Envicom Corporation

Biological Resources Report
Riverwalk at Studio City Project

(APN #s 2375-018-008, 2375-018-013, 2375-018-018, & 2375-018-019) Van Nuys 7.5 Minute Quadrangle,
Section 21, Township 1N, Range 15W
Los Angeles County, California

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1.0 EXECUTIVE SUMMARY

Envicom Corporation (Envicom) has prepared this focused Biological Resources Report (BRR) for the proposed Riverwalk at Studio City Project (the 'Riverwalk at Studio City Project', or 'Project'). The proposed Project is located on four (4) parcels within the Studio City neighborhood within the City of Los Angeles (City) and comprises Assessor's Parcel Numbers (APNs) 2375-018-008, -013, -018, and -019 (Project Site). The parcels encompass an area approximately 5.93 acres in size and are located north of Ventura Boulevard and west of Whitsett Avenue (**Figure 1, Aerial of Survey Area and Photo Locations**). The Project would entail building up to 814 residential units and approximately 76,000 square feet of building space for commercial and restaurant uses. The Project Site is currently developed with a mix of commercial retail buildings, restaurants, a bowling alley, and paved parking lot areas. Non-native trees and shrubs are present in planters and other landscaped areas throughout the Project Site. No native plant species were identified within the Project Site.

The Project Site and a 100-foot buffer area (collectively, the Survey Area) was surveyed. A City Biologist's Statement of Biological Resources (BSBR; **Appendix A**) was prepared for the Project in March 2025, which found that the Project would not remove or create a substantial effect on biological resources. Additionally, a letter report titled 'Response to AB 130 Biological Requirements – Riverwalk at Studio City Project' dated September 19, 2025, (LR; **Appendix B**) addressing the biological requirements for a California Environmental Quality Act (CEQA) Statutory Exemption through Assembly Bill (AB) 130 was prepared for the Project in September 2025. This BRR evaluates the conclusions summarized in the prior BSBR and LR documents, reassesses the conditions of the Survey Area to provide a more in-depth description of existing conditions and potential impacts to biological resources, and determines that the conclusions of the prior documents remain valid.

Landcover, vegetation types, and water resources within the Survey Area were mapped and quantified, and are summarized below in **Table 1, Vegetation Types and Landcover in Survey Area** and are shown on **Figure 2, Topographic Map with Vegetation and Land Cover Types**. The Project Site is mapped entirely as 'Developed', and all other designations were mapped outside of the Project Site.

Table 1
Vegetation Types and Landcover in Survey Area

Habitat Class	Vegetation or Landcover Type	Conservation Status Rank	Acres
Woodland	**California walnut groves** southern California black walnut (*Juglans cal.fornica*) – coast live oak (*Quercus agr.folia*) [72.100.08]	G3S3 –Sensitive	4.87
Waters	**Los Angeles River**	N/A	2.56
Other Landcover	**Landscaped**	N/A	3.49
	Developed	N/A	27.17
		TOTAL ACREAGE	**38.09**



Image Source: Google Earth Pro, November 2025.

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Aerial of Survey Area and Photo Locations

0 80 160 ft

FIGURE 1



Image Source: Vaitus Imagery Services, Hexagon Imaging Program (HxIP), 2024

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Topographic Map with Vegetation and Landcover Types

0 80 160 ft

FIGURE 2

As stated in the LR, the Project would be eligible for a statutory CEQA exemption for urban infill housing development projects under Public Resources Code section 21090.66 based on the biological assessment of three (3) factors: 1) the Project is not identified for conservation in a natural community conservation plan, habitat conservation plan, or other natural resources protection plan, 2) the Project does not contain habitat for protected species, and 3) the Project is not located on lands under conservation easement[1]. Based on the desktop review and analysis, the Project Site is not within an area identified for conservation in a natural community conservation plan, habitat conservation plan, or other natural resource protection plan and the Project Site is not located on lands under conservation easement. Therefore, the only analysis is whether there is habitat for protected species, as defined in AB130, within the Project Site.

The findings detailed in this BRR show no special status flora, fauna, or habitats within or with potential to occur within the Project Site. As such, no direct impacts to these biological resources are expected from the proposed Project. There is some potential for nesting birds, protected under the Migratory Bird Treaty Act (MBTA), to occur within the Project Site and a nesting bird survey is recommended if Project activities will occur within breeding season (February 1 through September 30).

Within the greater Survey Area two (2) notable biological resources were recorded, namely the presence of a California Walnut Grove vegetation type and an iNaturalist observation for Nevin's barberry (*Berberis nevinii*). The California Walnut Grove, considered a 'sensitive' vegetation type, was mapped approximately 150 feet southwest of the Project Site boundary. This habitat is considered a 'Sensitive Association' by the California Department of Fish and Wildlife (CDFW), and has a state and global rarity ranking of S3 and G3, respectively. The mapped location of this vegetation type is concurrent with several recognized wildlife movement and protection areas: Habitat Block 17, which lies within the Eastern Santa Monica Mountains Natural Resource Protection Plan Boundary[2], and a Los Angeles Potential Protection Area for Wildlife[3]. However, the Survey Area is designated as having 'Limited Connectivity Opportunity' within the CDFW Habitat Connectivity Viewer. Identified wildlife movement areas are shown on **Figure 3, Map of Wildlife Movement Features**. No other wildlife movement or habitat connectivity areas were identified during the desktop review or during the field surveys.

The desktop review for flora returned a single occurrence of Nevin's barberry mapped on iNaturalist within the northern portion of Survey Area. The area concurrent with the iNaturalist and CNDDB records was inaccessible due to the presence of a landscaping crew working on the area, however the area in question was investigated using binoculars and no Nevin's barberry individuals were observed. Based on aerial imagery consulted as part of the biological resource analysis the area where the Nevin's barberry record was mapped was barren until 2016. At this point it is presumed a native plant palette was installed. As Nevin's barberry is available from nurseries for native landscaping, it is presumed that this individual is not naturally occurring and instead was installed as part of a native plant palette. As such, no suitable habitat to support naturally occurring Nevin's barberry is present within the Survey Area. Additionally, no impacts are expected to either the California Walnut Grove or the landscaped area associated with the iNaturalist Nevin's barberry record.

A query of the City of Los Angeles (City) Zoning and Information Map Access System (ZIMAS) returned low potential for biological resource and mountain lion (*Puma concolor*) and no potential for monarch

[1] PRC 21080.66.(a) (6) and Government Code 65913.4 (a)(6)

[2] Adopted by the Santa Monica Mountains Conservancy April 2021

[3] Protected Areas for Wildlife & Wildlife Movement Pathways: Final Report, February 2021.



Image Source: Google Earth Pro, November 2025.

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Map of Wildlife Movement Features

0 80 160 ft

FIGURE 3

butterfly (*Danaus plexippus*). Additionally, the query showed the Project Site is within 300 feet of habitat identified as suitable for special-status species. An approximately 6.2-acre section of land bordering the Los Angeles River and located approximately 50 feet east of the Project Site is designated as a California Protected Area Database (CPAD) holding for the City and is concurrent with the Los Angeles Riverfront Park, which is managed by the City's Department of Recreation and Parks.

To minimize potential impacts to sensitive biological resources the following actions are recommended. To be compliant with the MBTA, a nesting bird survey should be conducted for the Project Site if any work will occur during breeding season (February 1 through September 30). Should nesting birds be identified, suitable no-work buffers should be implemented to prevent nest failure. The size of no-work buffers should be consistent with general CDFW recommendations, and may be increased or decreased based on the judgement of a biologist experienced with nesting birds. A Storm Water Pollution Prevention Plan should be implemented that ensures no runoff from Project activities enters the nearby Los Angeles River. Due to the absence of native vegetation within the Project Site, no mitigation measures are recommended for native plants.

2.0 PROJECT OVERVIEW

2.1 Project Information

Torino Companies (Client) is proposing to develop the properties located on four (4) parcels (APNs 2375-018-008, -013, -018, and -019) within the Studio City neighborhood within the City of Los Angeles. The subject properties comprise approximately 5.93 acres and are located north of Ventura Boulevard and west of Whitsett Avenue. The Riverwalk at Studio City Project would entail building up to 814 residential units (including affordable housing units) and approximately 76,000 square feet of commercial uses. The Project Site is currently developed with a mix of commercial retail, restaurants, and a bowling alley, with associated paved parking lots, concrete access paths, and non-native landscaping.

2.2 Project Location

The Project Site is located in Studio City, a neighborhood in the City of Los Angeles. Studio City is bordered on the north by Valley Village, on the east by Toluca Lake and Universal City, to the south by Hollywood Hills West, and to the west by Sherman Oaks. The Project Site is bounded to the north by Valleyheart Drive, to the east by Whitsett Avenue, to the south by Ventura Boulevard, and to the west by an office building.

2.3 Site History

Satellite imagery dating back to 1985 shows the Project Site has been developed to a similar degree as the existing conditions for over 40 years[4]. This imagery suggests that the immediate Project Site has supported developments consistent with the existing buildings and uses for the entirety of this length of time, save a small section which historically supported tennis courts and now houses a Staples retail building. Records from the County Assessor confirm this analysis, showing the oldest development of the Project Site dates back to the installation of a bowling alley in 1958 (APN 2375-018-019), with later commercial and restaurant buildings added in 1961 (APN 2375-018-008), 1992 (2375-018-019), and 1995 (APN 2375-018-013). Further development of APNs 2375-018-008 and -

[4] Google Earth Imagery dated December 30, 1985

013 with additional commercial and restaurant buildings occurred in 1981 and 1997 (-008) and 2002 and 2003 (-013).

The mixed residential and commercial uses surrounding the Project Site and comprising the greater Survey Area also appear to have stayed relatively consistent in use and extent of development since 1985. A concrete lined, channelized portion of the Los Angeles River runs in a general west-to-east orientation approximately 80 feet northeast of the Project Site boundary, and appears to have stayed relatively consistent in structure since the 1985 imagery was taken. Beyond the Los Angeles River existed the Weddington Golf and Tennis Club until 2025 when it was demolished to construct facilities for Harvard Westlake preparatory school. Additionally, the California Walnut Grove vegetation type identified in the southern portion of the Survey Area appears to have stayed relatively consistent in canopy density since the 1985 satellite imagery. However, the quality and clarity of the imagery is low, and it is possible the canopy density has fluctuated over time. The quality and composition of the herbaceous and shrub layers could not be determined from the consulted satellite imagery; however, it is likely that these layers have degraded over time through the spread of non-native and invasive species, of which the understory is currently heavily comprised.

2.4 Existing Physical/Natural Site Features

The Project Site consists entirely of a developed area supporting one- and two-story commercial, restaurant, and recreational buildings and associated hardscaping and landscaping. As is consistent with the Protected Tree Report, dated July 3, 2025, no native trees are present within the Project Site (**Appendix C**). Vegetation within the Project Site is limited to landscaped species, though some weedy annual natives may be present at times. Extensive lighting, associated with commercial, restaurant, recreational, and residential buildings, as well as street lighting, is present within the Project Site and greater Survey Area. Representative photos of 'Developed' areas are shown on **Photos 1A – 1D**. United States Geologic Service (USGS) topographic maps show that the Project Site is relatively flat with elevations between 620 and 625 feet. There are no water resources, including swales, ditches, or shallow depressions, within the Project Site, though a concrete-lined portion of the Los Angeles River is situated approximately 80 feet northeast. Due to the highly developed nature of the Project Site, there are no natural features present.

Soils within the site comprise a combination of Cropley-Urban land complex, 0 to 5 percent slopes, and Urban land – Grommet – Ballona complex, 0 to 5 percent slopes[5]. Cropley-Urban soils consist of clay loam from 0 to 71 inches of depth with parent material of discontinuous human transported material over alluvium derived from sedimentary rock. Urban land-Grommet-Ballona complex soils consists of loam from 0 to 3 inches and 37 to 79 inches, and clay loam from 12 to 37 inches, with parent material of discontinuous human-transported material over young alluvium derived from sedimentary rock. Neither soil is rated as hydric and the depth to the water table for both is more than 80 inches.

2.5 Proposed Development

The proposed development consists of a three-story building housing 814 residential units (including approximately 46 affordable housing units) and approximately 76,000 square feet of commercial uses. Development will include the demolition of existing buildings (while retaining the illuminated "BOWL" pylon sign), site clearing, excavation, changes to the foundation, and the construction of four (4) new buildings. The three (3) proposed residential buildings will encompass 223 studios, 373 one-bedroom

[5] USGS Web Soil Survey, data as of April 10, 2026



Photo 1A



Photo 1B



Photo 1C



Photo 1D

Photos 1A – 1D: These photos illustrate the heavily developed nature of the Project Site. The Project Site currently supports several commercial buildings, including a Coffee Bean & Tea Leaf, Staples, and bowling alley. The ground throughout is hardscaped with a combination of concrete walkways and asphalt parking areas. Several examples of the non-native landscaping are shown.

Representative Photos of Project Site

apartments, and 218 two-bedroom apartments. A total of 1,806 automobile parking spaces and 432 bicycle parking spaces are also proposed to accommodate both residential and commercial uses. The residential development will include pools, a fitness room, a recreation/co-working area, and various courtyards and undefined open space areas. Proposed landscaping will encompass approximately 32,575 square feet. Three (3) new two-story restaurant buildings are also proposed. A complete set of plans for the proposed development is included as **Appendix D**.

3.0 CHARACTERISTICS OF THE SURROUNDING AREA

The Project Site is situated within a heavily developed area supporting a mix of commercial, restaurant, recreational, and residential buildings, with residential developments comprising most of the existing buildings. The exception is the areas immediately north and south of Ventura Blvd., which have a higher concentration of commercial and restaurant buildings, and areas further south which support residential developments in a lower density interspersed amongst native habitat. Elevations surrounding the Survey Area are relatively flat to the north, east, and west, with gradual inclines to the north and west and a gradual decline to the east. South of the Survey Area elevations rise considerably along with the Santa Monica Mountains and the associated Santa Monica Mountains National Recreation Area (SMMNRA).

As previously discussed, a concrete-lined, channelized portion of the Los Angeles River is situated approximately 80 feet northeast of the Project Site. This appears to be the only mapped water resource within the immediate area, though minor drainage areas associated with storm water runoff may exist within the more mountainous areas to the south. Among the recreational areas immediately adjacent to the Project Site are the LA Riverfront Greenway Bike Path, located immediately northeast of the upper boundary of the Project Site, and the Yaroslavsky Greenway Trail, located approximately 130 feet northeast of the Project Site. These recreational areas exist in a general east-to-west orientation along the northern and southern sides of the Los Angeles River. The Los Angeles Riverfront Park is located to the east of the Project Site on the southern side of the Los Angeles River. Several parks and open space areas are present within portions of the SMMNRA nearest to the Project Site, including Wilacre Park and Coldwater Canyon Open Space.

4.0 BIOLOGICAL SITE CONDITIONS ASSESSMENT

4.1 Flora

4.1.1 Flora Literature Review

A flora literature review was performed that included information available in standard biological references and relevant lists and databases pertaining to the status and known occurrences of sensitive and special-status flora resources on and in the vicinity of the Project Site. The following sources were among those reviewed in preparation for field surveys, or that were consulted during preparation of this report (for a complete list see the references section):

- *Biogeographic Information and Observation System (BIOS),* California Department of Fish and Wildlife (CDFW), data as of May 3, 2026;
- *California Natural Communities List,* CDFW, February 27, 2025;
- *Calflora Observation Search*, Calflora, data as of May 3, 2026;
- *Rare Plant Inventory*, California Native Plant Society (CNPS), data as of April 10, 2026; and,
- *Information for Planning and Consultation (IPaC)*, United States Fish and Wildlife Service (USFWS), data as of May 3, 2026.

The IPaC database contains two (2) Federally listed species with ranges that fall within the Survey Area, comprising Nevin's barberry and slender-horned spineflower (*Dodecahema leptoceras*). CDFW California Natural Diversity Database (CNDDB) records within two (2) miles of Survey Area include Parry's spineflower (*Chorizanthe parryi*) and Braunton's milkvetch (*Astragalus brauntonii*). No records were returned in the query of the Calflora Observation Search. A single iNaturalist observation for Nevin's barberry was mapped within the Survey Area. An analysis of the potential for occurrence within the Survey Area of these special-status flora species, along with all flora species with records within the Van Nuys quadrangle and all surrounding quadrangles, is presented in **Appendix E**, which includes the species' protected status and primary habitat associations.

A review of the CNDDB Rarefind 5 application reveals that nine (9) Sensitive Plant Communities/Habitats have been reported by other observers in the Van Nuys Quadrangle area, or within adjacent quadrangles. These Sensitive Plant Communities/Habitats include:

- California Walnut Woodland;
- Riversidian Alluvial Fan Sage Scrub;
- Southern California Arroyo Chub/Santa Ana Sucker Stream;
- Southern Coast Live Oak Riparian Forest;
- Southern Cottonwood Willow Riparian Forest;
- Southern Mixed Riparian Forest;
- Southern Sycamore Alder Riparian Woodland;
- Southern Willow Scrub; and,
- Valley Oak Woodland

A single mapped element occurrence for California Walnut Woodland is located approximately 700 feet from the Project Site. The Project Site is not within 500 feet of any Environmentally Sensitive Areas (ESA) or designated Environmentally Sensitive Habitat Areas (ESHA), and is not within the vicinity of any mapped Critical Habitat.

4.1.2 Flora Field Methodology

A biological assessment of the Survey Area was conducted on February 10, 2025, and April 14, 2026, by Envicom Staff Biologist Jamie Perigo. The surveys were performed by walking meandering transects through the Survey Area and by investigating certain areas thoroughly, if necessary. Surveys included a search for plant species, special habitats, and sensitive natural communities, and conformed to the CDFW's Survey of California Vegetation (SCV) Classification and Mapping Standards, where appropriate. The survey methodology resulted in an investigation of all plant communities and habitats within the Survey Area. An inventory of plant species was recorded, with identifications made using *The Jepson Manual: Vascular Plants of California, 2nd edition* (Baldwin B. et al. 2012) and *Jepson eFlora* (2026), and vegetation communities were mapped in the field using recent high-resolution ortho-rectified aerial imagery. A California Native Plant Society (CNPS) Combined Vegetation Rapid Assessment and Relevé Form (Rapid Assessment Form) was completed for any habitats meeting the requirements detailed in the City's Biological Reporting Standards. Additionally, several photographs were taken as a record of conditions at the time of the survey.

4.1.3 Flora Data Analysis

Protected flora and vegetation communities were analyzed per the CDFW's Protocols for Surveying & Evaluating Impacts to Special Status Native Plant Populations and Sensitive Communities. A total of 52 species of vascular plants were identified during the 2025 and 2026 surveys, combined. Sixteen of the plants observed were naturally occurring native species and 36 were non-native or introduced. Several species of native trees were observed within the Survey Area, namely coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), and southern California black walnut (*Juglans californica*). The native trees identified during the survey were all observed within the 100-foot survey buffer and stood outside of the Project Area. All southern California black walnut trees within the Survey Area were observed as part of the California Walnut Grove vegetation type, discussed below. The California Walnut Grove supported most of the oaks (*Quercus* sp.) observed within the Survey Area, though several were associated with the LA Riverfront Greenway Bike Path and the Yaroslavsky Greenway Trail landscaping.

The area concurrent with the iNaturalist record for Nevin's barberry was inaccessible at the time of survey due to the presence of a landscaping crew working on the area, however the area in question was investigated using binoculars and no Nevin's barberry individuals were observed. While a previous observation of Nevin's barberry occurred, the species is available as a native landscaping species, and it is presumed that the species is not naturally occurring within the landscaped area, and instead was installed as part of a native planting palette. This analysis is supported by aerial imagery dating back to 1989 showing the area where the Nevin's barberry was observed devoid of vegetation, and the area appearing vegetated sometime in 2016. Therefore, it is concluded that the occurrence of Nevin's barberry identified in the iNaturalist query was a planted individual, and no suitable habitat is present for naturally occurring Nevin's barberry. No special-status plant species were observed within the Survey Area.

A complete list of the plant species observed during the survey is provided in **Table 2, Flora Detected During Surveys**.

Table 2
Flora Detected During Surveys

Scientific Name	Common Name	Habit
Acacia stenophylla	shoestring acacia	shrub
Achillea millefolium	yarrow	herb*
Ageratina adenophora	Crofton weed	herb
Ailanthus altissima	tree-of-heaven	tree
Artemisia californica	California sagebrush	shrub*
Avena fatua	common wild oat	annual grass
Baccharis pilularis	coyote brush	shrub*
Bromus rubens	red brome	annual grass
Carduus pycnocephalus	Italian thistle	annual herb
Cenchrus clandestinus	Kikuyu grass	grass
Cyclospermum leptophyllum	marsh parsley	herb
Cynodon dactylon	Bermuda grass	grass
Elymus condensatus	giant wild rye	herb*
Encelia californica	California brittlebush	shrub*
Erigeron canadensis	horseweed	herb*
Erodium cicutarium	common stork's-bill	annual herb

Scientific Name	Common Name	Habit
Eucalyptus sp.	eucalyptus	tree
Euphorbia terracina	carnation spurge	annual herb
Euphorbia tirucalli	firestick	succulent
Geranium rotundifolium	round-leaved crane's-bill	annual herb
Hedypnois rhagadioloides	Cretan weed	annual herb
Heteromeles arbutifolia	toyon	tree/shrub*
Hibiscus sp.	hibiscus	shrub
Hirschfeldia incana	shortpod mustard	annual herb
Hordeum murinum	wall barley	annual grass
Juglans californica	southern California black walnut	tree*
Malacothrix saxatilis	cliff aster	herb*
Malosma laurina	laurel sumac	shrub*
Oxalis corniculata	creeping woodsorrel	herb
Phormium tenax	New Zealand flax	herb
Pinus sp.	pine	tree
Platanus racemosa	western sycamore	tree*
Podocarpus sp.	podocarpus	tree/shrub
Pyrus calleryana	Callery pear	tree
Quercus agrifolia	coast live oak	tree*
Quercus lobata	valley oak	tree*
Raphiolepis indica	Indian hawthorn	shrub
Rhus integrifolia	lemonade berry	shrub*
Rosa sp.	rose	shrub
Salix exigua	sandbar willow	tree/shrub*
Salvia leucophylla	purple sage	shrub*
Sambucus nigra	blue elderberry	tree/shrub*
Schinus molle	Peruvian pepper	tree
Sonchus oleraceus	common sowthistle	herb
Stellaria media	chickweed	herb
Stipa miliaceae var. *miliaceae*	smilo grass	perennial grass
Toralis arvensis	spreading hedgeparsley	herb
Tropaeolum majus	nasturtium	herb
Ulmus parviflora	Chinese elm	tree
Vulpia myuros	rattail fescue	annual grass
Washingtonia robusta	Mexican fan palm	tree
Yucca gigantea	spineless yucca	tree/shrub
*indicates a native species		

An area supporting the California Walnut Grove vegetation type, considered a 'Sensitive Association' by the CDFW, was identified in the southern portion of the Survey Area, across Ventura Boulevard and within the off-site Survey Area buffer. Specifically, this vegetation type would be classified as a *Juglans californica – Quercus agrifolia* Alliance within the CDFW California Natural Community List. This vegetation type is limited to an east-west oriented portion along the southern edge of the Survey Area, and is not present within the Project Site. As shown in **Photos 2C** and **2D**, this woodland is dominated by a mix of mature and juvenile southern California black walnut and coast live oak trees which created generally



Photo 2A



Photo 2B

Photos 2A – 2B: These photos show the combination of native and non-native landscaping associated with the Los Angeles Riverfront Greenway Bike Path and Yaroslavsky Greenway Trail located northeast and southwest of the Los Angeles River, respectively. Well-developed tree, shrub, and herbaceous layers are visible, with natives that include western sycamore (*Platanus racemosa*), California brittlebush (*Encelia californica*), and laurel sumac (*Malosma laurina*), and non-natives including Mexican fan palm (*Washingtonia robusta*) and common wild oat (*Avena fatua*).



Photo 2C



Photo 2D

Photos 2C – 2D: These photos show the composition of the California Walnut Grove vegetation type, with mature southern California black walnut (*Juglans californica*) and coast live oak (*Quercus agrifolia*) dominant in the tree layer, a limited shrub layer, and a heavily non-native herbaceous layer. As shown in 2C, non-native trees and shrubs and cleared or otherwise modified areas are present along the edges of developed areas. Emergent southern California black walnut are visible in the more open areas, as seen in 2D.

Representative Photos of Habitat within Survey Area

dense stands of canopy with pockets and swaths of openings. A Rapid Assessment Form was completed for this vegetation type and is included as **Appendix F**. The general composition of the tree layer was estimated to be approximately 40% coast live oak and 30% southern California black walnut. The understory is dominated by non-native grasses ubiquitous in disturbed areas and common throughout the state, including common wild oat (*Avena fatua*), red brome (*Bromus rubens*), and wall barley (*Hordeum murinum*), comprising approximately 5%, 3%, and 2% cover, respectively. Other non-native herbaceous species observed include spreading hedge parsley (*Torilis arvensis*; 1%), Italian thistle (*Carduus pycnocephalus*; 3%), and shortpod mustard (*Hirschfeldia incana*; 3%). No native herbaceous species were observed within this vegetation type. Some native shrubs, comprising toyon (*Heteromeles arbutifolia*) and lemonade berry (*Rhus integrifolia*) were present in low numbers, representing approximately 5% cover each. The remaining 3% cover comprised various other weedy, non-native herbaceous species.

Due to the low diversity observed within the shrub layer and high density of invasive herbaceous annuals this vegetation type was given a 'moderately degraded' modifier, signifying it does not represent a pristine example of this vegetation type. Even in its 'degraded' state it provides valuable habitat and floral resources, and due to the limited distribution of the vegetation type it would still be considered a 'Sensitive Association'. It should also be noted that some areas on the edges of this vegetation type were notably absent of a mature, well-developed tree layer and instead were either entirely absent of tree species or supported only emergent saplings. However, these portions were mapped as part of the California Walnut Grove vegetation type due to the apparent expansion of the tree canopy outward, as evidenced by the emergent trees.

Areas mapped as 'Landscaped' comprise large sections of vegetation with robust vegetation communities and well-developed tree, shrub, and herbaceous layers. As shown on **Photos 2A** and **2B**, these areas include a combination of planted native and non-native species with mature western sycamore (*Platanus racemosa*), eucalyptus (*Eucalyptus* sp.), and pine (*Pinus* sp.), and smaller, though still well established, coast live oak and valley oak individuals present. Some native shrub species are present, including California brittlebush (*Encelia californica*), California sagebrush (*Artemisia californica*), and laurel sumac (*Malosma laurina*). No non-native shrub species were observed; however portions of this landcover type were inaccessible and may contain non-native shrubs. The herbaceous layer was dominated by non-native and invasive species, including smilo grass (*Stipa miliacea* var. *miliacea*), common wild oat, and common sowthistle (*Sonchus oleraceus*). Few native herbaceous species were observed, and were limited to those common in developed areas including horseweed (*Erigeron canadensis*) and cliff aster (*Malacothrix saxatilis*).

4.1.4 General Flora Conclusions

The vegetation observed within the Project Site is relatively consistent with observations identified in the BSBR and LR, namely vegetation within the Project Site comprises landscaped and non-native species. No suitable habitat for special-status flora is present within the Project Site. Areas designated as 'Landscaped', namely the strips of vegetation immediately north and south of the Los Angeles River, were largely dominated by native species with well-developed tree, shrub, and herbaceous layers. As discussed in the Flora Literature Review section of this report, a single iNaturalist record for Nevin's barberry was returned for the Survey Area. This individual occurrence was determined to be installed as part of a native landscaping palette, and is not a naturally occurring specimen. No habitat suitable to support naturally occurring sensitive floral resources was identified within the Survey Area. Additionally, a California Walnut Grove vegetation type, considered a 'Sensitive Association' was identified within a portion of the Survey Area. The area in which this vegetation type was identified is located across Ventura Boulevard,

within the off-site Survey Area buffer, and would not be impacted through Project activities. As such, no impacts to special status vegetation types or floral resources are expected from Project activities.

4.2 Fauna

4.2.1 Fauna Literature Review

A fauna literature review was performed that included information available in standard biological references and relevant lists and databases pertaining to the status and known occurrences of sensitive and special-status wildlife resources on and in the vicinity of the Project Site. Other sources of information included aerial photographs, topographic maps, relevant policy and planning documents, and previous biological studies prepared for the Project. The following sources were among those reviewed in preparation for field surveys, or that were consulted during preparation of this report (for a complete list see the references section):

- *Biogeographic Information and Observation System (BIOS),* California Department of Fish and Wildlife (CDFW), data as of May 3, 2026;
- *California Natural Diversity Database (CNDDB) Rarefind 5* report for the Van Nuys 7.5' United States Geological Survey (USGS) quadrangle and all surrounding quadrangles, CDFW, data as of April 7, 2026;
- *USFWS Critical Habitat Mapper for Threatened and Endangered Species*, U.S. Fish and Wildlife Service (USFWS), data as of May 3, 2026;
- *iNaturalist*, Available from www.inaturalist.org, data as of May 3, 2026;
- *eBird*, Los Angeles River – Whitsett to Coldwater Hotspot, data as of May 3, 2026;
- *Special Animals List,* CDFW, July 2024; and
- *Information for Planning and Consultation (IPaC)*, United States Fish and Wildlife Service (USFWS), data as of May 3, 2026.

The IPaC query returned six (6) Federally listed fauna species with ranges that fall within the Survey Area boundaries. These species constitute three (3) birds, one (1) reptile, one (1) amphibian, and one (1) insect, comprising coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), southwestern pond turtle (*Actinemys pallida*), western spadefoot (*Spea hammondii*), and monarch butterfly (*Danaus plexippus*). A query of the CNDDB Rarefind 5 application returned records for seven (7) special-status wildlife species within two (2) miles of the Survey Area.

- American bumblebee (*Bombus pensylvanicus*)
- California legless lizard (*Anniella* sp.)
- coast horned lizard (*Phrynosoma blainvillii*)
- coastal California gnatcatcher (*Polioptila californica californica*)
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)
- pallid bat (*Antrozous pallida*)
- western ridged mussel (*Gonidea angulata*)

An analysis of the potential for occurrence within the Survey Area of these special-status fauna species, along with all fauna species with records within the Van Nuys quadrangle and all surrounding quadrangles,

is presented in **Appendix G**, which includes the species' protected status and primary habitat associations. The potential for occurrence analysis provides a speculative assessment of the potential for the occurrence of special-status wildlife based on their known distribution and habitat requirements.

4.2.2 Fauna Field Methodology

Biological assessments of the Survey Area were conducted on February 10, 2025, and April 14, 2026, by Envicom Staff Biologist Jamie Perigo. The surveys included a search for wildlife species, evidence of wildlife habitation and transience, and an evaluation of the area for wildlife movement. Surveys were performed by walking meandering transects through the Survey Area and by investigating certain areas thoroughly, if necessary. Vertebrate and invertebrate wildlife species were identified by direct observation, sign (e.g., tracks, scat, pellets, or burrows), or vocalization. Additionally, several photographs were taken as a record of conditions at the time of the survey. Following Envicom's surveys, focused bat surveys[6] were conducted. A daytime bat habitat assessment was performed on August 14, 2026, by LSA Senior Biologist and bat specialist Jill Carpenter and LSA Senior Biologist Sara Louwsma, and a nighttime acoustic and emergence survey was performed on the evening of August 14, 2026, with the same biologists plus additional LSA biologists, Chrissy Kent and Julia Lung. The nighttime bat survey to detect emergence and vocalization was conducted during the peak period (June 1–August 15) of the bat maternity season (April 1–August 31) to enable detection of bat maternity colonies if present at the site. The survey was initiated 20 minutes before sunset and continued until 1.25 hours after sunset, using Anabat Swift (Titley Scientific) ultrasound detectors to record acoustic data. The recordings were analyzed using SonoBat 30 acoustic analysis software.

4.2.3 Fauna Data Analysis

No habitat for protected fauna species was identified within the Project Site; therefore, no protected species of fauna were determined to have potential to occur within the Project Site. A total of 25 species of wildlife were observed within the Survey Area, comprising 23 species of birds, one (1) species of mammal, and one (1) species of reptile. A list of the species observed during the surveys is provided as **Table 3, Fauna Detected During Surveys**. Fauna species observed during surveys were species that are common or relatively common to the region. In general, species observed include those that are detectable during daytime hours and represent a fraction of the species that would be found within the Survey Area. Lastly, colonies of white throated swifts and northern rough-winged swallows were observed in high densities near the bridge located on Whitsett Avenue and passing over the Los Angeles River. While no nests were observed, it is possible that one or both species may nest underneath the overpass.

Table 3
Fauna Detected During Surveys

Class *Species*	**Common Name**
Aves	
Aeronautes saxatilis	white throated swift
Agelaius phoeniceus	red-winged blackbird
Anas platyrhynchos	mallard
Calypte anna	Anna's hummingbird
Columbia livia	rock dove
Empidonax difficilis	western flycatcher

[6] LSA, Results of Focused Bat Surveys for the Proposed Riverwalk at Studio City Development Project in Studio City, California (LSA Project No. 20263096), September, 24, 2026.

Class *Species*	**Common Name**
Haemorhous mexicanus	house finch
Icterus cucullatus	hooded oriole
Junco hyemalis	dark-eyed junco
Melanerpes formicivorus	acorn woodpecker
Melospiza melodia	song sparrow
Melozone crissalis	California towhee
Mimus polyglottos	northern mockingbird
Molothrus ater	brown-headed cowbird
Passer domesticus	house sparrow
Psaltriparus minimus	bushtit
Selasphorus sasin	Allen's hummingbird
Setophaga petechia	yellow warbler [SSC]
Spinus tristus	American goldfinch
Stelgidopteryx serripennis	northern rough-winged swallow
Thyromanes bewickii	Bewick's wren
Tyrannus vociferans	Cassin's kingbird
Zenaida macroura	mourning dove
Mammalia	
Otospermophilus beecheyi	California ground squirrel
Reptilia	
Sceloporus occidentalis	western fence lizard

As shown in Table 3, the yellow warbler (*Setophaga petechia*) is a CDFW Species of Special Concern (SSC). Most of the species listed in Table 3, including the yellow warbler, Bewick's wren (*Thyromanes bewickii*), and western flycatcher (*Empidonax difficilis*), were only observed within a small portion of the Survey Area comprising the landscaped strips immediately north and south of the Los Angeles River. This area is also where the only species of mammal, California ground squirrel (*Otospermophilus beecheyi*), and reptile, western fence lizard (*Sceloporus occidentalis*), were observed. The relatively high diversity of species within these areas can likely be attributed to a combination of the floral resources located within the landscaped areas and the presence of a water source provided by the Los Angeles River. Some bird species, namely the northern mockingbird (*Mimus polyglottos*) and house finch (*Haemorhous mexicanus*), were also observed foraging and vocalizing within the residential developments in the east and southeast of the Survey Area. Within the more commercial areas, including within the Project Site, observed fauna was limited to those species associated with more disturbed and developed areas, namely the rock dove (*Columbia livia*) and house sparrow (*Passer domesticus*), with the occasional house finch and mourning dove (*Zenaida macroura*) also appearing.

The greater Survey Area was also analyzed for potential to support special status species of fauna. The results of the desktop review and field survey determined no protected species of fauna. have moderate or high potential to occur within the Survey Area. The following nine (9) special-status animals, comprising five (5) invertebrates, one (1) mammal, and three (3) reptiles, were determined to have low potential to occur within the Survey Area:

Invertebrates

- American bumble bee (*Bombus pensylvanicus*) [S2]
- Crotch's bumble bee (*Bombus crotchii*) [Candidate CE]

- Busck's gallmoth (*Eugnosta busckana*) [S2S3]
- Gertsch's socalchemmis spider (*Socalchemmis gertschii*) [S1]
- San Gabriel chestnut (*Glyptostoma gabrielense*) [S3]

Mammals

- Townsend's big-eared bat (*Corynorhinus townsendii*) [S2; SSC]

Reptiles

- southern California legless lizard (*Anniella* sp.) [S3; SSC]
- California legless lizard (*Anniella pulchra*) [S3S4; SSC]
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*) [S3; SSC]

There are no potentially occurring wildlife species listed under the Federal or California Endangered Species Acts. The Crotch's bumble bee, which is a candidate for listing under the California Endangered Species Act, may occur within Survey Area as it has wide, although not well documented distribution. The California Walnut Grove vegetation type likely supports suitable nesting habitat for a colony or overwintering habitat for a queen, such as rodent burrows, fallen logs, or thatched grass; however, few examples of floral resources within the preferred food genera of the Crotch's bumble bee that would support foraging were observed within the Survey Area.

The potential use of the site by special-status wildlife species returned in the literature review results also includes three (3) species of reptiles and one (1) species of mammal listed as Species of Special Concern by the State of California. The Townsend's big-eared bat may forage over and/or roost temporarily within the California Walnut Grove located within the Survey Area. California legless lizard and southern California legless lizard may occur within the California Walnut Grove; however, this would be dependent on the soils and leaf litter within this vegetation type containing a high enough moisture content to support either species. As this vegetation type was inaccessible and was surveyed from a distance the qualities of the soil and leaf litter required to support legless lizards were unable to be confirmed, and the suitability of this habitat is speculative. The coastal whiptail is generally associated with habitats containing openings in the vegetation community. The California Walnut Grove was observed to have a particularly closed vegetation community with a high density of herbaceous species growing between shrubs and trees. As such, it is unlikely this vegetation type would support the species. Suitable habitat may be present in portions of the Landscaped mapping unit where there are openings in the shrub and tree layers, and lower densities of herbaceous species. However, the lack of connectivity between these areas and larger open spaces makes coastal whiptail presence unlikely.

A single special status bird species, yellow warbler, which did not show up during the literature review, was observed during surveys. The observation of this species was associated with the landscaped area situated north of the Los Angeles River, within the Survey Area buffer, and outside of the Project Site. This species is commonly found within coastal and near-coastal areas of California and is associated with a variety of common habitats, including stream edges, gardens, roadside thickets, swamps, and marshes[7]. Suitable habitat for this species is not present within the Project Site, and would be limited to areas within the Survey Area buffer.

[7] Northern Yellow Warbler, Audubon Bird Guide

Finally, four (4) species of invertebrates having some level of state rarity were determined to have low potential to occur within the Survey Area. The American bumble bee may utilize floral resources found within the Landscaped areas and the California Walnut Grove vegetation type; however, few floral resources were observed within the California Walnut Grove and the lack of connectivity between Landscaped areas and more open habitats makes the presence of the species unlikely. Busck's gallmoth is associated with the host plant California brittlebush, of which several individual shrubs were observed within a portion of the Landscaped area. The observed California brittlebush shrubs were planted species and were not associated with a naturally occurring habitat, nonetheless there is some level of potential to these shrubs to be utilized by Busck's gallmoth individuals. Little is known about the preferred habitats of the San Gabriel chestnut and the Gertsch's socalchemmis spider, as such their presence within the Survey Area could not be discounted. Their inclusion in this suitability discussion is due to the inability to rule out habitat suitability, rather than confirming suitability is present. As such, the suitability of habitat for both species was determined to be 'low'.

With regard to the additional bat surveys, LSA found that while the nearby channelized Los Angeles River could provide foraging habitat, the Project Site does not contain high quality roosting habitat. No evidence of bat foraging or habitation was found on the Project Site, including use of potential roosting spaces such as roof shingles and palm frond skirts. Bat echolocation calls were recorded during the nighttime survey period, indicating some bat activity within the Project Site. These calls were recorded over 30 minutes after sunset and outside of the emergence period, suggesting these bats were roosting offsite and only present within the Project Site transiently. Using four (4) biologists positioned for optimal views for on-site night emergence, no bat emergence was detected within the Project Site. Where bat echolocation calls were recorded in the Project Site, they were identified as belonging to Mexican free-tailed bats (*Tadarida brasiliensis mexicana*). Although Yuma myotis (*Myotis yumanensis)* is one of the most commonly detected urban bat species in Southern California and is often found in proximity to the Los Angeles River, it was not detected in the survey. Further, no feeding buzzes that would indicate foraging behavior were recorded, and given that over 45 minutes had elapsed since sunset, all of the recorded bats were presumed to be commuting through the Project Site.

In general, the special-status wildlife species with potential to occur within the Survey Area likely would occur only rarely or occasionally and the potential for occurrence for these species is quite low. However, they have not been excluded because their temporary presence within the Survey Area cannot be entirely discounted. There is no potential to occur for any special status species within the Project Site.

4.2.4 General Fauna Conclusions

In general, the Survey Area comprises developed areas supporting a mix of commercial and residential buildings with concrete or asphalt substrate and scattered patches of landscaped areas. While fauna may utilize these areas transiently, it is unlikely that most species will inhabit or reproduce within these areas. The exception would be small, passerine bird species that are associated with developed areas and frequently nest within non-native landscaping or within buildings and other developments, such as under eaves or roof tiles. Small mammals, including tree squirrels and other rodents, may also be found within landscaped areas, however the lack of connectivity between larger open spaces that provide foraging opportunities would be limiting.

Within the greater Survey Area, habitat suitable to support fauna habitation and reproduction are found within the California Walnut Grove and strips of mixed native and non-native vegetation present adjacent to the Los Angeles River, mapped as 'Landscaped'. While other patches of landscaping and individual

landscaped trees are also present within the Survey Area, they are included in the 'Developed' designation due to their small size and relative isolation from other vegetation. In contrast, the 'Landscaped' designation is here used to refer to larger areas with well-developed tree, shrub, and herbaceous layers, and substantial amounts of native vegetation that would be expected to provide enough cover and floral resources to support both habitation and foraging for wildlife species. The strip of mixed native and non-native vegetation present adjacent to the Los Angeles River and categorized as 'Landscaped' in this report likely provides some level of foraging and nesting habitat for passerine birds and small mammals. The floral resources observed within this area would also provide pollen and nectar for invertebrates. The California Walnut Grove would provide suitable nesting and foraging habitat for numerous species of fauna, including passerine and raptor bird species, small mammals, and potentially large mammals such as skunks, opossums, or coyote.

While no raptor species were observed during either survey the mature trees bordering the Los Angeles River provide suitable raptor nesting habitat and the California Walnut Grove in the southern portion of the Survey Area would provide some level of raptor foraging habitat. All discussion of potentially suitable habitat for protected species refers to areas that fall within the greater Survey Area, but outside of the Project Site. No habitat for protected species was identified within the Project Site.

5.0 WATER RESOURCES

5.1 Water Resources Literature Review

A water resources literature review was performed that included consulting aerial photographs, topographic maps, soil survey maps, climatic data, relevant policy and planning documents. The following sources were among those reviewed in preparation for field surveys, or that were consulted during preparation of this report (for a complete list see the references section):

- *National Wetlands Mapper (NWi)*, USFWS, data as of April 7, 2026;
- *National Water Information System: Mapper*, United States Geologic Service (USGS), data as of April 7, 2026;
- *Flood Inundation Mapper*, USGS, data as of April 7, 2026;
- *National Hydrography Dataset (NHD)*, USGS, data as of April 7, 2026; and
- *Principal Aquifers Map*, USGS, data as of April 7, 2026.

Records searches show the presence of a portion of the Los Angeles River lying within the northern portion of the Survey Area. The NHD categorizes the Los Angeles River as an 'artificial path' and 'canal ditch'. The literature review showed no other water resource sites, including groundwater sites, springs, or atmospheric sites, within the Survey Area. The Survey Area does not lie within any flood inundation zones. The Survey Area falls within the Tujunga Wash – Los Angeles River Watershed (HUC ID: 180701050208), which includes areas west to Hidden Hills, east to Monrovia, and south to Signal Hill[8], and has a drainage area of approximately 99,921 acres. The Survey Area lies approximately 0.75 miles south of a California Coastal Basin Aquifer, described as comprising unconsolidated sand and gravel. A PSOMAS Water Resources Technical Report (WRTR), dated April 22, 2025, analyzing potential impacts to surface and groundwater resources from the Project was also consulted as part of this literature review (**Appendix H**).

