of dead (or nearly dead) Protected trees	1
Total number of Protected trees to be removed not incl. dead trees	1
Total number of Protected trees to be impacted by construction within drip-line.	1
Total number of Protected trees not dead, not removed or impacted	0

TABLE 2: SCHEDULE OF PROPOSED REMOVALS (Protected trees)

[illegible]

Exp: 6-31-23



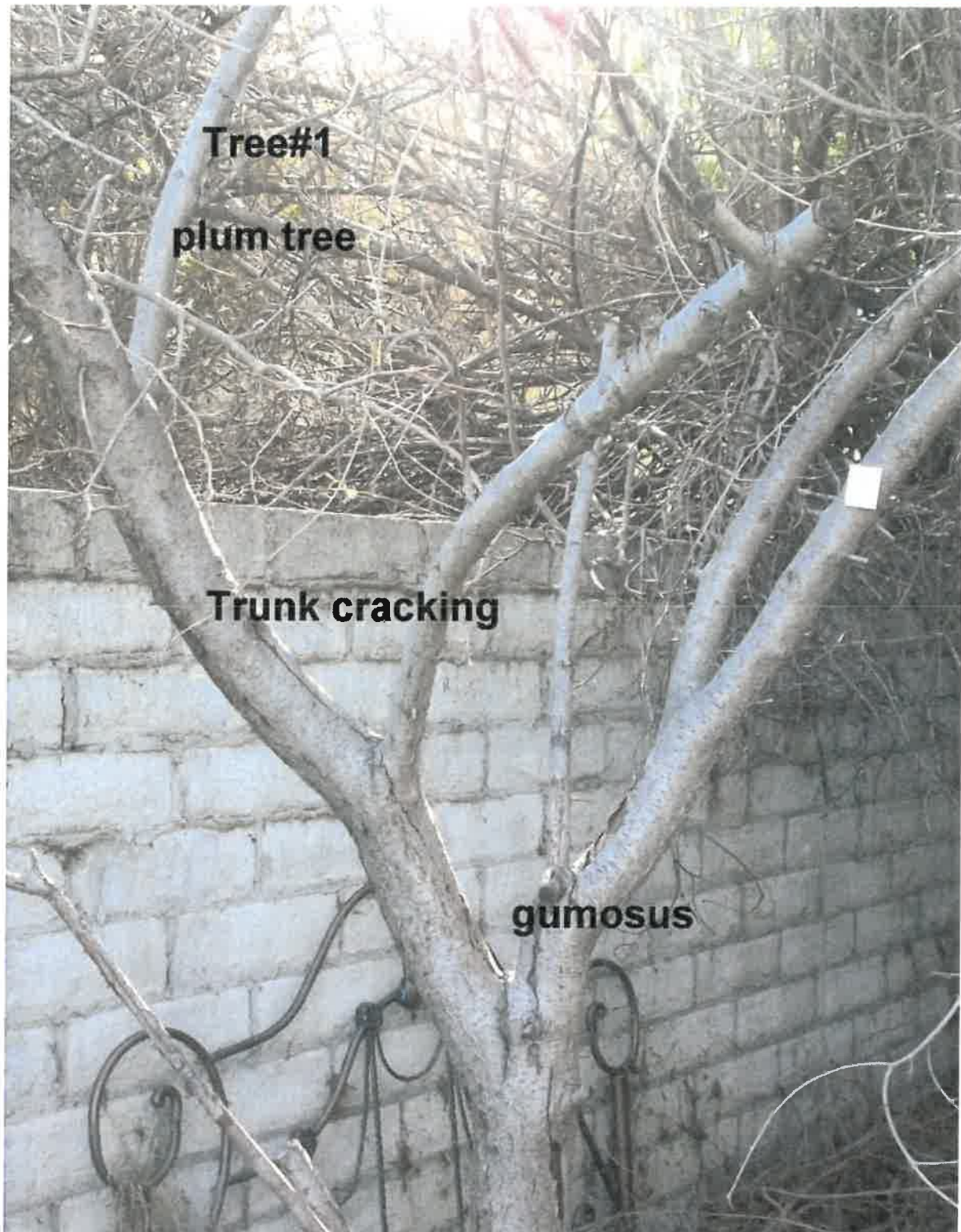
Trees can be managed, but they cannot be controlled. To live, congregate and gather near trees is to accept some degree of risk

