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-2024-7726-VZC-ADJ-HCA / Vesting Zone Change, Adjustment

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-7727-SE
PROJECT TITLE	COUNCIL DISTRICT
9236 Burnet	CD 7 – Rodriguez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
9236 North Burnet Avenue (Between Plummer Street and Nordhoff Street)

PROJECT DESCRIPTION: ☒ Additional page(s) attached.

The project request includes the following entitlements: A Vesting Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone) across the entire property and an Adjustment to allow an increase of density from seven dwelling units to eight dwelling units.

The demolition of an existing single-family residence, for the construction of four two-story duplex buildings with attached two-car garages consisting of eight residential units and 16 parking spaces.

The maximum building height will be 30 feet and six inches. The size of each residential unit will range from 1,370 to 1,534 square feet.

There will be a total grading of 2,505 cubic yards of dirt (905 cubic yards of cut and 1,600 cubic yards of fill). The site has two protected trees and three protected shrubs, none of which will be impacted as a result of the project.

NAME OF APPLICANT / OWNER:
Henry Wang, Vibehen Property. LLC

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Eric Lieberman, QES, Inc.	(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) **§ 21080.66 (Assembly Bill [AB] 130**

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

☐ 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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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		STAFF TITLE
Shane Strunk	*Shane Strunk*	Planning Assistant
ENTITLEMENTS APPROVED Vesting Zone Change, Adjustment		

DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

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NOTIFICATION OF EXEMPTION
CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2024-7727-SE

On May 22, 2026, 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 Statutorily Exempt under California Public Resource Code (PRC) § 21080.66 (Assembly Bill [AB] 130, 2025).

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as § 65905.5(b) of the California Government Code (Govt. Code) and meets the following eligibility criteria and procedural requirements:

Site and Environmental Criteria

(a) The Project Site is 20 acres or less.
(b) The Project Site is located within an incorporated municipality or within an urban area.
(c) The Project Site meets any of the following criteria:
    i. Has been previously developed with an urban use.
    ii. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
    iii. At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.
    iv. For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses
(d) The Project is consistent with the applicable General Plan and zoning, and applicable local coastal program. If the General Plan and zoning are inconsistent with one another, the project shall be deemed consistent with both if the project is consistent with one.
(e) The Project's minimum density is 15 dwelling units per acre or more (applicable to the City of Los Angeles in compliance with Government Code § 65913.4(a)(5)).
(f) The Project Site satisfies the requirements of Government Code § 65913.4(a)(6), which require that the site is not located within an environmentally sensitive area, which generally includes certain lands that are in or designated the following: the coastal zone, prime farmland or farmland of statewide importance, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone, a hazardous waste site listed pursuant to PRC § 65962.5 or by DTSC pursuant to California Health and Safety Code (HSC) § 25356, a designated earthquake fault zone, a special flood hazard area, a regulatory floodway as determined by FEMA, a natural community or habitat conservation plan area, habitat for protected special status species, or land under conservation easement. *Note, there are specific criteria and a number of exceptions for the areas listed*

above. Govt. Code § 65913.4(a)(6) should be read in detail to determine eligibility for a project site.

(g) The Project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

(h) For a project that was deemed complete on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed or breakfast inn, or other transient lodging (not including residential hotel; or a resident's use of a unit as short-term lodging after issuance of a certificate of occupancy).

Procedural Requirements

Per PRC § 21080.66, the City must comply with the following general requirements in order to utilize the exemption:

(a) Provide notice to applicable California Native American Tribe and engage in consultation if requested.

(b) Add conditions of approval related to tribal monitoring for tribal cultural resources during ground-disturbing activities (unless waived by the Tribe).

(c) Add conditions of approval related to environmental hazards and hazardous substances, including requiring a Phase I Environmental Site Assessment (ESA).

(d) Add conditions of approval related to indoor air quality if any housing on the project site is located within 500 feet of a freeway.

Project Description

The demolition of an existing single-family residence, for the construction of four two-story duplex buildings with attached two-car garages consisting of eight residential units and 16 parking spaces.

The maximum building height will be 30 feet and six inches. The size of each residential unit will range from 1,370 to 1,534 square feet.

There will be a total grading of 2,505 cubic yards of dirt (905 cubic yards of cut and 1,600 cubic yards of fill). The site has two protected trees and three protected shrubs, none of which will be impacted as a result of the project.