[8] County of Los Angeles: Los Angeles River Watershed Map, dated August 22, 2007

5.2 Water Resources Field Methodology

The entire Survey Area was searched for the presence of water resources and evidence of hydrology. Areas inaccessible by foot were surveyed by binoculars, and include the Harvard Westlake property to the north and private residences south of the Survey Area. Potential water resources were investigated for evidence of Ordinary High-Water Mark (OHWM), hydrophytic vegetation, and other wetland hydrology. A soil analysis was not conducted. Water resources were also investigated for the presence of aquatic macroinvertebrates (i.e., EPT taxa). The field analysis was cursory in nature, and does not constitute a jurisdictional delineation. Additionally, the Project Site was assessed considering the findings discussed in the WRTR.

5.3 Water Resources Analysis

Per the WRTR, the existing Project Site generally slopes towards the north, and runoff is collected in a concrete gutter on Valleyheart Drive. This gutter is connected to the public storm drain system via a catch basin at the southwest corner of Valleyheart Drive and Whitsett Ave. The presence of these catchments and the general slope of the Project Site was confirmed during the field survey. As noted in both the BSBR and LR, a concrete-lined portion of the Los Angeles River is present within the Survey Area. The Los Angeles River is mapped within the USFWS NWI as riverine, and is further described as perennial and permanently flooded, with an unconsolidated bottom on artificial substrate. This portion of the Los Angeles River runs in a northwest to southeast orientation and is situated approximately 80 feet northeast of the Project Site boundary. It is absent of vegetation; however, a layer of algal matting was visible in some areas and floating clumps of algae were observed moving downstream. No evidence of aquatic macroinvertebrates was observed. Additionally, there is no traditional 'bed and bank' present due to the vertical concrete walls that contain the Los Angeles River on both sides and no Ordinary High-Water Mark (OHWM) was evident. No other water resources were observed within the Survey Area.

5.4 General Water Resources Conclusions

No water resources were identified within the Project Site. As discussed, a concrete-line, channelized portion of the Los Angeles River is present within the Survey Area and situated approximately 80 feet northeast of the Project Site boundary. No direct impacts to the Los Angeles River are expected from Project activities. Indirect impacts, such as pollution or sedimentation from Project Site runoff, would be insignificant with the implementation of a SWPPP.

6.0 APPLICABLE REGULATIONS AND PERMITS

No state or Federally listed special-status flora or fauna are expected to occur within the Project Site; therefore, an Incidental Take Permit is not required. No habitat for state or Federally listed special-status species is present within the Project Site. No water resources or riparian vegetation are present within the Project Site; therefore, no ACOE or CDFW permitting is required. As discussed in the WRTR, compliance with the County of Los Angeles' NPDES permit and the preparation and implementation of a SWPPP designed to comply with California General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ are required. Regulatory framework associated with the assessment of the Project Site can be found in **Appendix I**.

7.0 CONCLUSION AND RECOMMENDATIONS

The Project Site consists of a heavily developed and hardscaped area supporting commercial, restaurant, and recreational buildings. Vegetation within the Project Site is limited to non-native, landscaped species.

No habitat suitable for special status flora or fauna is present within the Project Site. No water resources or special status flora or fauna were observed within the Project Site. Some vegetation within the Project Site may support small, passerine nesting birds that are commonly associated with developed areas.

Within the greater Survey Area, a single natural vegetation type, California Walnut Grove, was identified. This vegetation type is located outside of the Project Site, across Ventura Boulevard and within the Survey Area buffer, and is not expected to be impacted from Project activities. There are several landscaped areas present outside of the Project Site that support a substantial number of native species and a well-developed vegetation community. These landscaped areas likely provide suitable breeding habitat for birds and small mammals, and potentially provide suitable foraging habitat for a larger range of species. These landscaped areas are located outside of the Project Site and are not expected to be impacted from Project activities. A potential to occur analysis for all special status flora and fauna species with mapped occurrences or recognized suitable habitat within the Van Nuys quadrangle and all surrounding quadrangles found no suitable habitat within the Project Site for any of the returned species. As such, no impacts to special status species or their habitats are expected from Project activities.

A concrete-line, channelized portion of the Los Angeles River is present within the Survey Area and situated approximately 80 feet northeast of the Project Site boundary. No direct impacts to the Los Angeles River are expected from Project activities. Indirect impacts, such as pollution or sedimentation from Project Site runoff, would be insignificant with the implementation of a SWPPP.

In summary, the Project Site in its existing condition provides extremely limited biological value. It is heavily developed with commercial, restaurant, and recreational buildings, is absent of native vegetation, and contains no sensitive habitat or habitat suitable to support special status flora or fauna. Due to the potential for passerine bird species commonly associated with developed areas to occur within the Project Site a nesting bird survey is recommended if Project activities will occur within breeding season (February 1 through September 30).

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United States Geologic Service (USGS). Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed on April 10, 2026.

Western Bat Working Group. Species Accounts. Pp 36-38. Accessed online at www.wbwg.org/species_accounts.

APPENDIX A

Biologist's Statement of Biological Resources, dated April 10, 2025

APPLICATIONS

BIOLOGIST'S STATEMENT OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit: February 10, 2025

Project Address or APN(s)[1]: APNs 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)

☑ **Yes.** The project site contains one or more of the following biological resources: (Check all that apply)

- ☐ Water Resources, including but not limited to, streams, wetlands, or other permanent / seasonal water bodies
- ☐ Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (See Appendix A)
- ☑ California Natural Diversity Database (CNDDB) records of sensitive and special status species within the appropriate United States Geological Survey (USGS) quadrangle and/or within a 0.25-mile radius of the project site
- ☐ Other: (Describe below)

☐ **No.** The project site does not contain any of the above biological resources.

If No, sign and return the form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

[1] Include the entire site, not just the development footprint.

If Yes, will the project remove or possibly create a substantial effect on any of the above marked biological resources?

☐ **Yes.** The project will require biological resources analysis (Biological Resources Report by a Qualified Biologist. (See Appendix A)

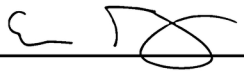
Please describe which of the above biological resources may be affected by the project:

☑ **No[2].** The project site will not remove or possibly create a substantial effect on any of the above biological resources.

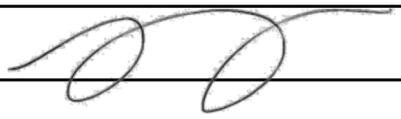
Please describe how the project will not remove or possibly create a substantial effect on the biological resources:
See Attachment A.

If No, sign and return the form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

Name of Lead Biologist Erin Roberts

Lead Biologist Signature  **Date** 04/10/2025

Names of Additional Biologists Jamie Perigo



Company Name & Contact Information

Envicom Corporation

eroberts@envicomcorporation.cor

(818) 879-4700

[2] Projects may instead submit the Owner's Declaration of Biological Resources (CP-3612) if the project will not remove any vegetation (including trees) nor affect any water resources.

Owner's Declaration

I own the property located at _____. I have read the above "Notice to Owner." I acknowledge and understand that should the City determine that the project site contains any of the above biological resources, the City may require biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that the project site does not contain any of the above biological resources to the best of my knowledge.

Name of the Owner (Print) _____

Owner Signature _____ Date _____

Notary Acknowledgment
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On _____ before me, _____
(insert name and title of the officer)

Personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the ____ person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

APPENDIX A - REFERENCES

Qualified Biologist. A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

Protected Trees & Shrubs

- Oak, including valley oak (*Quercus lobota*) and coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (*Quercus berberidifolia*)
- Southern California black walnut (*Juglans californica*)
- Western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

Monarch Butterfly Overwintering Trees (only applicable within the Coastal Zone)

- Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*)
- Coast redwood (*Sequoia sempervirens*)
- Coast live oak (*Quercus agrifolia*)
- Douglas-fir (*Pseudotsuga menzesii*)
- Western sycamore (*Platanus racemosa*)
- Bishop pine (*Pinus muricata*)
- Any Eucalyptus species

APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
- Tree Disclosure Statement
- Biologist Proof of Qualifications

ATTACHMENT A

APNs 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

No. The project site will not remove or possibly create a substantial effect on any of the above biological resources. Please describe how the project will not remove or possibly create a substantial effect on the biological resources:

The California Natural Diversity Database (CNDDB) query returned one (1) occurrence of a sensitive and/or special-status species, western ridged mussel (*Gonidea angulata*) and one (1) occurrence of a sensitive vegetation community, California Walnut Woodland, within 0.25-miles of APNs 2375-018-008, 2375-018-013, 2375-018-018, and 2375-018-019. There is no habitat present on site for western ridged mussel (*Gonidea angulata*) due to the absence of aquatic areas. Specifically, the majority of the site is paved with asphalt and/or concrete, and any natural substrate areas present within the project site are man-made planter beds with introduced, landscaped vegetation. No southern California black walnut (*Juglans californica*) trees are present on site, precluding the presence of a California Walnut Woodland vegetation community. Therefore, it is concluded that the Project would not adversely impact either the western ridged mussel or California Walnut Woodland. Additionally, no sensitive biological resources were observed onsite during the survey.

APPENDIX B
Required Documents

PROJECT INFORMATION

PROJECT NAME: PROMENADE STUDIO CITY

PROJECT DESCRIPTION

MIXED-USE DEVELOPMENT CONSISTING OF:

814 RESIDENTIAL APARTMENT UNITS INCLUDING 11% VERY LOW INCOME (90 UNITS)

75,968 SF OF COMMERCIAL SPACE (RESTAURANTS)

PROJECT SITE ADDRESSES

12555 W. VENTURA BOULEVARD, LOS ANGELES, CALIFORNIA 91605

(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12565, 12601, 12603, 12605, 12615, 12621, 12625, 12655, 12661, 12665 W. VENTURA BOULEVARD)

APN'S

2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

PROPERTY OWNERS
SCW 34K, LLC
STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

APPLICANT
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

ARCHITECT
MVE + PARTNERS
888 S. FIGUEROA STREET, SUITE 2170
LOS ANGELES, CALIFORNIA 90017
CONTACT: SHERWIN PINEDA
TELEPHONE: 213.805.7600
EMAIL: SPINEDA@MVE-ARCHITECTS.COM

LAND USE ENTITLEMENTS
PSOMAS
865 S. FIGUEROA STREET, SUITE 3200
LOS ANGELES, CALIFORNIA 90017
CONTACT: ROSE FISTROVIC
TELEPHONE: 213.223.1537
EMAIL: ROSE.FISTROVIC@PSOMAS.COM

YARD SETBACKS

	REQUIRED	PROPOSED
FRONT YARD - VENTURA BOULEVARD		
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.2.i & 3.i	18 INCHES	18 INCHES
FRONT YARD - VALLEYHEART DRIVE		
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.2.i & 3.i *(AS PER LADBS YARD DETERMINATION LETTER ISSUED JULY 5, 2023)*	18 INCHES	18 INCHES
SIDE YARD - WESTERLY PROPERTY LINE		
COMMERCIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	0 FEET	0 FEET
RESIDENTIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	10 FEET	28 FEET
SIDE YARD - EASTERLY PROPERTY LINE - WHITSETT AVENUE		
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.b.	18 INCHES	18 INCHES

PROJECT SUMMARY

ZONING AND GENERAL PLAN LAND USE DESIGNATION

ZONE	C1.5-1VL-RIO
GENERAL PLAN LAND USE DESIGNATION	NEIGHBORHOOD COMMERCIAL

LOT AREA AND BUILDABLE AREA

LOT AREA (AS PER PSOMAS ALTA SURVEY, DECEMBER 16, 2021)	261,870 SF
BUILDABLE AREA (LOT AREA - 19,228 SF SETBACKS & DEDICATIONS)	**242,642 SF**

FLOOR AREA

ALLOWABLE FLOOR AREA		**FAR**	
BUILDABLE AREA (242,642 SF)		1:1 FAR	242,642 SF
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3			
AFFORDABLE HOUSING INCENTIVE - DENSITY BONUS		3:1 FAR	**727,926 SF**
LAMC SECTION 12.22.A.25.(f)(4)(ii) - UP TO 3:1 FAR WITH ON-MENU INCENTIVE			
PROPOSED FLOOR AREA			**726,822 SF**
RESIDENTIAL	650,854 SF	3:1 FAR	
COMMERCIAL	75,968 SF		
TOTAL FLOOR AREA	**726,822 SF**		
RESULTING FAR	**3**		

DENSITY

ALLOWED DENSITY		
BASE DENSITY - RESIDENTIAL DWELLING UNITS	654	UNITS
LOT AREA 261,870 SF / 400 SF		
LAMC SECTION 12.13.5.B.3. - C1.5 ZONE / LAMC SECTION 12.11.C.4 - R4 ZONE		
AFFORDABLE HOUSING INCENTIVE - DENSITY BONUS	883	UNITS
CALIFORNIA GOVERNMENT CODE SECTION 65915 (f)(2), AMENDED OCTOBER 11, 2023 35% DENSITY BONUS FOR DEVELOPMENTS PROVIDING 11% VERY LOW INCOME UNITS		
PROPOSED DENSITY (322 SF OF LOT AREA PER DWELLING UNIT)	**814**	**UNITS**
814 DWELLING UNITS INCLUDING 11% VERY LOW INCOME		
CALIFORNIA GOVERNMENT CODE SECTION 65915 (d)(2)(B) - PROJECT QUALIFIES FOR TWO INCENTIVES BY PROVIDING AT LEAST 10% OF THE UNITS FOR VERY LOW INCOME HOUSEHOLDS		

HEIGHT

ALLOWED	30	FEET
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 7.E.1.a.4.		
PROPOSED	**90**	**FEET**
DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.25.(g)(3)(ii) TO ALLOW AN ADDITIONAL INCREASE IN HEIGHT UP TO 86.5 FEET IN LIEU OF OTHERWISE 30 FEET ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD CORRDOR SPECIFIC PLAN (VCBCSP SECTION 7.E.1.a.4).		

AUTOMOBILE PARKING

REQUIRED PARKING SPACES	**0**	**SPACES**
AB2097 - NO MINIMUM AUTOMOBILE PARKING REQUIREMENT ON ANY RESIDENTIAL, COMMERCIAL OR OTHER DEVELOPMENT THAT IS WITHIN ON-HALF MILE OF A MAJOR TRANSIT STOP		
PROPOSED PARKING SPACES		
814 RESIDENTIAL DWELLING UNITS	1,039	SPACES
COMMERCIAL PARKING		
RESTAURANTS - 75,968 SF	773	SPACES
TOTAL AUTOMOBILE PARKING SPACES PROPOSED	**1,812**	**SPACES**

ELECTRIC VEHICLE PARKING

RESIDENTIAL		
CAL GREEN SECTION 4.106.4.2.2	**Required**	**Proposed**
ELECTRIC VEHICLE READY (EVR) - 40% OF TOTAL SPACES PROVIDED	416	420
EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES NOTE: THE NUMBER OF EVR SPACES CAN BE COUNTED TOWARDS THE TOTAL NUMBER OF EV CAPABLE SPACES REQUIRED FOR THE BUILDING.		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 10% OF TOTAL SPACES PROVIDED	104	105
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		
COMMERCIAL		
CAL GREEN SECTION 5.106.5.3		
ELECTRIC VEHICLE CAPABLE - 20% OF TOTAL PARKING SPACES PROVIDED (773 SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE	155	155
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 25% OF EV CAPABLE SPACES	39	39
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

BICYCLE PARKING SPACES

RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS - LAMC SECTION 12.21.A.16(a)(1)(i)

DWELLING	SHORT-TERM SPACES REQ'D			LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES	RATIO	UNITS	# OF SPACES
One - 25	1 per 10 units	25	3	1 per unit	25	25
26 - 100	1 per 15 units	75	5	1 per 1.5 units	75	50
101 – 200	1 per 20 units	100	5	1 per 2 units	100	50
201 +	1 per 40 units	614	15	1 per 4 units	614	154
	TOTAL	814	28	TOTAL	814	279

LAMC SECTION 12.21.A.16(b) FRACTIONS - ANY FRACTION UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED AND ANY FRACTION OVER ONE-HALF SHALL BE CONSTRUED AS REQUIRING ONE BICYCLE PARKING SPACE.

COMMERCIAL BICYCLE PARKING REQUIRED - LAMC SECTION 12.21.A.16.(a)(2)		
RESTAURANT - 75,968 SF		
SHORT TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
LONG TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
TOTAL COMMERCIAL BICYCLE SPACES REQUIRED	**76**	
TOTAL RESIDENTIAL BICYCLE PARKING PROPOSED		
SHORT TERM	30	
LONG TERM	280	
TOTAL COMMERICIAL BICYCLE PARKING PROPOSED		
SHORT TERM	38	
LONG TERM	40	
TOTAL BICYCLE PARKING SPACES	**388**	**SPACES**

OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE		
UNIT DESCRIPTION	**# OF UNITS**	**OPEN SPACE**
STUDIO (LESS THAN 3 HABITABLE ROOMS) *(100 SF REQUIRED PER UNIT)*	223	22,300 SF
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS) *(100 SF REQUIRED PER UNIT)*	373	37,300 SF
2 BEDROOM (3 HABITABLE ROOMS) *(125 SF REQUIRED PER UNIT)*	218	27,250 SF
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)

MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

LOCATION	**AMOUNT (SF)**	**TOTAL OPEN SPACE**
LEVEL 1		
BUILDING 2 POOL AND DECK	8,974	
BUILDING 3 COURTYARD #3A	3,790	
BUILDING 3 COURTYARD #3B	5,750	
COURTYARD BETWEEN BUILDING 3 AND BUILDING 4	4,103	
BUILDING 4 POOL AND DECK	11,389	
BUILDING 4 COURTYARD	4,352	**38,358**
LEVEL 3		
BUILDING 2 COURTYARD	1,924	
BUILDING 2 COURTYARD	3,669	
BUILDING 2 OPEN SPACE	442	**6,035**
LEVEL 6		
BUILDING 3 OPEN SPACE	2,780	
BUILDING 4 OPEN SPACE	3,417	**6,197**
LEVEL 7		
BUILDING 2 OPEN SPACE	1,339	
BUILDING 3 OPEN SPACE	749	
BUILDING 4 OPEN SPACE	2,987	**5,075**
SUBTOTAL COMMON OPEN SPACE		**55,665 SF**

INDOOR OPEN SPACE (RECREATION ROOMS)

MAXIMUM OF 25% OF TOTAL REQUIRED OPEN SPACE (21,712 SF)

LEVEL 1		
BUILDING 2 INDOOR POOL LOUNGE	1,412	
BUILDING 3 FITNESS ROOM	1,886	
BUILDING 3 YOGA / SPIN & COFFEE LOUNGE	1,456	
BUILDING 4 RECREATION / CO-WORKING AREA	3,441	
BUILDING 4 INDOOR POOL LOUNGE	1,751	
BUILDING 4 MUSIC, SPORTS & GAME ROOM	3,020	
SUBTOTAL COMMON INDOOR OPEN SPACE		**12,966 SF**
PRIVATE OPEN SPACE		
423 BALCONIES @ 50 SQUARE FEET		**21,105 SF**
TOTAL OPEN SPACE PROVIDED		**89,736 SF**

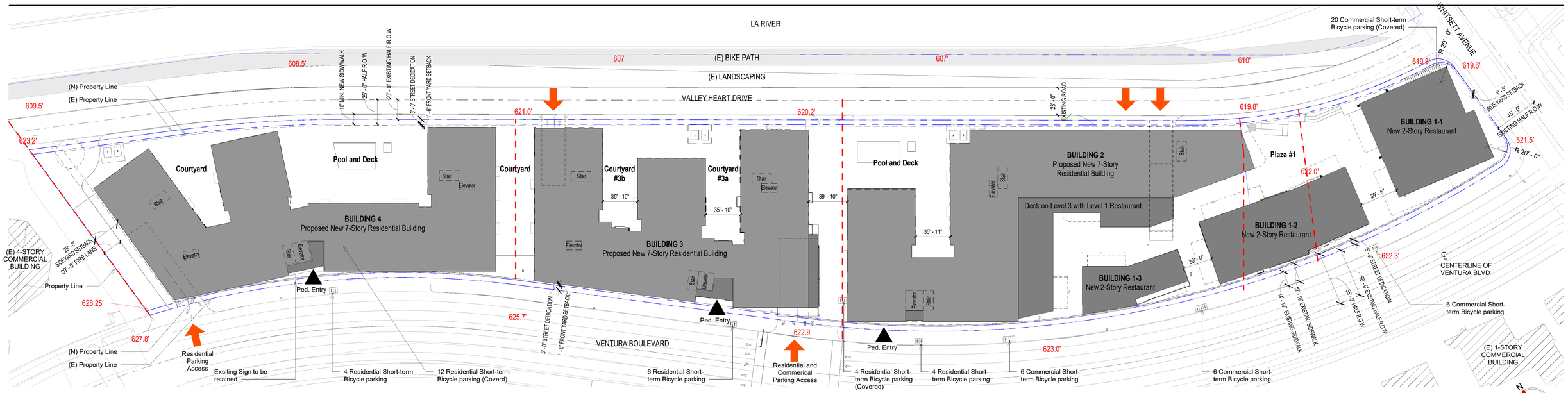
LANDSCAPING - LAMC SECTION 12.21.G.(3)

25% OF COMMON OPEN SPACE PROPOSED **17157.75 SF**

TREES - LAMC SECTION 12.21.G.2.(a)(3)

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

814 UNITS / 4 = **204 TREES**



PROJECT DATA & PLOT PLAN

0' | 50' | 100' | 150'

PROJECT #2019-10204

DATE ISSUED: 2/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

A-0.3

APPLICATIONS

TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If the Tree Disclosure Statement indicates that there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 12555 Ventura Blvd., Los Angeles, CA 91604

Date of Field Visit: May 21, 2024

Does the property contain any of the following protected trees or shrubs?

☑ **Yes** (Mark any that apply below)

- ☐ Oak, including Valley Oak *(Quercus lobota)* and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☑ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☑ **No**

Does the property contain any street trees in the adjacent public right-of-way?

☑ **Yes** ☐ **No**

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

☐ **Yes** ☑ **No**

Does the prcject occur within the Coastal Zone and contain any of the following trees?

☐ **Yes** (Mark any that apply below)

- ☐ Blue Gum Eucalyptus *(Eucalyptus globulus)*
- ☐ Red River Gum Eucalyptus *(Eucalyptus camaldulensis)*
- ☐ Other Eucalyptus species

☑ **No**

Have any trees or shrubs been removed in the last two years?

☐ **Yes** ☑ **No**

If Yes, were any protected species (as listed in Ordinance No. 186,873)?

☐ **Yes** ☐ **No**

*If Yes, provide permit information:*_____

Tree Expert Credentials (if applicable)

Cy Carlberg, Carlberg Associates

Name of Tree Expert: _____

Mark which of the following qualifications apply:

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☑ Registered consulting arborist with the American Society of Consulting Arborists

Registered Consulting Arborist #405

Certification/License No.: _____

Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above trees and/or biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) _____

Owner Signature _____ Date _____

Jamie Perigo
Staff Biologist
jperigo@envicomcorporation.com

Years of Experience
5 Years

Education
Bachelor of Science, Environmental Science and Resource Management, California State University Channel Islands

Certifications
CDFW Plant Voucher Permit # 2081(a)-23-107-V

Professional Affiliations
The Wildlife Society, Central Coast Chapter, Member

CNPS, Channel Islands Chapter, Member

Professional Trainings
Baja California Amphibian and Reptile Workshop, The Wildlife Project & Fauna del Noroeste, Rancho Meling, Sierra de San Pedro Martir, May 2023
California Tiger Salamander Terrestrial Ecology, Laguna de Santa Rosa Foundation, March 2023
Western Burrowing Owl Workshop, Coastal Training Program, San Jose, CA, July 2022
California Red Legged Frog Level I Workshop, The Wildlife Project, Petaluma, CA, July 2022
Riparian/Wetland Plant Identification Workshop, CNPS, May 2022
Riparian and Dryland Bird Vocalizations and Behaviors, Western Foundation of Vertebrate Zoology, April 2022

Ms. Jamie Perigo is a biologist with over five (5) years of combined experience between her undergraduate school education and professional experience in both field- and office-based roles. She currently serves as a staff biologist at Envicom Corporation (Envicom), where she has worked for the last year. As Staff Biologist at Envicom Ms. Perigo is responsible for providing biological consulting services at various phases of the environmental review and permitting processes. Within her professional roles, she has experience performing the following:

- Botanical and Wildlife surveys, including general and focused;
- Identifying and mapping vegetation communities at the Alliance level in accordance with California Native Plant Society's (CNPS) Manual of California Vegetation Classification System and the California Department of Fish and Wildlife (CDFW) California Natural Communities List;
- Conducting biological resources assessments and inventories;
- Monitoring project activities with the potential to impact biological resources;
- Preparing and providing WEAP training related to the protection of biological resources;
- Wetland Delineations to delineate Waters of the U.S. regulated under Section 404 of the Clean Water Act, Waters of the State regulated under Section 401 of the Clean Water Act, and CDFW streambed and riparian jurisdictional habitat;
- Use of the CDFW's California Natural Diversity Database (CNDDB) to evaluate known occurrences of special-status species on or within the vicinity of Project sites;
- Nesting/breeding bird surveys for birds protected by the Federal Migratory Bird Treaty Act (MBTA) and California Code of Regulations;
- Evaluating project impacts to biological resources per federal, state, and local regional planning regulations, land use policies, and ordinances;

4165 E. Thousand Oaks Blvd., Suite 290, Westlake Village, CA 91362 • (818) 879-4700 • www.envicomcorporation.com

Nests and Eggs of Southern California Birds, Western Foundation of Vertebrate Zoology, April 2022
Rare Pond Species Survey Techniques Workshop, Laguna de Santa Rosa Foundation, March 2022
40-Hour Basic Wetland Delineation, Wetland Training Institute, San Diego, CA, February 2022
Amphibians of the San Francisco Bay Area Workshop, Laguna de Santa Rosa Foundation, Santa Rosa, CA, November 2021
The Bird Course Workshop, The Western Section of the Wildlife Society, June 2021

- Evaluating project compliance with state regulations and regional policies, providing project impact assessments, and determining appropriate mitigation measures
- Data collection and monitoring of state and federally listed special-status species;
- Data collection and monitoring for projects pursuant to the requirements of resource agency permits from CDFW, ACOE, and RWQCB;
- Protected tree surveys and reports pursuant to various policies and ordinances in LA County.

Ms. Perigo earned her Bachelor of Science (BS) degree in Environmental Science and Resource Management from California State University Channel Islands, where she participated in fieldwork and research projects, including annual restoration monitoring on Santa Rosa Island, plant and wildlife inventory and vegetation mapping at the Krotona Institute, and tracking and analyzing populations dynamics of sandy beach benthic infauna along the Malibu coastline. Prior to her work at Envicom, Ms. Perigo worked as a full-time, part-time, and on-call biologist for large- and small-scale consulting firms in southern California, providing her expertise in special-status species identification and monitoring, vegetation community mapping, and MMRP and permitting compliance.

REPRESENTATIVE PROJECT EXPERIENCE

Private Single-Family Residence Development Project, City of Calabasas, County of Los Angeles

Under the guidance of a SEATAC (Significant Ecological Area Technical Advisory Committee)-certified senior biologist, Ms. Perigo surveyed a five (5) acre parcel of land located within the Santa Monica Mountains outside of Calabasas. The survey included plant and animal identification, as well as mapping, classifying, and ranking the vegetation within the Project site according to alliance guidelines within the CNPS's *Manual of California Vegetation*. Ms. Perigo served as the lead biologist responsible for working closely with in-house GIS analysts to create the BCM for SEATAC review.

Terra-Gen Renewables Development Projects, San Bernardino & Kern Counties

Ms. Perigo provided her services as both a field biologist and a project and field coordinator. In her role as a field biologist, she performed pre-construction surveys for desert kit fox, burrowing owl, American badger, and Mohave ground squirrel (*Xerospermophilus mohavensis*), and wrote compliance reports detailing and discussing survey results. As project coordinator she oversaw scheduling, interfaced with

construction contractors and biological subcontractors, and tracked mitigation measures and permitting compliance. In her role as field coordinator, she oversaw a team of survey and construction monitoring staff, as well as a remote camera monitoring and tracking effort to ensure avoidance of on-site special-status species, with a focus on western burrowing owl (*Athene cunicularia*). She assisted in the preparation of various supplemental compliance documents, including a Burrowing Owl Exclusion Plan and Invasive Species Management Plan.

14500 Lancaster Road Residential Project, City of Lancaster, County of Los Angeles

In coordination with Envicom Senior Biologists, Ms. Perigo performed fieldwork and mapping for a private residential development project, identifying and evaluating onsite biological resources and cross-referencing vegetation communities with the CNPS Manual of California Vegetation, the CDFW Natural Communities List, and the County's Biological Resources Map. The final BCM was prepared pursuant to the SEA Ordinance Implementation Guide.

Sherwood Development Company, Annual Oak Tree Monitoring, Ventura County, CA (2024 – 2025)

Ms. Perigo conducted protected tree monitoring and co-authored the annual monitoring reports for encroached and transplanted trees. To prepare the reports, she recorded the health and condition of each tree surveyed and took DBH and canopy width measurements. These data were analyzed in the annual monitoring reports, which included tree location maps and recommended avoidance, preservation, and mitigation measures.

Shadow Hills Lot Split, City of Los Angeles, County of Los Angeles

In coordination with Envicom biologists, Ms. Perigo performed fieldwork and prepared statements for the projects listed above pursuant to City of Los Angeles City Planning Form CP-3610. Field surveys were performed to search for any protected resources per the definition of "habitat" as defined in Section 65913.4(a)(6)(J) of the Government Code, as well as to collect an inventory of native vegetation and wildlife and observations of nesting bird behavior. Potential for wildlife movement through the site was also assessed while in the field. Observations of any potentially jurisdictional stream courses were made and the CNDDB was reviewed to evaluate any special-status species reported on or near the property.

27910 PCH Restoration Project, Area of Malibu, County of Los Angeles

Under the guidance of an Envicom Senior Biologist, Ms. Perigo mapped vegetation and assisted in authoring a native vegetation restoration plan pursuant to the stipulations detailed in a CCC consent order. She worked in tandem with an Envicom Restoration Ecologist to select a native plant palette that was both ecologically appropriate to the Malibu coastal area and could be sustained long-term in a heavily impacted area.

Delaplane Residential Project, City of Malibu, County of Los Angeles

In coordination with Envicom Senior Biologists, Ms. Perigo conducted field surveys and authored a Biological Assessment Report for this project, pursuant to the City of Malibu's Local Coastal Program (LCP) Local Implementation Plan (LIP). Ms. Perigo confirmed the presence of ESHA zones within the project area, performed project impact analyses, and mapped impacts to ESHA using the City of Malibu's LCP ESHA overlay.

Oak Road South Multi-Family Residential Project, City of Simi Valley, County of Ventura

Ms. Perigo served as the lead biologist and primary author responsible for preparing the Biological Site Assessment for this proposed multi-family residential project in the City of Simi Valley. Ms. Perigo

independently conducted field surveys to inventory the existing biological resources on site, which included actively searching for special-status plants and wildlife, as well as mapping natural vegetation communities to the CDFW alliance level.

Plains All American ANF Restoration Monitoring, Angeles National Forest, County of Los Angeles

In this capacity, Ms. Perigo worked in tandem with United States Forest Service representatives to monitor restoration progress at ten (10) previously established mitigation sites along pipeline access roads. She worked closely with several other biologists in the field to document site progress, assess plant health and growth patterns, estimate native/non-native percent cover, and remove invasive species. Additionally, Ms. Perigo monitored the status of erosion and erosion-control BMPs.

Private Single-Family Home Development Project, City of Malibu, County of Los Angeles

Ms. Perigo conducted a general biological assessment, including vegetation mapping, native tree measurements, and flora/fauna inventory. She prepared a restoration plan for mitigating impacts from site grading and worked with construction and landscaping crews to oversee implementation. She performed quarterly site visits to monitor progress and prepared periodic and annual reports summarizing progress and advising on how to achieve restoration goals within the permitted timeframe.

Tres Lagos Housing Development, City of Wildomar, County of Riverside

Ms. Perigo conducted breeding bird and protocol level western burrowing owl surveys on six (6) acres of mixed sycamore woodland and non-native grassland habitats over a two (2) day period. Active bird nests were assigned buffer zones according to PG&E guidelines and were demarcated using wooden stakes and yellow caution tape. Additionally, Ms. Perigo identified and flagged woodrat (*Neotoma* sp.) middens for relocation, and oversaw and assisted in relocating midden material to a space outside of the Project area.

Southern California Gas Company Porter Ranch Pipe Repair, City of Los Angeles, Los Angeles County

Ms. Perigo assisted a senior biologist in the delineation of non-wetland Waters of the United States and Waters of the State for proposed maintenance activities. She used geomorphological and vegetation indicators, completed the ACOE OHWM data sheet, and mapped jurisdictional boundaries using ArcGIS Collector and hand-held GPS equipment. Additionally, she conducted a general biological assessment, including mapping vegetation, taking native tree DBH and dripline measurements, and compiling a plant and wildlife inventory.

River Walk Combined Mixed-Use Project, City of Santa Clarita, County of Los Angeles

Ms. Perigo performed a biological survey at a project site where a multi-family development and associated amenities were proposed. The survey included a search for protected, rare, or special-status plants and animals, as well as a classification of vegetation communities located at the site based on CDFW's Natural Communities List classification criteria. Ms. Perigo produced a report detailing plant and wildlife species observed, vegetation communities observed, and an analysis of impacts based on the site plan for the proposed development.

ERIN ROBERTS
Senior Biologist / ISA Certified Arborist / Restoration Ecologist
eroberts@envicomcorporation.com

Years of Experience
Over 15 years

Education
Master of Science, Biology, California State University Northridge
Specialization: Ecology and Evolutionary Biology
Bachelor of Science, Biology, California State University Northridge
Specialization: Environmental

Certifications
ISA Certified Arborist (WE-10365A)

Professional Affiliations
International Society of Arboriculture (ISA)
California Native Plant Society
Society for Ecological Restoration

Specialized Training
Wetland Delineator Certification Program, Wetland Training Institute
Jepson Herbarium Botany Workshops

Ms. Roberts has 15+ years of professional experience in natural resource management and environmental consulting. This encompasses 10+ years with her current employer Envicom Corporation (Envicom), where she serves as a Senior Biologist and Restoration Ecologist, and an ISA Certified Arborist. Her prior professional experience includes five (5) years with the Santa Monica Mountains National Recreation Area (SMMNRA) as a Restoration Biologist.

As Senior Biologist within an environmental consulting firm, Ms. Roberts is responsible for providing a variety of biological services throughout all project phases. She manages a wide array of projects and is approved and qualified to work on biological projects in Ventura County. Within her current role she has extensive experience performing the following:

- Botanical and Wildlife surveys;
- Identifying and mapping vegetation communities at the Alliance level in accordance with the Manual of California Vegetation Classification System and the California Department of Fish and Wildlife (CDFW) California Natural Community List;
- Rare Plant and Sensitive Natural community protocol surveys in accordance with CDFW guidelines;
- Independently conducting biological resource assessments and inventories;
- Identifying designated Locally Important Plant, Amphibian, Reptile, and Mammal Species specific to Ventura and Los Angeles Counties and surrounding environs;
- Wetland Delineations and GPS mapping of U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and CDFW Jurisdictional Waters and Riparian Habitats;
- GIS mapping of observed biological resources using ArcMap and open-source data collection applications (e.g. AmigoCloud, NextGIS, Nexus);
- Use of California Natural Diversity Database to evaluate potentially occurring Special Status Species at a given site and to record locations of observed specimen;
- Biological construction compliance monitoring per regulatory agency permits;
- Avian Surveys for nesting/breeding birds and raptors;

- Preparing technical reports required as part of the Coastal Development Permit application;
- Identification and mapping of SERA;
- Preparation of maps and reports in accordance with the SEA Ordinance Implementation Guide;
- Evaluating project impacts to biological resources per federal, state, and local regional planning regulations, land use policies, and ordinances; and
- Evaluating project compliance with state regulations and regional policies, providing project impact assessments, and determining appropriate mitigation measures; and
- Prepares CDFW, ACOE, and RWQCB applications and provides resource agency coordination.

As an ISA Certified Arborist since 2014, Ms. Roberts is well-versed in the numerous Protected Tree Ordinances throughout Ventura and Los Angeles Counties. In this role, she performs the following:

- Performing protected tree surveys and inventories to record field baseline conditions and individual tree health;
- Preparing protected tree reports that include compiling observed baseline conditions;
- Conducting project impact analyses, and developing appropriate mitigation measures compliant with CEQA, applicable regulatory resource agencies, and regional planning ordinances;
- Preparing tree protection plans outlining appropriate protection measures and reporting requirements;
- Arborist construction compliance monitoring;
- County coordination to obtain Protected/Oak/Native Tree Permits throughout Ventura and Los Angeles Counties and surrounding environs;
- Preparing Native Tree Planting Plans;
- Oak woodland mapping and reporting in accordance with CEQA and the Los Angeles County Oak Woodlands Management Plan Guide which includes mapping of a subject oak woodland and the surrounding "sphere of influence" (SOI), individual tree and understory habitat assessments to determine the baseline condition/health of the subject woodland; and
- Conducting individual tree health assessments.

Ms. Roberts understands the importance of restoring a degraded or impacted area to a condition that is site appropriate and can be sustained long-term. Within her role as Restoration Ecologist she performs the following tasks:

- Prepares Habitat Mitigation Monitoring Plans and Restoration Plans per the requirements of CDFW Streambed Alteration Agreements, RWQCB Section 401 Water Quality Certifications, and ACOE Nationwide Permits, as well as project specific permit conditions imposed by several regional planning entities throughout Los Angeles and Ventura County;
- Performs baseline surveys of reference sites to determine appropriate species composition and vegetation cover to be installed;
- Provides implementation oversight throughout the restoration process;
- Performs the annual monitoring and reporting requirements; and
- Coordinates mitigation completion and sign-off with the resource agencies.

Ms. Roberts earned a Bachelor of Science degree (BS) in Biology with an emphasis in Environmental Science and a Master of Science (MS) degree in Biology from California State University, Northridge. Before joining Envicom, Ms. Roberts was employed with the Santa Monica Mountains National Park from 2008 – 2013. Here, she worked on invasive plant species mapping and population assessment protocols that were adopted by the Pacific West Region National Park Service. Her focus was on invasive plant recruitment post-fire and specific management priorities for various parks throughout the Santa Monica Mountains and presenting these findings at the annual California Invasive Plant Council conferences throughout her term.

REPRESENTATIVE PROJECT EXPERIENCE

Balkins Drive Residential Project, City of Agoura Hills, County of Los Angeles

Ms. Roberts served as lead biologist and primary author responsible for preparing the Biological Resources Report for this single-family residential project in the City of Agoura Hills. In this role she independently conducted the biological field surveys and was the primary author of the Biological Resources Report. The biological survey included a floristic inventory, search for wildlife or signs indicating presence or evidence of site use, vegetation community mapping to the alliance level consistent Manual of California Vegetation Classification System and the CDFW California Natural Community List, and the potential use of the site to by special-status plant and wildlife species. These data were summarized in the final Biological Resources Report, which identified nine (9) vegetation/land cover types on the property, including Ashy Buckwheat Scrub Alliance, which is considered a CDFW California Sensitive Natural Community. The report also addressed the potential for occurrence of two (2) special-status plants and four (4) special-status wildlife species based on the observed site conditions and provided a discussion related to wildlife movement and habitat linkages. To address potential project impacts, the report included mitigation to restore the impacted sensitive vegetation community as well as pre-construction surveys for special-status plant and wildlife species and nesting birds. Also, she worked closely with the applicant to provide biological resource data for the City of Agoura Hills environmental questionnaire.

24820 Calabasas Road, City of Calabasas, County of Los Angeles

Ms. Roberts served as lead biologist and primary author responsible for preparing the Biological Resources Report for this proposed medical center in the City of Calabasas. In this role she independently conducted field data collection and was the primary author of the Biological Assessment Report. Ms. Roberts independently conducted field surveys to inventory the existing biological resources onsite, which included actively searching for special-status plants and wildlife, as well as mapping natural vegetation communities to the CDFW alliance level. She presented these existing site condition data in the Biological Resources Report. She identified ten (10) vegetation/land cover types on the property, including California Walnut – Coast Live Oak Woodland Association, Sugar Bush – Purple Sage – California Sagebrush Association, and Giant Wild Rye Grassland Alliance, which are considered CDFW California Sensitive Natural Communities. She also identified the potential for occurrence of three (3) special-status plants and eight (8) special-status wildlife species based on the observed site conditions. To address potential project impacts, the report included mitigation to restore the impacted sensitive vegetation community as well as pre-construction surveys for special-status plant and wildlife species and nesting birds.

Malibu Westward Beach Drainage Improvements Project, City of Malibu, County of Los Angeles

On behalf of the City of Malibu, in 2022 and 2023 Ms. Roberts worked closely with project manager M6 Consulting Inc. to prepare the Biological Resource Assessment / Jurisdictional Delineation Report, the Protected Native Tree Study, and the Habitat Mitigation and Monitoring Program (HMMP) for the purposes of obtaining the necessary trustee agency permits, including a Section 404 Nationwide Permit, a 401 Water Quality Certification, and a CDFW Section 1602 Streambed Alteration Agreement. The Malibu Westward Beach Drainage Improvements Project, located in the Coastal Zone of the City of Malibu, consists of repairing the existing road embankment along a 330-foot segment of Westward Beach Road that was damaged by severe storm events following the 2018 Woolsey Fire. Ms. Roberts conducted field surveys to inventory the existing biological resources onsite, which included actively searching for special-status plants and wildlife, as well as mapping the natural vegetation communities to the alliance level consistent with the Manual of California Vegetation and the CDFW California Natural Community List. She delineated the aquatic resources per standard definitions and protocols of the ACOE, RWQCB, and the CDFW. In addition, she inventoried and assessed the protected native trees growing throughout the site for health. These baseline data were compiled in the Biological Resources Report / Jurisdictional Delineation and the Native Tree Report prepared for the project, which also included a comprehensive project impact analyses specific to each onsite resource. Lastly, she worked closely with the City during preparation of the habitat mitigation and monitoring report to determine suitable mitigation locations and feasible implementation activities required to offset impacts to jurisdictional waters and habitat.

Saddlerock Recreational Center, Unincorporated Area, County of Los Angeles

Ms. Roberts served as lead project arborist for the project and independently authored the protected tree report and oak woodlands report for the Saddlerock Recreational Center project. Located along Mulholland Highway in unincorporated Los Angeles County, the subject property has operated for several years as a wine bar and special events venue. Because of the location of the project, the tree report was prepared in accordance with both the Los Angeles Oak Tree Ordinance and the Santa Monica Mountains Local Implementation Plan Oak Tree and Native Tree Protection Regulations. To prepare the report, she mapped the location and canopy extent of all protected trees growing within the development footprint and the surrounding 200-feet, as well as recorded the health and condition of each surveyed tree. These data were collected in the tree report, which included tree location maps, project impact maps, and recommended avoidance and preservation measures as well as mitigation requirements per the relevant tree ordinances. In addition, she independently authored the oak woodland report in accordance with the County's Oak

Woodlands Conservation Management Plan Guide (the Guide). To prepare this report, she surveyed the oak woodlands to record the oak species present and the condition of the woodland, including age class of the oaks, the understory vegetation, and the presence or potential occurrence of special-status plants and wildlife. Per the Guide, these data were used to assign a woodland integrity rating per the Guide and the onsite woodlands were mapped to show the overall canopy acreage and the SOI acreage. These data and maps were included in the report as well as a project impact analysis and recommended woodland mitigation based on the Guide's Impact Severity table and mitigation guidelines.