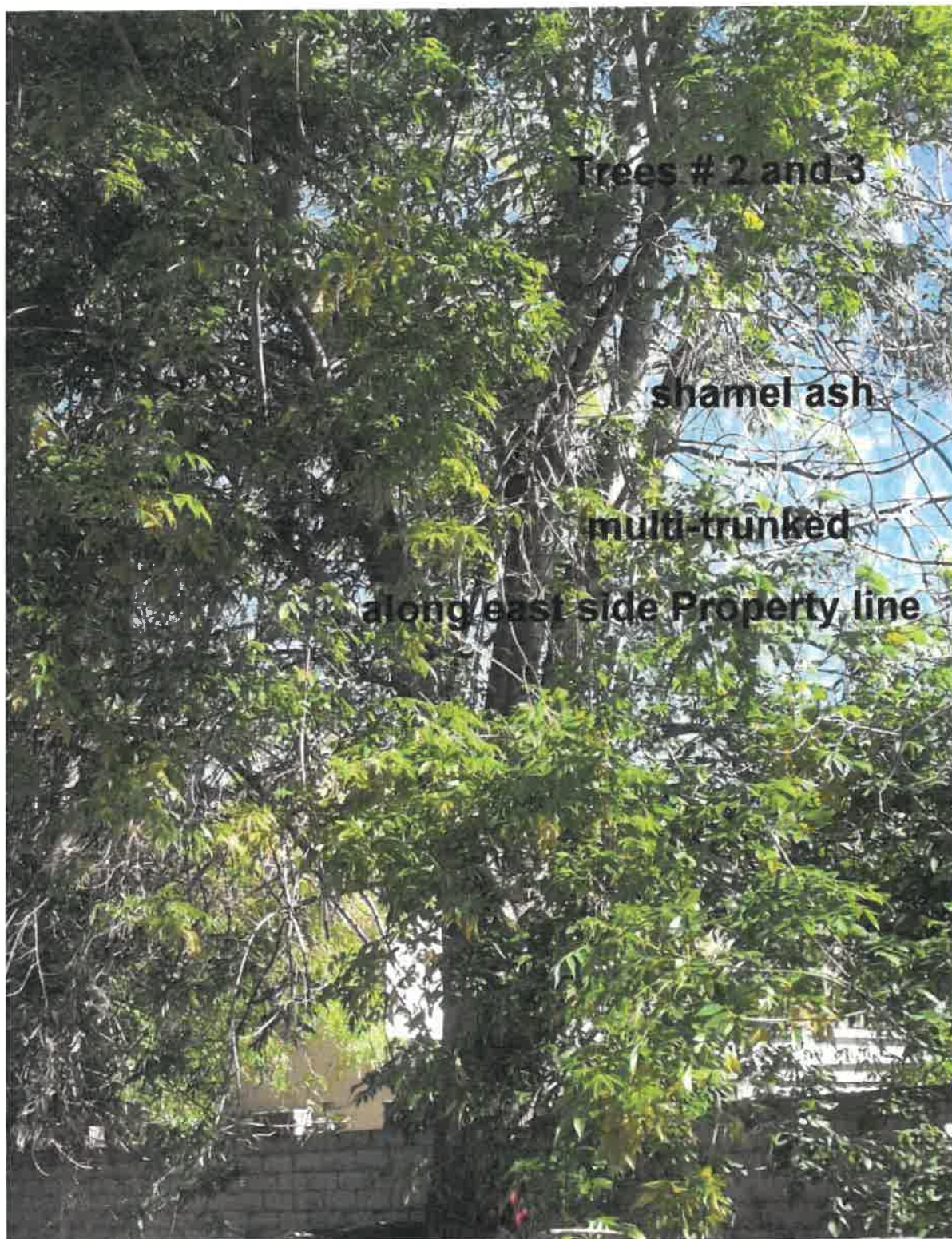
#	Botanical Name	Common Name	DBH"	Height'	Spread'	Health
1.	Prunus	fruiting plum	4",5"	10	12	E
2.	Fraxinus uhedi	Shamel ash	48	50	20	C
3.	Fraxinus uhedi	Shamel ash	50	70	25	C
4.	Sambucus mexicana	Mexican elderberry	40	18	20	E
5.	Fraxinus uhedi	Shamel ash	4,5	12	8	E
6.	Fraxinus uhedi	Shamel ash	4,10,8	40	20	E
7.	Fraxinus uhedi	Shamel ash	3,5,7	40	20	E
8.	Fraxinus uhedi	Shamel ash	6	30	12	E
9.	Carya illinoensis	Pecan tree	15	35	15	E
10.	Carya illinoensis	Pecan tree	6,5	35	15	D
11.	Fraxinus uhedi	Shamel ash	5,5	15	10	D
12.	Carya illinoensis	Pecan tree	10,8	25	18	D
13.	Carya illinoensis	Pecan tree	12,12	20	20	D
14.	Morus nigra	Fruiting mulberry	10,7,10,10	25	25	D
15.	Morus nigra	Fruiting mulberry	3,6,8	25	18	D