As a qualifying Housing Development Project as defined in § 65905.5(b) of the Govt. Code, the project qualifies for the Statutory CEQA Exemption pursuant to PRC § 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

(a) The Project Site is 20 acres or less.

The project site is approximately 0.53 acres pre-dedication, per the Zone Information & Map Access System (ZIMAS).

(b) The Project Site is located within an incorporated municipality or within an urban area.

The site is located within the boundaries of the City of Los Angeles.

(c) The Project Site meets the following criteria:
The project site has been previously developed with an urban use.

The project site is developed with a single-family dwelling, which was built in 1953. This dwelling is proposed for demolition to make way for the project.

(d) The Project is consistent with the applicable General Plan and zoning, and applicable local coastal program.

Pursuant to PRC § 21080.66(a)(4): A housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent. If the General Plan and zoning are not consistent with one another, the project shall be deemed consistent with both if the project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

The site is located in the Mission Hills – Panorama City – North Hills Community Plan and has a General Plan Land Use Designation of Low Medium I Residential and is zoned RA-1. Currently, the zoning is not consistent with the general plan land use designation of the subject site. However, the project includes a Zone Change request from the RA-1 Zone to RD3-1 Zone, which will bring consistency between the subject site's zoning and its General Plan Land Use Designation. As shown in the case file and as requested, which information is incorporated here by reference, the project will be consistent with the applicable Mission Hills – Panorama City – North Hills Community Plan designation and policies and all applicable zoning designations and regulations. Therefore, the project is consistent with the General Plan.

(e) The Project's minimum density is 15 dwelling units per acre or more.

The Project proposes eight dwelling units, and the site is 0.53 acres (22,870 square feet of lot area), with a proposed density of 15.2 dwelling units per acre.

(f) The Project Site satisfies the requirements of Government Code § 65913.4(a)(6), subject to criteria and exceptions, which requires that the site is not located within an environmentally sensitive area, which generally includes certain lands that are in or designated the following: the coastal zone, prime farmland or farmland of statewide importance, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone, hazardous waste site listed pursuant to PRC § 65962.5 or by DTSC pursuant to HSC § 25356, designated earthquake fault zone, special flood hazard area, regulatory floodway as determined by FEMA, a natural community or habitat conservation plan, habitat for protected special status species, or land under conservation easement.

Based on a review of ZIMAS and other applicable sources, the project site is not located within the coastal zone, farmland, wetlands (as defined by USFWS), very high fire hazard severity zone, hazardous waste site listed pursuant to PRC § 65962.5, special flood hazard area, regulatory floodway as determined by FEMA, natural community or habitat conservation plan area, a habitat for protected special status species, or land within a conservation easement.

(g) The Project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

The Project Site does not contain any historic structures placed on a national, state, or local historic register.

(h) For a project that was deemed complete on or after January 1, 2025, no portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

No portion of the Project shall be used for hotel, motel, or other transient lodging.

PROCEDURAL CRITERIA

(a) Tribal Notification/Consultation and Conditions

The City has met the tribal notification and consultation requirement in PRC § 21080.66(b) as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation. The City has imposed binding conditions of approval required in PRC § 21080.66(b)(4), including tribal monitoring as requested by the Gabrieleño Band of Mission Indians - Kizh Nation and other conditions as requested by the Fernandeño Tataviam Band of Mission Indians.

The mutually agreed upon conditions are as follows:

Gabrieleño Band of Mission Indians - Kizh Nation

1. **Retain a Native American Monitor Prior to Commencement of Ground Disturbing Activities.**

    a. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians - Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
    b. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
    c. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
    d. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to

the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

2. **Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).** Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

3. **Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.**

   a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, call associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
   b. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
   c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
   d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
   e. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Fernandeño Tataviam Band of Mission Indians

4. **In the Event of an Inadvertent Discovery.** If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the Fernandeño Tataviam Band of Mission Indians to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archeological work.

5. **Disposition and Treatment of Inadvertent Discoveries.** The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

(b) Environmental Hazards and Hazardous Substances Conditions

The City has imposed a binding condition of approval as required in PRC § 21080.66(c)(1) to conduct a Phase I environmental assessment and take other steps to mitigate contamination if found.

(c) Freeway Adjacent Project Conditions

The subject site is not within 500 feet of a freeway and, therefore, conditions do not apply.

Notice: Although not subject to a City condition of approval or enforcement, applicants who rely on the AB130 exemption should be aware they will be responsible for compliance with the State wage and labor standard requirements in PRC § 21080.66(d).