Kafil Residence, County of Los Angeles County

Ms. Roberts served as lead biologist, responsible for preparing a Biological Constraints Map (BCM) per the County's Significant Ecological Areas Ordinance and associated Implementation Guide for the Kafil Residential Project located in the City of Agua Dolce in the Santa Clara River Significant Ecological Area. The project includes construction of a single-family residence and access road on an approximately 5-acre property. The BCM was prepared to aid in the design of the project. To prepare the BCM, the biological resources at the site were inventoried, and the entire parcel was actively searched for special-status plants, wildlife, protected trees, and whether the site contained jurisdictional waters and habitat. These data were compiled and the biological resources that could potentially constrain project development were depicted on the BCM, as well as the observed natural vegetation communities mapped to the alliance level. The BCM identified several individual protected trees growing as part of the surrounding plant communities, including California junipers (*Juniperus californica*) and scrub oak (*Quercus berberidifolia*). The subject map also identified the location of an ephemeral drainage in the southern portion of the site and the associated 100-foot Stream Buffer.

Mint Canyon Residential Project, Unincorporated Area, County of Los Angeles

Ms. Roberts served as lead biologist responsible for independently conducting field surveys and was the primary author of the Biological Resources Assessment (BRA) report. Located in the Mint Canyon area of unincorporated Los Angeles County, the project includes dividing one (1) 53-acre parcel into four (4) single-family residential lots and subsequent development. To inventory the existing biological resources onsite, she recorded the observed flora and fauna, actively searched for special-status plants and wildlife, and mapped the natural vegetation communities to the CDFW alliance level. These data were summarized in the BRA report which also provided a discussion related to wildlife movement and habitat linkages, a potential for occurrence analysis for special-status plant and wildlife species, and a comprehensive project impact analyses based on the anticipated development footprint and the anticipated limits of fuel modification activities, as well as provided recommended mitigation measures to reduce impacts to nesting birds, potentially occurring special-status plant and wildlife species to a less than significant level.

Habitat Mitigation and Monitoring Plan Development, Implementation, Monitoring, and Reporting Services, County of Ventura

Since 2015, Ms. Roberts has served as the Restoration Ecologist for Rancho Simi Recreation and Park District at several park sites throughout Ventura County. She has independently authored and overseen the implementation and monitoring of four (4) Habitat Mitigation and Monitoring Plans (HMMPs) to provide mitigation for impacts to coastal sage scrub (Chumash Park), riparian (Medea Creek and Rancho Simi Lagoon), and jurisdictional wetland waters (Oak Canyon Community Park) resulting from park construction. In addition, she conducts baseline reference site surveys to determine the appropriate performance/success criteria and appropriate plant palette, she oversees procurement and management of restoration contractors, performs the seasonal weed management surveys to determine treatment needs, conducts annual data collection surveys to evaluate achievement of HMMP performance/success criteria, independently authors

the annual monitoring reports for regulatory and county agencies, and coordinates with regulatory agencies to communicate necessary adaptive management measures and to demonstrate restoration success at the end of the HMMP implementation and monitoring period. To date, the coastal sage scrub and both the riparian restoration projects have been deemed successful by the regulatory agencies.

Environmental Services for the Pepperdine University Campus Life Project, County of Los Angeles

Since 2014 Ms. Roberts has provided biological and restoration consulting services as needed for the Pepperdine Campus Life Project, including pre-project nesting/ breeding bird surveys, habitat assessments and vegetation mapping to record baseline conditions prior to development, developing appropriate mitigation measures to offset anticipated project impacts to surrounding vegetation communities, and consults with the University to determine appropriate onsite mitigation areas locations. Also, Ms. Roberts serves as the Restoration Ecologist for the project, independently authoring five (5) Habitat Mitigation and Monitoring Plans (HMMPs) to provide mitigation for impacts to coastal sage scrub, riparian, jurisdictional non-wetland waters, and chaparral habitats resulting from project development. In addition, she conducts baseline reference site surveys to determine the appropriate performance/success criteria and appropriate plant palette, oversees procurement and management of restoration contractors, performs the seasonal weed management surveys to determine treatment needs, conducts annual data collection surveys to evaluate achievement of HMMP performance/success criteria, independently authors the annual monitoring reports for regulatory and county agencies, and coordinates with regulatory agencies to communicate necessary adaptive management measures and to demonstrate restoration success at the end of the HMMP implementation and monitoring period. To date, the riparian restoration has been deemed successful by the regulatory agencies and she is in the process of coordinating with the agencies to close-out the remaining four (4) HMMPs.

Environmental Services for the Hill Canyon Water Treatment Plant, City of Thousand Oaks, County of Ventura

Ms. Roberts served as the project Biologist for both the annual vegetation thinning (2014 & 2015) and water flow sampling (2018 – 2022) projects performed by the Hill Canyon Water Treatment Plant. Her responsibilities included, performing both pre-project breeding/nesting birds and presence/absence surveys for California Species of Special Concern per CDFW permit requirements, and providing the required Environmental Education Program to contractors and construction monitoring throughout the duration of work.

Blessed Teresa of Calcutta Catholic Parish, County of Riverside

Provided biological and restoration consulting services prior to the development of a church campus located in the City of Winchester, CA. in the Western Riverside County Multiple Habitat Conservation Plan area. She conducted site visits to record baseline conditions associated with several natural onsite drainages containing jurisdictional waters and habitats to determine the appropriate mitigation measures and potential onsite mitigation opportunities. She used
these data to independently draft the project Habitat Mitigation and Maintenance Plan and to co-write the impact and mitigation sections of the Determination of Biologically Equivalent or Superior Preservation document.

Environmental and Arborist Services for Lake Sherwood Residential Tracts 4192 and 4409, County of Ventura

Since 2013 Ms. Roberts has provided biological consulting and arborist services as needed for Sherwood Development Company, including Lyons Pentachaeta presence/absence surveys, construction monitoring, drafting regulatory agency permit applications, coordinating with regulatory agencies to secure permits and communicate project information as needed, permit condition compliance, pre-project nesting/breeding bird surveys, and independently authoring the results of these surveys for submission to regulatory agencies and County staff, as applicable. Also, Ms. Roberts serves as the Arborist and Restoration Ecologist for the project. As project Arborist, she has independently authored Arborist Reports in advance of Tracts 4192 and 4409 development projects. To ensure compliance with the Counties land use policies and protected tree ordinance, these reports document baseline conditions, provide project impact assessments, and develop appropriate mitigation measures. In addition, she performs the necessary annual tree monitoring for encroached and transplanted trees and coordinates with County staff to obtain / update Oak Tree Permits. As project Restoration Ecologist, she oversees the Tract 4192/4409 Oak Woodland Preservation Plan, a 7-acre woodland that has been restored to offset impacts to oak trees during development of Tract 4192/4409. For this project she oversees restoration implementation, performs the annual performance criteria monitoring, and independently authors annual monitoring reports.

APPENDIX B

Letter Report, dated September 19, 2025

September 19, 2025

SCW 34K, LLC
Studio City East 93K, LLC
Studio City Sports Center, LLC
c/o Torino Companies
4455 Wagon Trail Avenue
Las Vegas, Nevada 89118

Attn: Mr. Jonathan Genton

Subj: Response to AB 130 Biological Requirements - Riverwalk at Studio City Project (*Envicom Project #2021-221-01*)

Dear Mr. Genton:

Torino Companies (Client) is proposing to develop the properties located on four (4) parcels (APNs 2375-018-008, -013, -018, and -019) within the City of Los Angeles (City). The subject properties comprise approximately 5.93 acres and are located north of Ventura Boulevard and west of Whitsett Avenue in Studio City (**Attachment 1, Project Location Map**). The proposed development would entail building up to 814 residential units (including affordable housing units) and 76,000 square feet of commercial uses (the Riverwalk at Studio City Project or 'Project'). The Project site is currently developed with a mix of commercial retail, restaurants, a bowling alley, and paved parking lot areas.

A City Biologist's Statement of Biological Resources (BSBR; **Attachment 2**) was prepared for the Project which found that the Project would "not remove or possibly create a substantial effect on biological resources". This Letter Report has been prepared to additionally respond to the biological resource issues raised in Assembly Bill 130 (AB 130), the CEQA Statutory Exemption codified in the Public Resources Code (PRC) 21080.66 Section 59 [PRC 21080.66.(a) (6) and Government Code (GC) 65913.4 (a) (6)], specifically the following:

- Coastal Zone Areas
- Wetlands
- Conservation Plans
- Habitat for Protected Species
- Land Under Conservation Easement

This Letter Report will discuss the methods and results of the on-site survey previously conducted by Envicom Corporation (Envicom), as well as address the above listed issues. In summary, no sensitive biological resources were identified within the Project site or Project vicinity (collectively the Project Area) and no significant findings related to the above listed AB 130 biological issues resulted from the desktop review and on-site survey.

METHODS

Literature Review

A literature review was performed based on information available in standard biological references, relevant lists, and databases pertaining to the status and known occurrences of sensitive and special-status biological resources. Other sources of information included aerial photographs, topographic maps, soil survey maps, climatic data, and relevant policy and planning documents. The following sources were among those reviewed in preparation for the field survey, or that were consulted during preparation of this report:

- *Biogeographic Information and Observation System (BIOS),* California Department of Fish and Wildlife (CDFW), data as of February 1, 2025;
- *California Natural Communities List,* CDFW, June 2023;
- *California Natural Diversity Database (CNDDB) Rarefind 5* report for the 7.5' United States Geological Survey (USGS) Van Nuys quadrangle, CDFW, data as of February 1, 2025;
- *FWS Critical Habitat Mapper for Threatened and Endangered Species*, U.S. Fish and Wildlife Service (USFWS), data as of February 2025;
- *Special Animals List,* CDFW, January 2025;
- *State and Federally Listed Endangered, Threatened, and Rare Plants of California*, CDFW, January 2025; and,
- *List of Special Vascular Plants, Bryophytes, and Lichens,* CDFW, January 2025.

A list of special-status species reported in the CNDDB for the USGS Van Nuys 7.5' topographical quadrangle, and eight (8) surrounding quadrangles, is included as **Attachment 3, CNDDB Records**.

Field Survey

A pedestrian biological survey of the Project Area was conducted on February 10, 2025, by Jamie Perigo, Staff Biologist of Envicom. Weather conditions at the time of survey were cloudy with a light breeze, with temperatures ranging from 53 to 54 degrees Fahrenheit. The survey included a search for sensitive biological resources, including rare, threatened, and endangered plant and wildlife species. It was performed by walking the entire Project Area, using 8 x 32 binoculars to investigate areas from a distance, when necessary. Vascular plant species determinations were made using *The Jepson Manual: Vascular Plants of California, 2nd edition*[1]. Vertebrate wildlife species were identified by direct observation, sign (e.g., tracks, scat, or burrows), or vocalization.

[1] Baldwin, B. and D. Goldman. 2012. *The Jepson Manual: Vascular Plants of California*. University of California Press. Berkeley, CA.

Wildlife species identification relied primarily upon Reid[2], Sibley[3], and Stebbins[4]. Several photos were taken at the time of survey and are included as **Attachment 4, Representative Photos of Project Area**.

RESULTS

Existing Conditions

The Project Area is situated in a highly developed mixed commercial and residential area. Groundcover within the Project Area consisted mainly of concrete and asphalt, with small strips and patches of non-native or landscaped vegetation contained within man-made planters. Observed groundcover species within the planters included lantana (*Lantana* sp.), cape ivy (*Delairea odorata*), and Bermuda buttercup (*Oxalis pes-caprae*). Shrub species observed included oleander (*Nerium* sp.) and asparagus fern (*Asparagus setaceus*). No native habitat was observed within the Project Area.

Wildlife observed within the Project Area at the time of survey were few and comprised common native and non-native passerines, including Anna's hummingbird (*Calypte anna*) and house finch (*Haemorhous mexicana*). The observed bird species were those with low sensitivity to human activity and that are commonly found within developed areas. No mammals, reptiles, or insects were observed within the Project Area at the time of survey.

A concrete-lined portion of the Los Angeles River (River) was observed approximately 50 feet north of the Project development footprint. This portion of the River appeared fully concrete lined and devoid of vegetation or natural substrate. No connectivity between the River and the Project site was observed, and no habitat for aquatic or semi-aquatic species was observed on either side of the River.

ANALYSIS

Coastal Zone Areas

The Project Area is not within a mapped Coastal Zone for the County of Los Angeles (County). The Project Area is located in the San Fernando Valley, over ten (10) miles from the Pacific Ocean.

Wetlands

No wetlands were identified within the Project development footprint. As discussed under existing conditions, a concrete-lined section of the River is present approximately 50 feet north of the Project development footprint. The River was observed to run in a generally west-to-east orientation and to be conveying water at the time of survey. The United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) classifies the River as a perennial, artificial substrate, riverine channel. For analysis of potential exemption according to AB 130 the following

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[2] Reid. F. 2006. *A Field Guide to Mammals of North America: North of Mexico*. Houghton Mifflin. Boston, MA.

[3] Sibley, D.A. 2016. *The Sibley Field Guide to Birds of North America: Second Edition*. New York: Alfred. A Knopf.

[4] Stebbins, R. C. 2003. *A Field Guide to Western Reptiles and Amphibians: Third Edition*. Houghton Mifflin. Boston, MA.

guidance is given: The requirements outlined within AB 130[5] state the development must not be located on a site that is on, or within a 100-foot radius of, a wetland, as defined in Section 30121 of the Public Resources Code; or (C) wetlands, as defined in the USFWS Manual, Part 660 FW 2. The wetland definitions from these guidance documents are as follows:

CA Pub Res Code § 30121 (2024): *"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.*

USFWS SM Part 660 FW 2: *Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposed of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes (plants specifically adapted to live in wetlands); (2) the substrate is predominantly undrained hydric (wetland) soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.*

Regarding PRC 30121, the Project Area is outside of the mapped Coastal Zone. Regarding the USFWS wetlands definition, while a portion of the River is situated near the Project Area, it is outside of the Project development footprint, hence, no wetlands are present within the Project development footprint. In summary, for the purposes of AB 130, no wetlands are present that would preclude the exemption.

Conservation Plans

The Project Area is situated within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan. The Project Area is zoned as 'neighborhood commercial' and is outside of any areas zoned as 'open space' or 'public facilities' that may be subject to conservation restrictions. Additionally, neither the City nor any other agency has adopted a City- or Community Plan-specific Habitat Conservation Plan or any other local, regional, or state habitat conservation plan for the Project Area. In summary, no lands within the Project Area are identified in a natural community conservation plan, habitat conservation plan, or other natural resource protection plan.

Habitat for Protected Species

As per AB 130, 'habitat for protected species' is defined as 'candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal

[5] GC 65913.4 (a)(6) (A)(v)(I).

Endangered Species Act of 1973[6], the California Endangered Species Act[7], or the Native Plant Protection Act[8]". No habitat for protected species is present within the Project Area. As discussed previously under existing conditions, the Project Area is developed with retail and recreational business developments, including extensive parking areas. As such, most of the Project Area is paved and covered, with the few areas that do contain natural substrate dominated by non-native, landscaped vegetation. The limited space these vegetated areas comprise coupled with the lack of connectivity to undeveloped areas denote an absence of suitable habitat for protected species.

Land Under Conservation Easement

Lands within the Project Area are not under a conservation easement based on Project land use attorney information.

CONCLUSION

Based on the information and analysis above, the Project would "not remove or possibly create a substantial effect on biological resources" regarding the issue areas raised in AB 130. Thus, the conclusion of the Biologist's Statement of Biological Resources would not change, and the Project would be eligible for the AB 130 Statutory Exemption on biological resource issues, without further analysis of these issues.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Jamie Perigo
Staff Biologist

Attachments:

- Attachment 1, Project Location Map
- Attachment 2, Biologist's Statement of Biological Resources
- Attachment 3, CNDDB Records
- Attachment 4, Representative Photos of Project Area

[6] 16 U.S.C. Sec. 1531 et seq.
[7] Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code.
[8] Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code.

ATTACHMENT 1
Project Location Map



Source: Google Earth Pro, September 15, 2025.

Project Location Map

ATTACHMENT 2

Biologist's Statement of Biological Resources

APPLICATIONS

BIOLOGIST'S STATEMENT OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit: APNs 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

Project Address or APN(s)[1]: APNs 2375-018-008, -013, -018, & -019

Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)

☑ **Yes.** The project site contains one or more of the following biological resources: (Check all that apply)

- ☐ Water Resources, including but not limited to, streams, wetlands, or other permanent / seasonal water bodies
- ☐ Protected Trees and/or Shrubs (See Appendix A)
  - For projects that contain protected trees and shrubs that may be impacted or removed as the result of a project, a Tree Disclosure Statement (CP-4067) and/or a Tree Report (CP-4068) will need to be filed.
- ☐ Falls within the Monarch Butterfly Potential area as indicated in ZIMAS
  - For projects that fall within this area, a Habitat Integrity Analysis form will need to be filed.
- ☑ California Natural Diversity Database (CNDDB) records of sensitive and special status species within the appropriate United States Geological Survey (USGS) quadrangle and/or within a 0.25-mile radius of the project site
- ☑ Other: (Describe below)

☐ **No.** The project site does not contain any of the above biological resources.

*If **No**, sign and return the form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.*

[1] Include the entire site, not just the development footprint.

*If **Yes**, will the prcject remove or possibly create a substantial effect on any of the above marked biological resources?*

☐ **Yes.** The project will require biological resources analysis (Biological Resources Report by a Qualified Biologist. (See Appendix A)

Please describe which of the above biological resources may be affected by the project:

☑ **No.** The project site will not remove or possibly create a substantial effect on any of the above biological resources.

Please describe how the project will not remove or possibly create a substantial effect on the biological resources:

See Attachment A

*If **No**, sign and return the form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.*

Qualified Biologist Credentials
(only to be completed by the Qualified Biologist of hire)

I attest that I am a Qualified Biologist who meets the following criteria:

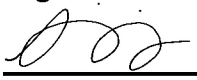
> ***Qualified Biologist.*** *A person with the appropriate education, training, and experience to conduct biological surveys, monitor Prcject activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the CDFW qualifications for botanical field surveyors.*

I attest to the accuracy, to the best of my professional qualifications, of the habitat determination made above and the analysis supporting that determination.

Name of Qualified Biologist:

Jamie Perigo

Signed Attestation of Qualifications and Accuracy:



Date Signed:
04/10/2025

Names of Additional Biologists:

Erin Roberts

Company Name & Contact Information:

Envicom Corporation; jperigo@envicomcorporation.com; (818) 879-4700

APPENDIX A - REFERENCES

Qualified Biologist. A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

Protected Trees & Shrubs

As defined in the Protected Tree Ordinance (Ord. No. 186,873), the minimum size requirement for a protected tree is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree. The minimum size requirement for a protected shrub is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

For reference purposes only, additional guidance and species identification information can be found in the Photographic Guide to the City of Los Angeles Protected Trees and Shrubs: https://streetsla.lacity.org/files/los-angeles-protected-trees-photo-guide-2024-septpdf

- Oak, including valley oak (*Quercus lobota*) and coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (*Quercus berberidifolia*)
- Southern California black walnut (*Juglans californica*)
- Western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
- Tree Disclosure Statement
- Biologist Proof of Qualifications
- Applicant's Declaration of Biological Resources

ATTACHMENT A

APNs 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

No. The project site will not remove or possibly create a substantial effect on any of the above biological resources. Please describe how the project will not remove or possibly create a substantial effect on the biological resources:

The California Natural Diversity Database (CNDDB) query returned one (1) occurrence of a sensitive and/or special-status species, western ridged mussel (*Gonidea angulata*) and one (1) occurrence of a sensitive vegetation community, California Walnut Woodland, within 0.25-miles of APNs 2375-018-008, 2375-018-013, 2375-018-018, and 2375-018-019. There is no habitat present on site for western ridged mussel (*Gonidea angulata*) due to the absence of aquatic areas. Specifically, the majority of the site is paved with asphalt and/or concrete, and any natural substrate areas present within the project site are man-made planter beds with introduced, landscaped vegetation. No southern California black walnut (*Juglans californica*) trees are present on site, precluding the presence of a California Walnut Woodland vegetation community. Therefore, it is concluded that the Project would not adversely impact either the western ridged mussel or California Walnut Woodland. Additionally, no sensitive biological resources were observed onsite during the survey.

APPENDIX B
Required Documents

PROJECT INFORMATION

PROJECT NAME: RIVERWALK AT STUDIO CITY

PROJECT DESCRIPTION

MIXED-USE DEVELOPMENT CONSISTING OF:
814 RESIDENTIAL APARTMENT UNITS
75,968 SF OF COMMERCIAL SPACE (RESTAURANTS)

PROJECT SITE ADDRESSES

12555 W. VENTURA BOULEVARD, LOS ANGELES, CALIFORNIA 91605

(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12565, 12601, 12603, 12605, 12615, 12621, 12625, 12655, 12661, 12665 W. VENTURA BOULEVARD)

APN'S

2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

PROPERTY OWNERS
SCW 34K, LLC
STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

APPLICANT
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

ARCHITECT
MVE + PARTNERS
888 S. FIGUEROA STREET, SUITE 2170
LOS ANGELES, CALIFORNIA 90017
CONTACT: SHERWIN PINEDA
TELEPHONE: 213.805.7600
EMAIL: SPINEDA@MVE-ARCHITECTS.COM

LAND USE ENTITLEMENTS
PSOMAS
865 S. FIGUEROA STREET, SUITE 3200
LOS ANGELES, CALIFORNIA 90017
CONTACT: ROSE FISTROVIC
TELEPHONE: 213.223.1537
EMAIL: ROSE.FISTROVIC@PSOMAS.COM

YARD SETBACKS

FRONT YARD - VENTURA BOULEVARD	**REQUIRED**	**PROPOSED**
	BELOW 15' (GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	18 INCHES	18 INCHES
	ABOVE 15' (ABOVE GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	0 INCHES	0 INCHES

REAR YARD - VALLEYHEART DRIVE	**REQUIRED**	**PROPOSED**
C1.5 ZONE-LAMC SECTION 12.13.5C.2 /C1 ZONE- LAMC SECTION12.13.C.3(b)	19 FEET	18 INCHES

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.13.C.b.(b) TO ALLOW AN 18 INCH REAR YARD SETBACK IN LIEU OF THE OTHERWISE REQUIRED 19 FOOT SETBACK.

SIDE YARD - WESTERLY PROPERTY LINE	**REQUIRED**	**PROPOSED**
COMMERCIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	0 FEET	0 FEET
RESIDENTIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	10 FEET	28 FEET

28 FOOT SETBACK ALLOWABLE PER VCBCSP SECTION 7.A.3.b TO PROVIDE DRIVEWAY/FIRE LANE ACCESS

SIDE YARD - EASTERLY PROPERTY LINE - WHITSETT AVENUE	**REQUIRED**	**PROPOSED**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.b.	18 INCHES	18 INCHES

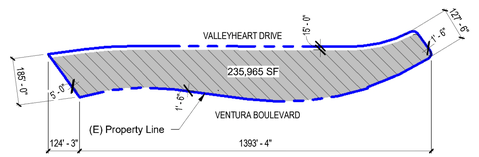
PROJECT SUMMARY

ZONING AND GENERAL PLAN LAND USE DESIGNATION

ZONE	C1.5-1VL-RIO
GENERAL PLAN LAND USE DESIGNATION	NEIGHBORHOOD OFFICE COMMERCIAL

LOT AREA AND BUILDABLE AREA

LOT AREA, PRE-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025) 261,240 SF



FLOOR AREA

ALLOWABLE FLOOR AREA	**FAR**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3	1:1 FAR

TOTAL LOT AREA (PRE-DEDICATION)	261,240 SF
BUILDABLE AREA	235,965 SF

BUILDABLE AREA PER LAMC 12.03

RESIDENTIAL	668,938 SF
COMMERCIAL	75,968 SF
TOTAL FLOOR AREA	**744,906 SF**

REQUESTED FAR **3.2 :1**

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.37 TO ALLOW A FLOOR AREA RATIO NOT TO EXCEED 3.2:1, IN LIEU OF THE OTHERWISE REQUIRED 1:1 FLOOR AREA RATIO ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD SPECIFIC PLAN, SECTION 6.B.3.

DENSITY

ALLOWED DENSITY		
BASE DENSITY - RESIDENTIAL DWELLING UNITS	653	UNITS
LOT AREA 261,240 SF / 400 SF		
LAMC SECTION 12.13.5.B.3. - C1.5 ZONE / LAMC SECTION 12.11.C.4 - R4 ZONE		
AFFORDABLE HOUSING INCENTIVE - DENSITY BONUS	816	UNITS
CALIFORNIA GOVERNMENT CODE SECTION 65915 (f)(2), AMENDED OCTOBER 11, 2023		
25% DENSITY BONUS FOR DEVELOPMENTS PROVIDING 7% VERY LOW INCOME UNITS		
PROPOSED DENSITY	**814**	**UNITS**
814 DWELLING UNITS INCLUDING 7% VERY LOW INCOME (46 UNITS)		

DENSITY BONUS - LAMC SECTION 12.22.A.37.E.1.i TO ALLOW AN INCREASE IN DENSITY UP TO 35% GREATER THAN THE BASE ALLOWABLE BY PROVIDING 7% (46 UNITS) VERY LOW INCOME UNITS.

HEIGHT

ALLOWED-FEET	**30**	**FEET**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 7.E.1.a.4.		
ALLOWED-STORIES (ENTIRELY RESIDENTIAL)	**NO LIMIT**	
ALLOWED-STORIES (ALL OTHER)	**3 STORIES**	
LAMC SECTION 12.21.1		
PROPOSED-FEET	**84**	**FEET**

DENSITY BONUS WAIVER OF DEVELOPMENT STANDARDS - LAMC SECTION 12.22.A.37 TO ALLOW AN ADDITIONAL INCREASE IN HEIGHT UP TO 84 FEET IN LIEU OF OTHERWISE 30 FEET ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD CORRDOR SPECIFIC PLAN (VCBCSP SECTION 7.E.1.a.4).

PROPOSED-STORIES	**7**	**STORIES**

AUTOMOBILE PARKING

REQUIRED PARKING SPACES

RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO (1:100)	PARKING SPACES REQ.
75,968	100	760
		760 SPACES

PROPOSED PARKING SPACES

814 RESIDENTIAL DWELLING UNITS	1,040	SPACES

PROPOSED COMMERCIAL PARKING

RESTAURANTS - 75,968 SF	766	SPACES
TOTAL AUTOMOBILE PARKING SPACES PROPOSED	**1,806**	**SPACES**

BICYCLE PARKING SPACES

RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS - LAMC SECTION 12.21.A.16(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES	RATIO	UNITS	# OF SPACES
One - 25	1 per 10 units	25	3	1 per unit	25	25
26 - 100	1 per 15 units	75	5	1 per 1.5 units	75	50
101 – 200	1 per 20 units	100	5	1 per 2 units	100	50
201 +	1 per 40 units	614	15	1 per 4 units	614	154
	TOTAL	814	28	TOTAL	814	279

LAMC SECTION 12.21.A.16(b) FRACTIONS - ANY FRACTION UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED AND ANY FRACTION OVER ONE-HALF SHALL BE CONSTRUED AS REQUIRING ONE BICYCLE PARKING SPACE.

COMMERCIAL BICYCLE PARKING REQUIRED - LAMC SECTION 12.21.A.16.(a)(2)

RESTAURANT - 75,968 SF

SHORT TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38
LONG TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38
TOTAL COMMERCIAL BICYCLE SPACES REQUIRED	**76**

TOTAL RESIDENTIAL BICYCLE PARKING PROPOSED	
SHORT TERM	30
LONG TERM	324
TOTAL COMMERICIAL BICYCLE PARKING PROPOSED	
SHORT TERM	38
LONG TERM	40
TOTAL BICYCLE PARKING SPACES	**432 SPACES**

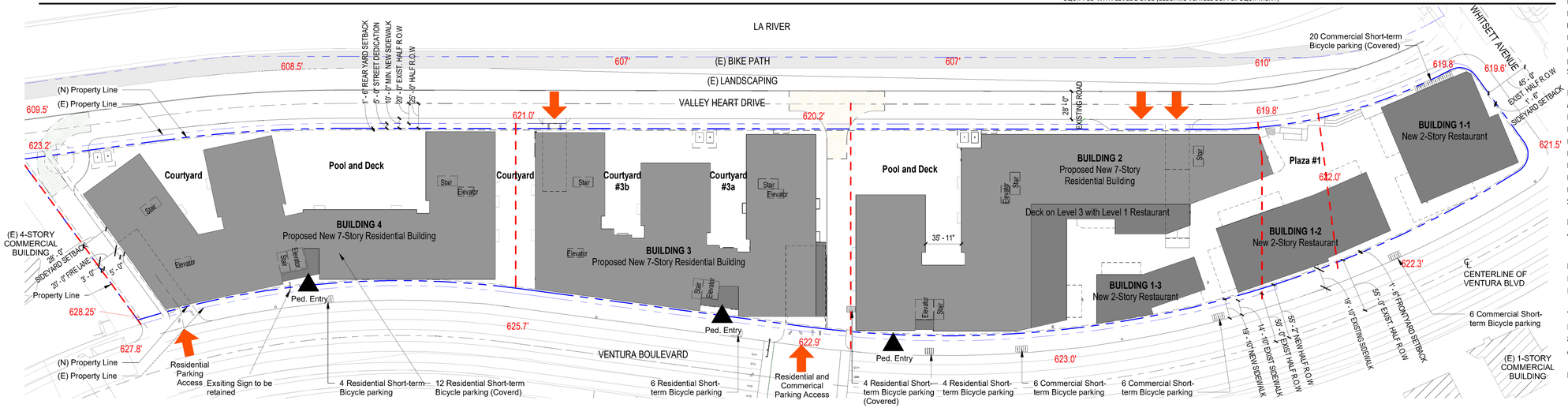
ELECTRIC VEHICLE PARKING

RESIDENTIAL

CAL GREEN SECTION 4.106.4.2.2	**Required**	**Proposed**
ELECTRIC VEHICLE READY (EVR) - 40% OF TOTAL SPACES PROVIDED	416	420
EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES		
NOTE: THE NUMBER OF EVR SPACES CAN BE COUNTED TOWARDS THE TOTAL NUMBER OF EV CAPABLE SPACES REQUIRED FOR THE BUILDING.		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 10% OF TOTAL SPACES PROVIDED	104	104
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

COMMERCIAL

CAL GREEN SECTION 5.106.5.3		
ELECTRIC VEHICLE CAPABLE - 20% OF TOTAL PARKING SPACES PROVIDED	153	155
CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 25% OF EV CAPABLE SPACES	38	39
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		



OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE

UNIT DESCRIPTION	**# OF UNITS**	**OPEN SPACE**
STUDIO (LESS THAN 3 HABITABLE ROOMS)	223	22,300 SF
(100 SF REQUIRED PER UNIT)		
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS)	373	37,300 SF
(100 SF REQUIRED PER UNIT)		
2 BEDROOM (3 HABITABLE ROOMS)	218	27,250 SF
(125 SF REQUIRED PER UNIT)		
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)

MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

LOCATION		**AMOUNT (SF)**	**TOTAL OPEN SPACE**
LEVEL 1			
BUILDING 2	POOL AND DECK	8,974	
BUILDING 3	COURTYARD #3A	3,801	
BUILDING 3	COURTYARD #3B	5,787	
COURTYARD BETWEEN BUILDING 3 AND BUILDING 4		4,103	
BUILDING 4	POOL AND DECK	11,389	
BUILDING 4	COURTYARD	4,352	**38,406**
LEVEL 3			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 4			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 6			
BUILDING 3	OPEN SPACE	2,823	
BUILDING 4	OPEN SPACE	3,439	**6,262**
LEVEL 7			
BUILDING 2	OPEN SPACE	1,259	
BUILDING 3	OPEN SPACE	780	
BUILDING 4	OPEN SPACE	3,124	**5,163**
SUBTOTAL COMMON OPEN SPACE			**55,866 SF**

INDOOR OPEN SPACE (RECREATION ROOMS)

MAXIMUM OF 25% OF TOTAL REQUIRED OPEN SPACE (21,712 SF)

LEVEL 1			
BUILDING 2	INDOOR POOL LOUNGE	1,412	
BUILDING 3	FITNESS ROOM	1,886	
BUILDING 3	YOGA / SPIN & COFFEE LOUNGE	1,456	
BUILDING 4	RECREATION / CO-WORKING AREA	3,441	
BUILDING 4	INDOOR POOL LOUNGE	1,751	
BUILDING 4	MUSIC, SPORTS & GAME ROOM	3,020	
SUBTOTAL COMMON INDOOR OPEN SPACE			**12,966 SF**

PRIVATE OPEN SPACE	
423 BALCONIES @ 50 SQUARE FEET	**21,105 SF**
TOTAL OPEN SPACE PROVIDED	**89,937 SF**

LANDSCAPING - LAMC SECTION 12.21.G.(3)

REQUIRED - 25% OF COMMON OPEN SPACE	**17208 SF**
PROPOSED	**32,575 SF**

TREES - LAMC SECTION 12.21.G.2.(a)(3)

REQUIRED
814 UNITS / 4 = 204 TREES
AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

PROVIDED - 210 TREES

PROJECT DATA & PLOT PLAN

0' | 50' | 100' | 150'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

APPLICATIONS

TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires the protection of specific trees/shrubs located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

In addition to the submittal of the Tree Disclosure Statement, the second portion of this form is the Tree Letter. If the Tree Disclosure Statement indicates the presence of protected trees/shrubs on the project site, including within the public right-of-way, that will not be removed or impacted by the project, then the Tree Letter will be required. When the Tree Letter is required, a Tree Expert will need to conduct an initial field analysis clarifying how the project will have no impact on protected trees/shrubs, including protected species within the public right-of-way. Additionally, as part of the Tree Letter, the Tree Expert will need to provide a Tree Plan which details the existing trees on site, as well as a list with photographs of all trees on site and within the public right-of way. Instead of filing a Tree Report which details the level of impact to the trees on site, the Tree Expert will complete the Tree Letter when there will not be any impacts to trees/shrubs due to the proposed project. A copy of the form shall be submitted to the project's administrative files with Los Angeles City Planning.

If the Tree Disclosure Statement and/or the Tree Letter indicate that there are any protected trees/shrubs on the project site and/or protected tree/shrubs in the public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 12555 Ventura Blvd., Los Angeles, CA 91604

Date of Site Visit: 06.25.2025

Tree Disclosure Statement

Complete all the following fields below:

Does the property contain any of the following protected trees or shrubs?

As defined in the Protected Tree Ordinance (Ord. No. 186,873), the minimum size requirement for a protected tree is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree. The minimum size requirement for a protected shrub is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

For reference purposes only, additional guidance and species identification information can be found in the Photographic Guide to the City of Los Angeles Protected Trees and Shrubs: https://streetsla.lacity.org/files/los-angeles-protected-trees-photo-guide-2024-septpdf

- ☐ **Yes** (Mark any that apply below)
  - ☐ Oak, including Valley Oak (Quercus lobota) and California Live Oak (Quercus agrifolia) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
  - ☐ Southern California Black Walnut (*Juglans californica*)
  - ☐ Western Sycamore (*Platanus racemosa*)
  - ☐ California Bay (*Umbellularia californica*)
  - ☐ Mexican Elderberry (*Sambucus mexicana*)
  - ☐ Toyon (*Heteromeles arbutifolia*)
- ☑ **No**
- ☐ If unsure, please mark here. A Tree Expert may be required to inspect possible protected species at the discretion of the City Staff.

Does the property propose to remove any of the protected trees or shrubs listed above (per Ordinance No. 186,873)?

☐ **Yes** ☑ **No**

*If **Yes**, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.*

*If **No**, a Tree Expert must complete the Tree Letter section below and provide all accompanying documentation.*

Have any trees or shrubs been removed in the last two years?

☑ **Yes** ☐ **No**

*If **Yes**, provide permit information:* Three non-protected trees and two small palms were removed sometime between May 2024 and June 2025. No removal permit would have been required.

Have any protected trees or shrubs been removed in the last two years (as listed in Ordinance No. 186,873)?

☐ **Yes** ☑ **No**

*If **Yes**, provide permit information:*_____

Does the property contain any street trees in the adjacent Public Right-of-Way?

☑ **Yes** ☐ **No**

Is the project proposing to remove any existing protected species of street trees in the adjacent Public Right of Way?

☐ **Yes** ☑ **No**

*If **Yes**, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.*

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more in diameter at 4.5 feet above average natural grade at the base of the tree and/or is more than 35 feet in height?

☐ **Yes** ☑ **No**

Photo Index. Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

Tree Letter (If Applicable)

This section is to be completed only by a Tree Expert. For Tree Expert credentials, refer to page 6.

Will the project remove or possibly create a substantial effect on any of the above-marked protected trees, protected shrubs, and/or protected tree/shrub species within the public right-of-way?

☐ **Yes.** The project will require a Tree Report (CP-4068) by a Tree Expert.

Please describe which of the above-protected trees and/or protected shrubs may be affected by the project:

☑ **No.** The project site will not remove or possibly create a substantial effect on any of the listed protected trees and/or protected shrubs and will not need a Tree Report.

Please describe how the project will not remove or possibly create a substantial effect on the protected trees and/or shrubs. Include strategies and management practices to protect and maintain the species on site such as methods for avoiding soil compaction or mechanical damage:

Additional Information Attached: ☐ **Yes** ☑ **No**

Photo Index. Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

Tree Plan. Provide a site plan identifying the locations and species of all existing trees and shrubs (protected and) onsite. Append an 11" x 17" or larger legible site plan to the Tree Report. The site plan should also include the following information:

- Topography
- Color-coded tree/shrub symbols:
    - Yellow: Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*)
    - Blue: Western Sycamore (*Platanus racemosa*)
    - Green: California Bay (*Umbellularia californica*)
    - Orange: Southern California black walnut (*Juglans californica*)
    - Pink: Mexican Elderberry (*Sambucus mexicana*)
    - Brown: Toyon (*Heteromeles arbutifolia*)
    - Purple: Significant Tree
- Approximate canopy extent (size and shape) and a Tree Protection Zone
- Locations of off-site trees that may be impacted by the project, if applicable
    - The footprint of any proposed buildings, walls, patios, pools, etc.
- The lot and proposed building(s) square footage

Tree Expert Credentials

Only to be completed by the Tree Expert of hire

Name of Tree Expert: Cy Carlberg

Mark which of the following qualifications apply:

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☑ Registered consulting arborist with the American Society of Consulting
- ☐ Arborists

Certification/License No.: Registered Consulting Arborist #405

Tree Expert Name and Signature: Cy Carlberg Digitally signed by Cy Carlberg DN: cn=Cy Carlberg, c=US, email=cy@cycarlberg.com Date: 2025.07.24 14:08:43 -07'00' **Date:** 07.24.2025

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer and/or County Assessor. In the case of partnerships, corporations, LLCs, or trusts, an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-7 below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

    - I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

    - I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

    - I understand if the application is approved, as part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

    - By my signature below, I declare under penalty of perjury under the laws of the State of California that foregoing statements are true and correct.

Property Owner's signature must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgment is available for your convenience on the following page.

Signature _____ **Date** 7/30/2025

Print Name VICTOR CRISOSTOMO

Signature _____ **Date** _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On July 30, 2025 before me, Maricela Ramos, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Victor Crisostomo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maricela Ramos
(Signature)

Seal

MARICELA RAMOS
Notary Public - California
Los Angeles County
Commission # 2518851
My Comm. Expires Apr 29, 2029

APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the Tree Disclosure Statement can be accepted.

1. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning. I agree to revise the information as appropriate.
2. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmented a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
3. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
4. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
5. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
6. I understand that there is guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
7. I understand that if this application is denied, there is no refund of fees paid.
8. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole o r in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgements or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

9. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
10. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original; signature from the applicant. The applicant's signature below does not need to be notarized.

Signature _____ **Date** 7/30/2025

Print Name VICTOR CRISOSTOMO

Jamie Perigo
Staff Biologist
jperigo@envicomcorporation.com

Years of Experience
5 Years

Education
Bachelor of Science, Environmental Science and Resource Management, California State University Channel Islands

Certifications
CDFW Plant Voucher Permit # 2081(a)-23-107-V

Professional Affiliations
The Wildlife Society, Central Coast Chapter, Member

CNPS, Channel Islands Chapter, Member

Professional Trainings
Baja California Amphibian and Reptile Workshop, The Wildlife Project & Fauna del Noroeste, Rancho Meling, Sierra de San Pedro Martir, May 2023
California Tiger Salamander Terrestrial Ecology, Laguna de Santa Rosa Foundation, March 2023
Western Burrowing Owl Workshop, Coastal Training Program, San Jose, CA, July 2022
California Red Legged Frog Level I Workshop, The Wildlife Project, Petaluma, CA, July 2022
Riparian/Wetland Plant Identification Workshop, CNPS, May 2022
Riparian and Dryland Bird Vocalizations and Behaviors, Western Foundation of Vertebrate Zoology, April 2022

Ms. Jamie Perigo is a biologist with over five (5) years of combined experience between her undergraduate school education and professional experience in both field- and office-based roles. She currently serves as a staff biologist at Envicom Corporation (Envicom), where she has worked for the last year. As Staff Biologist at Envicom Ms. Perigo is responsible for providing biological consulting services at various phases of the environmental review and permitting processes. Within her professional roles, she has experience performing the following:

- Botanical and Wildlife surveys, including general and focused;
- Identifying and mapping vegetation communities at the Alliance level in accordance with California Native Plant Society's (CNPS) Manual of California Vegetation Classification System and the California Department of Fish and Wildlife (CDFW) California Natural Communities List;
- Conducting biological resources assessments and inventories;
- Monitoring project activities with the potential to impact biological resources;
- Preparing and providing WEAP training related to the protection of biological resources;
- Wetland Delineations to delineate Waters of the U.S. regulated under Section 404 of the Clean Water Act, Waters of the State regulated under Section 401 of the Clean Water Act, and CDFW streambed and riparian jurisdictional habitat;
- Use of the CDFW's California Natural Diversity Database (CNDDB) to evaluate known occurrences of special-status species on or within the vicinity of Project sites;
- Nesting/breeding bird surveys for birds protected by the Federal Migratory Bird Treaty Act (MBTA) and California Code of Regulations;
- Evaluating project impacts to biological resources per federal, state, and local regional planning regulations, land use policies, and ordinances;

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Nests and Eggs of Southern California Birds, Western Foundation of Vertebrate Zoology, April 2022
Rare Pond Species Survey Techniques Workshop, Laguna de Santa Rosa Foundation, March 2022
40-Hour Basic Wetland Delineation, Wetland Training Institute, San Diego, CA, February 2022
Amphibians of the San Francisco Bay Area Workshop, Laguna de Santa Rosa Foundation, Santa Rosa, CA, November 2021
The Bird Course Workshop, The Western Section of the Wildlife Society, June 2021

- Evaluating project compliance with state regulations and regional policies, providing project impact assessments, and determining appropriate mitigation measures
- Data collection and monitoring of state and federally listed special-status species;
- Data collection and monitoring for projects pursuant to the requirements of resource agency permits from CDFW, ACOE, and RWQCB;
- Protected tree surveys and reports pursuant to various policies and ordinances in LA County.