Photographs of trees:

20012 Chase St. looking south





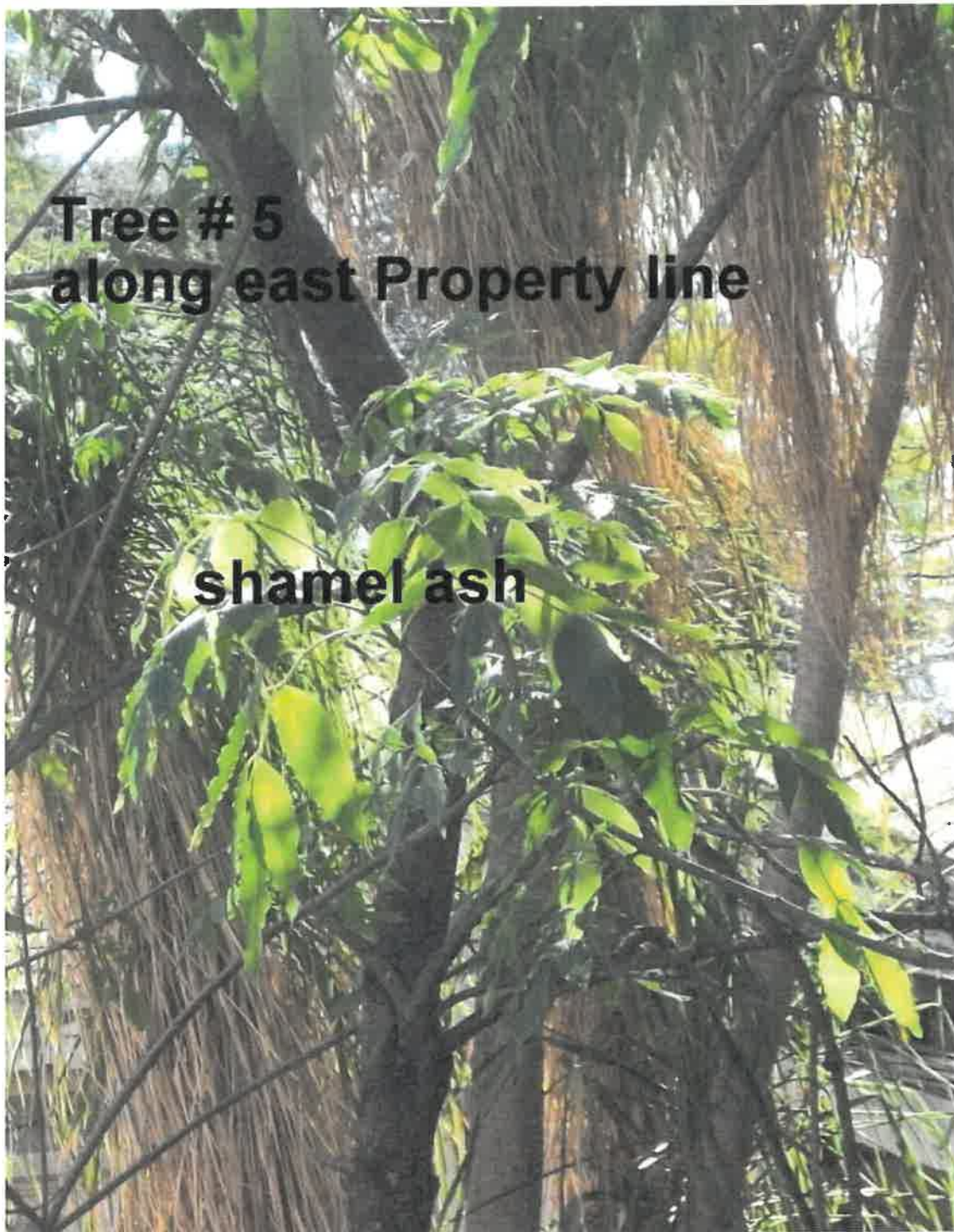




Remove and replace with four approved trees.