Ms. Perigo earned her Bachelor of Science (BS) degree in Environmental Science and Resource Management from California State University Channel Islands, where she participated in fieldwork and research projects, including annual restoration monitoring on Santa Rosa Island, plant and wildlife inventory and vegetation mapping at the Krotona Institute, and tracking and analyzing populations dynamics of sandy beach benthic infauna along the Malibu coastline. Prior to her work at Envicom, Ms. Perigo worked as a full-time, part-time, and on-call biologist for large- and small-scale consulting firms in southern California, providing her expertise in special-status species identification and monitoring, vegetation community mapping, and MMRP and permitting compliance.

REPRESENTATIVE PROJECT EXPERIENCE

Private Single-Family Residence Development Project, City of Calabasas, County of Los Angeles

Under the guidance of a SEATAC (Significant Ecological Area Technical Advisory Committee)-certified senior biologist, Ms. Perigo surveyed a five (5) acre parcel of land located within the Santa Monica Mountains outside of Calabasas. The survey included plant and animal identification, as well as mapping, classifying, and ranking the vegetation within the Project site according to alliance guidelines within the CNPS's *Manual of California Vegetation*. Ms. Perigo served as the lead biologist responsible for working closely with in-house GIS analysts to create the BCM for SEATAC review.

Terra-Gen Renewables Development Projects, San Bernardino & Kern Counties

Ms. Perigo provided her services as both a field biologist and a project and field coordinator. In her role as a field biologist, she performed pre-construction surveys for desert kit fox, burrowing owl, American badger, and Mohave ground squirrel (*Xerospermophilus mohavensis*), and wrote compliance reports detailing and discussing survey results. As project coordinator she oversaw scheduling, interfaced with

construction contractors and biological subcontractors, and tracked mitigation measures and permitting compliance. In her role as field coordinator, she oversaw a team of survey and construction monitoring staff, as well as a remote camera monitoring and tracking effort to ensure avoidance of on-site special-status species, with a focus on western burrowing owl (*Athene cunicularia*). She assisted in the preparation of various supplemental compliance documents, including a Burrowing Owl Exclusion Plan and Invasive Species Management Plan.

14500 Lancaster Road Residential Project, City of Lancaster, County of Los Angeles

In coordination with Envicom Senior Biologists, Ms. Perigo performed fieldwork and mapping for a private residential development project, identifying and evaluating onsite biological resources and cross-referencing vegetation communities with the CNPS Manual of California Vegetation, the CDFW Natural Communities List, and the County's Biological Resources Map. The final BCM was prepared pursuant to the SEA Ordinance Implementation Guide.

Sherwood Development Company, Annual Oak Tree Monitoring, Ventura County, CA (2024 – 2025)

Ms. Perigo conducted protected tree monitoring and co-authored the annual monitoring reports for encroached and transplanted trees. To prepare the reports, she recorded the health and condition of each tree surveyed and took DBH and canopy width measurements. These data were analyzed in the annual monitoring reports, which included tree location maps and recommended avoidance, preservation, and mitigation measures.

Shadow Hills Lot Split, City of Los Angeles, County of Los Angeles

In coordination with Envicom biologists, Ms. Perigo performed fieldwork and prepared statements for the projects listed above pursuant to City of Los Angeles City Planning Form CP-3610. Field surveys were performed to search for any protected resources per the definition of "habitat" as defined in Section 65913.4(a)(6)(J) of the Government Code, as well as to collect an inventory of native vegetation and wildlife and observations of nesting bird behavior. Potential for wildlife movement through the site was also assessed while in the field. Observations of any potentially jurisdictional stream courses were made and the CNDDB was reviewed to evaluate any special-status species reported on or near the property.

27910 PCH Restoration Project, Area of Malibu, County of Los Angeles

Under the guidance of an Envicom Senior Biologist, Ms. Perigo mapped vegetation and assisted in authoring a native vegetation restoration plan pursuant to the stipulations detailed in a CCC consent order. She worked in tandem with an Envicom Restoration Ecologist to select a native plant palette that was both ecologically appropriate to the Malibu coastal area and could be sustained long-term in a heavily impacted area.

Delaplane Residential Project, City of Malibu, County of Los Angeles

In coordination with Envicom Senior Biologists, Ms. Perigo conducted field surveys and authored a Biological Assessment Report for this project, pursuant to the City of Malibu's Local Coastal Program (LCP) Local Implementation Plan (LIP). Ms. Perigo confirmed the presence of ESHA zones within the project area, performed project impact analyses, and mapped impacts to ESHA using the City of Malibu's LCP ESHA overlay.

Oak Road South Multi-Family Residential Project, City of Simi Valley, County of Ventura

Ms. Perigo served as the lead biologist and primary author responsible for preparing the Biological Site Assessment for this proposed multi-family residential project in the City of Simi Valley. Ms. Perigo

independently conducted field surveys to inventory the existing biological resources on site, which included actively searching for special-status plants and wildlife, as well as mapping natural vegetation communities to the CDFW alliance level.

Plains All American ANF Restoration Monitoring, Angeles National Forest, County of Los Angeles

In this capacity, Ms. Perigo worked in tandem with United States Forest Service representatives to monitor restoration progress at ten (10) previously established mitigation sites along pipeline access roads. She worked closely with several other biologists in the field to document site progress, assess plant health and growth patterns, estimate native/non-native percent cover, and remove invasive species. Additionally, Ms. Perigo monitored the status of erosion and erosion-control BMPs.

Private Single-Family Home Development Project, City of Malibu, County of Los Angeles

Ms. Perigo conducted a general biological assessment, including vegetation mapping, native tree measurements, and flora/fauna inventory. She prepared a restoration plan for mitigating impacts from site grading and worked with construction and landscaping crews to oversee implementation. She performed quarterly site visits to monitor progress and prepared periodic and annual reports summarizing progress and advising on how to achieve restoration goals within the permitted timeframe.

Tres Lagos Housing Development, City of Wildomar, County of Riverside

Ms. Perigo conducted breeding bird and protocol level western burrowing owl surveys on six (6) acres of mixed sycamore woodland and non-native grassland habitats over a two (2) day period. Active bird nests were assigned buffer zones according to PG&E guidelines and were demarcated using wooden stakes and yellow caution tape. Additionally, Ms. Perigo identified and flagged woodrat (*Neotoma* sp.) middens for relocation, and oversaw and assisted in relocating midden material to a space outside of the Project area.

Southern California Gas Company Porter Ranch Pipe Repair, City of Los Angeles, Los Angeles County

Ms. Perigo assisted a senior biologist in the delineation of non-wetland Waters of the United States and Waters of the State for proposed maintenance activities. She used geomorphological and vegetation indicators, completed the ACOE OHWM data sheet, and mapped jurisdictional boundaries using ArcGIS Collector and hand-held GPS equipment. Additionally, she conducted a general biological assessment, including mapping vegetation, taking native tree DBH and dripline measurements, and compiling a plant and wildlife inventory.

River Walk Combined Mixed-Use Project, City of Santa Clarita, County of Los Angeles

Ms. Perigo performed a biological survey at a project site where a multi-family development and associated amenities were proposed. The survey included a search for protected, rare, or special-status plants and animals, as well as a classification of vegetation communities located at the site based on CDFW's Natural Communities List classification criteria. Ms. Perigo produced a report detailing plant and wildlife species observed, vegetation communities observed, and an analysis of impacts based on the site plan for the proposed development.

ERIN ROBERTS
Senior Biologist / ISA Certified Arborist / Restoration Ecologist
eroberts@envicomcorporation.com

Years of Experience
Over 15 years

Education
Master of Science, Biology, California State University Northridge
Specialization: Ecology and Evolutionary Biology
Bachelor of Science, Biology, California State University Northridge
Specialization: Environmental

Certifications
ISA Certified Arborist (WE-10365A)

Professional Affiliations
International Society of Arboriculture (ISA)
California Native Plant Society
Society for Ecological Restoration

Specialized Training
Wetland Delineator Certification Program, Wetland Training Institute
Jepson Herbarium Botany Workshops

Ms. Roberts has 15+ years of professional experience in natural resource management and environmental consulting. This encompasses 10+ years with her current employer Envicom Corporation (Envicom), where she serves as a Senior Biologist and Restoration Ecologist, and an ISA Certified Arborist. Her prior professional experience includes five (5) years with the Santa Monica Mountains National Recreation Area (SMMNRA) as a Restoration Biologist.

As Senior Biologist within an environmental consulting firm, Ms. Roberts is responsible for providing a variety of biological services throughout all project phases. She manages a wide array of projects and is approved and qualified to work on biological projects in Ventura County. Within her current role she has extensive experience performing the following:

- Botanical and Wildlife surveys;
- Identifying and mapping vegetation communities at the Alliance level in accordance with the Manual of California Vegetation Classification System and the California Department of Fish and Wildlife (CDFW) California Natural Community List;
- Rare Plant and Sensitive Natural community protocol surveys in accordance with CDFW guidelines;
- Independently conducting biological resource assessments and inventories;
- Identifying designated Locally Important Plant, Amphibian, Reptile, and Mammal Species specific to Ventura and Los Angeles Counties and surrounding environs;
- Wetland Delineations and GPS mapping of U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and CDFW Jurisdictional Waters and Riparian Habitats;
- GIS mapping of observed biological resources using ArcMap and open-source data collection applications (e.g. AmigoCloud, NextGIS, Nexus);
- Use of California Natural Diversity Database to evaluate potentially occurring Special Status Species at a given site and to record locations of observed specimen;
- Biological construction compliance monitoring per regulatory agency permits;
- Avian Surveys for nesting/breeding birds and raptors;

- Preparing technical reports required as part of the Coastal Development Permit application;
- Identification and mapping of SERA;
- Preparation of maps and reports in accordance with the SEA Ordinance Implementation Guide;
- Evaluating project impacts to biological resources per federal, state, and local regional planning regulations, land use policies, and ordinances; and
- Evaluating project compliance with state regulations and regional policies, providing project impact assessments, and determining appropriate mitigation measures; and
- Prepares CDFW, ACOE, and RWQCB applications and provides resource agency coordination.

As an ISA Certified Arborist since 2014, Ms. Roberts is well-versed in the numerous Protected Tree Ordinances throughout Ventura and Los Angeles Counties. In this role, she performs the following:

- Performing protected tree surveys and inventories to record field baseline conditions and individual tree health;
- Preparing protected tree reports that include compiling observed baseline conditions;
- Conducting project impact analyses, and developing appropriate mitigation measures compliant with CEQA, applicable regulatory resource agencies, and regional planning ordinances;
- Preparing tree protection plans outlining appropriate protection measures and reporting requirements;
- Arborist construction compliance monitoring;
- County coordination to obtain Protected/Oak/Native Tree Permits throughout Ventura and Los Angeles Counties and surrounding environs;
- Preparing Native Tree Planting Plans;
- Oak woodland mapping and reporting in accordance with CEQA and the Los Angeles County Oak Woodlands Management Plan Guide which includes mapping of a subject oak woodland and the surrounding "sphere of influence" (SOI), individual tree and understory habitat assessments to determine the baseline condition/health of the subject woodland; and
- Conducting individual tree health assessments.

Ms. Roberts understands the importance of restoring a degraded or impacted area to a condition that is site appropriate and can be sustained long-term. Within her role as Restoration Ecologist she performs the following tasks:

- Prepares Habitat Mitigation Monitoring Plans and Restoration Plans per the requirements of CDFW Streambed Alteration Agreements, RWQCB Section 401 Water Quality Certifications, and ACOE Nationwide Permits, as well as project specific permit conditions imposed by several regional planning entities throughout Los Angeles and Ventura County;
- Performs baseline surveys of reference sites to determine appropriate species composition and vegetation cover to be installed;
- Provides implementation oversight throughout the restoration process;
- Performs the annual monitoring and reporting requirements; and
- Coordinates mitigation completion and sign-off with the resource agencies.

Ms. Roberts earned a Bachelor of Science degree (BS) in Biology with an emphasis in Environmental Science and a Master of Science (MS) degree in Biology from California State University, Northridge. Before joining Envicom, Ms. Roberts was employed with the Santa Monica Mountains National Park from 2008 – 2013. Here, she worked on invasive plant species mapping and population assessment protocols that were adopted by the Pacific West Region National Park Service. Her focus was on invasive plant recruitment post-fire and specific management priorities for various parks throughout the Santa Monica Mountains and presenting these findings at the annual California Invasive Plant Council conferences throughout her term.

REPRESENTATIVE PROJECT EXPERIENCE

Balkins Drive Residential Project, City of Agoura Hills, County of Los Angeles

Ms. Roberts served as lead biologist and primary author responsible for preparing the Biological Resources Report for this single-family residential project in the City of Agoura Hills. In this role she independently conducted the biological field surveys and was the primary author of the Biological Resources Report. The biological survey included a floristic inventory, search for wildlife or signs indicating presence or evidence of site use, vegetation community mapping to the alliance level consistent Manual of California Vegetation Classification System and the CDFW California Natural Community List, and the potential use of the site to by special-status plant and wildlife species. These data were summarized in the final Biological Resources Report, which identified nine (9) vegetation/land cover types on the property, including Ashy Buckwheat Scrub Alliance, which is considered a CDFW California Sensitive Natural Community. The report also addressed the potential for occurrence of two (2) special-status plants and four (4) special-status wildlife species based on the observed site conditions and provided a discussion related to wildlife movement and habitat linkages. To address potential project impacts, the report included mitigation to restore the impacted sensitive vegetation community as well as pre-construction surveys for special-status plant and wildlife species and nesting birds. Also, she worked closely with the applicant to provide biological resource data for the City of Agoura Hills environmental questionnaire.

24820 Calabasas Road, City of Calabasas, County of Los Angeles

Ms. Roberts served as lead biologist and primary author responsible for preparing the Biological Resources Report for this proposed medical center in the City of Calabasas. In this role she independently conducted field data collection and was the primary author of the Biological Assessment Report. Ms. Roberts independently conducted field surveys to inventory the existing biological resources onsite, which included actively searching for special-status plants and wildlife, as well as mapping natural vegetation communities to the CDFW alliance level. She presented these existing site condition data in the Biological Resources Report. She identified ten (10) vegetation/land cover types on the property, including California Walnut – Coast Live Oak Woodland Association, Sugar Bush – Purple Sage – California Sagebrush Association, and Giant Wild Rye Grassland Alliance, which are considered CDFW California Sensitive Natural Communities. She also identified the potential for occurrence of three (3) special-status plants and eight (8) special-status wildlife species based on the observed site conditions. To address potential project impacts, the report included mitigation to restore the impacted sensitive vegetation community as well as pre-construction surveys for special-status plant and wildlife species and nesting birds.

Malibu Westward Beach Drainage Improvements Project, City of Malibu, County of Los Angeles

On behalf of the City of Malibu, in 2022 and 2023 Ms. Roberts worked closely with project manager M6 Consulting Inc. to prepare the Biological Resource Assessment / Jurisdictional Delineation Report, the Protected Native Tree Study, and the Habitat Mitigation and Monitoring Program (HMMP) for the purposes of obtaining the necessary trustee agency permits, including a Section 404 Nationwide Permit, a 401 Water Quality Certification, and a CDFW Section 1602 Streambed Alteration Agreement. The Malibu Westward Beach Drainage Improvements Project, located in the Coastal Zone of the City of Malibu, consists of repairing the existing road embankment along a 330-foot segment of Westward Beach Road that was damaged by severe storm events following the 2018 Woolsey Fire. Ms. Roberts conducted field surveys to inventory the existing biological resources onsite, which included actively searching for special-status plants and wildlife, as well as mapping the natural vegetation communities to the alliance level consistent with the Manual of California Vegetation and the CDFW California Natural Community List. She delineated the aquatic resources per standard definitions and protocols of the ACOE, RWQCB, and the CDFW. In addition, she inventoried and assessed the protected native trees growing throughout the site for health. These baseline data were compiled in the Biological Resources Report / Jurisdictional Delineation and the Native Tree Report prepared for the project, which also included a comprehensive project impact analyses specific to each onsite resource. Lastly, she worked closely with the City during preparation of the habitat mitigation and monitoring report to determine suitable mitigation locations and feasible implementation activities required to offset impacts to jurisdictional waters and habitat.

Saddlerock Recreational Center, Unincorporated Area, County of Los Angeles

Ms. Roberts served as lead project arborist for the project and independently authored the protected tree report and oak woodlands report for the Saddlerock Recreational Center project. Located along Mulholland Highway in unincorporated Los Angeles County, the subject property has operated for several years as a wine bar and special events venue. Because of the location of the project, the tree report was prepared in accordance with both the Los Angeles Oak Tree Ordinance and the Santa Monica Mountains Local Implementation Plan Oak Tree and Native Tree Protection Regulations. To prepare the report, she mapped the location and canopy extent of all protected trees growing within the development footprint and the surrounding 200-feet, as well as recorded the health and condition of each surveyed tree. These data were collected in the tree report, which included tree location maps, project impact maps, and recommended avoidance and preservation measures as well as mitigation requirements per the relevant tree ordinances. In addition, she independently authored the oak woodland report in accordance with the County's Oak

Woodlands Conservation Management Plan Guide (the Guide). To prepare this report, she surveyed the oak woodlands to record the oak species present and the condition of the woodland, including age class of the oaks, the understory vegetation, and the presence or potential occurrence of special-status plants and wildlife. Per the Guide, these data were used to assign a woodland integrity rating per the Guide and the onsite woodlands were mapped to show the overall canopy acreage and the SOI acreage. These data and maps were included in the report as well as a project impact analysis and recommended woodland mitigation based on the Guide's Impact Severity table and mitigation guidelines.

Kafil Residence, County of Los Angeles County

Ms. Roberts served as lead biologist, responsible for preparing a Biological Constraints Map (BCM) per the County's Significant Ecological Areas Ordinance and associated Implementation Guide for the Kafil Residential Project located in the City of Agua Dolce in the Santa Clara River Significant Ecological Area. The project includes construction of a single-family residence and access road on an approximately 5-acre property. The BCM was prepared to aid in the design of the project. To prepare the BCM, the biological resources at the site were inventoried, and the entire parcel was actively searched for special-status plants, wildlife, protected trees, and whether the site contained jurisdictional waters and habitat. These data were compiled and the biological resources that could potentially constrain project development were depicted on the BCM, as well as the observed natural vegetation communities mapped to the alliance level. The BCM identified several individual protected trees growing as part of the surrounding plant communities, including California junipers (*Juniperus californica*) and scrub oak (*Quercus berberidifolia*). The subject map also identified the location of an ephemeral drainage in the southern portion of the site and the associated 100-foot Stream Buffer.

Mint Canyon Residential Project, Unincorporated Area, County of Los Angeles

Ms. Roberts served as lead biologist responsible for independently conducting field surveys and was the primary author of the Biological Resources Assessment (BRA) report. Located in the Mint Canyon area of unincorporated Los Angeles County, the project includes dividing one (1) 53-acre parcel into four (4) single-family residential lots and subsequent development. To inventory the existing biological resources onsite, she recorded the observed flora and fauna, actively searched for special-status plants and wildlife, and mapped the natural vegetation communities to the CDFW alliance level. These data were summarized in the BRA report which also provided a discussion related to wildlife movement and habitat linkages, a potential for occurrence analysis for special-status plant and wildlife species, and a comprehensive project impact analyses based on the anticipated development footprint and the anticipated limits of fuel modification activities, as well as provided recommended mitigation measures to reduce impacts to nesting birds, potentially occurring special-status plant and wildlife species to a less than significant level.

Habitat Mitigation and Monitoring Plan Development, Implementation, Monitoring, and Reporting Services, County of Ventura

Since 2015, Ms. Roberts has served as the Restoration Ecologist for Rancho Simi Recreation and Park District at several park sites throughout Ventura County. She has independently authored and overseen the implementation and monitoring of four (4) Habitat Mitigation and Monitoring Plans (HMMPs) to provide mitigation for impacts to coastal sage scrub (Chumash Park), riparian (Medea Creek and Rancho Simi Lagoon), and jurisdictional wetland waters (Oak Canyon Community Park) resulting from park construction. In addition, she conducts baseline reference site surveys to determine the appropriate performance/success criteria and appropriate plant palette, she oversees procurement and management of restoration contractors, performs the seasonal weed management surveys to determine treatment needs, conducts annual data collection surveys to evaluate achievement of HMMP performance/success criteria, independently authors

the annual monitoring reports for regulatory and county agencies, and coordinates with regulatory agencies to communicate necessary adaptive management measures and to demonstrate restoration success at the end of the HMMP implementation and monitoring period. To date, the coastal sage scrub and both the riparian restoration projects have been deemed successful by the regulatory agencies.

Environmental Services for the Pepperdine University Campus Life Project, County of Los Angeles

Since 2014 Ms. Roberts has provided biological and restoration consulting services as needed for the Pepperdine Campus Life Project, including pre-project nesting/ breeding bird surveys, habitat assessments and vegetation mapping to record baseline conditions prior to development, developing appropriate mitigation measures to offset anticipated project impacts to surrounding vegetation communities, and consults with the University to determine appropriate onsite mitigation areas locations. Also, Ms. Roberts serves as the Restoration Ecologist for the project, independently authoring five (5) Habitat Mitigation and Monitoring Plans (HMMPs) to provide mitigation for impacts to coastal sage scrub, riparian, jurisdictional non-wetland waters, and chaparral habitats resulting from project development. In addition, she conducts baseline reference site surveys to determine the appropriate performance/success criteria and appropriate plant palette, oversees procurement and management of restoration contractors, performs the seasonal weed management surveys to determine treatment needs, conducts annual data collection surveys to evaluate achievement of HMMP performance/success criteria, independently authors the annual monitoring reports for regulatory and county agencies, and coordinates with regulatory agencies to communicate necessary adaptive management measures and to demonstrate restoration success at the end of the HMMP implementation and monitoring period. To date, the riparian restoration has been deemed successful by the regulatory agencies and she is in the process of coordinating with the agencies to close-out the remaining four (4) HMMPs.

Environmental Services for the Hill Canyon Water Treatment Plant, City of Thousand Oaks, County of Ventura

Ms. Roberts served as the project Biologist for both the annual vegetation thinning (2014 & 2015) and water flow sampling (2018 – 2022) projects performed by the Hill Canyon Water Treatment Plant. Her responsibilities included, performing both pre-project breeding/nesting birds and presence/absence surveys for California Species of Special Concern per CDFW permit requirements, and providing the required Environmental Education Program to contractors and construction monitoring throughout the duration of work.

Blessed Teresa of Calcutta Catholic Parish, County of Riverside

Provided biological and restoration consulting services prior to the development of a church campus located in the City of Winchester, CA. in the Western Riverside County Multiple Habitat Conservation Plan area. She conducted site visits to record baseline conditions associated with several natural onsite drainages containing jurisdictional waters and habitats to determine the appropriate mitigation measures and potential onsite mitigation opportunities. She used
these data to independently draft the project Habitat Mitigation and Maintenance Plan and to co-write the impact and mitigation sections of the Determination of Biologically Equivalent or Superior Preservation document.

Environmental and Arborist Services for Lake Sherwood Residential Tracts 4192 and 4409, County of Ventura

Since 2013 Ms. Roberts has provided biological consulting and arborist services as needed for Sherwood Development Company, including Lyons Pentachaeta presence/absence surveys, construction monitoring, drafting regulatory agency permit applications, coordinating with regulatory agencies to secure permits and communicate project information as needed, permit condition compliance, pre-project nesting/breeding bird surveys, and independently authoring the results of these surveys for submission to regulatory agencies and County staff, as applicable. Also, Ms. Roberts serves as the Arborist and Restoration Ecologist for the project. As project Arborist, she has independently authored Arborist Reports in advance of Tracts 4192 and 4409 development projects. To ensure compliance with the Counties land use policies and protected tree ordinance, these reports document baseline conditions, provide project impact assessments, and develop appropriate mitigation measures. In addition, she performs the necessary annual tree monitoring for encroached and transplanted trees and coordinates with County staff to obtain / update Oak Tree Permits. As project Restoration Ecologist, she oversees the Tract 4192/4409 Oak Woodland Preservation Plan, a 7-acre woodland that has been restored to offset impacts to oak trees during development of Tract 4192/4409. For this project she oversees restoration implementation, performs the annual performance criteria monitoring, and independently authors annual monitoring reports.

ATTACHMENT 3
CNDDB Records

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Van Nuys (3411824) OR Oat Mountain (3411835) OR San Fernando (3411834) OR Sunland (3411833) OR Canoga Park (3411825) OR Topanga (3411815) OR Beverly Hills (3411814) OR Hollywood (3411813) OR Burbank (3411823))

Promenade Studio City

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Actinemys pallida southwestern pond turtle	ARAAD02032	Proposed Threatened	None	G2G3	SNR	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Aglaothorax longipennis Santa Monica shieldback katydid	IIORT32020	None	None	G1G2	S1S2	
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S4	WL
Anaxyrus californicus arroyo toad	AAABB01230	Endangered	None	G2G3	S2	SSC
Anniella spp. California legless lizard	ARACC01070	None	None	G3G4	S3S4	SSC
Anniella stebbinsi Southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Arenaria paludicola marsh sandwort	PDCAR040L0	Endangered	Endangered	G1	S1	1B.1
Arizona elegans occidentalis California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
Aspidoscelis tigris stejnegeri coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC
Astragalus brauntonii Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
Astragalus pycnostachyus var. lanosissimus Ventura Marsh milk-vetch	PDFAB0F7B1	Endangered	Endangered	G2T1	S1	1B.1
Astragalus tener var. titi coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
Atriplex coulteri Coulter's saltbush	PDCHE040E0	None	None	G3	S2	1B.2
Atriplex pacifica south coast saltscale	PDCHE041C0	None	None	G4	S2	1B.2
Atriplex parishii Parish's brittlescale	PDCHE041D0	None	None	G1G2	S1	1B.1
Atriplex serenana var. davidsonii Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Berberis nevinii Nevin's barberry	PDBER060A0	Endangered	Endangered	G1	S1	1B.1
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
California Walnut Woodland California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
Calochortus clavatus var. gracilis slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Calochortus plummerae Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
Calystegia felix lucky morning-glory	PDCON040P0	None	None	G1Q	S1	1B.1
Catostomus santaanae Santa Ana sucker	AFCJC02190	Threatened	None	G1	S1	SSC
Centromadia parryi ssp. australis southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
Chloropyron maritimum ssp. maritimum salt marsh bird's-beak	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2
Chorizanthe parryi var. fernandina San Fernando Valley spineflower	PDPGN040J1	None	Endangered	G3T1	S1	1B.1
Cicindela hirticollis gravida sandy beach tiger beetle	IICOL02101	None	None	G5T2	S2	
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S2	SSC
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Proposed Threatened	None	G4T1T2Q	S2	
Deinandra minthornii Santa Susana tarplant	PDAST4R0J0	None	Rare	G2	S2	1B.2
Diadophis punctatus modestus San Bernardino ringneck snake	ARADB10015	None	None	G5T2T3	S2?	
Dithyrea maritima beach spectaclepod	PDBRA10020	None	Threatened	G1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Dodecahema leptoceras slender-horned spineflower	PDPGN0V010	Endangered	Endangered	G1	S1	1B.1
Dudleya blochmaniae ssp. blochmaniae Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
Dudleya cymosa ssp. ovatifolia Santa Monica dudleya	PDCRA040A5	Threatened	None	G5T1	S1	1B.1
Dudleya multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Empidonax traillii extimus southwestern willow flycatcher	ABPAE33043	Endangered	Endangered	G5T2	S3	
Eugnosta busckana Busck's gallmoth	IILEM2X090	None	None	G1G3	S2S3	
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC
Gila orcuttii arroyo chub	AFCJB13120	None	None	G1	S2	SSC
Glyptostoma gabrielense San Gabriel chestnut	IMGASB1010	None	None	G2	S3	
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S2	
Harpagonella palmeri Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
Helianthus nuttallii ssp. parishii Los Angeles sunflower	PDAST4N102	None	None	G5TX	SX	1A
Helminthoglypta traskii pacoimensis Pacoima shoulderband	IMGASC2472	None	None	G1G2T1	S1	
Horkelia cuneata var. puberula mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Lasiurus cinereus hoary bat	AMACC05032	None	None	G3G4	S4	
Lasiurus xanthinus western yellow bat	AMACC05070	None	None	G4G5	S3	SSC
Lasthenia glabrata ssp. coulteri Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
Lepidium virginicum var. robinsonii Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
Lepus californicus bennettii San Diego black-tailed jackrabbit	AMAEB03051	None	None	G5T3T4	S3S4	
Lupinus paynei Payne's bush lupine	PDFAB2B580	None	None	G1Q	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Macrotus californicus California leaf-nosed bat	AMACB01010	None	None	G3G4	S3	SSC
Malacothamnus davidsonii Davidson's bushmallow	PDMAL0Q0V0	None	None	GNR	S2	1B.2
Microtus californicus stephensi south coast marsh vole	AMAFF11035	None	None	G5T2T3	S2	SSC
Monardella hypoleuca ssp. hypoleuca white-veined monardella	PDLAM180A5	None	None	G4T3	S3	1B.3
Nama stenocarpa mud nama	PDHYD0A0H0	None	None	G4G5	S1S2	2B.2
Nasturtium gambelii Gambel's water cress	PDBRA270V0	Endangered	Threatened	G1	S1	1B.1
Navarretia prostrata prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	G2	S2	1B.2
Neotoma lepida intermedia San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
Nyctinomops macrotis big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
Oncorhynchus mykiss irideus pop. 10 steelhead - southern California DPS	AFCHA0209J	Endangered	Candidate Endangered	G5T1Q	S1	
Onychomys torridus ramona southern grasshopper mouse	AMAFF06022	None	None	G5T3	S3	SSC
Orcuttia californica California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
Pelazoneuron puberulum var. sonorense Sonoran maiden fern	PPTHE05192	None	None	G5T4	S2	2B.2
Perognathus longimembris brevinasus Los Angeles pocket mouse	AMAFD01041	None	None	G5T2	S1S2	SSC
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G4	S4	SSC
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
Pseudognaphalium leucocephalum white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
Quercus dumosa Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1
Rana muscosa southern mountain yellow-legged frog	AAABH01330	Endangered	Endangered	G1	S2	WL
Rhinichthys gabrielino Santa Ana speckled dace	AFCJB3705K	Proposed Threatened	None	G5T1	S1	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Riversidian Alluvial Fan Sage Scrub	CTT32720CA	None	None	G1	S1.1	
Riversidian Alluvial Fan Sage Scrub						
Sagittaria sanfordii	PMALI040Q0	None	None	G3	S3	1B.2
Sanford's arrowhead						
Sidalcea neomexicana	PDMAL110J0	None	None	G4	S2	2B.2
salt spring checkerbloom						
Socalchemmis gertschi	ILARAU7010	None	None	G1	S1	
Gertsch's socalchemmis spider						
Southern California Arroyo Chub/Santa Ana Sucker Stream	CARE2330CA	None	None	GNR	SNR	
Southern California Arroyo Chub/Santa Ana Sucker Stream						
Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest						
Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	
Southern Cottonwood Willow Riparian Forest						
Southern Mixed Riparian Forest	CTT61340CA	None	None	G2	S2.1	
Southern Mixed Riparian Forest						
Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland						
Southern Willow Scrub	CTT63320CA	None	None	G3	S2.1	
Southern Willow Scrub						
Spea hammondii	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
western spadefoot						
Spermolepis lateriflora	PDAPI23080	None	None	G5	SH	2A
western bristly scaleseed						
Symphyotrichum defoliatum	PDASTE80C0	None	None	G2	S2	1B.2
San Bernardino aster						
Symphyotrichum greatae	PDASTE80U0	None	None	G2	S2	1B.3
Greata's aster						
Taricha torosa	AAAAF02032	None	None	G4	S4	SSC
Coast Range newt						
Taxidea taxus	AMAJF04010	None	None	G5	S3	SSC
American badger						
Thamnophis hammondii	ARADB36160	None	None	G4	S3S4	SSC
two-striped gartersnake						
Thamnophis sirtalis pop. 1	ARADB3613F	None	None	G5T1T2	S1S2	SSC
south coast gartersnake						
Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
Valley Oak Woodland						
Vireo bellii pusillus	ABPBW01114	Endangered	Endangered	G5T2	S3	
least Bell's vireo						

Record Count: 102

ATTACHMENT 4

Representative Photos of Project Area



Photo 2A: A view of the south-eastern corner of the Study Area taken facing west down Ventura Boulevard. The façade of a commercial building and the generally paved condition of the site is shown. Non-native, landscaped trees are visible along the sidewalk and building planters.



Photo 2B: A view of the north-eastern corner of the Study Area taken facing west down Valleyheart Drive. The back entrance to several commercial businesses and one of several parking areas is shown. Vegetation within planted areas consists of landscaped grasses, shrubs, and trees.



Photo 2C: Several existing businesses within the Project area are shown next to a parking area landscaped with non-native trees, shrubs, and herbaceous species.



Photo 2D: A parking area located at the south-western edge of the Project area is shown along with the side of an existing commercial building and various landscaped trees.

Representative Photos of Project Area

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CITY OF LOS ANGELES PROTECTED TREE REPORT
PROMENADE STUDIO CITY
12555 W. VENTURA BOULEVARD
LOS ANGELES, CA 91604

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JULY 3, 2025

CITY OF LOS ANGELES TREE REPORT – PROMENADE STUDIO CITY

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Carlberg ASSOCIATES
Horticulturists and
Registered Consulting
ARBORISTS

July 3, 2025

Jonathan Genton
SCW 34K LLC, Studio City East 93K LLC, and Studio City Sports Center LLC
c/o Torino Companies
4455 Wagon Trail Avenue
Las Vegas, Nevada 89118
Cc: Laura Kaufman, AICP, Envicom Corporation

Re: Promenade Studio City – 12555 W. Ventura Blvd., Los Angeles CA 91604
City of Los Angeles Protected Tree Report

Dear Mr. Genton,

This report addresses our tree inventory and project impact analysis related to the proposed redevelopment project located at 12555 W. Ventura Boulevard in Los Angeles, California.

EXECUTIVE SUMMARY

SCW 34K LLC, Studio City East 93K LLC, and Studio City Sports Center LLC (Owner) requests approval of the discretionary actions set forth below to allow for the construction of a multi-level development with approximately 75,969 square feet of commercial (restaurant) space on the ground floor with five additional floors for approximately 814 multi-family apartment units, all above three levels of below grade parking. The Project Site is located at 12501 - 12555 W. Ventura Boulevard in Los Angeles, California. The properties are within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area and the Ventura / Cahuenga Boulevard Corridor Specific Plan ("VCBCSP") of the City of Los Angeles.

The properties are currently improved with one and two-story commercial buildings and associated surface parking lots. Current uses include a bank, retail stores, restaurant, and a bowling alley. Surrounding development includes commercial buildings to the east (zoned C2-1VL-RIO) west and south (zoned C1.5-1VL-RIO) along Ventura Boulevard. The Los Angeles River runs east-to-west north of Valleyheart Drive and the subject site.

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Carlberg arborists conducted a tree inventory on June 25, 2025. The property and adjacent parkways were canvassed and all trees, regardless of species or size, were inventoried. Offsite trees whose canopies or protected zones overhang the property boundary were also included.

A total of 275 trees were inventoried: 244 private property trees and 31 City of Los Angeles street trees. Four of the private property trees occur offsite with canopies overhanging the Project Site boundaries. ***No City of Los Angeles Ordinance-protected trees exist within the Project Site limits. The four offsite trees are Ordinance-protected California sycamore trees and are virtually unaffected by construction. Of the 31 street trees (all on Ventura Boulevard), two are proposed to be removed for new driveway access and one street tree removed for fire lane access.***

Two-hundred and forty (240) non-protected private property trees are proposed for removal; five of these 240 trees have been removed as of 06.25.2025. Three street trees are proposed for removal to accommodate new vehicular and fire lane access along Ventura Boulevard. The remaining 28 street trees and four offsite private property trees will be preserved and protected in place. The Project ultimately consolidates seven existing driveways along Ventura into two proposed driveways, with the westernmost drive effectively unchanged. This consolidation may provide the opportunity to plant additional street trees. Regardless, City Planning and/or Urban Forestry will determine the number of trees, species, and container sizes required. Replacement trees will be included in the ultimate landscape plans for the Project Site.

Recommendations for tree preservation during construction include exclusionary fencing and other measures outlined in this report. Tree protection notes are included in the accompanying Tree Impact Exhibit.

ASSIGNMENT AND PURPOSE OF THE TREE REPORT

Carlberg Associates (Carlberg) was retained to conduct a tree inventory and prepare a Tree Report in accordance with guidelines set forth by the City of Los Angeles's Tree Protection Ordinance No. 186,873 and Tree Report Template (CP-4068, July 13, 2023).

City of Los Angeles's Tree Protection Ordinance No. 186,873 (Ordinance)
Protected trees and shrubs as set forth in the Ordinance comprise the following species that measure four inches or greater in "cumulative"[1] trunk diameter (measured at 4.5 feet above natural grade):

- coast live oak (*Quercus agrifolia*)
- valley oak (*Quercus lobata*)
- any other southern California indigenous oak trees but excluding scrub oak (*Quercus berberidifolia*)
- western sycamore (*Platanus racemosa*)
- Southern California black walnut (*Juglans californica)*
- California bay laurel (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- toyon (*Heteromeles californica*)

Public rights-of-way, parkway, median, and street trees are protected regardless of species or size and must be

[1] For purposes of value assessments and other analyses, trunk diameters of multi-stemmed trees will be converted to a single trunk diameter using the methodology set forth in the *Guide for Plant Appraisal*, 10th Edition.

included in the tree inventory and report.

Los Angeles City Planning CP-4068 [07.07.2022] Tree Report Template (Template)
The Template (dated July 13, 2023) requires the collection and reporting on additional data beyond that required by the Ordinance, both on- and offsite. Some key requirements of the Template include inventory and assessment of all onsite trees regardless of species or size, inventory of offsite trees whose protected zones (12 x the trunk diameter at standard or breast height) may be impacted by the project, inventory of all adjacent street trees, photographs of each tree, mapping of all trees' locations and their canopies (driplines) plus protected zones, and the tree expert's opinion as to whether the tree occurs naturally or was planted.

This Tree Report will be used during the entitlement and environmental approval process to aid decision-makers and the public in understanding the existing tree resources present on and immediately adjacent to the project site, the potential impacts of the project on the existing tree resources, and the proposed recommendations for tree protection, monitoring, and required mitigation during implementation of the Project.

PROJECT OVERVIEW

Project Location

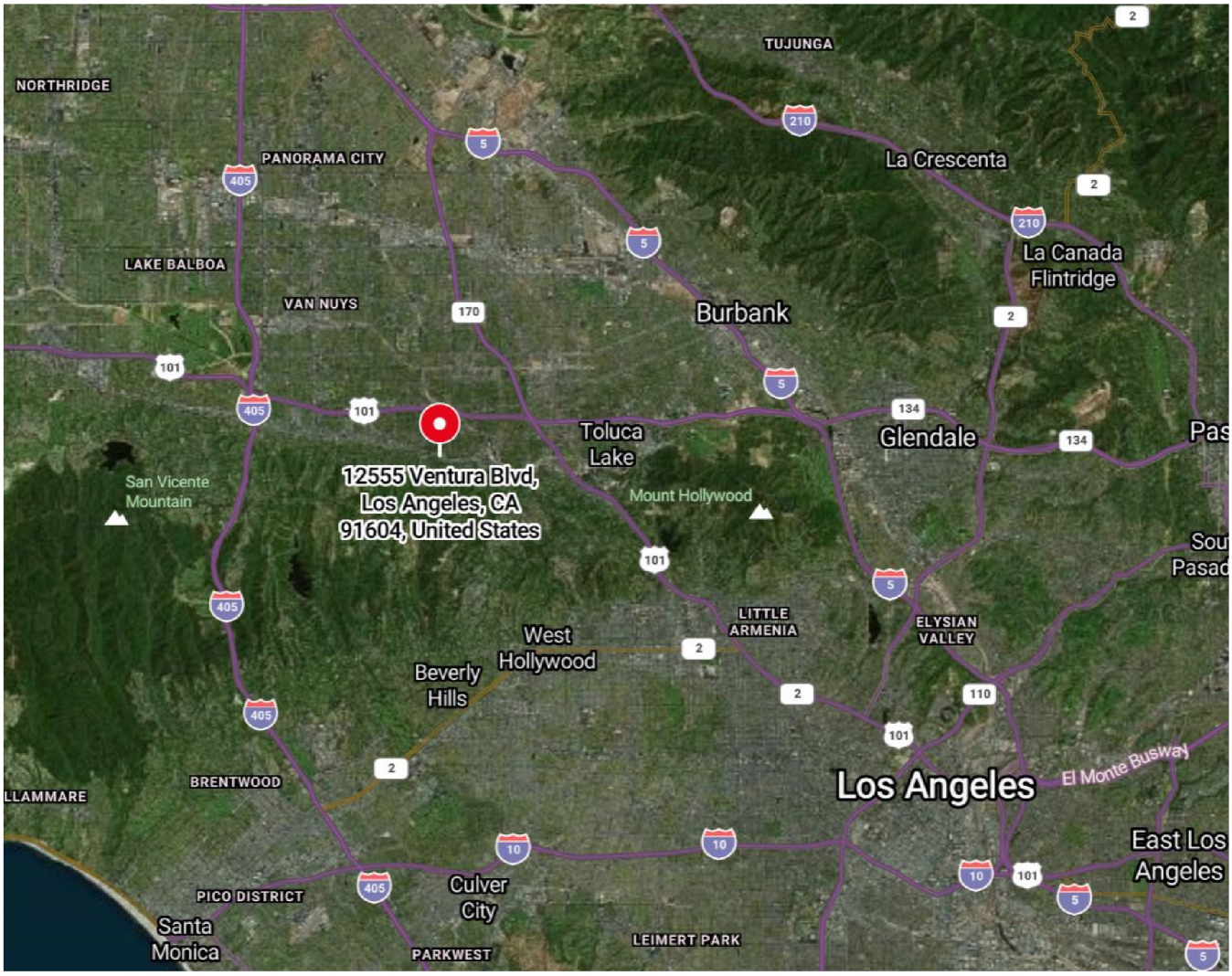
Table 1 includes basic project information for the Promenade Studio City project.

TABLE 1 – PROJECT INFORMATION

Project Name	Promenade Studio City
Project Address	12555 W. Ventura Boulevard Los Angeles, CA 91604 (includes 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12601, 12603, 12605, 12615, 12621, 12625, 12661, 12655, 12665 W. Ventura Blvd.)
Project APNs	2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019
Project Site Area	261,870 sf (6 acres)
Entitlement Case No.	TBD
Environmental Case No.	TBD
Owner	SCW 34K LLC, Studio City East 93K LLC, and Studio City Sports Center, LLC
Applicant	Jonathan Genton C/O Torino Companies 4455 Wagon Trail Avenue Las Vegas, Nevada 89118
Owner Representative	Katherine Casey PSOMAS 865 S. Figueroa St., Suite 3200 Los Angeles, CA 90017

Exhibits A and B on the following pages illustrate the general project location and an aerial image of the site.

EXHIBIT A – PROJECT LOCATION MAP

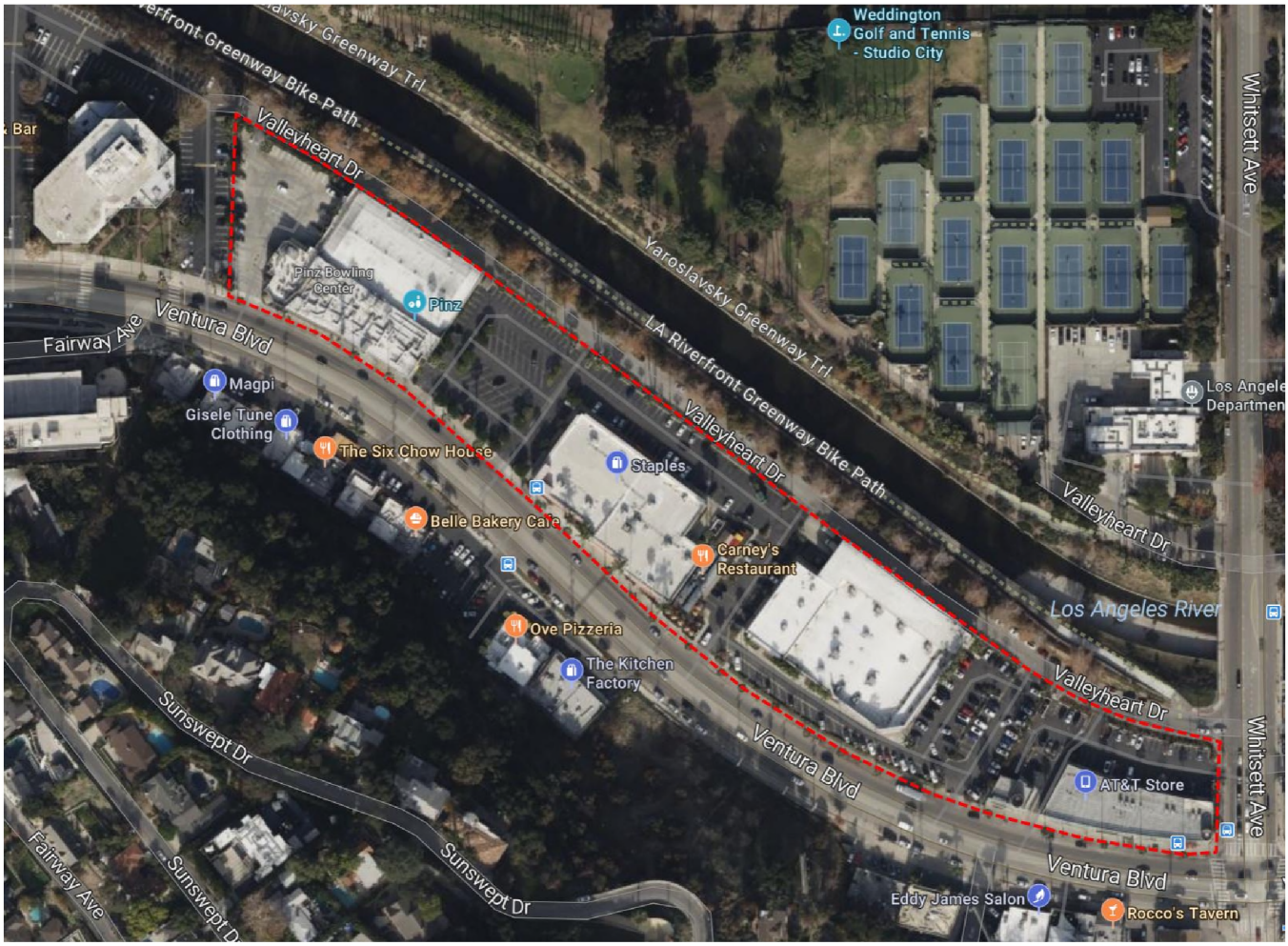


Source – Bing Maps
No Scale

12555 Ventura Boulevard, Los Angeles, CA 91604

N

EXHIBIT B – AERIAL IMAGE OF THE PROJECT SITE



Source – Bing Maps
No Scale

12555 Ventura Boulevard, Los Angeles, CA 91604

The red dashed line depicts the approximate project boundaries.

N

Project Description

The Project comprises the demolition of existing buildings and the construction of a mixed-use development consisting of three 5-story, 70-foot buildings with 615 residential apartment units and approximately 76,314 square feet of commercial uses (restaurant) located at 12501 - 12555 W. Ventura Boulevard in Los Angeles, California (Project Site). The properties are within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area and the Ventura / Cahuenga Boulevard Corridor Specific Plan ("VCBCSP") of the City of Los Angeles.

The properties are currently improved with one and two-story commercial buildings and associated surface parking lots. Current uses include a bank, retail stores, restaurant and a bowling alley. Surrounding development includes commercial buildings to the east (zoned C2-1VL-RIO) west and south (zoned C1.5-1VL-RIO) along Ventura Boulevard. The Los Angeles River runs east-to-west north of Valleyheart Drive and the subject site.

A total of 275 trees were inventoried: 244 private property trees and 31 City of Los Angeles street trees. Four of the private property trees occur offsite with canopies overhanging the Project Site boundaries. ***No City of Los Angeles Ordinance-protected trees exist within the Project Site limits. The four offsite trees are Ordinance-protected California sycamore trees and are virtually unaffected by construction. Of the 31 street trees (all on Ventura Boulevard), two are proposed to be removed for new driveway access and one street tree removed for fire lane access.***

Two-hundred and forty (240) non-protected private property trees are proposed for removal; five of these 240 trees have been removed as of 06.25.2025. Three street trees are proposed for removal to accommodate new vehicular and fire lane access along Ventura Boulevard. The remaining 28 street trees and four offsite private property trees will be preserved and protected in place. The Project ultimately consolidates seven existing driveways along Ventura into two proposed driveways, with the westernmost drive effectively unchanged. This consolidation may provide the opportunity to plant additional street trees. Regardless, City Planning and/or Urban Forestry will determine the number of trees, species, and container sizes required. Replacement trees will be included in the ultimate landscape plans for the Project Site.

TREE ASSESSMENT METHODOLOGY AND DATA PRESENTATION

Carlberg arborists conducted the tree inventory on June 25, 2025. Weather conditions were mostly sunny throughout the duration of the inventory. The tree inventory was conducted on foot. We traversed the project site to inventory and assess all onsite trees and offsite trees whose canopies or protected zones extended into the project site.

The trees were identified, their health and structural condition evaluated[2], trunk diameters measured, heights and canopy spreads approximated, and trunk locations plotted on the topographic survey map provided to us by the project team. More specifically, the inventory included the following assessment factors for protected and non-protected, onsite, immediately offsite, and street trees:

- **Tree Number** (unique tree number engraved on an aluminum tag affixed to each tree, as access allowed)
- **Botanical and Common Name**

[2] Each tree is assigned two letter grades, one for overall health and one for structure. Definitions for the letter grades are included in the appendices of this report.

- **Trunk Diameter** (diameter at standard height (DSH) / diameter at breast height (DBH) is measured at 4.5 feet above natural grade, or as indicted in the spreadsheet if deviated)
- **Indication** if the tree is a sapling or has a diameter of less than 4 inches
- **Height and Canopy Spread** (approximated)
- **Physiological Condition (health)**
- **Structural Condition**
- **Presence of infectious tree diseases and / or pests**
- **Treatments** (if pests or diseases are outwardly apparent, treatment is generally recommended, but no specific treatment will be called out since only a licensed pest control advisor may opine on specific treatments)
- **Expert opinion** if the tree appears to be naturally occurring or intentionally planted
- **Photographs of All Trees** (or groups of trees where applicable)

Field data was collected on tablets, tree trunk locations were generally mapped on a topographic map, and photographs were taken with digital cameras. Tree identification numbers, trunk locations, and tree canopies with protection zones (for Ordinance-protected trees) are graphically represented on the Tree Location Exhibit prepared by Carlberg in AutoCAD.

The enclosed Tree Photograph Exhibit provides captioned photographs of the trees, site context, densities, conformation, and vigor. Tree numbers that correspond to the Tree Location / Impact Exhibits and various tables in this report are included in the captions, as well as other tree data.

OBSERVATIONS

Project Site Trees

We inventoried and assessed 275 trees of 18 species on and immediately adjacent to the property. **Table 2** summarizes the 18 types of trees found, their onsite, offsite, or street tree status, and how many of each type are included in the inventory. Detailed information on the protected status of the trees follows Table 2.

TABLE 2 – SUMMARY OF INVENTORIED PROJECT SITE AND IMMEDIATELY ADJACENT STREET TREES

COMMON NAME	BOTANICAL NAME	TOTAL NO. ONSITE	TOTAL NO. OFFSITE	TOTAL NO. STREET TREES	TOTAL NO. TREE SPECIES
Brazilian pepper	*Schinus terebinthifolia*	1			1
California sycamore	*Platanus racemosa*		4		4
carrotwood	*Cupaniopsis anacardioides*	54			54
Chinese elm	*Ulmus parvifolia*	9			9
Chinese pistache	*Pistacia chinensis*	18		7	25
crape myrtle	*Lagerstroemia indica*	18			18
evergreen pear	*Pyrus kawakamii*	4			4
fern pine	*Afrocarpus falcatus*	5			5
giant bird of paradise	*Strelitzia nicolai*	11			11

TABLE 2 – SUMMARY OF INVENTORIED PROJECT SITE AND IMMEDIATELY ADJACENT STREET TREES

COMMON NAME	BOTANICAL NAME	TOTAL NO. ONSITE	TOTAL NO. OFFSITE	TOTAL NO. STREET TREES	TOTAL NO. TREE SPECIES
gold medallion	*Cassia leptophylla*	3			3
jacaranda	*Jacaranda mimosifolia*	1			1
king palm	*Archontophoenix cunninghamiana*	8			8
lemon-scented gum	*Corymbia citriodora*	4			4
Mexican fan palm	*Washingtonia robusta*	22		24	46
Pygmy date palm	*Phoenix roebelenii*	44			44
queen palm	*Syagrus romanzoffiana*	19			19
umbrella tree	*Heptapleurum actinophyllum*	17			17
weeping fig	*Ficus benjamina*	2			2
		240	**4**	**31**	**275**

The 275 inventoried trees fall into the following categories:

- Street trees in the adjacent public right-of-way - 31
- Onsite Ordinance-protected trees/shrubs - 0
- Onsite, non-protected, private property trees - 240
- Offsite trees whose canopies or protected zones overhang the property lines - 4 (all are Ordinance-protected species)

Based on the age of the buildings and the character of the existing landscape, it is our opinion that all of the trees were planted into the landscape. This includes all street trees, onsite trees, and offsite trees.

Exhibit C – **Reduced Copy of the Tree Location Exhibit** provides an illustrative presentation of the existing trees. A full size, color copy of that exhibit (dated 07.02.2025, 1"=20' scale, 36" x 42") accompanies this report.

Tables 3-5 on the following pages include summaries of the private property, protected, non-protected, offsite and street trees. **Table 10**, located in **Exhibit H** at the back of the report includes the field data for each tree.

TABLE 3 – SUMMARY OF STREET TREES

STREET TREE (ST)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
ST	1	Mexican fan palm	*Washingtonia robusta*		60	65	7	7	7	7	A	A-

TABLE 3 – SUMMARY OF STREET TREES

STREET TREE (ST)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
ST	2	Chinese pistache	*Pistacia chinensis*	6.6		18	7	10	10	8	A	A-
ST	3	Mexican fan palm	*Washingtonia robusta*		55	60	6	6	6	6	A	A-
ST	4	Mexican fan palm	*Washingtonia robusta*		55	60	6	6	6	6	A	A-
ST	5	Chinese pistache	*Pistacia chinensis*	6.7		20	10	13	12	12	A	A-
ST	6	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	A
ST	7	Mexican fan palm	*Washingtonia robusta*		50	55	6	6	6	6	A	A-
ST	8	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+
ST	9	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+
ST	10	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+
ST	11	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	B+
ST	12	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	B+
ST	13	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	B+
ST	14	Mexican fan palm	*Washingtonia robusta*		25	32	7	7	7	7	A	B+
ST	15	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	A-
ST	16	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	A-
ST	17	Chinese pistache	*Pistacia chinensis*	4.7		16	6	8	6	8	A	B
ST	18	Mexican fan palm	*Washingtonia robusta*		50	56	6	6	6	6	A	B+
ST	19	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+

TABLE 3 – SUMMARY OF STREET TREES

STREET TREE (ST)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
ST	20	Chinese pistache	*Pistacia chinensis*	4.5		15	8	7	7	9	A-	B+
ST	21	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+
ST	22	Chinese pistache	*Pistacia chinensis*	4.7		16	6	6	4	10	A	B+
ST	23	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+
ST	24	Mexican fan palm	*Washingtonia robusta*		30	36	7	7	7	7	A	B+
ST	25	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+
ST	26	Chinese pistache	*Pistacia chinensis*	6.9		18	8	10	10	12	A	B+
ST	27	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+
ST	28	Chinese pistache	*Pistacia chinensis*	5.9	16	16	7	10	7	8	B	B
ST	29	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+
ST	30	Mexican fan palm	*Washingtonia robusta*		46	55	7	7	7	7	A	B+
ST	31	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+

TABLE 4 – SUMMARY OF OFFSITE TREES

OFFSITE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
OS	241	California sycamore	*Platanus racemosa*	26.4		46	22	18	34	18	A-	B
OS	242	California sycamore	*Platanus racemosa*	26.7		50	17	20	32	33	A-	B

TABLE 4 – SUMMARY OF OFFSITE TREES

OFFSITE (OS)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
OS	243	California sycamore	*Platanus racemosa*	21.5		44	23	22	33	15	B+	B
OS	244	California sycamore	*Platanus racemosa*	22.4		46	15	26	40	15	A-	B

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	1	evergreen pear	*Pyrus kawakamii*	11		18	12	14	7	6	A	B
PP	2	fern pine	*Afrocarpus falcatus*	8.6		20	4	6	6	3	B	B
PP	3	fern pine	*Afrocarpus falcatus*	10.9		20	5	7	8	3	B	B
PP	4	pygmy date palm	*Phoenix roebelenii*		6, 6	8	5	3	6	0	A-	B+
PP	5	pygmy date palm	*Phoenix roebelenii*		7	7	0	0	9	0	B+	B-
PP	6	pygmy date palm	*Phoenix roebelenii*		7	10	0	3	3	3	A	A
PP	7	pygmy date palm	*Phoenix roebelenii*		4, 7	9	0	3	6	6	B+	B+
PP	8	pygmy date palm	*Phoenix roebelenii*		6	8	4	3	3	4	A	A-
PP	9	pygmy date palm	*Phoenix roebelenii*		4, 4, 6	8	3	3	6	5	A	A-
PP	10	pygmy date palm	*Phoenix roebelenii*		5	7	3	3	5	3	A	A
PP	11	pygmy date palm	*Phoenix roebelenii*									
PP	12	pygmy date palm	*Phoenix roebelenii*		5	8	3	3	3	3	A	A

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	13	pygmy date palm	*Phoenix roebelenii*		4, 4, 6	8	3	5	4	3	A	A-
PP	14	pygmy date palm	*Phoenix roebelenii*		6, 6, 6	9	2	10	4	7	A	B+
PP	15	pygmy date palm	*Phoenix roebelenii*		4, 6	7	0	0	0	7	A	B
PP	16	Chinese pistache	*Pistacia chinensis*	4.5		14	5	6	6	5	A	B+
PP	17	Chinese pistache	*Pistacia chinensis*	5.9		15	8	7	8	7	A	A-
PP	18	Chinese pistache	*Pistacia chinensis*	4		14	7	6	6	5	A	A-
PP	19	Chinese pistache	*Pistacia chinensis*	9.4		16	8	8	7	6	A	A-
PP	20	Chinese pistache	*Pistacia chinensis*	8.3		16	6	8	10	9	A	B
PP	21	Chinese pistache	*Pistacia chinensis*	6.7		15	7	7	10	8	B-	B
PP	22	evergreen pear	*Pyrus kawakamii*	10.1		16	11	11	11	11	A	B+
PP	23	crape myrtle	*Lagerstroemia indica*	6		16	6	6	6	6	B	B
PP	24	Chinese pistache	*Pistacia chinensis*	7.7		15	7	5	6	9	C	C
PP	25	Chinese pistache	*Pistacia chinensis*	8.6		16	12	12	10	10	A	A-
PP	26	Chinese pistache	*Pistacia chinensis*	7.8		16	8	10	10	10	B	B
PP	27	Chinese pistache	*Pistacia chinensis*	8.5		16	8	8	8	8	B	B
PP	28	Chinese pistache	*Pistacia chinensis*	9.9		16	8	8	8	8	B	B
PP	29	evergreen pear	*Pyrus kawakamii*	10.4		18	8	9	10	9	A-	B+
PP	30	evergreen pear	*Pyrus kawakamii*	9.7		18	8	13	10	6	A	B

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	31	crape myrtle	*Lagerstroemia indica*	7.8		16	8	8	8	8	B+	B+
PP	32	Mexican fan palm	*Washingtonia robusta*		35	40	6	6	6	6	B	B
PP	33	crape myrtle	*Lagerstroemia indica*	2.5, 6.8		16	7	7	7	7	B+	B+
PP	34	lemon scented gum	*Corymbia citriodora*	9.5		25	5	5	5	5	C-	D
PP	35	crape myrtle	*Lagerstroemia indica*	5.2		16	6	6	6	6	A-	A-
PP	36	lemon scented gum	*Corymbia citriodora*	12.5		35	12	10	8	12	B	C
PP	37	lemon scented gum	*Corymbia citriodora*	15.3		35	9	13	14	11	B	C
PP	38	crape myrtle	*Lagerstroemia indica*	5.6		15	6	7	7	6	A-	A-
PP	39	crape myrtle	*Lagerstroemia indica*	6		16	6	7	7	6	A-	A-
PP	40	Chinese elm	*Ulmus parvifolia*	18.4		25	13	8	12	13	A	B+
PP	41	crape myrtle	*Lagerstroemia indica*	8.2		16	6	8	8	8	A	A-
PP	42	Chinese pistache	*Pistacia chinensis*	11.4		18	10	9	11	10	B+	B
PP	43	crape myrtle	*Lagerstroemia indica*	3		16	10	8	10	9	A	A
PP	44	crape myrtle	*Lagerstroemia indica*	2.1		12	3	3	3	3	A	A-
PP	45	crape myrtle	*Lagerstroemia indica*	1.9		10	3	4	4	4	A	A-
PP	46	crape myrtle	*Lagerstroemia indica*	6.1		18	6	7	6	7	B+	B-
PP	47	crape myrtle	*Lagerstroemia indica*	5.2		15	5	5	5	5	B+	B
PP	48	crape myrtle	*Lagerstroemia indica*	5.2		16	7	7	7	6	B+	B

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	49	queen palm	*Syagrus romanzoffiana*		14	18	6	6	6	6	A-	A-
PP	50	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A-	A-
PP	51	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-
PP	52	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-
PP	53	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-
PP	54	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-
PP	55	Mexican fan palm	*Washingtonia robusta*		25	32	7	7	7	7	A-	A-
PP	56	queen palm	*Syagrus romanzoffiana*		20	25	8	8	8	8	A	A-
PP	57	queen palm	*Syagrus romanzoffiana*		20	25	8	8	8	8	A	A-
PP	58	queen palm	*Syagrus romanzoffiana*		20	25	8	8	8	8	A	B
PP	59	Chinese pistache	*Pistacia chinensis*	9.7		18	10	10	10	10	A	B
PP	60	Chinese pistache	*Pistacia chinensis*	9.5		16	10	10	10	12	A-	B
PP	61	Chinese pistache	*Pistacia chinensis*	8.6		16	8	8	8	8	B+	B
PP	62	Chinese pistache	*Pistacia chinensis*	10.9		16	12	10	12	15	B+	B
PP	63	Chinese pistache	*Pistacia chinensis*	9.1		16	10	12	12	10	A	B+
PP	64	Chinese pistache	*Pistacia chinensis*	9.2		15	7	7	7	7	B+	B
PP	65	pygmy date palm	*Phoenix roebelenii*		3, 4, 4	8	2	4	3	6	A	A-
PP	66	pygmy date palm	*Phoenix roebelenii*		4, 4, 6	8	3	5	5	3	A	A-

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	67	pygmy date palm	*Phoenix roebelenii*		4, 5, 6	10	3	4	5	4	A	A-
PP	68	pygmy date palm	*Phoenix roebelenii*		3, 5	6	3	3	3	3	A	A-
PP	69	pygmy date palm	*Phoenix roebelenii*		6	8	3	4	5	4	A	A-
PP	70	king palm	*Archontophoenix cunninghamiana*		8, 9	15	4	6	7	8	A	A-
PP	71	pygmy date palm	*Phoenix roebelenii*		5	8	3	3	3	3	A	A-
PP	72	queen palm	*Syagrus romanzoffiana*		12	18	10	10	10	10	A	A-
PP	73	king palm	*Archontophoenix cunninghamiana*		7	10	2	5	5	5	A	A-
PP	74	king palm	*Archontophoenix cunninghamiana*		7, 9	14	4	6	5	8	B	B
PP	75	umbrella tree	*Heptapleurum actinophyllum*	3, 2.2, 2.5, 2.1, 2, 1.8, 1.7		12	2	6	8	8	A	A-
PP	76	pygmy date palm	*Phoenix roebelenii*		6, 6, 8	12	0	4	7	7	A	A-
PP	77	queen palm	*Syagrus romanzoffiana*		15	25	10	10	10	10	A	A-
PP	78	pygmy date palm	*Phoenix roebelenii*		6	8	2	4	6	4	A	A-
PP	79	queen palm	*Syagrus romanzoffiana*		12	20	10	10	10	10	A	A-
PP	80	pygmy date palm	*Phoenix roebelenii*		7	10	2	4	5	4	A	A-
PP	81	pygmy date palm	*Phoenix roebelenii*		6	8	2	3	4	3	A	A-
PP	82	pygmy date palm	*Phoenix roebelenii*		5	8	2	4	3	2	A	A-
PP	83	pygmy date palm	*Phoenix roebelenii*		5	6	2	3	3	3	A	A-
PP	84	pygmy date palm	*Phoenix roebelenii*		7	10	0	7	7	0	A	A-

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	85	pygmy date palm	*Phoenix roebelenii*		8	12	0	4	7	4	A	A-
PP	86	queen palm	*Syagrus romanzoffiana*		12	22	4	10	10	10	A	A-
PP	87	king palm	*Archontophoenix cunninghamiana*		8	12	5	5	5	5	A	A-
PP	88	queen palm	*Syagrus romanzoffiana*		10	18	10	10	10	10	A	A-
PP	89	pygmy date palm	*Phoenix roebelenii*		6	8	3	3	4	3	A	A-
PP	90	umbrella tree	*Heptapleurum actinophyllum*	2.6		8	3	3	3	7	B	C
PP	91	queen palm	*Syagrus romanzoffiana*		12	20	10	10	10	10	A	A-
PP	92	pygmy date palm	*Phoenix roebelenii*		7	10	2	6	6	4	A	A-
PP	93	pygmy date palm	*Phoenix roebelenii*		7	10	0	0	6	0	A	A-
PP	94	king palm	*Archontophoenix cunninghamiana*		9, 12	16	8	8	8	8	A	A-
PP	95	pygmy date palm	*Phoenix roebelenii*		6	8	0	3	6	3	A	A-
PP	96	umbrella tree	*Heptapleurum actinophyllum*	2.6, 3.8, 2.1, 4, 2.8, 3.3, 2.9, 2.5		15	5	9	12	7	A	A-
PP	97	umbrella tree	*Heptapleurum actinophyllum*	3.6, 3.1		10	3	3	5	8	B+	B+
PP	98	queen palm	*Syagrus romanzoffiana*		12	18	10	10	10	10	A	A-
PP	99	umbrella tree	*Heptapleurum actinophyllum*	3.5, 2.3, 2.8, 2.8, 1.9, 2.6, 2.2, 2.3		16	3	3	10	7	A	B+
PP	100	pygmy date palm	*Phoenix roebelenii*		8	8	0	0	10	0	A	A-
PP	101	pygmy date palm	*Phoenix roebelenii*		8, 8	8	0	0	10	0	A	A-

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	102	pygmy date palm	*Phoenix roebelenii*		7, 7	10	0	4	7	6	A	A-
PP	103	king palm	*Archontophoenix cunninghamiana*		14	22	8	10	10	10	A	A-
PP	104	umbrella tree	*Heptapleurum actinophyllum*	2.5, 3.7		12	2	3	5	6	A	A-
PP	105	gold medallion	*Cassia leptophylla*	7.7		15	9	7	7	12	C+	C
PP	106	gold medallion	*Cassia leptophylla*	8.5		18	9	7	9	7	B-	C
PP	107	Chinese elm	*Ulmus parvifolia*	5.2		15	7	7	7	7	A	B+
PP	108	carrotwood	*Cupaniopsis anacardioides*	6.7		18	6	7	7	9	B	B+
PP	109	umbrella tree	*Heptapleurum actinophyllum*	2.2, 2.8		12	6	6	2	4	C	C-
PP	110	umbrella tree	*Heptapleurum actinophyllum*	2.4, 1.9, 2.2		10	3	4	3	0	C-	C-
PP	111	carrotwood	*Cupaniopsis anacardioides*	6.4		20	7	7	4	7	B	B+
PP	112	umbrella tree	*Heptapleurum actinophyllum*	2.3		6	3	5	0	0	C	C
PP	113	umbrella tree	*Heptapleurum actinophyllum*	2.1, 2.3, 2.9		12	7	6	0	5	C	C
PP	114	carrotwood	*Cupaniopsis anacardioides*	6		22	6	7	4	7	B	B+
PP	115	umbrella tree	*Heptapleurum actinophyllum*	1.8, 2.9, 2.5		8	4	7	0	3	C	C
PP	116	umbrella tree	*Heptapleurum actinophyllum*	1.6, 1.8, 3.4		12	6	5	3	3	B-	C
PP	117	umbrella tree	*Heptapleurum actinophyllum*	3, 2.5, 2.3		10	6	6	2	3	B-	C
PP	118	carrotwood	*Cupaniopsis anacardioides*	6.8		22	7	7	4	11	B	B
PP	119	umbrella tree	*Heptapleurum actinophyllum*	1.3, 2.1, 2.3		8	3	5	3	6	B-	C

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	120	crape myrtle	*Lagerstroemia indica*	3.2		14	6	7	5	5	B	B
PP	121	umbrella tree	*Heptapleurum actinophyllum*	4.6, 2.7, 3.3, 4		8	4	6	3	5	C	C-
PP	122	crape myrtle	*Lagerstroemia indica*	3.4		14	5	5	7	5	B	B
PP	123	crape myrtle	*Lagerstroemia indica*	4.5		14	5	7	8	5	B	B
PP	124	crape myrtle	*Lagerstroemia indica*	6.7		16	10	10	10	10	B	B
PP	125	crape myrtle	*Lagerstroemia indica*	7.2		16	10	12	10	10	B	B
PP	126	carrotwood	*Cupaniopsis anacardioides*	6.7		14	7	7	7	7	B	B
PP	127	carrotwood	*Cupaniopsis anacardioides*	5.9		15	7	7	8	8	B	B
PP	128	carrotwood	*Cupaniopsis anacardioides*	4.6		15	6	4	6	10	B	B
PP	129	carrotwood	*Cupaniopsis anacardioides*	8.1		14	8	8	8	8	B	B
PP	130	carrotwood	*Cupaniopsis anacardioides*	9		15	10	7	7	10	B	B
PP	131	carrotwood	*Cupaniopsis anacardioides*	2.7, 5.8		12	6	7	7	7	C	C
PP	132	carrotwood	*Cupaniopsis anacardioides*	7.2		14	8	8	8	8	B-	B-
PP	133	Mexican fan palm	*Washingtonia robusta*		44	50	7	7	7	7	A	B+
PP	134	carrotwood	*Cupaniopsis anacardioides*	4, 4.1, 3, 2.2, 3, 3.4		12	6	6	6	6	B-	C
PP	135	Mexican fan palm	*Washingtonia robusta*		40, 44, 44	50	10	10	10	10	A	B
PP	136	carrotwood	*Cupaniopsis anacardioides*	5.5		14	8	5	6	6	B-	B-
PP	137	carrotwood	*Cupaniopsis anacardioides*	6		14	6	6	7	7	B-	B-

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	138	carrotwood	*Cupaniopsis anacardioides*	10.7		16	7	11	13	12	B	B
PP	139	carrotwood	*Cupaniopsis anacardioides*	6.7		12	7	7	7	11	B-	B-
PP	140	Mexican fan palm	*Washingtonia robusta*		40, 35, 35, 36, 50	50	15	15	15	15	A	B
PP	141	fern pine	*Afrocarpus falcatus*	4.6, 6.7, 2.7		18	8	2	8	2	A-	B
PP	142	fern pine	*Afrocarpus falcatus*	2.7, 5.2, 3.9, 2.1		20	8	2	8	2	A-	B
PP	143	fern pine	*Afrocarpus falcatus*	2.2, 2.1, 6, 5.9, 5.6		20	7	2	7	2	A-	B
PP	144	Mexican fan palm	*Washingtonia robusta*		40	46	7	7	7	7	A	A-
PP	145	Mexican fan palm	*Washingtonia robusta*		40	46	7	7	7	7	A	A-
PP	146	Mexican fan palm	*Washingtonia robusta*		40	46	7	7	7	7	A	A-
PP	147	gold medallion	*Cassia leptophylla*	5.9		16	12	10	8	10	B-	C
PP	148	lemon scented gum	*Corymbia citriodora*	17		35	7	10	13	8	B-	C+
PP	149	queen palm	*Syagrus romanzoffiana*		30	35	8	8	8	8	A	B+
PP	150	Chinese elm	*Ulmus parvifolia*	3.8		15	8	6	8	6	A	A-
PP	151	Chinese elm	*Ulmus parvifolia*	5.1		15	6	8	7	5	A-	B
PP	152	queen palm	*Syagrus romanzoffiana*		15	25	12	12	12	12	A	A
PP	153	queen palm	*Syagrus romanzoffiana*		15	25	12	12	12	12	A-	A-
PP	154	queen palm	*Syagrus romanzoffiana*		15	25	10	10	10	10	A-	A-
PP	155	Chinese elm	*Ulmus parvifolia*	4	15		7	6	7	7	A	B-

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	156	Chinese elm	*Ulmus parvifolia*	4.7	15		7	7	7	7	A	B+
PP	157	queen palm	*Syagrus romanzoffiana*		20	28	12	12	12	12	A-	B
PP	158	pygmy date palm	*Phoenix roebelenii*		6, 7, 8	10	5	6	7	5	A	A-
PP	159	carrotwood	*Cupaniopsis anacardioides*	14		15	10	12	12	12	A	A-
PP	160	carrotwood	*Cupaniopsis anacardioides*	6.3		16	10	4	10	11	B	B
PP	161	carrotwood	*Cupaniopsis anacardioides*	5.6		16	9	9	10	9	B	B
PP	162	jacaranda	*Jacaranda mimosifolia*	11.5		15	12	12	10	15	B	B
PP	163	carrotwood	*Cupaniopsis anacardioides*	8.5		14	10	10	10	10	B	B
PP	164	carrotwood	*Cupaniopsis anacardioides*	6.4		14	7	7	7	9	B	B
PP	165	carrotwood	*Cupaniopsis anacardioides*	9.2		16	10	10	10	10	B	B
PP	166	Mexican fan palm	*Washingtonia robusta*		46	50	10	10	10	10	A	A-
PP	167	carrotwood	*Cupaniopsis anacardioides*	6.6		15	7	7	7	7	B	B-
PP	168	Mexican fan palm	*Washingtonia robusta*		40	46	10	10	10	10	A	A-
PP	169	carrotwood	*Cupaniopsis anacardioides*	8.1		16	8	10	8	8	B	B
PP	170	carrotwood	*Cupaniopsis anacardioides*	6.2		15	7	5	8	7	B	B
PP	171	Mexican fan palm	*Washingtonia robusta*		35	42	10	10	10	10	A	A-
PP	172	carrotwood	*Cupaniopsis anacardioides*	8.1		16	8	11	10	7	B	B
PP	173	carrotwood	*Cupaniopsis anacardioides*	7.5		16	8	7	9	7	B	B

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	174	Mexican fan palm	*Washingtonia robusta*		40	46	10	10	10	10	A	A-
PP	175	carrotwood	*Cupaniopsis anacardioides*	8.8		15	7	11	8	9	B+	B
PP	176	pygmy date palm	*Phoenix roebelenii*		5, 6	8	6	6	6	2	A	A-
PP	177	pygmy date palm	*Phoenix roebelenii*		6	8	4	5	6	0	A	A-
PP	178	pygmy date palm	*Phoenix roebelenii*		5, 8	10	3	10	4	2	A	A-
PP	179	pygmy date palm	*Phoenix roebelenii*		5	6	2	2	4	2	A	A-
PP	180	pygmy date palm	*Phoenix roebelenii*		7, 8	10	6	10	6	2	A	A-
PP	181	pygmy date palm	*Phoenix roebelenii*		6, 7, 8	12	6	6	6	0	A	A-
PP	182	pygmy date palm	*Phoenix roebelenii*		4, 6, 7, 7	10	7	8	5	2	A	A-
PP	183	pygmy date palm	*Phoenix roebelenii*		5, 6, 6	10	6	6	6	2	A	A-
PP	184	pygmy date palm	*Phoenix roebelenii*		3, 5, 6	10	6	5	6	2	A	A-
PP	185	pygmy date palm	*Phoenix roebelenii*		4, 5, 6	8	5	4	2	2	A	A-
PP	186	king palm	*Archontophoenix cunninghamiana*		notes	22	10	10	10	0	A-	B
PP	187	king palm	*Archontophoenix cunninghamiana*		notes	18	6	6	9	0	A-	B
PP	188	carrotwood	*Cupaniopsis anacardioides*	12.3		22	12	13	6	6	A-	B+
PP	189	weeping fig	*Ficus benjamina*									
PP	190	Mexican fan palm	*Washingtonia robusta*		44, 46, 46	55	10	10	10	10	A	B
PP	191	umbrella tree	*Heptapleurum actinophyllum*									

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	192	carrotwood	*Cupaniopsis anacardioides*	9.5		16	8	12	8	7	B	B
PP	193	carrotwood	*Cupaniopsis anacardioides*	9.3		16	7	12	10	8	A-	B+
PP	194	carrotwood	*Cupaniopsis anacardioides*	9.5		16	8	10	8	9	B+	B
PP	195	carrotwood	*Cupaniopsis anacardioides*	7.8		16	12	11	8	7	B	B
PP	196	carrotwood	*Cupaniopsis anacardioides*	12		16	10	10	10	10	B	B
PP	197	carrotwood	*Cupaniopsis anacardioides*	9.1		16	12	9	10	10	B	B
PP	198	carrotwood	*Cupaniopsis anacardioides*									
PP	199	carrotwood	*Cupaniopsis anacardioides*	10.2		16	11	11	11	11	B	B
PP	200	carrotwood	*Cupaniopsis anacardioides*	13		16	11	11	11	11	B	B
PP	201	carrotwood	*Cupaniopsis anacardioides*	10		16	10	10	8	8	B	B
PP	202	carrotwood	*Cupaniopsis anacardioides*	9.8		16	10	10	10	12	B	B
PP	203	carrotwood	*Cupaniopsis anacardioides*	6.2		15	8	9	9	12	B-	B-
PP	204	weeping fig	*Ficus benjamina*	12		15	6	8	6	8	B	B
PP	205	giant bird of paradise	*Strelitzia nicolai*		10 @ 5	10	7	6	6	7	B	B
PP	206	giant bird of paradise	*Strelitzia nicolai*		4, 4, 4	10	5	6	6	4	B	B
PP	207	giant bird of paradise	*Strelitzia nicolai*		2, 2, 3, 3, 3	8	8	8	8	8	B	B
PP	208	umbrella tree	*Heptapleurum actinophyllum*	5.3, 5.2, 4.3, 1.4, 1.4		15	7	10	11	11	A	B+
PP	209	giant bird of paradise	*Strelitzia nicolai*		1, 1, 2	6	2	3	3	3	A	A-

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	210	giant bird of paradise	*Strelitzia nicolai*		2, 2, 2, 2, 2	10	5	5	5	5	A	A-
PP	211	giant bird of paradise	*Strelitzia nicolai*		2, 2, 2, 2, 2, 2	12	5	5	5	5	A	A-
PP	212	giant bird of paradise	*Strelitzia nicolai*		2, 3, 3	8	6	3	5	4	A	A-
PP	213	carrotwood	*Cupaniopsis anacardioides*	11.1		18	16	14	12	14	B	B
PP	214	giant bird of paradise	*Strelitzia nicolai*		2, 2, 3	10	3	3	7	5	A	A-
PP	215	giant bird of paradise	*Strelitzia nicolai*		1, 2	8	0	5	6	3	A	A-
PP	216	Mexican fan palm	*Washingtonia robusta*		50, 45, 45, 45, 40, 35, 25, 10	55	15	10	15	10	A	B
PP	217	Mexican fan palm	*Washingtonia robusta*		40	46	0	20	0	0	A	B
PP	218	giant bird of paradise	*Strelitzia nicolai*		3, 12	18	12	7	0	8	B	B
PP	219	carrotwood	*Cupaniopsis anacardioides*	8.8		18	12	10	8	10	B	B
PP	220	carrotwood	*Cupaniopsis anacardioides*	11.7		20	8	12	10	7	B	B
PP	221	queen palm	*Syagrus romanzoffiana*		10	15	10	0	10	10	A-	A-
PP	222	queen palm	*Syagrus romanzoffiana*		8	14	8	0	8	5	A-	A-
PP	223	queen palm	*Syagrus romanzoffiana*		12	20	11	11	11	11	A-	A-
PP	224	Mexican fan palm	*Washingtonia robusta*		7	8	1	1	1	1	A	A-
PP	225	Chinese elm	*Ulmus parvifolia*									
PP	226	Brazilian pepper	*Schinus terebinthifolia*	3.4		8	3	5	3	5	B	B

TABLE 5 – SUMMARY OF ONSITE, NON-PROTECTED TREES

PRIVATE (PP)	TREE ID NO.	COMMON NAME	BOTANICAL NAME	DSH /DBH (IN.)	BT (brown trunk ht. for palms)	HEIGHT (FT.)	CANOPY N (FT.)	CANOPY E (FT.)	CANOPY S (FT.)	CANOPY W (FT.)	HEALTH GRADE	STRUCTURE GRADE
PP	227	Chinese elm	*Ulmus parvifolia*	1, 1.5, 1.7, 1.2		8	4	4	3	3	B	B
PP	228	Mexican fan palm	*Washingtonia robusta*		50	55	8	8	8	8	A	B
PP	229	Chinese elm	*Ulmus parvifolia*	3, 2.5, 1.8, 1.2		10	3	3	3	4	B	B
PP	230	carrotwood	*Cupaniopsis anacardioides*	10.1		22	12	12	3	10	B	B
PP	231	carrotwood	*Cupaniopsis anacardioides*	6.8		20	8	7	4	7	B	B
PP	232	carrotwood	*Cupaniopsis anacardioides*	9.4		20	12	9	4	10	B	B
PP	233	carrotwood	*Cupaniopsis anacardioides*	9.7		20	12	10	5	10	B	B
PP	234	carrotwood	*Cupaniopsis anacardioides*	9.8		20	12	10	6	8	B	B
PP	235	carrotwood	*Cupaniopsis anacardioides*	9.1		20	12	9	3	6	B	B
PP	236	carrotwood	*Cupaniopsis anacardioides*	8.7.8		20	12	10	5	8	B	B
PP	237	carrotwood	*Cupaniopsis anacardioides*	7.4		20	12	8	9	3	B	B
PP	238	carrotwood	*Cupaniopsis anacardioides*	10.7		20	13	13	5	13	B	B
PP	239	carrotwood	*Cupaniopsis anacardioides*	7.3		20	7	6	0	7	C	C
PP	240	giant bird of paradise	*Strelitzia nicolai*	1, 1		7	3	3	3	3	A	A-

1. Diameter Standard Height or Diameter Breast Height - trunk diameter measurement at 4.5 feet above grade.
2. Trunk measurement used for palms and other tree-form monocots - from grade to just below the first frond.