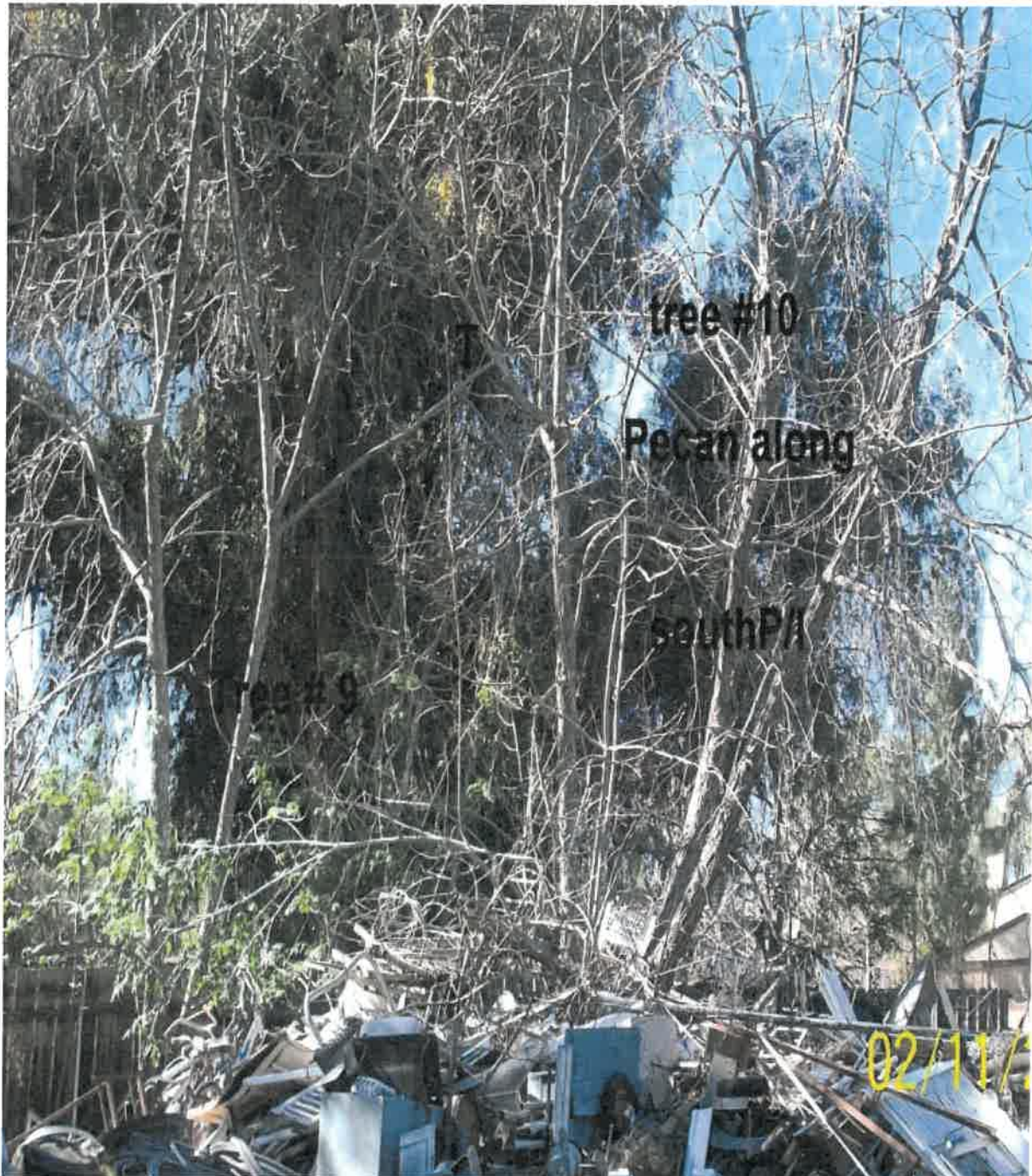






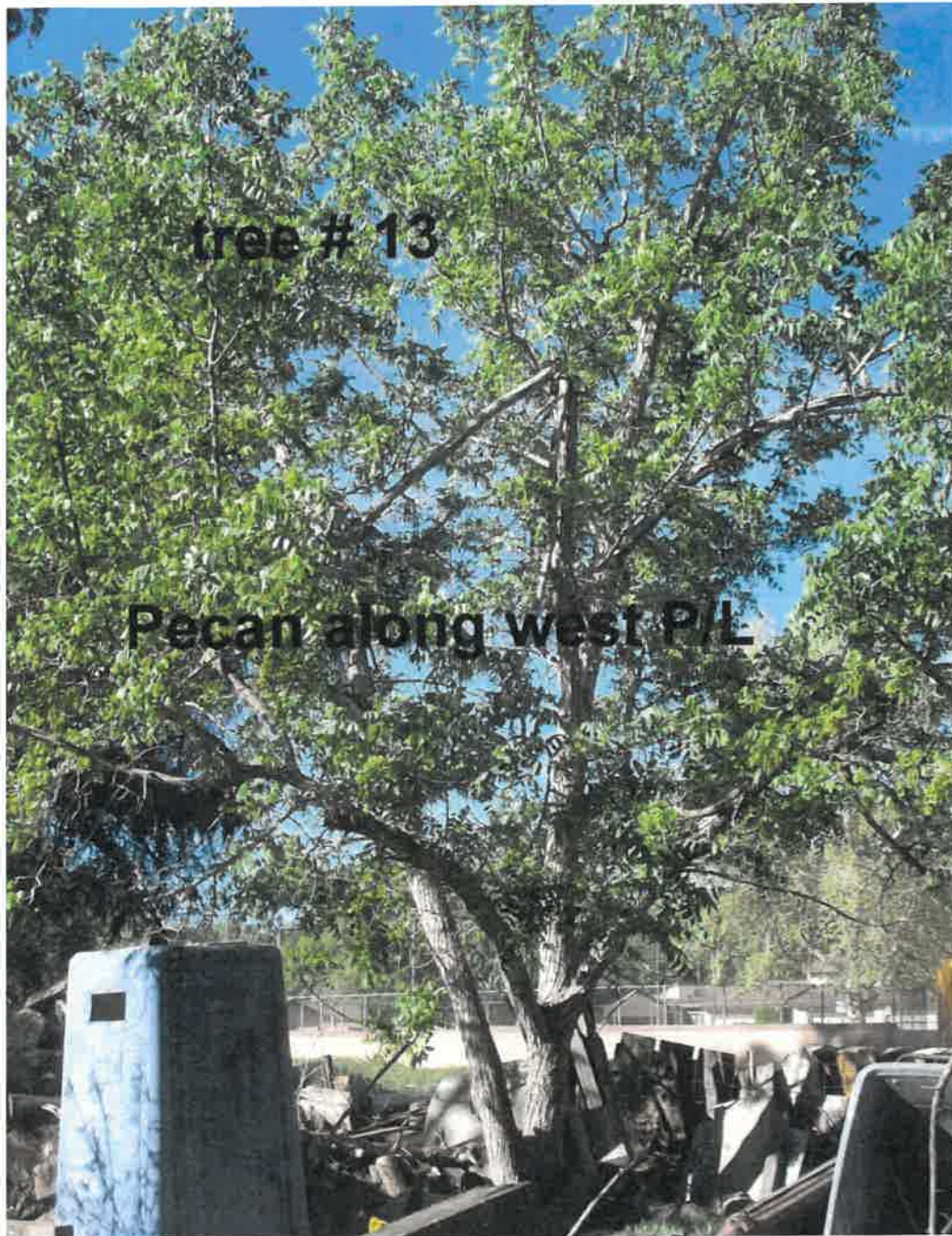


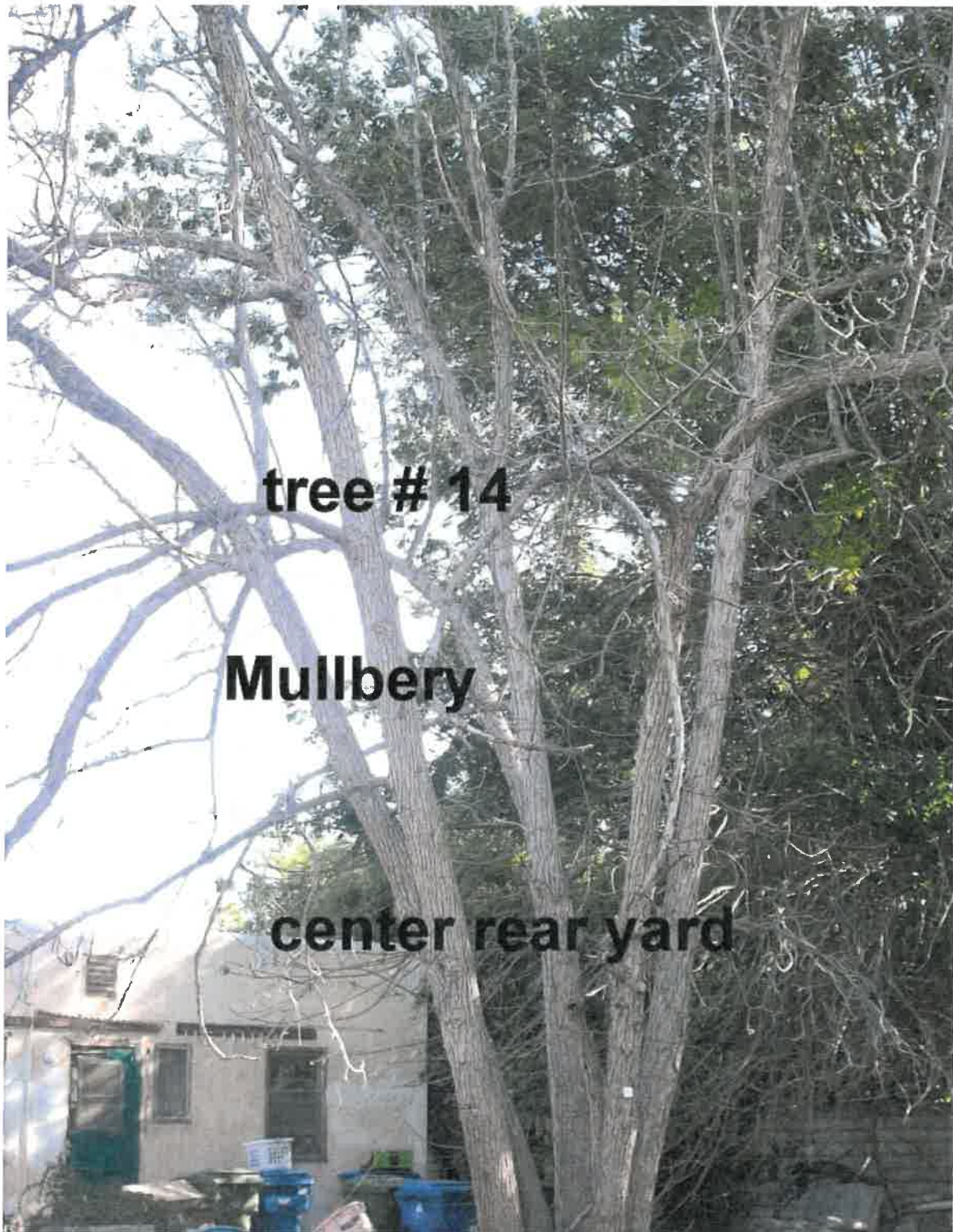


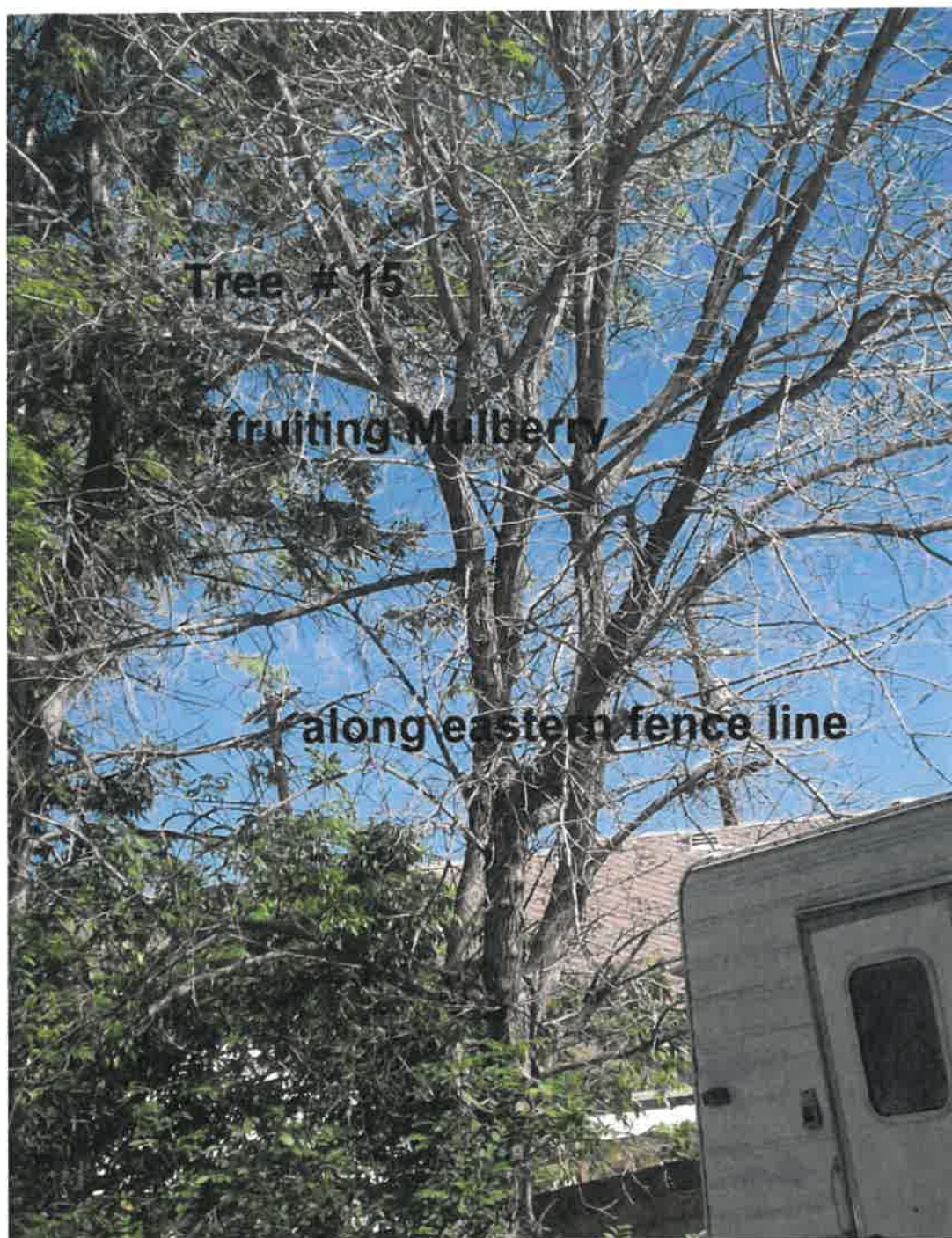














Quercus agrifolia

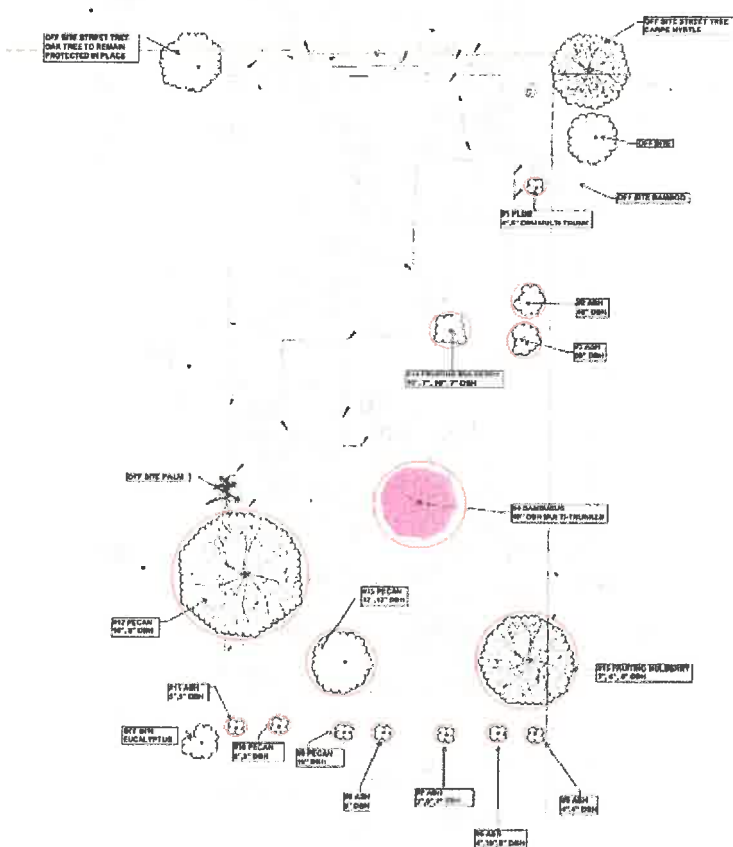