EXHIBIT C – REDUCED COPY OF THE TREE LOCATION EXHIBIT (NOT TO SCALE, 1 of 3 PAGES, 11" x 17")

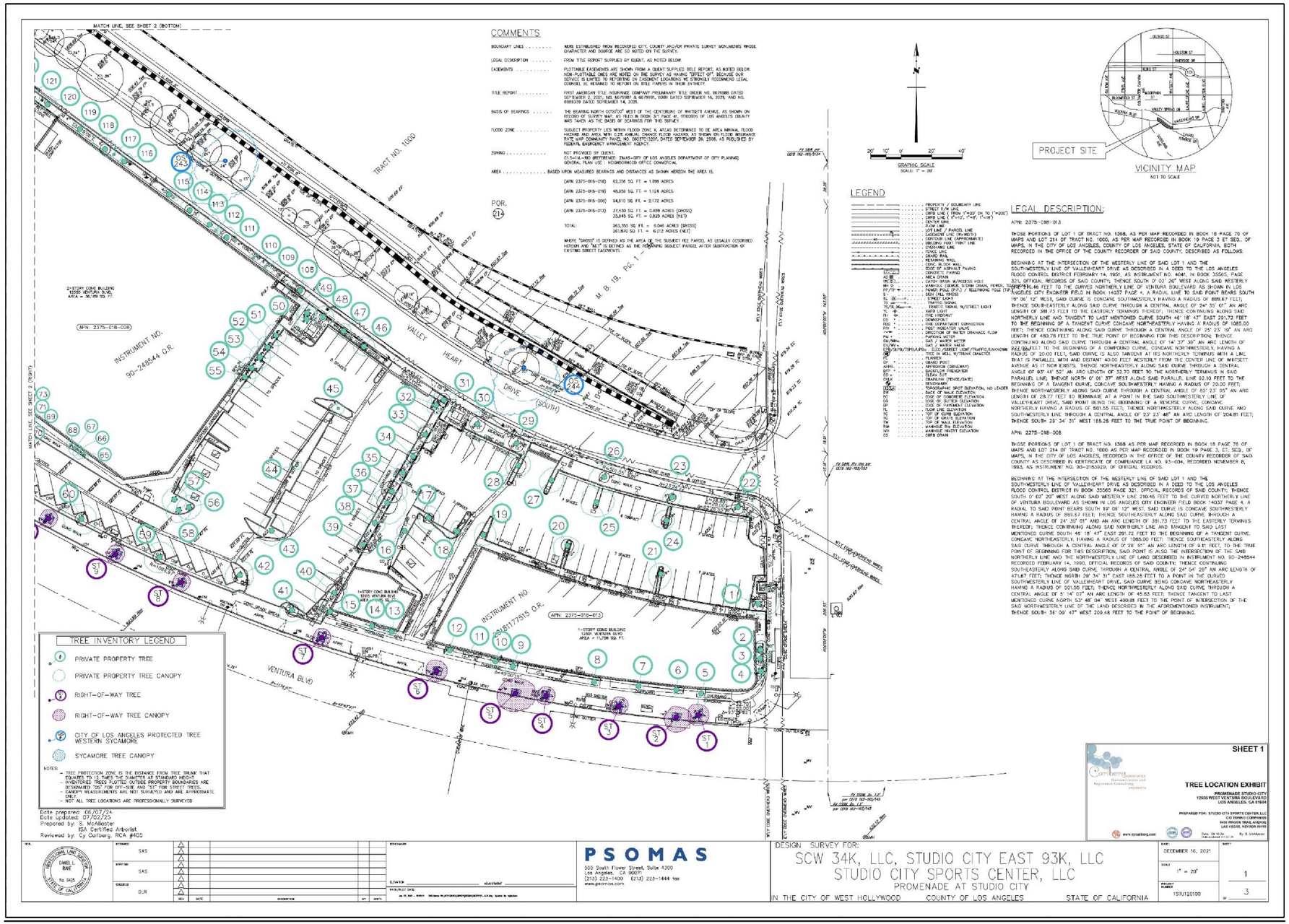


EXHIBIT C – REDUCED COPY OF THE TREE LOCATION EXHIBIT (NOT TO SCALE, 2 of 3 PAGES, 11” x 17”)

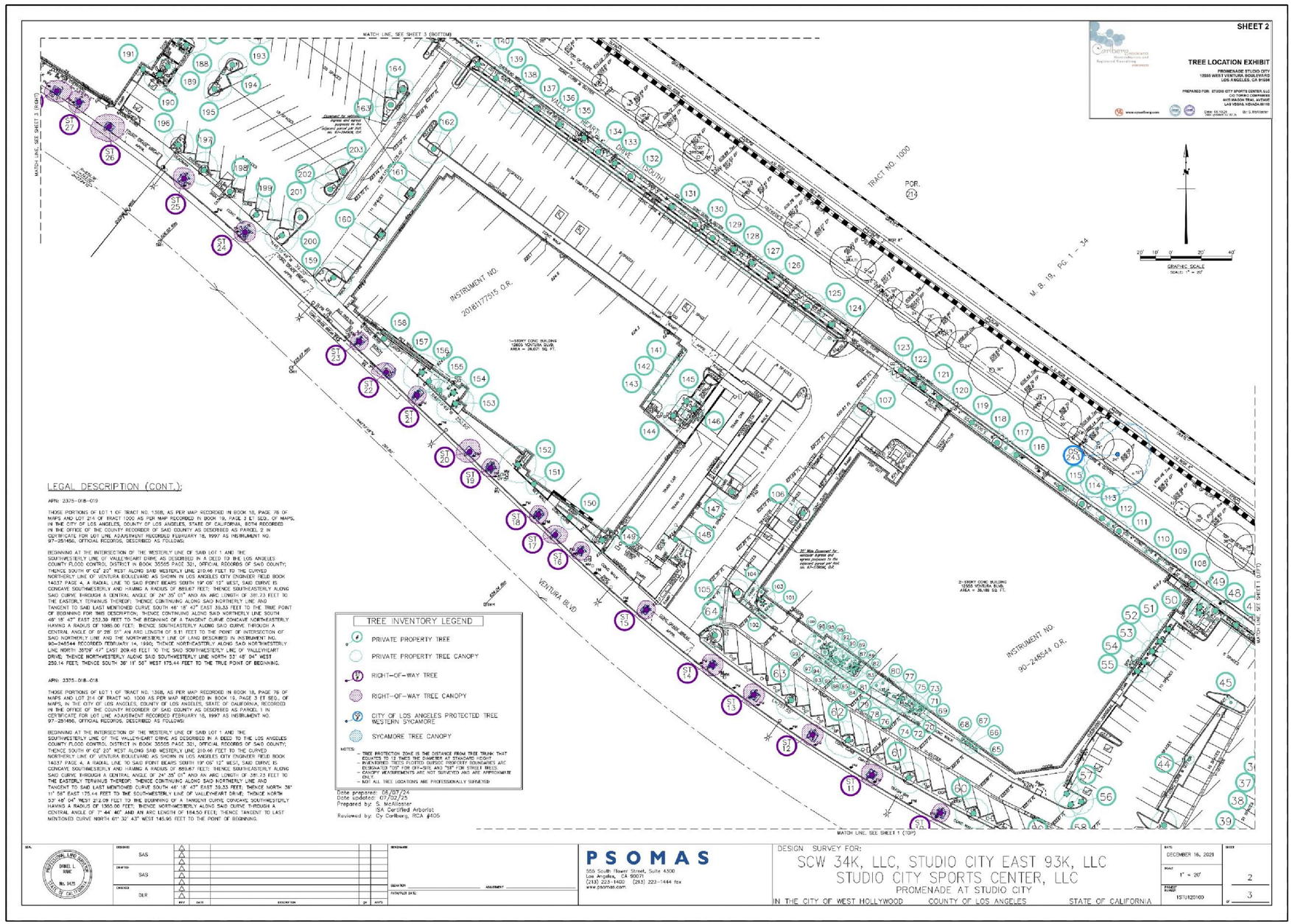
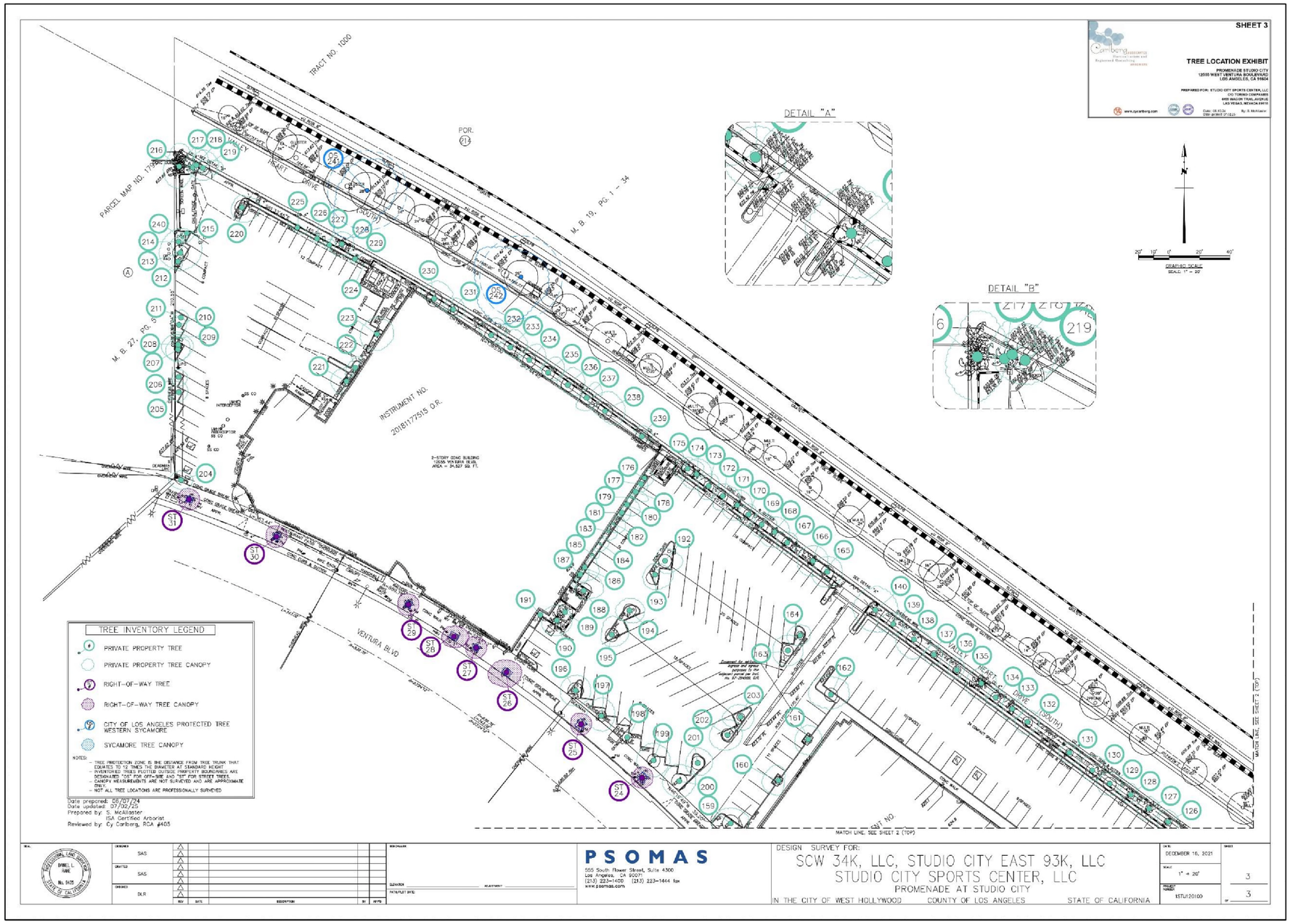


EXHIBIT C – REDUCED COPY OF THE TREE LOCATION EXHIBIT (NOT TO SCALE, 3 of 3 PAGES, 11” x 17”)



DISCUSSION OF PROJECT IMPACTS

There are numerous potential consequences related to residential construction that may affect trees during and after a typical construction process. They are as follows:

- EXCAVATION - ROOT SEVERANCE
- SOIL COMPACTION (DURING AND POST-CONSTRUCTION)
- ALTERATION OF THE WATER TABLE/SITE DRAINAGE
- CHANGES IN GRADE – CUT OR FILL
- SUBSTANTIAL TRIMMING OF CANOPY OR ROOTS

A. *Excavation/Trenching—Root Severance*

Trenching can include excavation for irrigation, utility, or drainage lines. Trenching and excavation can also be required for foundations of structures and free-standing walls. Trenching and excavation removes soil and tree roots. When performed in the critical root zone (approximately 5x the trunk diameter of any tree) or within the dripline (outer edge of the natural canopy), there is the potential to remove large areas of root mass, and to shatter and tear roots that will remain connected to the tree(s). Torn and shattered roots cannot callous over or generate new roots in the manner of cleanly-cut roots. Torn and shattered roots are potentially unstable, are entry points for disease and decay organisms, and eventually die. Significant root loss and/or severance can be critical to the health and structure of trees to remain in a landscape.

B. *Soil Compaction*

Soil compaction is a complex set of physical, chemical, and biological constraints on tree growth. Principal components leading to limited growth are the loss of aeration and pore space, poor gas exchange with the atmosphere, lack of available water, and mechanical hindrance of root growth. Soil compaction is considered the largest single factor responsible for the decline of trees on construction sites.

C. *Changes in Grade*

Changes in grade, by the addition or removal of soil (filling or cutting), can be injurious. Lowering the grade around trees can have immediate and long-term effects on trees. The addition of soil and compaction for common engineering practices also results in long-term effects on trees. Typically, the vast majority of the root mass exists within the top three feet of soil, and most of the fine roots active in water and nutrient absorption are in the top 12 inches.

D. *Alteration of the Water Table/Site Drainage*

The water table is the upper surface of the zone in which soil macropores are saturated with water; water tables may vary seasonally. Rather than a flat, static surface, the water moves down a gradient. Its depth varies, depending on the structure of the soil and rocks through which it flows. A perched water table may form in soils that have impermeable strata. Swamps are created where the water table intersects level ground.

Structures such as footings, basements, subterranean buildings, and retaining walls may intercept impermeable layers in the soil on which water perches. If adequate drainage is not provided, the water table uphill may gradually rise and interfere with tree roots. This type of damage usually takes a period of time to be recognized and diagnosed.[3]

[3] Nelda Matheny and James R. Clark, Trees and Development: A Technical Guide to Preservation of Trees During Land Development, (Champaign, Illinois: International Society of Arboriculture, 1998), pp. 88-89.

Numerous trees are particularly susceptible to root infections, such as Armillaria and Phytophthora. Both of these fungal diseases can progressively weaken a root system, resulting in dead branches in the canopy of the tree, loss of stability of the entire tree because of decaying roots, and premature death of the tree. Trees form roots in accordance with existing soil composition and water availability. Minor drainage changes in the winter and spring months are significant to the health of the trees.

E. Canopy and Root Pruning

Leaves perform vital functions for trees. Through photosynthesis, they manufacture sugars that feed the tree and are used to create the building blocks of wood. Leaves help to move water and nutrients up from the roots and around the tree through their vascular system and cool the tree down through transpiration.
Leaves moderate temperatures beneath the tree, lessen the drying action of winds, and intercept rainfall, which reduces erosion. On the ground, they moderate soil temperatures, retain moisture, and as they decompose, return their nutrients back to the soil to be recycled and reused by the tree. A healthy canopy of leaves is essential to ensure an adequate food supply for the roots to perform their important functions.

Typically, root systems extend outward past the dripline, two to four times the diameter of the average tree's crown. Main root functions include water and mineral conduction, food and water storage, and anchorage of the tree to the soil. Root systems consist of short-lived, fine-textured, feeder roots and larger, woody, perennial roots. Feeder roots, while averaging only 1/16 inch in diameter, constitute the major portion of the root system's surface area. Feeder roots act like sponges, growing predominantly outward and upward from the large roots near the soil surface where minerals, water, and oxygen are usually abundant. Larger, woody roots and their subordinates tend to annually increase in diameter and grow horizontally. Predominantly located in the top 6 to 24 inches of the soil, these structural and storage roots usually do not grow deeper than three to seven feet. Root growth is generally inhibited by soil compaction and temperature. As the depth increases, soil compaction increases, and the availability of water, minerals, oxygen, and soil temperature all decrease.

Removal of significant amounts of the canopy and/or root system can lead to both immediate and long-term detrimental effects on trees. Effects can be physiological, structural, or both.

Tables 6-9 on the following pages provide details of the trees proposed for preservation and removal. As summarized in the tables:

- **240 non-protected trees will be removed**
- **0 non-protected trees will be preserved**
- **3 street trees will be removed**
- **28 street trees will be preserved**
- **0 offsite trees will be removed**
- **4 offsite trees will be preserved**

Trees to be preserved or removed, along with the proposed location of recommended protective fencing, where applicable, are illustrated on the reduced and full-sized copies of the Tree Impact Exhibit. Exhibit D, after the tables, includes the reduced copies of the Tree Impact Exhibit. The full-sized, 1" = 20' scale, 36" x 48", color copy of the Tree Impact Exhibit (dated 07.02.2025) accompanies this report.

TABLE 6 – STREET TREES TO BE PRESERVED

Street Tree (ST)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)
ST	1	Mexican fan palm	*Washingtonia robusta*		60	65	7	7	7	7	A	A-	P
ST	2	Chinese pistache	*Pistacia chinensis*	6.6		18	7	10	10	8	A	A-	P
ST	3	Mexican fan palm	*Washingtonia robusta*		55	60	6	6	6	6	A	A-	P
ST	4	Mexican fan palm	*Washingtonia robusta*		55	60	6	6	6	6	A	A-	P
ST	5	Chinese pistache	*Pistacia chinensis*	6.7		20	10	13	12	12	A	A-	P
ST	6	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	A	P
ST	7	Mexican fan palm	*Washingtonia robusta*		50	55	6	6	6	6	A	A-	P
ST	8	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+	P
ST	9	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+	P
ST	10	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+	P
ST	11	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	B+	P
ST	12	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	B+	P

TABLE 6 – STREET TREES TO BE PRESERVED

Street Tree (ST)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)
ST	13	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A	B+	P
ST	14	Mexican fan palm	*Washingtonia robusta*		25	32	7	7	7	7	A	B+	P
ST	15	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	A-	P
ST	18	Mexican fan palm	*Washingtonia robusta*		50	56	6	6	6	6	A	B+	P
ST	19	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+	P
ST	20	Chinese pistache	*Pistacia chinensis*	4.5		15	8	7	7	9	A-	B+	P
ST	21	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+	P
ST	22	Chinese pistache	*Pistacia chinensis*	4.7		16	6	6	4	10	A	B+	P
ST	23	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	B+	P
ST	24	Mexican fan palm	*Washingtonia robusta*		30	36	7	7	7	7	A	B+	P
ST	25	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+	P
ST	26	Chinese pistache	*Pistacia chinensis*	6.9		18	8	10	10	12	A	B+	P
ST	27	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+	P

TABLE 6 – STREET TREES TO BE PRESERVED

Street Tree (ST)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)
ST	28	Chinese pistache	*Pistacia chinensis*	5.9	16	16	7	10	7	8	B	B	P
ST	29	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+	P
ST	30	Mexican fan palm	*Washingtonia robusta*		46	55	7	7	7	7	A	B+	P

TABLE 7 – STREET TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
ST	16	Mexican fan palm	*Washingtonia robusta*		40	46	6	6	6	6	A	A-	P	New Driveway Apron	2:1
ST	17	Chinese pistache	*Pistacia chinensis*	4.7		16	6	8	6	8	A	B	P	New Driveway Apron	2:1
ST	31	Mexican fan palm	*Washingtonia robusta*		42	50	7	7	7	7	A	B+	P	Fire Lane Access	2:1

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	1	evergreen pear	*Pyrus kawakamii*	11		18	12	14	7	6	A	B	P	New Development	N/A (non-protected)
PP	2	fern pine	*Afrocarpus falcatus*	8.6		20	4	6	6	3	B	B	P	New Development	As above
PP	3	fern pine	*Afrocarpus falcatus*	10.9		20	5	7	8	3	B	B	P	New Development	As above
PP	4	pygmy date palm	*Phoenix roebelenii*		6, 6	8	5	3	6	0	A-	B+	P	New Development	As above
PP	5	pygmy date palm	*Phoenix roebelenii*		7	7	0	0	9	0	B+	B-	P	New Development	As above
PP	6	pygmy date palm	*Phoenix roebelenii*		7	10	0	3	3	3	A	A	P	New Development	As above
PP	7	pygmy date palm	*Phoenix roebelenii*		4, 7	9	0	3	6	6	B+	B+	P	New Development	As above
PP	8	pygmy date palm	*Phoenix roebelenii*		6	8	4	3	3	4	A	A-	P	New Development	As above
PP	9	pygmy date palm	*Phoenix roebelenii*		4, 4, 6	8	3	3	6	5	A	A-	P	New Development	As above
PP	10	pygmy date palm	*Phoenix roebelenii*		5	7	3	3	5	3	A	A	P	New Development	As above
PP	11	pygmy date palm	*Phoenix roebelenii*										P	Tree Removed	As above
PP	12	pygmy date palm	*Phoenix roebelenii*		5	8	3	3	3	3	A	A	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	13	pygmy date palm	*Phoenix roebelenii*		4, 4, 6	8	3	5	4	3	A	A-	P	New Development	As above
PP	14	pygmy date palm	*Phoenix roebelenii*		6, 6, 6	9	2	10	4	7	A	B+	P	New Development	As above
PP	15	pygmy date palm	*Phoenix roebelenii*		4, 6	7	0	0	0	7	A	B	P	New Development	As above
PP	16	Chinese pistache	*Pistacia chinensis*	4.5		14	5	6	6	5	A	B+	P	New Development	As above
PP	17	Chinese pistache	*Pistacia chinensis*	5.9		15	8	7	8	7	A	A-	P	New Development	As above
PP	18	Chinese pistache	*Pistacia chinensis*	4		14	7	6	6	5	A	A-	P	New Development	As above
PP	19	Chinese pistache	*Pistacia chinensis*	9.4		16	8	8	7	6	A	A-	P	New Development	As above
PP	20	Chinese pistache	*Pistacia chinensis*	8.3		16	6	8	10	9	A	B	P	New Development	As above
PP	21	Chinese pistache	*Pistacia chinensis*	6.7		15	7	7	10	8	B-	B	P	New Development	As above
PP	22	evergreen pear	*Pyrus kawakamii*	10.1		16	11	11	11	11	A	B+	P	New Development	As above
PP	23	crape myrtle	*Lagerstroemia indica*	6		16	6	6	6	6	B	B	P	New Development	As above
PP	24	Chinese pistache	*Pistacia chinensis*	7.7		15	7	5	6	9	C	C	P	New Development	As above
PP	25	Chinese pistache	*Pistacia chinensis*	8.6		16	12	12	10	10	A	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	26	Chinese pistache	*Pistacia chinensis*	7.8		16	8	10	10	10	B	B	P	New Development	As above
PP	27	Chinese pistache	*Pistacia chinensis*	8.5		16	8	8	8	8	B	B	P	New Development	As above
PP	28	Chinese pistache	*Pistacia chinensis*	9.9		16	8	8	8	8	B	B	P	New Development	As above
PP	29	evergreen pear	*Pyrus kawakamii*	10.4		18	8	9	10	9	A-	B+	P	New Development	As above
PP	30	evergreen pear	*Pyrus kawakamii*	9.7		18	8	13	10	6	A	B	P	New Development	As above
PP	31	crape myrtle	*Lagerstroemia indica*	7.8		16	8	8	8	8	B+	B+	P	New Development	As above
PP	32	Mexican fan palm	*Washingtonia robusta*		35	40	6	6	6	6	B	B	P	New Development	As above
PP	33	crape myrtle	*Lagerstroemia indica*	2.5, 6.8		16	7	7	7	7	B+	B+	P	New Development	As above
PP	34	lemon scented gum	*Corymbia citriodora*	9.5		25	5	5	5	5	C-	D	P	New Development	As above
PP	35	crape myrtle	*Lagerstroemia indica*	5.2		16	6	6	6	6	A-	A-	P	New Development	As above
PP	36	lemon scented gum	*Corymbia citriodora*	12.5		35	12	10	8	12	B	C	P	New Development	As above
PP	37	lemon scented gum	*Corymbia citriodora*	15.3		35	9	13	14	11	B	C	P	New Development	As above
PP	38	crape myrtle	*Lagerstroemia indica*	5.6		15	6	7	7	6	A-	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	39	crape myrtle	*Lagerstroemia indica*	6		16	6	7	7	6	A-	A-	P	New Development	As above
PP	40	Chinese elm	*Ulmus parvifolia*	18.4		25	13	8	12	13	A	B+	P	New Development	As above
PP	41	crape myrtle	*Lagerstroemia indica*	8.2		16	6	8	8	8	A	A-	P	New Development	As above
PP	42	Chinese pistache	*Pistacia chinensis*	11.4		18	10	9	11	10	B+	B	P	New Development	As above
PP	43	crape myrtle	*Lagerstroemia indica*	3		16	10	8	10	9	A	A	P	New Development	As above
PP	44	crape myrtle	*Lagerstroemia indica*	2.1		12	3	3	3	3	A	A-	P	New Development	As above
PP	45	crape myrtle	*Lagerstroemia indica*	1.9		10	3	4	4	4	A	A-	P	New Development	As above
PP	46	crape myrtle	*Lagerstroemia indica*	6.1		18	6	7	6	7	B+	B-	P	New Development	As above
PP	47	crape myrtle	*Lagerstroemia indica*	5.2		15	5	5	5	5	B+	B	P	New Development	As above
PP	48	crape myrtle	*Lagerstroemia indica*	5.2		16	7	7	7	6	B+	B	P	New Development	As above
PP	49	queen palm	*Syagrus romanzoffiana*		14	18	6	6	6	6	A-	A-	P	New Development	As above
PP	50	Mexican fan palm	*Washingtonia robusta*		35	42	7	7	7	7	A-	A-	P	New Development	As above
PP	51	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	52	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-	P	New Development	As above
PP	53	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-	P	New Development	As above
PP	54	Mexican fan palm	*Washingtonia robusta*		30	38	7	7	7	7	A-	A-	P	New Development	As above
PP	55	Mexican fan palm	*Washingtonia robusta*		25	32	7	7	7	7	A-	A-	P	New Development	As above
PP	56	queen palm	*Syagrus romanzoffiana*		20	25	8	8	8	8	A	A-	P	New Development	As above
PP	57	queen palm	*Syagrus romanzoffiana*		20	25	8	8	8	8	A	A-	P	New Development	As above
PP	58	queen palm	*Syagrus romanzoffiana*		20	25	8	8	8	8	A	B	P	New Development	As above
PP	59	Chinese pistache	*Pistacia chinensis*	9.7		18	10	10	10	10	A	B	P	New Development	As above
PP	60	Chinese pistache	*Pistacia chinensis*	9.5		16	10	10	10	12	A-	B	P	New Development	As above
PP	61	Chinese pistache	*Pistacia chinensis*	8.6		16	8	8	8	8	B+	B	P	New Development	As above
PP	62	Chinese pistache	*Pistacia chinensis*	10.9		16	12	10	12	15	B+	B	P	New Development	As above
PP	63	Chinese pistache	*Pistacia chinensis*	9.1		16	10	12	12	10	A	B+	P	New Development	As above
PP	64	Chinese pistache	*Pistacia chinensis*	9.2		15	7	7	7	7	B+	B	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	65	pygmy date palm	*Phoenix roebelenii*		3, 4, 4	8	2	4	3	6	A	A-	P	New Development	As above
PP	66	pygmy date palm	*Phoenix roebelenii*		4, 4, 6	8	3	5	5	3	A	A-	P	New Development	As above
PP	67	pygmy date palm	*Phoenix roebelenii*		4, 5, 6	10	3	4	5	4	A	A-	P	New Development	As above
PP	68	pygmy date palm	*Phoenix roebelenii*		3, 5	6	3	3	3	3	A	A-	P	New Development	As above
PP	69	pygmy date palm	*Phoenix roebelenii*		6	8	3	4	5	4	A	A-	P	New Development	As above
PP	70	king palm	*Archontophoenix cunninghamiana*		8, 9	15	4	6	7	8	A	A-	P	New Development	As above
PP	71	pygmy date palm	*Phoenix roebelenii*		5	8	3	3	3	3	A	A-	P	New Development	As above
PP	72	queen palm	*Syagrus romanzoffiana*		12	18	10	10	10	10	A	A-	P	New Development	As above
PP	73	king palm	*Archontophoenix cunninghamiana*		7	10	2	5	5	5	A	A-	P	New Development	As above
PP	74	king palm	*Archontophoenix cunninghamiana*		7, 9	14	4	6	5	8	B	B	P	New Development	As above
PP	75	umbrella tree	*Heptapleurum actinophyllum*	3, 2.2, 2.5, 2.1, 2, 1.8, 1.7		12	2	6	8	8	A	A-	P	New Development	As above
PP	76	pygmy date palm	*Phoenix roebelenii*		6, 6, 8	12	0	4	7	7	A	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	77	queen palm	*Syagrus romanzoffiana*		15	25	10	10	10	10	A	A-	P	New Development	As above
PP	78	pygmy date palm	*Phoenix roebelenii*		6	8	2	4	6	4	A	A-	P	New Development	As above
PP	79	queen palm	*Syagrus romanzoffiana*		12	20	10	10	10	10	A	A-	P	New Development	As above
PP	80	pygmy date palm	*Phoenix roebelenii*		7	10	2	4	5	4	A	A-	P	New Development	As above
PP	81	pygmy date palm	*Phoenix roebelenii*		6	8	2	3	4	3	A	A-	P	New Development	As above
PP	82	pygmy date palm	*Phoenix roebelenii*		5	8	2	4	3	2	A	A-	P	New Development	As above
PP	83	pygmy date palm	*Phoenix roebelenii*		5	6	2	3	3	3	A	A-	P	New Development	As above
PP	84	pygmy date palm	*Phoenix roebelenii*		7	10	0	7	7	0	A	A-	P	New Development	As above
PP	85	pygmy date palm	*Phoenix roebelenii*		8	12	0	4	7	4	A	A-	P	New Development	As above
PP	86	queen palm	*Syagrus romanzoffiana*		12	22	4	10	10	10	A	A-	P	New Development	As above
PP	87	king palm	*Archontophoenix cunninghamiana*		8	12	5	5	5	5	A	A-	P	New Development	As above
PP	88	queen palm	*Syagrus romanzoffiana*		10	18	10	10	10	10	A	A-	P	New Development	As above
PP	89	pygmy date palm	*Phoenix roebelenii*		6	8	3	3	4	3	A	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	90	umbrella tree	*Heptapleurum actinophyllum*	2.6		8	3	3	3	7	B	C	P	New Development	As above
PP	91	queen palm	*Syagrus romanzoffiana*		12	20	10	10	10	10	A	A-	P	New Development	As above
PP	92	pygmy date palm	*Phoenix roebelenii*		7	10	2	6	6	4	A	A-	P	New Development	As above
PP	93	pygmy date palm	*Phoenix roebelenii*		7	10	0	0	6	0	A	A-	P	New Development	As above
PP	94	king palm	*Archontophoenix cunninghamiana*		9, 12	16	8	8	8	8	A	A-	P	New Development	As above
PP	95	pygmy date palm	*Phoenix roebelenii*		6	8	0	3	6	3	A	A-	P	New Development	As above
PP	96	umbrella tree	*Heptapleurum actinophyllum*	2.6, 3.8, 2.1, 4, 2.8, 3.3, 2.9, 2.5		15	5	9	12	7	A	A-	P	New Development	As above
PP	97	umbrella tree	*Heptapleurum actinophyllum*	3.6, 3.1		10	3	3	5	8	B+	B+	P	New Development	As above
PP	98	queen palm	*Syagrus romanzoffiana*		12	18	10	10	10	10	A	A-	P	New Development	As above
PP	99	umbrella tree	*Heptapleurum actinophyllum*	3.5, 2.3, 2.8, 2.8, 1.9, 2.6, 2.2, 2.3		16	3	3	10	7	A	B+	P	New Development	As above
PP	100	pygmy date palm	*Phoenix roebelenii*		8	8	0	0	10	0	A	A-	P	New Development	As above
PP	101	pygmy date palm	*Phoenix roebelenii*		8, 8	8	0	0	10	0	A	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	102	pygmy date palm	*Phoenix roebelenii*		7, 7	10	0	4	7	6	A	A-	P	New Development	As above
PP	103	king palm	*Archontophoenix cunninghamiana*		14	22	8	10	10	10	A	A-	P	New Development	As above
PP	104	umbrella tree	*Heptapleurum actinophyllum*	2.5, 3.7		12	2	3	5	6	A	A-	P	New Development	As above
PP	105	gold medallion	*Cassia leptophylla*	7.7		15	9	7	7	12	C+	C	P	New Development	As above
PP	106	gold medallion	*Cassia leptophylla*	8.5		18	9	7	9	7	B-	C	P	New Development	As above
PP	107	Chinese elm	*Ulmus parvifolia*	5.2		15	7	7	7	7	A	B+	P	New Development	As above
PP	108	carrotwood	*Cupaniopsis anacardioides*	6.7		18	6	7	7	9	B	B+	P	New Development	As above
PP	109	umbrella tree	*Heptapleurum actinophyllum*	2.2, 2.8		12	6	6	2	4	C	C-	P	New Development	As above
PP	110	umbrella tree	*Heptapleurum actinophyllum*	2.4, 1.9, 2.2		10	3	4	3	0	C-	C-	P	New Development	As above
PP	111	carrotwood	*Cupaniopsis anacardioides*	6.4		20	7	7	4	7	B	B+	P	New Development	As above
PP	112	umbrella tree	*Heptapleurum actinophyllum*	2.3		6	3	5	0	0	C	C	P	New Development	As above
PP	113	umbrella tree	*Heptapleurum actinophyllum*	2.1, 2.3, 2.9		12	7	6	0	5	C	C	P	New Development	As above
PP	114	carrotwood	*Cupaniopsis anacardioides*	6		22	6	7	4	7	B	B+	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	115	umbrella tree	*Heptapleurum actinophyllum*	1.8, 2.9, 2.5		8	4	7	0	3	C	C	P	New Development	As above
PP	116	umbrella tree	*Heptapleurum actinophyllum*	1.6, 1.8, 3.4		12	6	5	3	3	B-	C	P	New Development	As above
PP	117	umbrella tree	*Heptapleurum actinophyllum*	3, 2.5, 2.3		10	6	6	2	3	B-	C	P	New Development	As above
PP	118	carrotwood	*Cupaniopsis anacardioides*	6.8		22	7	7	4	11	B	B	P	New Development	As above
PP	119	umbrella tree	*Heptapleurum actinophyllum*	1.3, 2.1, 2.3		8	3	5	3	6	B-	C	P	New Development	As above
PP	120	crape myrtle	*Lagerstroemia indica*	3.2		14	6	7	5	5	B	B	P	New Development	As above
PP	121	umbrella tree	*Heptapleurum actinophyllum*	4.6, 2.7, 3.3, 4		8	4	6	3	5	C	C-	P	New Development	As above
PP	122	crape myrtle	*Lagerstroemia indica*	3.4		14	5	5	7	5	B	B	P	New Development	As above
PP	123	crape myrtle	*Lagerstroemia indica*	4.5		14	5	7	8	5	B	B	P	New Development	As above
PP	124	crape myrtle	*Lagerstroemia indica*	6.7		16	10	10	10	10	B	B	P	New Development	As above
PP	125	crape myrtle	*Lagerstroemia indica*	7.2		16	10	12	10	10	B	B	P	New Development	As above
PP	126	carrotwood	*Cupaniopsis anacardioides*	6.7		14	7	7	7	7	B	B	P	New Development	As above
PP	127	carrotwood	*Cupaniopsis anacardioides*	5.9		15	7	7	8	8	B	B	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	128	carrotwood	*Cupaniopsis anacardioides*	4.6		15	6	4	6	10	B	B	P	New Development	As above
PP	129	carrotwood	*Cupaniopsis anacardioides*	8.1		14	8	8	8	8	B	B	P	New Development	As above
PP	130	carrotwood	*Cupaniopsis anacardioides*	9		15	10	7	7	10	B	B	P	New Development	As above
PP	131	carrotwood	*Cupaniopsis anacardioides*	2.7, 5.8		12	6	7	7	7	C	C	P	New Development	As above
PP	132	carrotwood	*Cupaniopsis anacardioides*	7.2		14	8	8	8	8	B-	B-	P	New Development	As above
PP	133	Mexican fan palm	*Washingtonia robusta*		44	50	7	7	7	7	A	B+	P	New Development	As above
PP	134	carrotwood	*Cupaniopsis anacardioides*	4, 4.1, 3, 2.2, 3, 3.4		12	6	6	6	6	B-	C	P	New Development	As above
PP	135	Mexican fan palm	*Washingtonia robusta*		40, 44, 44	50	10	10	10	10	A	B	P	New Development	As above
PP	136	carrotwood	*Cupaniopsis anacardioides*	5.5		14	8	5	6	6	B-	B-	P	New Development	As above
PP	137	carrotwood	*Cupaniopsis anacardioides*	6		14	6	6	7	7	B-	B-	P	New Development	As above
PP	138	carrotwood	*Cupaniopsis anacardioides*	10.7		16	7	11	13	12	B	B	P	New Development	As above
PP	139	carrotwood	*Cupaniopsis anacardioides*	6.7		12	7	7	7	11	B-	B-	P	New Development	As above
PP	140	Mexican fan palm	*Washingtonia robusta*		40, 35, 35, 36, 50	50	15	15	15	15	A	B	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	141	fern pine	*Afrocarpus falcatus*	4.6, 6.7, 2.7		18	8	2	8	2	A-	B	P	New Development	As above
PP	142	fern pine	*Afrocarpus falcatus*	2.7, 5.2, 3.9, 2.1		20	8	2	8	2	A-	B	P	New Development	As above
PP	143	fern pine	*Afrocarpus falcatus*	2.2, 2.1, 6, 5.9, 5.6		20	7	2	7	2	A-	B	P	New Development	As above
PP	144	Mexican fan palm	*Washingtonia robusta*		40	46	7	7	7	7	A	A-	P	New Development	As above
PP	145	Mexican fan palm	*Washingtonia robusta*		40	46	7	7	7	7	A	A-	P	New Development	As above
PP	146	Mexican fan palm	*Washingtonia robusta*		40	46	7	7	7	7	A	A-	P	New Development	As above
PP	147	gold medallion	*Cassia leptophylla*	5.9		16	12	10	8	10	B-	C	P	New Development	As above
PP	148	lemon scented gum	*Corymbia citriodora*	17		35	7	10	13	8	B-	C+	P	New Development	As above
PP	149	queen palm	*Syagrus romanzoffiana*		30	35	8	8	8	8	A	B+	P	New Development	As above
PP	150	Chinese elm	*Ulmus parvifolia*	3.8		15	8	6	8	6	A	A-	P	New Development	As above
PP	151	Chinese elm	*Ulmus parvifolia*	5.1		15	6	8	7	5	A-	B	P	New Development	As above
PP	152	queen palm	*Syagrus romanzoffiana*		15	25	12	12	12	12	A	A	P	New Development	As above
PP	153	queen palm	*Syagrus romanzoffiana*		15	25	12	12	12	12	A-	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	154	queen palm	*Syagrus romanzoffiana*		15	25	10	10	10	10	A-	A-	P	New Development	As above
PP	155	Chinese elm	*Ulmus parvifolia*	4	15		7	6	7	7	A	B-	P	New Development	As above
PP	156	Chinese elm	*Ulmus parvifolia*	4.7	15		7	7	7	7	A	B+	P	New Development	As above
PP	157	queen palm	*Syagrus romanzoffiana*		20	28	12	12	12	12	A-	B	P	New Development	As above
PP	158	pygmy date palm	*Phoenix roebelenii*		6, 7, 8	10	5	6	7	5	A	A-	P	New Development	As above
PP	159	carrotwood	*Cupaniopsis anacardioides*	14		15	10	12	12	12	A	A-	P	New Development	As above
PP	160	carrotwood	*Cupaniopsis anacardioides*	6.3		16	10	4	10	11	B	B	P	New Development	As above
PP	161	carrotwood	*Cupaniopsis anacardioides*	5.6		16	9	9	10	9	B	B	P	New Development	As above
PP	162	jacaranda	*Jacaranda mimosifolia*	11.5		15	12	12	10	15	B	B	P	New Development	As above
PP	163	carrotwood	*Cupaniopsis anacardioides*	8.5		14	10	10	10	10	B	B	P	New Development	As above
PP	164	carrotwood	*Cupaniopsis anacardioides*	6.4		14	7	7	7	9	B	B	P	New Development	As above
PP	165	carrotwood	*Cupaniopsis anacardioides*	9.2		16	10	10	10	10	B	B	P	New Development	As above
PP	166	Mexican fan palm	*Washingtonia robusta*		46	50	10	10	10	10	A	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	167	carrotwood	*Cupaniopsis anacardioides*	6.6		15	7	7	7	7	B	B-	P	New Development	As above
PP	168	Mexican fan palm	*Washingtonia robusta*		40	46	10	10	10	10	A	A-	P	New Development	As above
PP	169	carrotwood	*Cupaniopsis anacardioides*	8.1		16	8	10	8	8	B	B	P	New Development	As above
PP	170	carrotwood	*Cupaniopsis anacardioides*	6.2		15	7	5	8	7	B	B	P	New Development	As above
PP	171	Mexican fan palm	*Washingtonia robusta*		35	42	10	10	10	10	A	A-	P	New Development	As above
PP	172	carrotwood	*Cupaniopsis anacardioides*	8.1		16	8	11	10	7	B	B	P	New Development	As above
PP	173	carrotwood	*Cupaniopsis anacardioides*	7.5		16	8	7	9	7	B	B	P	New Development	As above
PP	174	Mexican fan palm	*Washingtonia robusta*		40	46	10	10	10	10	A	A-	P	New Development	As above
PP	175	carrotwood	*Cupaniopsis anacardioides*	8.8		15	7	11	8	9	B+	B	P	New Development	As above
PP	176	pygmy date palm	*Phoenix roebelenii*		5, 6	8	6	6	6	2	A	A-	P	New Development	As above
PP	177	pygmy date palm	*Phoenix roebelenii*		6	8	4	5	6	0	A	A-	P	New Development	As above
PP	178	pygmy date palm	*Phoenix roebelenii*		5, 8	10	3	10	4	2	A	A-	P	New Development	As above
PP	179	pygmy date palm	*Phoenix roebelenii*		5	6	2	2	4	2	A	A-	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	180	pygmy date palm	*Phoenix roebelenii*		7, 8	10	6	10	6	2	A	A-	P	New Development	As above
PP	181	pygmy date palm	*Phoenix roebelenii*		6, 7, 8	12	6	6	6	0	A	A-	P	New Development	As above
PP	182	pygmy date palm	*Phoenix roebelenii*		4, 6, 7, 7	10	7	8	5	2	A	A-	P	New Development	As above
PP	183	pygmy date palm	*Phoenix roebelenii*		5, 6, 6	10	6	6	6	2	A	A-	P	New Development	As above
PP	184	pygmy date palm	*Phoenix roebelenii*		3, 5, 6	10	6	5	6	2	A	A-	P	New Development	As above
PP	185	pygmy date palm	*Phoenix roebelenii*		4, 5, 6	8	5	4	2	2	A	A-	P	New Development	As above
PP	186	king palm	*Archontophoenix cunninghamiana*		notes	22	10	10	10	0	A-	B	P	New Development	As above
PP	187	king palm	*Archontophoenix cunninghamiana*		notes	18	6	6	9	0	A-	B	P	New Development	As above
PP	188	carrotwood	*Cupaniopsis anacardioides*	12.3		22	12	13	6	6	A-	B+	P	New Development	As above
PP	189	weeping fig	*Ficus benjamina*										P	Tree Removed	As above
PP	190	Mexican fan palm	*Washingtonia robusta*		44, 46, 46	55	10	10	10	10	A	B	P	New Development	As above
PP	191	umbrella tree	*Heptapleurum actinophyllum*										P	Tree Removed	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	192	carrotwood	*Cupaniopsis anacardioides*	9.5		16	8	12	8	7	B	B	P	New Development	As above
PP	193	carrotwood	*Cupaniopsis anacardioides*	9.3		16	7	12	10	8	A-	B+	P	New Development	As above
PP	194	carrotwood	*Cupaniopsis anacardioides*	9.5		16	8	10	8	9	B+	B	P	New Development	As above
PP	195	carrotwood	*Cupaniopsis anacardioides*	7.8		16	12	11	8	7	B	B	P	New Development	As above
PP	196	carrotwood	*Cupaniopsis anacardioides*	12		16	10	10	10	10	B	B	P	New Development	As above
PP	197	carrotwood	*Cupaniopsis anacardioides*	9.1		16	12	9	10	10	B	B	P	New Development	As above
PP	198	carrotwood	*Cupaniopsis anacardioides*										P	Tree Removed	As above
PP	199	carrotwood	*Cupaniopsis anacardioides*	10.2		16	11	11	11	11	B	B	P	New Development	As above
PP	200	carrotwood	*Cupaniopsis anacardioides*	13		16	11	11	11	11	B	B	P	New Development	As above
PP	201	carrotwood	*Cupaniopsis anacardioides*	10		16	10	10	8	8	B	B	P	New Development	As above
PP	202	carrotwood	*Cupaniopsis anacardioides*	9.8		16	10	10	10	12	B	B	P	New Development	As above
PP	203	carrotwood	*Cupaniopsis anacardioides*	6.2		15	8	9	9	12	B-	B-	P	New Development	As above
PP	204	weeping fig	*Ficus benjamina*	12		15	6	8	6	8	B	B	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	205	giant bird of paradise	*Strelitzia nicolai*		10 @ 5	10	7	6	6	7	B	B	P	New Development	As above
PP	206	giant bird of paradise	*Strelitzia nicolai*		4, 4, 4	10	5	6	6	4	B	B	P	New Development	As above
PP	207	giant bird of paradise	*Strelitzia nicolai*		2, 2, 3, 3, 3	8	8	8	8	8	B	B	P	New Development	As above
PP	208	umbrella tree	*Heptapleurum actinophyllum*	5.3, 5.2, 4.3, 1.4, 1.4		15	7	10	11	11	A	B+	P	New Development	As above
PP	209	giant bird of paradise	*Strelitzia nicolai*		1, 1, 2	6	2	3	3	3	A	A-	P	New Development	As above
PP	210	giant bird of paradise	*Strelitzia nicolai*		2, 2, 2, 2, 2	10	5	5	5	5	A	A-	P	New Development	As above
PP	211	giant bird of paradise	*Strelitzia nicolai*		2, 2, 2, 2, 2, 2	12	5	5	5	5	A	A-	P	New Development	As above
PP	212	giant bird of paradise	*Strelitzia nicolai*		2, 3, 3	8	6	3	5	4	A	A-	P	New Development	As above
PP	213	carrotwood	*Cupaniopsis anacardioides*	11.1		18	16	14	12	14	B	B	P	New Development	As above
PP	214	giant bird of paradise	*Strelitzia nicolai*		2, 2, 3	10	3	3	7	5	A	A-	P	New Development	As above
PP	215	giant bird of paradise	*Strelitzia nicolai*		1, 2	8	0	5	6	3	A	A-	P	New Development	As above
PP	216	Mexican fan palm	*Washingtonia robusta*		50, 45, 45, 45, 40, 35, 25, 10	55	15	10	15	10	A	B	P	New Development	As above
PP	217	Mexican fan palm	*Washingtonia robusta*		40	46	0	20	0	0	A	B	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	218	giant bird of paradise	*Strelitzia nicolai*		3, 12	18	12	7	0	8	B	B	P	New Development	As above
PP	219	carrotwood	*Cupaniopsis anacardioides*	8.8		18	12	10	8	10	B	B	P	New Development	As above
PP	220	carrotwood	*Cupaniopsis anacardioides*	11.7		20	8	12	10	7	B	B	P	New Development	As above
PP	221	queen palm	*Syagrus romanzoffiana*		10	15	10	0	10	10	A-	A-	P	New Development	As above
PP	222	queen palm	*Syagrus romanzoffiana*		8	14	8	0	8	5	A-	A-	P	New Development	As above
PP	223	queen palm	*Syagrus romanzoffiana*		12	20	11	11	11	11	A-	A-	P	New Development	As above
PP	224	Mexican fan palm	*Washingtonia robusta*										P	Tree Removed	As above
PP	225	Chinese elm	*Ulmus parvifolia*	2, 3		8	2	7	3	7	B	B-	P	New Development	As above
PP	226	Brazilian pepper	*Schinus terebinthifolia*	3.4		8	3	5	3	5	B	B	P	New Development	As above
PP	227	Chinese elm	*Ulmus parvifolia*	1, 1.5, 1.7, 1.2		8	4	4	3	3	B	B	P	New Development	As above
PP	228	Mexican fan palm	*Washingtonia robusta*		50	55	8	8	8	8	A	B	P	New Development	As above
PP	229	Chinese elm	*Ulmus parvifolia*	3, 2.5, 1.8, 1.2		10	3	3	3	4	B	B	P	New Development	As above
PP	230	carrotwood	*Cupaniopsis anacardioides*	10.1		22	12	12	3	10	B	B	P	New Development	As above

TABLE 8 – NON-PROTECTED TREES TO BE REMOVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)	Reason for Removal	Replacement Ratio
PP	231	carrotwood	*Cupaniopsis anacardioides*	6.8		20	8	7	4	7	B	B	P	New Development	As above
PP	232	carrotwood	*Cupaniopsis anacardioides*	9.4		20	12	9	4	10	B	B	P	New Development	As above
PP	233	carrotwood	*Cupaniopsis anacardioides*	9.7		20	12	10	5	10	B	B	P	New Development	As above
PP	234	carrotwood	*Cupaniopsis anacardioides*	9.8		20	12	10	6	8	B	B	P	New Development	As above
PP	235	carrotwood	*Cupaniopsis anacardioides*	9.1		20	12	9	3	6	B	B	P	New Development	As above
PP	236	carrotwood	*Cupaniopsis anacardioides*	8, 7.8		20	12	10	5	8	B	B	P	New Development	As above
PP	237	carrotwood	*Cupaniopsis anacardioides*	7.4		20	12	8	9	3	B	B	P	New Development	As above
PP	238	carrotwood	*Cupaniopsis anacardioides*	10.7		20	13	13	5	13	B	B	P	New Development	As above
PP	239	carrotwood	*Cupaniopsis anacardioides*	7.3		20	7	6	0	7	C	C	P	New Development	As above
PP	240	giant bird of paradise	*Strelitzia nicolai*	1, 1		7	3	3	3	3	A	A-	P	New Development	As above

TABLE 9 – OFFSITE TREES TO BE PRESERVED

Private Property or Off-Site (PP, OS)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	Brown Trunk (palms – Ft.)	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Naturally Occurring (N) or Planted (P)
OS	241	California sycamore	*Platanus racemosa*	26.4		46	22	18	34	18	A-	B	P
OS	242	California sycamore	*Platanus racemosa*	26.7		50	17	20	32	33	A-	B	P
OS	243	California sycamore	*Platanus racemosa*	21.5		44	23	22	33	15	B+	B	P
OS	244	California sycamore	*Platanus racemosa*	22.4		46	15	26	40	15	A-	B	P

EXHIBIT D – REDUCED COPY OF THE TREE IMPACT EXHIBIT & PROTECTION PLAN (NOT TO SCALE, 1 of 2 PAGES, 11” x 17”)



RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	1
UNIT A2	1 BR	2
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A11	1 BR	1
UNIT B1	2 BR	1
UNIT B2	2 BR	1
UNIT B3	2 BR	1
		12
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S1.1	STUDIO	3

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT S5	STUDIO	2
UNIT A2	1 BR	4
UNIT A5	1 BR	1
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	4
UNIT B2	2 BR	2
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
		29
BUILDING 4		
UNIT S1.1	STUDIO	3

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT S1	STUDIO	3
UNIT S3	STUDIO	2
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A10	1 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	2
UNIT B3.3	2 BR	1
		30
Grand total		71

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	100%	701 SF

Date prepared: 04/11/25
Date updated: 07/02/25
Prepared by: S. McAllaster
ISA Certified Arborist
Reviewed by: Ty Carlberg, RCA #405

NOTE:
ALL 239 PRIVATE PROPERTY TREES ARE PROPOSED TO BE REMOVED AS A RESULT OF THE PROJECT DEVELOPMENT
(5 OF THE 239 TREES HAVE ALREADY BEEN REMOVED)

SHEET 1

Carlberg ASSOCIATES Horticulturists and Registered Consulting Arborists

TREE IMPACT EXHIBIT & PROTECTION PLAN
PROMENADE STUDIO CITY
12555 WEST VENTURA BOULEVARD
LOS ANGELES, CA 91604

PREPARED FOR: STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118

www.carlberg.com
Date: 04.11.25
Date Updated: 07.02.25
By: S. McAllaster

LEVEL 1

0' 50' 100' 150'

PROJECT #2019-10204

DATE ISSUED: 3/26/2025

GENTON PROPERTY GROUP | RC | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.5

EXHIBIT D – REDUCED COPY OF THE TREE IMPACT EXHIBIT & PROTECTION PLAN (NOT TO SCALE, 2 of 2 PAGES, 11" x 17")

Tree Protection Notes:

Tree Protection Zone Definition and Notes

1. Unless otherwise defined by the project's jurisdictional entity (City Of Los Angeles), the Tree Protection Zone (TPZ) is defined here as the outer edge of the tree canopy (or dripline) plus five feet, or 15 feet from the trunk, whichever is greater. This is intended to provide both canopy and root protection.
2. Tree roots are generally located in the top 12 - 36 inches of the soil surface and can extend to a distance exceeding the tree's height and/or width.
3. In general, and depending on the type of tree, large structural roots (defined here as those greater than 2 inches in diameter) usually extend about three to five feet from the trunk before they turn downward or branch off into smaller roots.
4. If damaged, cut, scuffed, or torn, structural roots can become infected with root disease that may result in wood decay or death of tissue in the trunk, roots, or root collar. With time, dieback related to cambium death may reach the lateral and upper branches of the tree.
5. In addition to structural roots, trees typically have thousands of smaller feeder/absorptive roots in the upper layers of soil that absorb water and nutrients and provide for gas exchange. Absorbing roots of the tree can sustain damage during construction from lack of water, soil compaction, cutting, tearing, or scraping.

Pruning

1. Pruning may require a permit. It is incumbent on the Applicant or Developer to contact the appropriate agencies for pruning permits, pay necessary application & permit fees, etc.
2. To maintain tree integrity, pruning shall be monitored by the Project Arborist.
3. Pruning should be in accordance with the most recent editions of the International Society of Arboriculture Best Management Practices and ANSI A300 Pruning Standard.
4. Pruning of oaks should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by the Project Arborist. Excessive pruning is harmful to oaks and many other trees. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety, and only at the recommendation of the Project Arborist. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree.
5. Pruning of trees other than oaks should be limited to the removal or reduction of major structural limbs and should be done only as required for actual building clearance or safety, and only at the recommendation of the Project Arborist. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree.

Inspections

1. Inspection of Protective Fencing - The Project Arborist shall inspect the tree protection fencing prior to demolition, grubbing, grading, or construction. City staff may also inspect fencing to verify placement and approval of materials prior to the commencement of demolition, grading, or construction.
2. Pre-construction meeting - City staff may require an on-site pre-construction meeting with the contractor and or applicant to discuss tree protection with the site supervisor, grading equipment contractors, and demolition crew. The Project Arborist shall be present at that meeting.
3. Inspection during rough grading - City staff my require inspection to ensure protected trees will not be injured by compaction, cut or fill, drainage and trenching activities.
4. Special Activity in the Tree Protection Zone - The Project Arborist shall provide direct on-site supervision of work in the tree protection zone, as they deem appropriate, or as directed in the project's tree permit and/conditions of approval.
5. Periodic Inspections - City staff may require inspections verifying adherence to tree protection measures during the on-going construction process. Allow a minimum of 48-72 hours for scheduling inspections.
6. The Project Arborist shall report discrepancies or deficiencies in Tree Protection to the site superintendent / Applicant for corrective action. If corrective actions are not taken in a reasonable time frame, the Project Arborist may notify City staff for enforcement action.
7. Final inspection shall occur after all work is completed for the project, including landscape installments.

Tree Protection Guidelines

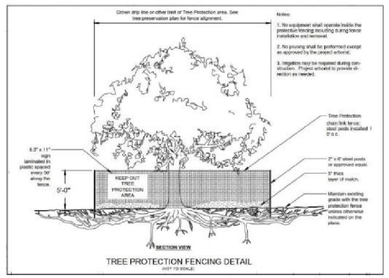
The following guidelines are intended to minimize damage to the canopies and root systems of trees to remain in the project area (regardless of protected or non-protected status from ordinance or code restrictions).

1. Construction activity shall be diverted from the Tree Protection Zone, as practical to the space and as permitted for encroachments.
2. A Project Arborist shall be retained by the Applicant / Developer to monitor the trees and inspect the tree protection measures during development activities. The Project Arborist shall monitor all work that must be performed in the Tree Protection Zone. The Project Arborist should be experienced in construction monitoring and shall be an ISA Certified Arborist and/or an ASCA Registered Consulting Arborist®.
3. Some encroachments into the Tree Protection Zone may be unavoidable. Encroachments may only be allowed by permit. It is incumbent on the Applicant to apply for and obtain the necessary tree removal and/or encroachment permits from the appropriate jurisdiction. Copies of the removal/encroachment permit (where necessary) shall be maintained onsite with a copy of this plan.
4. Protective chain-link fencing, at least five feet in height, with an access gate of minimal width, shall be installed at the limits of the Tree Protection Zone (or as drawn on the Tree Protection Plan) and approved in place by the Project Arborist prior to commencement of any demolition, grubbing, grading or construction. This pertains to both public trees (parkway trees, etc.), where applicable, and private trees.
5. When chain link fencing cannot be placed to the limits of the Tree Protection Zone due to approved encroachments, the Project Arborist may require that orange snow fencing be placed at the limits of the Tree Protection Zone as a temporary protection measure until the encroachment work is performed. This will be determined at a pre-demo/pre-construction job site meeting with the contractor and/or applicant.
6. Non-protected trees should be protected with a minimum of orange snow fencing at the limits of work.
7. The Tree Protection Zone should be sufficiently irrigated with clean potable water to keep the tree in good health and vigor before, during, and after construction. This may include occasional deep-watering treatments. Installation of layers of sandbags or other material to create a watering well, or berm, may be necessary. The Project Arborist will recommend this activity, if necessary.
8. No construction staging or disposal of construction materials or byproducts, including but not limited to, paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.
9. The Tree Protection Zone shall not be subjected to flooding or runoff incidental to the construction work.
10. Unless otherwise stated in the project's conditions of approval and/or the tree encroachment permit, all work conducted in the ground within the Tree Protection Zone should be accomplished with hand tools or other small equipment that is approved by the Project Arborist.
11. Permitted / approved trenches in the Tree Protection Zone should be tunneled, dug by hand, or completed with an air-spade to minimize damage to roots. Information regarding air-spades is available from the Project Arborist.
12. Permitted / approved trenches should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is preferred since it is less harmful than tangential trenching. Cutting of roots should be avoided by, for example, placing pipes and cables below uncut roots. Wherever possible and in accordance with applicable code requirements, the same trench should be used for multiple utilities.
13. Except as permitted to the limits of an encroachment, "natural" or pre-construction grade shall be maintained in the Tree Protection Zone. At no time during or after construction should excess soil be in contact with the base of the trunk.
14. In areas where the grade around the protected tree is permitted for excavation and reduction, some root cutting may be unavoidable. Encroachment permits may be required for this work. Cuts should be clean and made at right angles to the roots. When practical, cut roots back to a branching lateral root. The Project Arborist shall monitor all root excavation and pruning.
15. When removing existing pavement, foundations, utilities, etc. in the Tree Protection Zone, avoid the use of heavy equipment, which may compact and damage the root system. The Project Arborist shall monitor all demolition activities in the Tree Protection Zones.
16. If the Project Arborist requires mulch in the Tree Protection Zone, the mulch materials and location will be shown on the plan or discussed during inspections.
17. Root damage and soil compaction may be mitigated in some cases by using plywood, mulch, or mulch overlain with plywood in the Tree Protection Zone. The Project Arborist may require this action at any point during demolition and construction as the project progresses.
18. Canopy tie-backs - canopy ties may be recommended instead of pruning. The Project Arborist may require this action at any point during demolition and construction as the project progresses.
19. Weather-proof, minimum 8.5 x 10 inches, signage shall be applied to the fencing (with zip-ties or other fasteners) on all sides. It will state:

Tree Protection Fencing
Do Not Remove Without Authorization From
CITY OF LOS ANGELES
Questions - call Project Arborist: Carlberg Associates
Christy Cuba (626) 428-5072 or Cy Carlberg (310) 451-4804

Definitions

1. Basal flare or root crown means the tree trunk where it emerges from the root system and flares out to create the base of the tree.
2. Canopy means the area of a tree that consists primarily of branches and leaves.
3. Dripline means the outermost area of the tree canopy (leafy area of tree).
4. The cambium layer is located immediately beneath the bark and is responsible for the increase of stem and root diameter.
5. Certified Arborist means an individual who has demonstrated knowledge and competency through obtainment of the current International Society of Arboriculture Arborist Certification (Certified Arborist).
6. Registered Consulting Arborist® means an individual who has demonstrated knowledge and competency through the American Society of Consulting Arborists' registration process and maintains membership and registration as required by the organization.
7. Public Trees are defined as trees that are located in a center median, in the parkway between the curb face and the property line or are in an easement. For work on these trees, including installation of Tree Protection Fencing, contact the City of Los Angeles (City Urban Forestry Division). A permit is generally required for fencing, pruning, or otherwise impacting parkway trees. Some Public Works Departments have their own Tree Protection Specifications.



TREE PROTECTION FENCING DETAIL
(NOT TO SCALE)

SHEET 2

Carlberg ASSOCIATES Horticulture and Registered Consulting Arborists

TREE IMPACT EXHIBIT & PROTECTION PLAN
PROMENADE STUDIO CITY
12555 WEST VENTURA BOULEVARD
LOS ANGELES, CA 91604

PREPARED FOR: STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4405 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118

www.cycarlberg.com
Date: 04.11.25
Date Updated: 07.07.25
By: S. McAllister

0' 50' 100' 150'

PROJECT #2019-10204 DATE ISSUED: 3/26/2025

GENTON RC TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS AO Architecture. Design. Relationships.

A-1.5

CONCLUSION AND RECOMMENDATIONS

Implementation of the Promenade Studio City Project, including demolition, grading, construction of the new care center building, parking lots, and trellis will likely result in the following:

Total Street trees = 31
Removals = 3
Preserve = 28

Total Onsite Non-Protected trees = 240
Removals = 240 (Five of the 240 trees have been removed as of 06.25.2025)
Preserve = 0

Total Onsite Protected trees = 0
Removals = 0
Preserve = 0

Total Offsite Non-Protected trees = 0
Removals = 0
Preserve = 0

Total Offsite Protected trees = 4
Removals = 0
Preserve = 4

Habitat Integrity Analysis

The project site is located in a densely populated urban area. The trees appear to have all been planted into the landscape as the property was developed. No indication of naturally occurring woodlands or native plant communities are present. If required, biological resources beyond the tree inventory will be addressed by a biological resources consultant.

In our professional opinion, the following Best Management Practices (BMPs), recommendations, and conditions should be implementation:

Ordinance Protected Trees and/or Street Tree Removals (where applicable):

1. Street trees proposed for removal are generally mitigated with 24-inch box specimens using a 2:1 ratio. (Bureau of Street Services, Urban Forestry Division).
2. Ordinance-protected tree removals typically require mitigation with 4:1 tree replacements, of like species, in 24-inch box or other container size, as determined in the Protected Tree Permit.
3. Mitigation trees shall be guaranteed under a bond for a period of three years. The bond amount will be determined through negotiations between the applicant team and the Urban Forestry Division prior to issuance of a grading permit. The bond will be posted prior to issuance of a grading permit.
4. The Urban Forestry Division shall be notified at least ten (10) days prior to the date of the approved Protected Tree removals. The applicant's Tree Expert (project arborist) shall be on-site for the duration of

the tree removals to ensure that the proper trees are removed. A post-tree removal site meeting with an Urban Forestry Division arborist will be required one day after the removals are complete.

5. The Urban Forestry Division shall be notified no later than five days after completion of the tree replacement plantings.
6. The applicant, along with the project arborist and landscape architect, shall be responsible to ensure that the tree removal permit tree replacement conditions are met. Monitoring and compliance documentation will be required as outlined in the General Recommendations below.
7. The mitigation tree bond will be released upon satisfactory compliance with the Protected Tree Removal Permit and all associated conditions.
8. An automatic irrigation system should be provided for all mitigation trees.
9. The City Planning Department and/or the Urban Forestry Division will make the final determination in the CEQA document and /or other conditions of approval or the Protected Tree Removal Permit as to the final number of mitigation trees required, the container sizes, and the species to be planted on-site.

General Recommendations and Best Management Practices:

10. Any demolition, digging, excavating, or trenching within the protected zone of any protected tree to remain shall be monitored by the project arborist.
11. Exposed roots to remain should be covered with burlap, carpet remnants or other material that may be kept moist until soil can be replaced.
12. This report shall be part of the set of plans given to the contractors. Contractors should be familiar with the specific instructions and responsibilities pertaining to protected trees. It is recommended that a professional arborist be retained and meet with the contractor and his personnel prior to commencement of the project.
13. If canopy pruning is found to be necessary for trees to remain, it should only be performed by a qualified ISA Certified Arborist or ISA Certified Tree Worker. Climbing “gaffs” shall not be used by any tree climber except in an emergency to reach an injured climber or when removing a tree.
14. Protected trees shall not be removed until/unless approval is granted by the City of Los Angeles’ Urban Forestry Division.
15. Pruning or Removals shall occur outside of the nesting bird season as defined by the California Department of Fish and Wildlife and other jurisdictional agencies. If removals must occur in nesting bird season, biological monitoring should be required.
16. Construction monitoring reports will be submitted to the Urban Forestry Division at appropriate intervals. Intervals may vary depending on the level of activity on-site. A monitoring and reporting program will be developed by the project arborist for various phases of the development process. This program will be submitted to the Urban Forestry Division prior to issuance of grubbing, grading, or demolition permits. A final compliance report will be prepared for submission to Urban Forestry upon completion of the project.
17. A maintenance and monitoring program for mitigation trees will be included in the monitoring and reporting program that will be developed by the project arborist. This program will be developed in coordination with the project landscape architect. At least three (3) years of monitoring for mitigation

trees is recommended. The Urban Forestry Division will dictate the actual monitoring period for mitigation trees.

18. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of trees to remain.
19. Equipment with overhead exhaust shall not be placed in such a manner as to scorch overhanging branches or foliage. Smaller equipment shall be used in such areas as deemed necessary by the monitoring arborist.
20. Protected trees to remain are outside of the proposed redevelopment and staging areas and will be separated by existing buildings and construction exclusionary fencing. In our opinion, the usual five (5) foot high chain link fencing specifically designated for protected trees to remain and street trees to remain is not necessary.

Please feel welcome to contact me at our Sierra Madre office if you have any immediate questions.

Respectfully submitted,

Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

This report comprises a total of 180 pages. The full-sized, color copies of the 'Tree Location Exhibit' and 'Tree Impact Exhibit' were submitted to the Applicant electronically and should accompany this report. Unauthorized separation or removal of any portion of this report deems it invalid.

Conditions represented in this report are limited to the inventory dates and times. Formal risk assessments were not performed for the purposes of this report. Ratings for health, aesthetics, and structure do not constitute a health or structural guarantee beyond that date and time.

CERTIFICATION OF PERFORMANCE

I, Cy Carlberg, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment.
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions, and conclusions stated herein are my own.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a Registered Consulting Arborist and member of the American Society of Consulting Arborists, and that I acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and Qualified Tree Risk Assessor and have been involved in the practice of arboriculture and the study of trees for over twenty-five years.

Signed:



Date: July 3, 2025

Cy Carlberg
ASCA Registered Consulting Arborist #405
ISA Certified Arborist, WE-0575A
Qualified Tree Risk Assessor
CAUFC Certified Urban Forester #013

ARBORIST DISCLAIMER STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees contribute greatly to our enjoyment and appreciation of life. Nonetheless, they are subject to the laws of gravity and physiological decline. Therefore, neither arborists nor tree owners can be reasonably expected to warrant unfailing predictability or elimination of risk.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

LIST OF CONTIBUTORS AND RESUMES OF KEY STAFF

Ms. Cy Carlberg, Principal
Mr. Scott McAllaster, Staff Arborist and AutoCAD Draftsperson
Mr. Daniel Cowell, Staff Arborist, Biologist

CY CARLBERG
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Education
B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985
Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002
Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012

Experience
Consulting Arborist, Carlberg Associates, 1998-present
Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998
Director of Grounds, Scripps College, Claremont, 1988-1992

Certificates
Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990
Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002
Certified Urban Forester (#013), California Urban Forests Council, 2004
Qualified Tree Risk Assessor, International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Historic landscape assessments, preservation plans, reports
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens
The Los Angeles Zoo and Botanical Gardens
The Rose Bowl and Brookside Golf Course, Pasadena
Walt Disney Concert Hall and Gardens
The Art Center College of Design, Pasadena
Pepperdine University
Loyola Marymount University
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, Claremont Graduate University, Pitzer, Claremont University Center)
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)
Getty Trust – Eames House
Historic Resources Group
Mia Lehrer + Associates
The City of Claremont
The City of Beverly Hills
The City of Pasadena
The City of Los Angeles
The City of Santa Monica
Santa Monica/Malibu Unified School District
San Diego Gas & Electric
Los Angeles Department of Water and Power
Rancho Santa Ana Botanic Garden, Claremont
Latham & Watkins, LLP (attorneys at law)
Architectural Resources Group
AHBE Landscape Architects
Moule and Polyzoides, Architects and Urbanists

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005; 2014
- American Society of Consulting Arborists, Board of Directors, 2013-2015
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

SCOTT MCALLASTER

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Education — B.A., Environmental Studies, University of California, Santa Barbara, 2000

Experience — Project Planner & Senior Arborist, Land Design Consultants, Inc.
Pasadena, 1999 – 2014

Certificates — Certified Arborist, WE-7011A, International Society of Arboriculture, 2004
Qualified Tree Risk Assessor, International Society of Arboriculture, 2015

AREAS OF EXPERTISE

Mr. McAllaster is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Construction monitoring and reporting
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Performance of long-term mitigation compliance monitoring & reporting

PREVIOUS CONSULTING EXPERIENCE

Mr. McAllaster has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. He has over 17 years of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

City of Pasadena
City of Santa Clarita
City of Glendora
Los Angeles County Fire Department
Los Angeles County Sanitation Districts
Newhall County Water District
Pulte/Centex Homes
Newhall Land and Farming
E & S Ring, Inc.
Hollywood Forever Cemetery
Archdiocese of Los Angeles
St. John's Hospital, Santa Monica
Kovac Architects
Tim Barber, Ltd., Architects
Ojai Valley Community Hospital
The Kibo Group
El Monte Garden Senior Center
IMT Capital, LLC
San Diego Gas & Electric
Corky McMillin Companies
City of South Gate
City of Arcadia
D2 Development
Burrtec, Inc.
The Claremont Colleges
The New Home Company
William Carey University
Claremont Golf Course
Universal Hilton
Gensler Architects
Marmol Radziner, Architects
NAC Architecture
Aurora/Signature Health Services
Monte Vista Grove Homes
Highpointe Communities
Claremont University Center

AFFILIATIONS

Mr. McAllaster serves with the following national and regional professional organizations:

- Member, International Society of Arboriculture, Western Chapter
- Member, Street Tree Seminar, Inc.

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Education
B.A., Environmental Studies/Science Whittier College, Whittier, 2014
A.S., Biological and Physical Sciences and Mathematics, Citrus College, 2010
A.A./A.S., Social and Behavioral Sciences, Citrus College, 2010
Courses in Environmental Biology, California State Polytechnic University, Pomona, 2012

Experience
Staff Arborist, Carlberg Associates, 2020 – Present
Over two dozen Environmental, Biological, Nesting Bird, and Restoration Surveys, 2010 – 2020
Biologist, Harmsworth Associates, 2015 – 2017
Biologist, Arroyo Trabuco Golf Club, 2010 – 2015

Certificates
Wildland Resources and Forestry Certificate Program, 2011

AREAS OF EXPERTISE

Mr. Cowell is experienced in the following areas of environmental and arboricultural monitoring, management and preservation:

- Evaluation of trees for preservation and encroachment during construction
- Inventories & reports for native and non-native trees
- Construction monitoring and reporting
- Post-fire inventories and assessments for native and non-native trees
- Environmental consulting, survey, and compliance monitoring & reporting
- Performance of nesting bird surveys
- Native vegetation and wildlife protection, hazardous materials spill prevention, non-native vegetation spread prevention, and fire management practices
- Creation of mitigation strategies for impacts to wetlands and waters
- Inspection of trees and vegetation near power lines to determine species, growth rates, hazards,
- and making pruning and removal decisions.
- Development of environmental education programs and training of volunteers

PREVIOUS CONSULTING EXPERIENCE

Mr. Cowell has performed hundreds of nesting bird surveys and other environmental studies and monitoring for counties, cities, water districts, resource conservation districts, and utility companies, as well as private developers and professional consultants. He has over 13 years of experience in biology and is trained in environmental planning, state and federal regulatory permitting, and habitat mitigation planning and implementation. Representative clients include:

University of California, Irvine
The Irvine Company
The County of Orange
The County of Orange
The Nature Conservancy
City of Santa Clarita
City of Beaumont
City of Chino Hills
City of Twenty-nine Palms
Arroyo Trabuco Golf Club
Newhall County Water District
First Carbon Solutions
Traveland USA
Irvine Ranch Water District
Endemic Environmental Services
San Diego Gas & Electric
City of Moreno Valley
City of Costa Mesa
City of Newport Beach
City of Murietta
City of Garden Grove
Resource Conservation District of the Santa Monica Mountains
Land Design Consultants
Burrtec, Inc.
The Claremont Colleges
Environmental Intelligence

AFFILIATIONS

Mr. Cowell is affiliated with the following national and regional professional organizations:

- Rancho Santa Ana Botanical Gardens, Claremont (volunteer since 2010)
- California Native Plant Society (San Gabriel Mountains and Orange County Chapters)
- Theodore Payne Foundation for California Wildflowers and Native Plants

EXHIBIT E – DEFINITION OF HEALTH AND STRUCTURE GRADES

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity. Overall physiological condition (health) and structural condition were rated A-F:

Health

A) Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.

B) Above average – Good to very good trees that exhibit minor necrotic or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.

C) Average – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small deadwood in outer crown areas, decreased shoot growth and diminished leaf color and mass. Some stem and branch dieback are usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.

D) Below Average/Poor - trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.

F) Dead or in spiral of decline – this tree exhibits very little to no signs of life.

STRUCTURE

A) Outstanding – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that result in a sturdy form or architecture that resists failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward sign of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, which would preclude them from achieving an “A” grade.

B) Above average - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall into this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.

C) Average - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.

D) Well Below Average/Poor - Trees poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.

F) Severely Compromised – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced decay, disease, or severe fire damage. Risk of full or partial failure in the near future appears to be severe.

EXHIBIT F - GLOSSARY OF ARBORICULTURAL & DENDROLOGICAL TERMS

Abiotic: Non-living agents including environmental, physiological, & other nonbiological factors (i.e., aeration or water deficit, mechanical injury, or gas line leak).

***Arboriculture*:** Management of individual trees or groups of trees primarily for their amenity value.

***Basal wound*:** A cut or puncture at the base of the trunk of a tree, particularly bad in younger (developing) specimens. Often these wounds are caused by mowers and other gardening equipment and can be prevented by protective staking and the creation of dirt (no turf) surrounding areas - adjacent to the trunk.

Bleeding (from wood): Flow of sap, typically from pruning wounds.

Branch collar: The swelling at the base of a branch, to be left intact in any pruning.

Callus / wound wood: Lignified, partially differentiated tissue which develops from the callus associated with wounds.

Cambium / cambial: Meristematic tissue that gives rise to phloem & xylem.

Canker: An area of dead or malformed bark caused by a pathogen.

Canopy: A term used for the crown or spread of a tree's branches to emphasize its size and enclosing character. Parts of the tree above the trunk, including scaffold limbs, lateral branches, twigs, and leaves.
The canopy spread is often measured in feet.

Cavity: A void in a tree trunk, branch or root that may or may not be open to the exterior, generally created by decay. Over many years the wound may become entirely grown over (occluded) while the decay progresses within.

Co-dominant stems: Branches and *stems* that are nearly equal in size and relative importance

Compartmentalization: A form of defense in woody plants, in which barriers resistant to invasion by pathogens or wood decay fungi are laid down while the wood is living (sapwood), and which continue to act passively once the wood is incorporated into heartwood.

***Conifer*:** A botanical definition embracing trees with cones (ie. seeds not formed within ovaries), mostly with needle-like or scale-like leaves and mostly evergreen. Sometimes conifers are called 'softwoods'.

***Crotch*:** Where two branches of a tree intersect. A narrow crotch arise at an acute (narrow) angle, as when both branches are close to the vertical. The union is relatively weak if there is included bark.

Crown: The branches, twigs and foliage of a tree, considered collectively.

***Crown thinning, crown reduction and crown raising*:** Crown thinning removes branches from the crown without reducing the extent of the crown. Crown reduction decreases the extent of the crown without decreasing its density. Crown raising increases the headroom to the base of the canopy by removing lower branches.

Crown cleaning: The removal of dead, dying, damaged or diseased wood from the crown of a tree.

Deadwood: In the growth and development of a tree, branches compete with each other and weaker branches are eventually suppressed and die. The deadwood is then liable to fall (sometimes called 'natural pruning'). Deadwood develops naturally, largely in the inner and lower crown, of all trees that are mature and unmanaged.

***Decay*:** The progressive degradation of woody tissues caused by specialized fungi & bacteria through decomposition of cellulose & lignin. The pathogen typically enters through wounds in the roots (root rots), main stem or branches (butt and stem rots) and can then extend internally, over a timescale of years or decades, longitudinally or horizontally.

Deciduous: Leaves are lost in winter, as opposed to evergreen.

Diameter at breast height (dbh): The diameter of a tree measured at height 4.5 feet above natural grade. Typically used as a representation of tree size.

***Dieback*:** Death of shoots or roots starting at the extremities.

***Dripline*:** The outermost edge of the tree's canopy. When depicted on a map, the dripline will appear as an irregular shape that follows the contour of the tree's branches as seen from overhead.

***Epicormic shoots*:** Shoots arising from the base of a tree, its trunk or main framework branches, from buds dormant more than one season. May be stimulated by pruning (which increases the light reaching the lower part of the tree), or indicative of damage or decline in the upper crown.

Evergreen: Foliated throughout the year (although there is a gradual turnover of leaves).

Flush cut: A pruning cut that removes the branch collar and/or part of the branch ridge, slowing the occlusion of the wound or damaging its compartmentalization.

***Framework*:** Typically, the main branches (sometimes also called scaffold branches), each of which supports a significant portion of the crown. They largely determine the shape of the tree's crown depending on their height of origin, orientation etc. There is no precise distinction between framework branches and other lesser branches.

Gall: Abnormal growth of leaves, buds, stems etc. in reaction to the presence of an intrusive parasite, often an insect or mite.

***Girdle/girdling*:** Damage that kills the bark all the way round the stem; such as caused by wires or ties that were never removed when the tree was young. That which circles & constricts the stem or roots causing death of phloem &/or cambial tissue.

Habit (growth habit): Giving a tree its characteristic form, for example owing to the stoutness and orientation (fastigiated, ascending, spreading, pendulous, weeping etc.) of a tree's branches.

Hanger: Dead branch fallen from the crown but caught by, and resting on, branches lower down, which be liable to fall.

Heart rot: Decay in the center of the tree (heartwood).

***Included bark*:** Areas of bark on adjacent parts of a tree, typically on the inner faces of a narrow fork, which becomes grown over to occupy part of the internal joint. The bark-to-bark contact is weaker than the more usual woody union.

Lateral branch / limb: The next order of branch that rises from the scaffold limbs.

Leader: The topmost vertical shoot of a tree, present if the tree has strong apical dominance, characteristic of young trees and conifers. Trees with a rounded crown have no leader.

Mulch: a material (such as decaying leaves, bark, or compost) spread around or over a plant to enrich or insulate the soil.

***Parasite*:** An organism that exploits another, e.g., for food, to the prejudice of the host. Parasites may kill their hosts, be pathogenic or have little significant effect.

***Pathogen*:** A kind of parasite that causes disease.

Phloem: A transport tissue characterized by sieve tubes and companion cells, found the vascular bundles of higher plants. Functions in the transport of dissolved organic substances by translocation.

Photosynthesis: The chemical process by which chlorophyll-containing plants use light to convert carbon dioxide and water into carbohydrates, releasing oxygen as a by-product.

Pruning: The cutting off or cutting back of shoots or branches from a tree, whether to direct growth (formative pruning), make safe, to remove an obstructing or diseased part, to increase longevity (veteran trees), to maintain productivity (fruit trees) etc.

Root crown /collar / Root flare: The outwardly curving base of a tree where it joins the roots, often distinguishable as individual root buttresses.

Root crown inspection: Extensive examination of the junction of root & stem, including the area immediately below, aimed at determining stability, presence of disease, decay, etc.

Root zone: The area of ground around the base of a tree that supports root growth; often extends far beyond the dripline of a tree.

***Scaffold branch / limb*:** The first order of limbs or branches that arise from the trunk of a tree.

Soil: A mixture of mineral particles, often of various sizes due to weathering, roots and other living things, soil organic matter and the associated voids (pores) filled with air and/or water.

Soil aeration: The movement of gases in soil, primarily by diffusion through the soil pores. For example, oxygen diffuses from the atmosphere to the vicinity of the plant root while carbon dioxide diffuses in the opposite direction. The rate of diffusion is related to the proportion of the soil volume that contains air

Soil compaction: An increase in bulk density due to the pressure exerted by animals, vehicles, (locally) by root growth *etc*. Pore space is reduced, which may also restrict soil aeration, water infiltration and drainage.

Soil structure: The aggregation of soil particles into clumps (peds) of various shapes and the associated spaces between them, affecting many properties of soil including its porosity to air and water, and its fertility.

Soil texture: The size of the mineral particles in the soil, classified (from fine to coarse) as clay, silt, sand, gravel or stones, or some mixture of these to give a characteristic particle size distribution. Sandy soils give a light texture, clayey soils give a heavy texture.

***Stub*:** That part of a pruned branch protruding beyond the branch collar. It is not good practice to leave stubs since they impede occlusion and are prone to decay.

Suckers: Shoots arising from the roots of a tree, which can arise surprisingly far from the parent.

Target: A target is the subject of injury or damage within range of a tree hazard

***Topping*:** A kind of pruning in which the branches of a tree are all decapitated to reduce the tree to a specific height. An indiscriminate form of pruning not regarded as good practice, to which some trees, such most conifers, are intolerant.

Training: To change the shape of a tree by means other than (formative) pruning, typically by tying young branches into a particular position.

***Transpiration*:** Loss of water vapor from the surface of leaves & other aboveground parts of the plant.

***Vigor / vigorous*:** Overall health; the capacity to grow & resist physiological stress.

EXHIBIT G – LIST OF ACRONYMS

ANTH – Anthracnose disease

BT – brown trunk – commonly used to measure palm tree trunk heights instead of diameters; it excludes the palm head, or canopy

CANK – canker – an area of dead tissue; can be caused by sunburn or disease

CLPD – common leaf pests and diseases (usually subcritical and non-lethal to tree)

COD – codominant stems or trunks – similar diameter trunks or stems arising from the same point of origin – can be a defect depending on the angle of attachment

Compass directions – N=north, E=east, S=south, W=west

DBH – Diameter at breast height (4 ft. 6 in. from grade) – a standard forestry term / protocol used for measuring tree trunk diameter

DSH – Diameter Standard Height – same as DBH but politically correct without the reference to breasts

DN – drippy nut (acorn) disease (common and non-lethal bacterial infection of acorns)

DW – dead wood

EG – epicormic growth – usually stress-induced growth that originates from previously dormant buds located on trunks or branches

GR – girdling root – can cause structural instability

HOB – history of breakage – usually refers to branches, not twiggy growth

HR – heart rot – decay of the heartwood

H2O – water or irrigation

IB – included bark – can cause structurally weak attachments

LCR – live crown ratio – a ratio of canopy foliage to bare trunk – informs structural grade, as low LCR can increase likelihood of failures

Lerp psyllid / Tipu psyllid – sap sucking insects

Lg - large

MBA – multiple branch attachments – can be a structural defect

Mech. Dam or MD – mechanical damage

MPE – multiple pruning events – can lead to reduced structural integrity based on secondary growth characteristics

P/D – pest/disease

PP – poor pruning – usually refers to stub cuts, flush cuts, excessive thinning, topping, etc.