Crape Myrtle



ADDRESS: 20012 Chase St. Winnetka, CA.
APN: 2782-010-013

CHASE



#	Botanical Name	Common Name	DBH*	Height*	Speed*	Health
1.	<i>Prunus</i>	Bruising plum	4.5	10	12	E
2.	<i>Fraxinus uhdei</i>	Shamel ash	48	50	20	C
3.	<i>Fraxinus uhdei</i>	Shamel ash	50	70	25	C
4.	<i>Sambucus mexicana</i>	Mexican elderberry	40	18	20	B
5.	<i>Fraxinus uhdei</i>	Shamel ash	4.5	12	8	F
6.	<i>Fraxinus uhdei</i>	Shamel ash	4,10,18	40	70	F
7.	<i>Fraxinus uhdei</i>	shamel ash	3.5, 7	40	20	E
8.	<i>Fraxinus uhdei</i>	Shamel ash	6	30	12	B
9.	<i>Carya ilicifolia</i>	Pecan tree	10	15	15	D
10.	<i>Carya ilicifolia</i>	Pecan tree	6.5	15	15	D
11.	<i>Fraxinus uhdei</i>	shamel ash	5.5	16	16	D
12.	<i>Carya ilicifolia</i>	Pecan tree	10,18	25	18	D
13.	<i>Carya ilicifolia</i>	Pecan tree	12,12	20	20	D
14.	<i>Morus nigra</i>	Fruiting Mulberry	10,7,10,10	25	23	D
15.	<i>Morus nigra</i>	Fruiting Mulberry	3,6,8	25	18	D

TREE MAP COLOR LEGEND:
 RED = TREE REMOVAL
 PINK = MEXICAN ELDERBERRY (*SAMBUCUS MEXICANA*)

PENFIELD AVE