Prune/DPR-QA - prune out dead/infested/diseased portion(s) & consult a licensed Department of Pesticide Regulation Qualified Applicator for potential chemical pest/disease treatments

RRD – root rot disease

SB – sycamore borer – a clear-winged moth that lays eggs on the bark of trees (mostly sycamore and oak species) – larvae burrow and feed in bark layer, usually non-damaging to tree

SS – stump sprouts – epicormic growth that arises from cut trunks – can originate from the remaining trunk tissue or the root crown

T – trunk

TG – Twig girdler – a stem girdling insect (this condition may also be noted under the umbrella of 'CLPD'

Topping cuts – refers to the substandard practice of arbitrarily pruning with no regard to lateral branch points; can include excessive and disfiguring pruning

WW – wound wood – callus tissue growing over a wound

Xylella = suspected bacterial infection with Xylella fastidiosa

EXHIBIT H – TREE INVENTORY FIELD DATA

THE FOLLOWING SHEETS ARE 11” X 17”

TABLE 10 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm-like) (Ft.)	DSH < 4" or Sapling	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	TPZ (Ft.)	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
PP	1	evergreen pear	*Pyrus kawakamii*	11			18	12	14	7	6	A	B			P	MPE, utility pipes adjacent to trunk	11	Remove	New Development	N/A (non-protected)
PP	2	fern pine	*Afrocarpus falcatus*	8.6			20	4	6	6	3	B	B			P	pruned for clearance	9	Remove	New Development	N/A (non-protected)
PP	3	fern pine	*Afrocarpus falcatus*	10.9			20	5	7	8	3	B	B			P	pruned for clearance	11	Remove	New Development	N/A (non-protected)
PP	4	pygmy date palm	*Phoenix roebelenii*		6, 6		8	5	3	6	0	A-	B+			P		6	Remove	New Development	N/A (non-protected)
PP	5	pygmy date palm	*Phoenix roebelenii*		7		7	0	0	9	0	B+	B-			P	all but one trunk cut	9	Remove	New Development	N/A (non-protected)
PP	6	pygmy date palm	*Phoenix roebelenii*		7		10	0	3	3	3	A	A			P		3	Remove	New Development	N/A (non-protected)
PP	7	pygmy date palm	*Phoenix roebelenii*		4, 7		9	0	3	6	6	B+	B+			P	one trunk standing dead	6	Remove	New Development	N/A (non-protected)
PP	8	pygmy date palm	*Phoenix roebelenii*		6		8	4	3	3	4	A	A-			P	one trunk cut	4	Remove	New Development	N/A (non-protected)
PP	9	pygmy date palm	*Phoenix roebelenii*		4, 4, 6		8	3	3	6	5	A	A-			P	one trunk cut	6	Remove	New Development	N/A (non-protected)
PP	10	pygmy date palm	*Phoenix roebelenii*		5		7	3	3	5	3	A	A			P		5	Remove	New Development	N/A (non-protected)
PP	11	pygmy date palm	*Phoenix roebelenii*													P	Tree Removed		Remove	New Development	N/A (non-protected)
PP	12	pygmy date palm	*Phoenix roebelenii*		5		8	3	3	3	3	A	A			P		3	Remove	New Development	N/A (non-protected)
PP	13	pygmy date palm	*Phoenix roebelenii*		4, 4, 6		8	3	5	4	3	A	A-			P		5	Remove	New Development	N/A (non-protected)
PP	14	pygmy date palm	*Phoenix roebelenii*		6, 6, 6		9	2	10	4	7	A	B+			P	staked, cabled, pruned at base	10	Remove	New Development	N/A (non-protected)
PP	15	pygmy date palm	*Phoenix roebelenii*		4, 6		7	0	0	0	7	A	B			P	multiple trunks cut	7	Remove	New Development	N/A (non-protected)
PP	16	Chinese pistache	*Pistacia chinensis*	4.5			14	5	6	6	5	A	B+			P	staked, ties becoming embedded, stake should be removed	5	Remove	New Development	N/A (non-protected)
PP	17	Chinese pistache	*Pistacia chinensis*	5.9			15	8	7	8	7	A	A-			P	in parking lot planter	6	Remove	New Development	N/A (non-protected)

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Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm-like) (Ft.)	DSH < 4" or Sapling	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	TPZ (Ft.)	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
PP	18	Chinese pistache	*Pistacia chinensis*	4			14	7	6	6	5	A	A-			P	in parking lot planter	4	Remove	New Development	N/A (non-protected)
PP	19	Chinese pistache	*Pistacia chinensis*	9.4			16	8	8	7	6	A	A-			P	in parking lot planter	9	Remove	New Development	N/A (non-protected)
PP	20	Chinese pistache	*Pistacia chinensis*	8.3			16	6	8	10	9	A	B			P	split branch, EG, MPE	8	Remove	New Development	N/A (non-protected)
PP	21	Chinese pistache	*Pistacia chinensis*	6.7			15	7	7	10	8	B-	B			P	a bit sparse, mechanical damage	7	Remove	New Development	N/A (non-protected)
PP	22	evergreen pear	*Pyrus kawakamii*	10.1			16	11	11	11	11	A	B+			P	MPE, minor mechanical damage	10	Remove	New Development	N/A (non-protected)
PP	23	crape myrtle	*Lagerstroemia indica*	6			16	6	6	6	6	B	B			P	a bit sparse, MPE	6	Remove	New Development	N/A (non-protected)
PP	24	Chinese pistache	*Pistacia chinensis*	7.7			15	7	5	6	9	C	C			P	sparse, MPE, curb uplift, possible GR, minimal new growth	8	Remove	New Development	N/A (non-protected)
PP	25	Chinese pistache	*Pistacia chinensis*	8.6			16	12	12	10	10	A	A-			P	in parking lot planter	9	Remove	New Development	N/A (non-protected)
PP	26	Chinese pistache	*Pistacia chinensis*	7.8			16	8	10	10	10	B	B			P	in parking lot planter, gopher holes at base, sparse	8	Remove	New Development	N/A (non-protected)
PP	27	Chinese pistache	*Pistacia chinensis*	8.5			16	8	8	8	8	B	B			P	sparse, MPE	9	Remove	New Development	N/A (non-protected)
PP	28	Chinese pistache	*Pistacia chinensis*	9.9			16	8	8	8	8	B	B			P	a bit sparse, MPE, tear on S	10	Remove	New Development	N/A (non-protected)
PP	29	evergreen pear	*Pyrus kawakamii*	10.4			18	8	9	10	9	A-	B+			P	MPE, EG	10	Remove	New Development	N/A (non-protected)
PP	30	evergreen pear	*Pyrus kawakamii*	9.7			18	8	13	10	6	A	B			P	MPE, EG, unbalanced to NE	10	Remove	New Development	N/A (non-protected)
PP	31	crape myrtle	*Lagerstroemia indica*	7.8			16	8	8	8	8	B+	B+			P	a bit sparse	8	Remove	New Development	N/A (non-protected)
PP	32	Mexican fan palm	*Washingtonia robusta*		35		40	6	6	6	6	B	B			P	ivy growing up trunk, fronds browning	6	Remove	New Development	N/A (non-protected)
PP	33	crape myrtle	*Lagerstroemia indica*	2.5, 6.8			16	7	7	7	7	B+	B+			P	a bit sparse	9	Remove	New Development	N/A (non-protected)
PP	34	lemon scented gum	*Corymbia citriodora*	9.5			25	5	5	5	5	C-	D			P	sparse, topped, minimal live canopy	10	Remove	New Development	N/A (non-protected)

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Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm-like) (Ft.)	DSH < 4" or Sapling	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	TPZ (Ft.)	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
PP	35	crape myrtle	*Lagerstroemia indica*	5.2			16	6	6	6	6	A-	A-			P	in parking lot planter	5	Remove	New Development	N/A (non-protected)
PP	36	lemon scented gum	*Corymbia citriodora*	12.5			35	12	10	8	12	B	C			P	sparse, MPE, topped	13	Remove	New Development	N/A (non-protected)
PP	37	lemon scented gum	*Corymbia citriodora*	15.3			35	9	13	14	11	B	C			P	sparse, MPE, topped	15	Remove	New Development	N/A (non-protected)
PP	38	crape myrtle	*Lagerstroemia indica*	5.6			15	6	7	7	6	A-	A-			P	in parking lot planter	6	Remove	New Development	N/A (non-protected)
PP	39	crape myrtle	*Lagerstroemia indica*	6			16	6	7	7	6	A-	A-			P	in parking lot planter	6	Remove	New Development	N/A (non-protected)
PP	40	Chinese elm	*Ulmus parvifolia*	18.4			25	13	8	12	13	A	B+			P	dead eucalyptus standing adjacent going into canopy, diameter measured at 4 feet	18	Remove	New Development	N/A (non-protected)
PP	41	crape myrtle	*Lagerstroemia indica*	8.2			16	6	8	8	8	A	A-			P	hedge surrounding trunk	8	Remove	New Development	N/A (non-protected)
PP	42	Chinese pistache	*Pistacia chinensis*	11.4			18	10	9	11	10	B+	B			P	topped	11	Remove	New Development	N/A (non-protected)
PP	43	crape myrtle	*Lagerstroemia indica*	3		X	16	10	8	10	9	A	A			P	in parking lot planter	3	Remove	New Development	N/A (non-protected)
PP	44	crape myrtle	*Lagerstroemia indica*	2.1		X	12	3	3	3	3	A	A-			P	staked	2	Remove	New Development	N/A (non-protected)
PP	45	crape myrtle	*Lagerstroemia indica*	1.9		X	10	3	4	4	4	A	A-			P	staked	2	Remove	New Development	N/A (non-protected)
PP	46	crape myrtle	*Lagerstroemia indica*	6.1			18	6	7	6	7	B+	B-			P	mechanical damage on trunk, a bit sparse, MPE	6	Remove	New Development	N/A (non-protected)
PP	47	crape myrtle	*Lagerstroemia indica*	5.2			15	5	5	5	5	B+	B			P	a bit sparse, MPE	5	Remove	New Development	N/A (non-protected)
PP	48	crape myrtle	*Lagerstroemia indica*	5.2			16	7	7	7	6	B+	B			P	a bit sparse, MPE	5	Remove	New Development	N/A (non-protected)
PP	49	queen palm	*Syagrus romanzoffiana*		14		18	6	6	6	6	A-	A-			P		6	Remove	New Development	N/A (non-protected)
PP	50	Mexican fan palm	*Washingtonia robusta*		35		42	7	7	7	7	A-	A-			P		7	Remove	New Development	N/A (non-protected)

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PP	51	Mexican fan palm	*Washingtonia robusta*		30		38	7	7	7	7	A-	A-			P	light fixtures attached	7	Remove	New Development	N/A (non-protected)
PP	52	Mexican fan palm	*Washingtonia robusta*		30		38	7	7	7	7	A-	A-			P	light fixtures attached	7	Remove	New Development	N/A (non-protected)
PP	53	Mexican fan palm	*Washingtonia robusta*		30		38	7	7	7	7	A-	A-			P	light fixtures attached	7	Remove	New Development	N/A (non-protected)
PP	54	Mexican fan palm	*Washingtonia robusta*		30		38	7	7	7	7	A-	A-			P	light fixtures attached	7	Remove	New Development	N/A (non-protected)
PP	55	Mexican fan palm	*Washingtonia robusta*		25		32	7	7	7	7	A-	A-			P	light fixtures attached	7	Remove	New Development	N/A (non-protected)
PP	56	queen palm	*Syagrus romanzoffiana*		20		25	8	8	8	8	A	A-			P	light fixtures attached	8	Remove	New Development	N/A (non-protected)
PP	57	queen palm	*Syagrus romanzoffiana*		20		25	8	8	8	8	A	A-			P	light fixtures attached	8	Remove	New Development	N/A (non-protected)
PP	58	queen palm	*Syagrus romanzoffiana*		20		25	8	8	8	8	A	B			P	light fixtures attached, dogleg at top of BT	8	Remove	New Development	N/A (non-protected)
PP	59	Chinese pistache	*Pistacia chinensis*	9.7			18	10	10	10	10	A	B			P	topped	10	Remove	New Development	N/A (non-protected)
PP	60	Chinese pistache	*Pistacia chinensis*	9.5			16	10	10	10	12	A-	B			P	topped, cross branches	10	Remove	New Development	N/A (non-protected)
PP	61	Chinese pistache	*Pistacia chinensis*	8.6			16	8	8	8	8	B+	B			P	topped, a bit sparse, EG	9	Remove	New Development	N/A (non-protected)
PP	62	Chinese pistache	*Pistacia chinensis*	10.9			16	12	10	12	15	B+	B			P	topped, a bit sparse, EG	11	Remove	New Development	N/A (non-protected)
PP	63	Chinese pistache	*Pistacia chinensis*	9.1			16	10	12	12	10	A	B+			P	in sidewalk cutout, spiked	9	Remove	New Development	N/A (non-protected)
PP	64	Chinese pistache	*Pistacia chinensis*	9.2			15	7	7	7	7	B+	B			P	topped, a bit sparse, EG	9	Remove	New Development	N/A (non-protected)
PP	65	pygmy date palm	*Phoenix roebelenii*		3, 4, 4		8	2	4	3	6	A	A-			P	adjacent to structure	4	Remove	New Development	N/A (non-protected)
PP	66	pygmy date palm	*Phoenix roebelenii*		4, 4, 6		8	3	5	5	3	A	A-			P	adjacent to structure	5	Remove	New Development	N/A (non-protected)
PP	67	pygmy date palm	*Phoenix roebelenii*		4, 5, 6		10	3	4	5	4	A	A-			P	adjacent to structure	5	Remove	New Development	N/A (non-protected)
PP	68	pygmy date palm	*Phoenix roebelenii*		3, 5		6	3	3	3	3	A	A-			P	adjacent to structure	3	Remove	New Development	N/A (non-protected)

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PP	69	pygmy date palm	*Phoenix roebelenii*		6		8	3	4	5	4	A	A-			P	adjacent to structure	5	Remove	New Development	N/A (non-protected)
PP	70	king palm	*Archontophoenix cunninghamiana*		8, 9		15	4	6	7	8	A	A-			P	adjacent to structure	8	Remove	New Development	N/A (non-protected)
PP	71	pygmy date palm	*Phoenix roebelenii*		5		8	3	3	3	3	A	A-			P	adjacent to structure	3	Remove	New Development	N/A (non-protected)
PP	72	queen palm	*Syagrus romanzoffiana*		12		18	10	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	73	king palm	*Archontophoenix cunninghamiana*		7		10	2	5	5	5	A	A-			P	adjacent to structure	5	Remove	New Development	N/A (non-protected)
PP	74	king palm	*Archontophoenix cunninghamiana*		7, 9		14	4	6	5	8	B	B			P	adjacent to structure, water damage at base	8	Remove	New Development	N/A (non-protected)
PP	75	umbrella tree	*Heptapleurum actinophyllum*	3, 2.2, 2.5, 2.1, 2, 1.8, 1.7			12	2	6	8	8	A	A-			P	adjacent to structure	15	Remove	New Development	N/A (non-protected)
PP	76	pygmy date palm	*Phoenix roebelenii*		6, 6, 8		12	0	4	7	7	A	A-			P	adjacent to structure	7	Remove	New Development	N/A (non-protected)
PP	77	queen palm	*Syagrus romanzoffiana*		15		25	10	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	78	pygmy date palm	*Phoenix roebelenii*		6		8	2	4	6	4	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	79	queen palm	*Syagrus romanzoffiana*		12		20	10	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	80	pygmy date palm	*Phoenix roebelenii*		7		10	2	4	5	4	A	A-			P	adjacent to structure	5	Remove	New Development	N/A (non-protected)
PP	81	pygmy date palm	*Phoenix roebelenii*		6		8	2	3	4	3	A	A-			P	adjacent to structure	4	Remove	New Development	N/A (non-protected)
PP	82	pygmy date palm	*Phoenix roebelenii*		5		8	2	4	3	2	A	A-			P	adjacent to structure	4	Remove	New Development	N/A (non-protected)
PP	83	pygmy date palm	*Phoenix roebelenii*		5		6	2	3	3	3	A	A-			P	adjacent to structure	3	Remove	New Development	N/A (non-protected)
PP	84	pygmy date palm	*Phoenix roebelenii*		7		10	0	7	7	0	A	A-			P	adjacent to structure	7	Remove	New Development	N/A (non-protected)
PP	85	pygmy date palm	*Phoenix roebelenii*		8		12	0	4	7	4	A	A-			P	adjacent to structure	7	Remove	New Development	N/A (non-protected)

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PP	86	queen palm	*Syagrus romanzoffiana*		12		22	4	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	87	king palm	*Archontophoenix cunninghamiana*		8		12	5	5	5	5	A	A-			P	adjacent to structure	5	Remove	New Development	N/A (non-protected)
PP	88	queen palm	*Syagrus romanzoffiana*		10		18	10	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	89	pygmy date palm	*Phoenix roebelenii*		6		8	3	3	4	3	A	A-			P	adjacent to structure, tie embedded	4	Remove	New Development	N/A (non-protected)
PP	90	umbrella tree	*Heptapleurum actinophyllum*	2.6		X	8	3	3	3	7	B	C			P	adjacent to structure, multiple trunks cut, one remaining trunk	3	Remove	New Development	N/A (non-protected)
PP	91	queen palm	*Syagrus romanzoffiana*		12		20	10	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	92	pygmy date palm	*Phoenix roebelenii*		7		10	2	6	6	4	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	93	pygmy date palm	*Phoenix roebelenii*		7		10	0	0	6	0	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	94	king palm	*Archontophoenix cunninghamiana*		9, 12		16	8	8	8	8	A	A-			P	adjacent to structure	8	Remove	New Development	N/A (non-protected)
PP	95	pygmy date palm	*Phoenix roebelenii*		6		8	0	3	6	3	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	96	umbrella tree	*Heptapleurum actinophyllum*	2.6, 3.8, 2.1, 4, 2.8, 3.3, 2.9, 2.5			15	5	9	12	7	A	A-			P	adjacent to structure	24	Remove	New Development	N/A (non-protected)
PP	97	umbrella tree	*Heptapleurum actinophyllum*	3.6, 3.1			10	3	3	5	8	B+	B+			P	adjacent to structure,	7	Remove	New Development	N/A (non-protected)
PP	98	queen palm	*Syagrus romanzoffiana*		12		18	10	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	99	umbrella tree	*Heptapleurum actinophyllum*	3.5, 2.3, 2.8, 2.8, 1.9, 2.6, 2.2, 2.3			16	3	3	10	7	A	B+			P	adjacent to structure	20	Remove	New Development	N/A (non-protected)

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PP	100	pygmy date palm	*Phoenix roebelenii*		8		8	0	0	10	0	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	101	pygmy date palm	*Phoenix roebelenii*		8, 8		8	0	0	10	0	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	102	pygmy date palm	*Phoenix roebelenii*		7, 7		10	0	4	7	6	A	A-			P	adjacent to structure	7	Remove	New Development	N/A (non-protected)
PP	103	king palm	*Archontophoenix cunninghamiana*		14		22	8	10	10	10	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	104	umbrella tree	*Heptapleurum actinophyllum*	2.5, 3.7			12	2	3	5	6	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	105	gold medallion	*Cassia leptophylla*	7.7			15	9	7	7	12	C+	C			P	a bit sparse, MPE, deadwood and decay throughout	8	Remove	New Development	N/A (non-protected)
PP	106	gold medallion	*Cassia leptophylla*	8.5			18	9	7	9	7	B-	C			P	a bit sparse, MPE, deadwood and decay throughout	9	Remove	New Development	N/A (non-protected)
PP	107	Chinese elm	*Ulmus parvifolia*	5.2			15	7	7	7	7	A	B+			P	staked, diameter measured low at 4 feet	5	Remove	New Development	N/A (non-protected)
PP	108	carrotwood	*Cupaniopsis anacardioides*	6.7			18	6	7	7	9	B	B+			P	topped, a bit sparse, ivy growing up trunk	7	Remove	New Development	N/A (non-protected)
PP	109	umbrella tree	*Heptapleurum actinophyllum*	2.2, 2.8			12	6	6	2	4	C	C-			P	sparse, topped, EG only	5	Remove	New Development	N/A (non-protected)
PP	110	umbrella tree	*Heptapleurum actinophyllum*	2.4, 1.9, 2.2			10	3	4	3	0	C-	C-			P	sparse, topped, EG only	6	Remove	New Development	N/A (non-protected)
PP	111	carrotwood	*Cupaniopsis anacardioides*	6.4			20	7	7	4	7	B	B+			P	topped, a bit sparse, ivy growing up trunk	6	Remove	New Development	N/A (non-protected)
PP	112	umbrella tree	*Heptapleurum actinophyllum*	2.3		X	6	3	5	0	0	C	C			P	sparse, topped, EG only	2	Remove	New Development	N/A (non-protected)
PP	113	umbrella tree	*Heptapleurum actinophyllum*	2.1, 2.3, 2.9			12	7	6	0	5	C	C			P	sparse, topped, EG only	7	Remove	New Development	N/A (non-protected)
PP	114	carrotwood	*Cupaniopsis anacardioides*	6			22	6	7	4	7	B	B+			P	topped, a bit sparse, ivy growing up trunk	6	Remove	New Development	N/A (non-protected)
PP	115	umbrella tree	*Heptapleurum actinophyllum*	1.8, 2.9, 2.5			8	4	7	0	3	C	C			P	sparse, topped, EG only	7	Remove	New Development	N/A (non-protected)
PP	116	umbrella tree	*Heptapleurum actinophyllum*	1.6, 1.8, 3.4			12	6	5	3	3	B-	C			P	sparse, topped, EG only	7	Remove	New Development	N/A (non-protected)

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PP	117	umbrella tree	*Heptapleurum actinophyllum*	3, 2.5, 2.3			10	6	6	2	3	B-	C			P	sparse, topped, EG only	8	Remove	New Development	N/A (non-protected)
PP	118	carrotwood	*Cupaniopsis anacardioides*	6.8			22	7	7	4	11	B	B			P	topped, a bit sparse, ivy growing up trunk	7	Remove	New Development	N/A (non-protected)
PP	119	umbrella tree	*Heptapleurum actinophyllum*	1.3, 2.1, 2.3			8	3	5	3	6	B-	C			P	sparse, topped, EG only	6	Remove	New Development	N/A (non-protected)
PP	120	crape myrtle	*Lagerstroemia indica*	3.2		X	14	6	7	5	5	B	B			P	a bit sparse, MPE	3	Remove	New Development	N/A (non-protected)
PP	121	umbrella tree	*Heptapleurum actinophyllum*	4.6, 2.7, 3.3, 4			8	4	6	3	5	C	C-			P	sparse, topped, EG only	15	Remove	New Development	N/A (non-protected)
PP	122	crape myrtle	*Lagerstroemia indica*	3.4		X	14	5	5	7	5	B	B			P	a bit sparse, MPE	3	Remove	New Development	N/A (non-protected)
PP	123	crape myrtle	*Lagerstroemia indica*	4.5			14	5	7	8	5	B	B			P	a bit sparse, MPE	5	Remove	New Development	N/A (non-protected)
PP	124	crape myrtle	*Lagerstroemia indica*	6.7			16	10	10	10	10	B	B			P	a bit sparse, MPE	7	Remove	New Development	N/A (non-protected)
PP	125	crape myrtle	*Lagerstroemia indica*	7.2			16	10	12	10	10	B	B			P	a bit sparse, MPE, ivy	7	Remove	New Development	N/A (non-protected)
PP	126	carrotwood	*Cupaniopsis anacardioides*	6.7			14	7	7	7	7	B	B			P	a bit sparse, MPE, ivy	7	Remove	New Development	N/A (non-protected)
PP	127	carrotwood	*Cupaniopsis anacardioides*	5.9			15	7	7	8	8	B	B			P	a bit sparse, MPE, ivy	6	Remove	New Development	N/A (non-protected)
PP	128	carrotwood	*Cupaniopsis anacardioides*	4.6			15	6	4	6	10	B	B			P	a bit sparse, MPE, ivy	5	Remove	New Development	N/A (non-protected)
PP	129	carrotwood	*Cupaniopsis anacardioides*	8.1			14	8	8	8	8	B	B			P	a bit sparse, MPE, ivy	8	Remove	New Development	N/A (non-protected)
PP	130	carrotwood	*Cupaniopsis anacardioides*	9			15	10	7	7	10	B	B			P	a bit sparse, MPE, ivy	9	Remove	New Development	N/A (non-protected)
PP	131	carrotwood	*Cupaniopsis anacardioides*	2.7, 5.8			12	6	7	7	7	C	C			P	a bit sparse, MPE, ivy, sunburn, canker, decay on S	8	Remove	New Development	N/A (non-protected)
PP	132	carrotwood	*Cupaniopsis anacardioides*	7.2			14	8	8	8	8	B-	B-			P	a bit sparse, MPE, ivy, diameter measured at 4 feet	7	Remove	New Development	N/A (non-protected)
PP	133	Mexican fan palm	*Washingtonia robusta*		44		50	7	7	7	7	A	B+			P	curves at upper trunk	7	Remove	New Development	N/A (non-protected)

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PP	134	carrotwood	*Cupaniopsis anacardioides*	4, 4.1, 3, 2.2, 3, 3.4			12	6	6	6	6	B-	C			P	a bit sparse, MPE, ivy, tie engulfed	20	Remove	New Development	N/A (non-protected)
PP	135	Mexican fan palm	*Washingtonia robusta*		40, 44, 44		50	10	10	10	10	A	B			P	ivy growing up trunk	10	Remove	New Development	N/A (non-protected)
PP	136	carrotwood	*Cupaniopsis anacardioides*	5.5			14	8	5	6	6	B-	B-			P	a bit sparse, MPE, ivy, sunburn	6	Remove	New Development	N/A (non-protected)
PP	137	carrotwood	*Cupaniopsis anacardioides*	6			14	6	6	7	7	B-	B-			P	a bit sparse, MPE, ivy	6	Remove	New Development	N/A (non-protected)
PP	138	carrotwood	*Cupaniopsis anacardioides*	10.7			16	7	11	13	12	B	B			P	a bit sparse, MPE, ivy, tie engulfed	11	Remove	New Development	N/A (non-protected)
PP	139	carrotwood	*Cupaniopsis anacardioides*	6.7			12	7	7	7	11	B-	B-			P	a bit sparse, MPE, ivy	7	Remove	New Development	N/A (non-protected)
PP	140	Mexican fan palm	*Washingtonia robusta*		40, 35, 35, 36, 50		50	15	15	15	15	A	B			P	five trunks	15	Remove	New Development	N/A (non-protected)
PP	141	fern pine	*Afrocarpus falcatus*	4.6, 6.7, 2.7			18	8	2	8	2	A-	B			P	maintained as hedge	14	Remove	New Development	N/A (non-protected)
PP	142	fern pine	*Afrocarpus falcatus*	2.7, 5.2, 3.9, 2.1			20	8	2	8	2	A-	B			P	maintained as hedge	14	Remove	New Development	N/A (non-protected)
PP	143	fern pine	*Afrocarpus falcatus*	2.2, 2.1, 6, 5.9, 5.6			20	7	2	7	2	A-	B			P	maintained as hedge	22	Remove	New Development	N/A (non-protected)
PP	144	Mexican fan palm	*Washingtonia robusta*		40		46	7	7	7	7	A	A-			P		7	Remove	New Development	N/A (non-protected)
PP	145	Mexican fan palm	*Washingtonia robusta*		40		46	7	7	7	7	A	A-			P		7	Remove	New Development	N/A (non-protected)
PP	146	Mexican fan palm	*Washingtonia robusta*		40		46	7	7	7	7	A	A-			P		7	Remove	New Development	N/A (non-protected)
PP	147	gold medallion	*Cassia leptophylla*	5.9			16	12	10	8	10	B-	C			P	sparse, decay, pole engulfed, canker	6	Remove	New Development	N/A (non-protected)
PP	148	lemon scented gum	*Corymbia citriodora*	17			35	7	10	13	8	B-	C+			P	topped, sparse, cracks in curb around base, limited growing space	17	Remove	New Development	N/A (non-protected)
PP	149	queen palm	*Syagrus romanzoffiana*		30		35	8	8	8	8	A	B+			P	spiked, minor fire damage	8	Remove	New Development	N/A (non-protected)

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PP	150	Chinese elm	*Ulmus parvifolia*	3.8		X	15	8	6	8	6	A	A-			P	pruned for building clearance	4	Remove	New Development	N/A (non-protected)
PP	151	Chinese elm	*Ulmus parvifolia*	5.1			15	6	8	7	5	A-	B			P	minor decay, minor sunburn	5	Remove	New Development	N/A (non-protected)
PP	152	queen palm	*Syagrus romanzoffiana*		15		25	12	12	12	12	A	A			P		12	Remove	New Development	N/A (non-protected)
PP	153	queen palm	*Syagrus romanzoffiana*		15		25	12	12	12	12	A-	A-			P		12	Remove	New Development	N/A (non-protected)
PP	154	queen palm	*Syagrus romanzoffiana*		15		25	10	10	10	10	A-	A-			P		10	Remove	New Development	N/A (non-protected)
PP	155	Chinese elm	*Ulmus parvifolia*	4	15			7	6	7	7	A	B-			P	stake engulfed in canopy at codoms	4	Remove	New Development	N/A (non-protected)
PP	156	Chinese elm	*Ulmus parvifolia*	4.7	15			7	7	7	7	A	B+			P	MPE	5	Remove	New Development	N/A (non-protected)
PP	157	queen palm	*Syagrus romanzoffiana*		20		28	12	12	12	12	A-	B			P	spiked	12	Remove	New Development	N/A (non-protected)
PP	158	pygmy date palm	*Phoenix roebelenii*		6, 7, 8		10	5	6	7	5	A	A-			P		7	Remove	New Development	N/A (non-protected)
PP	159	carrotwood	*Cupaniopsis anacardioides*	14			15	10	12	12	12	A	A-			P		14	Remove	New Development	N/A (non-protected)
PP	160	carrotwood	*Cupaniopsis anacardioides*	6.3			16	10	4	10	11	B	B			P	topped, a bit sparse	6	Remove	New Development	N/A (non-protected)
PP	161	carrotwood	*Cupaniopsis anacardioides*	5.6			16	9	9	10	9	B	B			P	topped, a bit sparse	6	Remove	New Development	N/A (non-protected)
PP	162	jacaranda	*Jacaranda mimosifolia*	11.5			15	12	12	10	15	B	B			P	MPE, some decay, sunburn, hedge surrounding base	12	Remove	New Development	N/A (non-protected)
PP	163	carrotwood	*Cupaniopsis anacardioides*	8.5			14	10	10	10	10	B	B			P	topped, a bit sparse	9	Remove	New Development	N/A (non-protected)
PP	164	carrotwood	*Cupaniopsis anacardioides*	6.4			14	7	7	7	9	B	B			P	topped, a bit sparse	6	Remove	New Development	N/A (non-protected)
PP	165	carrotwood	*Cupaniopsis anacardioides*	9.2			16	10	10	10	10	B	B			P	topped, a bit sparse, ivy	9	Remove	New Development	N/A (non-protected)
PP	166	Mexican fan palm	*Washingtonia robusta*		46		50	10	10	10	10	A	A-			P		10	Remove	New Development	N/A (non-protected)

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PP	167	carrotwood	*Cupaniopsis anacardioides*	6.6			15	7	7	7	7	B	B-			P	topped, a bit sparse, sunburn canker	7	Remove	New Development	N/A (non-protected)
PP	168	Mexican fan palm	*Washingtonia robusta*		40		46	10	10	10	10	A	A-			P		10	Remove	New Development	N/A (non-protected)
PP	169	carrotwood	*Cupaniopsis anacardioides*	8.1			16	8	10	8	8	B	B			P	topped, a bit sparse	8	Remove	New Development	N/A (non-protected)
PP	170	carrotwood	*Cupaniopsis anacardioides*	6.2			15	7	5	8	7	B	B			P	topped, a bit sparse	6	Remove	New Development	N/A (non-protected)
PP	171	Mexican fan palm	*Washingtonia robusta*		35		42	10	10	10	10	A	A-			P		10	Remove	New Development	N/A (non-protected)
PP	172	carrotwood	*Cupaniopsis anacardioides*	8.1			16	8	11	10	7	B	B			P	topped, a bit sparse	8	Remove	New Development	N/A (non-protected)
PP	173	carrotwood	*Cupaniopsis anacardioides*	7.5			16	8	7	9	7	B	B			P	topped, a bit sparse	8	Remove	New Development	N/A (non-protected)
PP	174	Mexican fan palm	*Washingtonia robusta*		40		46	10	10	10	10	A	A-			P		10	Remove	New Development	N/A (non-protected)
PP	175	carrotwood	*Cupaniopsis anacardioides*	8.8			15	7	11	8	9	B+	B			P	topped, a bit sparse	9	Remove	New Development	N/A (non-protected)
PP	176	pygmy date palm	*Phoenix roebelenii*		5, 6		8	6	6	6	2	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	177	pygmy date palm	*Phoenix roebelenii*		6		8	4	5	6	0	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	178	pygmy date palm	*Phoenix roebelenii*		5, 8		10	3	10	4	2	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	179	pygmy date palm	*Phoenix roebelenii*		5		6	2	2	4	2	A	A-			P	adjacent to structure	4	Remove	New Development	N/A (non-protected)
PP	180	pygmy date palm	*Phoenix roebelenii*		7, 8		10	6	10	6	2	A	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	181	pygmy date palm	*Phoenix roebelenii*		6, 7, 8		12	6	6	6	0	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	182	pygmy date palm	*Phoenix roebelenii*		4, 6, 7, 7		10	7	8	5	2	A	A-			P	adjacent to structure	8	Remove	New Development	N/A (non-protected)
PP	183	pygmy date palm	*Phoenix roebelenii*		5, 6, 6		10	6	6	6	2	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)
PP	184	pygmy date palm	*Phoenix roebelenii*		3, 5, 6		10	6	5	6	2	A	A-			P	adjacent to structure	6	Remove	New Development	N/A (non-protected)

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PP	185	pygmy date palm	*Phoenix roebelenii*		4, 5, 6		8	5	4	2	2	A	A-			P	adjacent to structure	5	Remove	New Development	N/A (non-protected)
PP	186	king palm	*Archontophoenix cunninghamiana*		notes		22	10	10	10	0	A-	B			P	16 trunks between 6-15 BT	10	Remove	New Development	N/A (non-protected)
PP	187	king palm	*Archontophoenix cunninghamiana*		notes		18	6	6	9	0	A-	B			P	trunks between 3-15 BT	9	Remove	New Development	N/A (non-protected)
PP	188	carrotwood	*Cupaniopsis anacardioides*	12.3			22	12	13	6	6	A-	B+			P	PM	12	Remove	New Development	N/A (non-protected)
PP	189	weeping fig	*Ficus benjamina*													P	Tree Removed		Remove	New Development	N/A (non-protected)
PP	190	Mexican fan palm	*Washingtonia robusta*		44, 46, 46		55	10	10	10	10	A	B			P	three trunks	10	Remove	New Development	N/A (non-protected)
PP	191	umbrella tree	*Heptapleurum actinophyllum*													P	Tree Removed		Remove	New Development	N/A (non-protected)
PP	192	carrotwood	*Cupaniopsis anacardioides*	9.5			16	8	12	8	7	B	B			P	topped, a bit sparse	10	Remove	New Development	N/A (non-protected)
PP	193	carrotwood	*Cupaniopsis anacardioides*	9.3			16	7	12	10	8	A-	B+			P	topped, a bit sparse	9	Remove	New Development	N/A (non-protected)
PP	194	carrotwood	*Cupaniopsis anacardioides*	9.5			16	8	10	8	9	B+	B			P	topped, a bit sparse	10	Remove	New Development	N/A (non-protected)
PP	195	carrotwood	*Cupaniopsis anacardioides*	7.8			16	12	11	8	7	B	B			P	topped, a bit sparse, diameter measured at 4 feet	8	Remove	New Development	N/A (non-protected)
PP	196	carrotwood	*Cupaniopsis anacardioides*	12			16	10	10	10	10	B	B			P	topped, a bit sparse, PM	12	Remove	New Development	N/A (non-protected)
PP	197	carrotwood	*Cupaniopsis anacardioides*	9.1			16	12	9	10	10	B	B			P	topped, a bit sparse, PM	9	Remove	New Development	N/A (non-protected)
PP	198	carrotwood	*Cupaniopsis anacardioides*													P	Tree Removed		Remove	New Development	N/A (non-protected)
PP	199	carrotwood	*Cupaniopsis anacardioides*	10.2			16	11	11	11	11	B	B			P	topped, a bit sparse, PM	10	Remove	New Development	N/A (non-protected)
PP	200	carrotwood	*Cupaniopsis anacardioides*	13			16	11	11	11	11	B	B			P	topped, a bit sparse, diameter measured at 4 feet	13	Remove	New Development	N/A (non-protected)
PP	201	carrotwood	*Cupaniopsis anacardioides*	10			16	10	10	8	8	B	B			P	topped, a bit sparse, PM	10	Remove	New Development	N/A (non-protected)

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PP	202	carrotwood	*Cupaniopsis anacardioides*	9.8			16	10	10	10	12	B	B			P	topped, a bit sparse, PM	10	Remove	New Development	N/A (non-protected)
PP	203	carrotwood	*Cupaniopsis anacardioides*	6.2			15	8	9	9	12	B-	B-			P	topped, sparse, PM	6	Remove	New Development	N/A (non-protected)
PP	204	weeping fig	*Ficus benjamina*	12			15	6	8	6	8	B	B			P	diameter measured at base	12	Remove	New Development	N/A (non-protected)
PP	205	giant bird of paradise	*Strelitzia nicolai*		10 @ 5		10	7	6	6	7	B	B			P	about 10 trunks	7	Remove	New Development	N/A (non-protected)
PP	206	giant bird of paradise	*Strelitzia nicolai*		4, 4, 4		10	5	6	6	4	B	B			P		6	Remove	New Development	N/A (non-protected)
PP	207	giant bird of paradise	*Strelitzia nicolai*		2, 2, 3, 3, 3		8	8	8	8	8	B	B			P	shaded by umbrella tree!	8	Remove	New Development	N/A (non-protected)
PP	208	umbrella tree	*Heptapleurum actinophyllum*	5.3, 5.2, 4.3, 1.4, 1.4			15	7	10	11	11	A	B+			P	in parking lot cutout	18	Remove	New Development	N/A (non-protected)
PP	209	giant bird of paradise	*Strelitzia nicolai*		1, 1, 2		6	2	3	3	3	A	A-			P	in parking lot cutout	3	Remove	New Development	N/A (non-protected)
PP	210	giant bird of paradise	*Strelitzia nicolai*		2, 2, 2, 2, 2		10	5	5	5	5	A	A-			P	in parking lot cutout	5	Remove	New Development	N/A (non-protected)
PP	211	giant bird of paradise	*Strelitzia nicolai*		2, 2, 2, 2, 2, 2		12	5	5	5	5	A	A-			P	in parking lot cutout	5	Remove	New Development	N/A (non-protected)
PP	212	giant bird of paradise	*Strelitzia nicolai*		2, 3, 3		8	6	3	5	4	A	A-			P	in parking lot cutout	6	Remove	New Development	N/A (non-protected)
PP	213	carrotwood	*Cupaniopsis anacardioides*	11.1			18	16	14	12	14	B	B			P	topped, a bit sparse, PM	11	Remove	New Development	N/A (non-protected)
PP	214	giant bird of paradise	*Strelitzia nicolai*		2, 2, 3		10	3	3	7	5	A	A-			P	in parking lot cutout	7	Remove	New Development	N/A (non-protected)
PP	215	giant bird of paradise	*Strelitzia nicolai*		1, 2		8	0	5	6	3	A	A-			P	in parking lot cutout	6	Remove	New Development	N/A (non-protected)
PP	216	Mexican fan palm	*Washingtonia robusta*		50, 45, 45, 45, 40, 35, 25, 10		55	15	10	15	10	A	B			P	eight trunks	15	Remove	New Development	N/A (non-protected)
PP	217	Mexican fan palm	*Washingtonia robusta*		40		46	0	20	0	0	A	B			P	leans E	20	Remove	New Development	N/A (non-protected)
PP	218	giant bird of paradise	*Strelitzia nicolai*		3, 12		18	12	7	0	8	B	B			P	limited growing space	12	Remove	New Development	N/A (non-protected)

TABLE 10 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm-like) (Ft.)	DSH < 4" or Sapling	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	TPZ (Ft.)	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
PP	219	carrotwood	*Cupaniopsis anacardioides*	8.8			18	12	10	8	10	B	B			P	topped, a bit sparse, PM, base growing over driveway apron	9	Remove	New Development	N/A (non-protected)
PP	220	carrotwood	*Cupaniopsis anacardioides*	11.7			20	8	12	10	7	B	B			P	topped, a bit sparse, PM	12	Remove	New Development	N/A (non-protected)
PP	221	queen palm	*Syagrus romanzoffiana*		10		15	10	0	10	10	A-	A-			P	adjacent to structure	10	Remove	New Development	N/A (non-protected)
PP	222	queen palm	*Syagrus romanzoffiana*		8		14	8	0	8	5	A-	A-			P	adjacent to structure	8	Remove	New Development	N/A (non-protected)
PP	223	queen palm	*Syagrus romanzoffiana*		12		20	11	11	11	11	A-	A-			P	adjacent to structure	11	Remove	New Development	N/A (non-protected)
PP	224	Mexican fan palm	*Washingtonia robusta*													P	Tree Removed		Remove	New Development	N/A (non-protected)
PP	225	Chinese elm	*Ulmus parvifolia*	2, 3			8	2	7	3	7	B	B-			P	maintained as hedge	5	Remove	New Development	N/A (non-protected)
PP	226	Brazilian pepper	*Schinus terebinthifolia*	3.4		X	8	3	5	3	5	B	B			P	maintained as hedge	3	Remove	New Development	N/A (non-protected)
PP	227	Chinese elm	*Ulmus parvifolia*	1, 1.5, 1.7, 1.2			8	4	4	3	3	B	B			P	maintained as hedge	5	Remove	New Development	N/A (non-protected)
PP	228	Mexican fan palm	*Washingtonia robusta*		50		55	8	8	8	8	A	B			P	growing over sidewalk	8	Remove	New Development	N/A (non-protected)
PP	229	Chinese elm	*Ulmus parvifolia*	3, 2.5, 1.8, 1.2			10	3	3	3	4	B	B			P	maintained as hedge	9	Remove	New Development	N/A (non-protected)
PP	230	carrotwood	*Cupaniopsis anacardioides*	10.1			22	12	12	3	10	B	B			P	topped, a bit sparse, PM, in elevated planter	10	Remove	New Development	N/A (non-protected)
PP	231	carrotwood	*Cupaniopsis anacardioides*	6.8			20	8	7	4	7	B	B			P	topped, a bit sparse, PM, in elevated planter	7	Remove	New Development	N/A (non-protected)
PP	232	carrotwood	*Cupaniopsis anacardioides*	9.4			20	12	9	4	10	B	B			P	topped, a bit sparse, PM, in elevated planter	9	Remove	New Development	N/A (non-protected)
PP	233	carrotwood	*Cupaniopsis anacardioides*	9.7			20	12	10	5	10	B	B			P	topped, a bit sparse, PM, in elevated planter	10	Remove	New Development	N/A (non-protected)
PP	234	carrotwood	*Cupaniopsis anacardioides*	9.8			20	12	10	6	8	B	B			P	topped, a bit sparse, PM, in elevated planter	10	Remove	New Development	N/A (non-protected)
PP	235	carrotwood	*Cupaniopsis anacardioides*	9.1			20	12	9	3	6	B	B			P	topped, a bit sparse, PM, in elevated planter	9	Remove	New Development	N/A (non-protected)

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(THIS TABLE IS 11" X 17")

Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm-like) (Ft.)	DSH < 4" or Sapling	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	TPZ (Ft.)	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
PP	236	carrotwood	*Cupaniopsis anacardioides*	8, 7.8			20	12	10	5	8	B	B			P	topped, a bit sparse, PM, in elevated planter	16	Remove	New Development	N/A (non-protected)
PP	237	carrotwood	*Cupaniopsis anacardioides*	7.4			20	12	8	9	3	B	B			P	topped, a bit sparse, PM, in elevated planter	7	Remove	New Development	N/A (non-protected)
PP	238	carrotwood	*Cupaniopsis anacardioides*	10.7			20	13	13	5	13	B	B			P	topped, a bit sparse, PM, in elevated planter	11	Remove	New Development	N/A (non-protected)
PP	239	carrotwood	*Cupaniopsis anacardioides*	7.3			20	7	6	0	7	C	C			P	topped, sparse, PM, in elevated planter	7	Remove	New Development	N/A (non-protected)
PP	240	giant bird of paradise	*Strelitzia nicolai*	1, 1		X	7	3	3	3	3	A	A-			P	in parking lot cutout	2	Remove	New Development	N/A (non-protected)
OS	241	California sycamore	*Platanus racemosa*	26.4			46	22	18	34	18	A-	B			P	S canopy of tree across road against N PL curb, rubber tie embedded in trunk	27	Preserve		N/A
OS	242	California sycamore	*Platanus racemosa*	26.7			50	17	20	32	33	A-	B			P	S canopy of tree across road against N PL curb	27	Preserve		N/A
OS	243	California sycamore	*Platanus racemosa*	21.5			44	23	22	33	15	B+	B			P	S canopy of tree across road against N PL curb, rubber tie embedded in trunk	22	Preserve		N/A
OS	244	California sycamore	*Platanus racemosa*	22.4			46	15	26	40	15	A-	B			P	S canopy of tree across road against N PL curb	23	Preserve		N/A
ST	1	Mexican fan palm	*Washingtonia robusta*		60		65	7	7	7	7	A	A-			P	spiked, in sidewalk cutout	7	Preserve		N/A
ST	2	Chinese pistache	*Pistacia chinensis*	6.6			18	7	10	10	8	A	A-			P	staked, in sidewalk cutout	7	Preserve		N/A
ST	3	Mexican fan palm	*Washingtonia robusta*		55		60	6	6	6	6	A	A-			P	spiked, in sidewalk cutout	6	Preserve		N/A
ST	4	Mexican fan palm	*Washingtonia robusta*		55		60	6	6	6	6	A	A-			P	spiked, in sidewalk cutout	6	Preserve		N/A
ST	5	Chinese pistache	*Pistacia chinensis*	6.7			20	10	13	12	12	A	A-			P	in sidewalk cutout	7	Preserve		N/A
ST	6	Mexican fan palm	*Washingtonia robusta*		35		42	7	7	7	7	A	A			P	spiked, in sidewalk cutout	7	Preserve		N/A
ST	7	Mexican fan palm	*Washingtonia robusta*		50		55	6	6	6	6	A	A-			P	spiked, in sidewalk cutout	6	Preserve		N/A

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(THIS TABLE IS 11" X 17")

Street Tree/ Offsite/Private Property (ST, OS, PP)	Tree ID No.	Common Name	Botanical Name	DSH / DBH (in.)	BT Ht. (palms/palm-like) (Ft.)	DSH < 4" or Sapling	Height (Ft.)	Canopy N (Ft.)	Canopy E (Ft.)	Canopy S (Ft.)	Canopy W (Ft.)	Health Grade	Structure Grade	Infectious Disease	Suggested Treatments	Naturally Occurring (N) or Planted (P)	Comments	TPZ (Ft.)	Disposition (Preserve, Remove)	Reason for Removal	Replacement Ratio
ST	8	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	B+			P	in sidewalk cutout, spiked	6	Preserve		N/A
ST	9	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	B+			P	in sidewalk cutout, spiked	6	Preserve		N/A
ST	10	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	B+			P	in sidewalk cutout, spiked	6	Preserve		N/A
ST	11	Mexican fan palm	*Washingtonia robusta*		35		42	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	12	Mexican fan palm	*Washingtonia robusta*		35		42	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	13	Mexican fan palm	*Washingtonia robusta*		35		42	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	14	Mexican fan palm	*Washingtonia robusta*		25		32	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	15	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	A-			P	in sidewalk cutout	6	Preserve		N/A
ST	16	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	A-			P	in sidewalk cutout	6	Remove	New Driveway Apron	2:1
ST	17	Chinese pistache	*Pistacia chinensis*	4.7			16	6	8	6	8	A	B			P	MPE, in sidewalk cutout	5	Remove	New Driveway Apron	2:1
ST	18	Mexican fan palm	*Washingtonia robusta*		50		56	6	6	6	6	A	B+			P	in sidewalk cutout, spiked	6	Preserve		N/A
ST	19	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	B+			P	in sidewalk cutout, spiked	6	Preserve		N/A
ST	20	Chinese pistache	*Pistacia chinensis*	4.5			15	8	7	7	9	A-	B+			P	staked, in sidewalk., minor mechanical damage	5	Preserve		N/A
ST	21	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	B+			P	in sidewalk cutout	6	Preserve		N/A
ST	22	Chinese pistache	*Pistacia chinensis*	4.7			16	6	6	4	10	A	B+			P	staked, in sidewalk, minor mechanical damage	5	Preserve		N/A
ST	23	Mexican fan palm	*Washingtonia robusta*		40		46	6	6	6	6	A	B+			P	in sidewalk cutout	6	Preserve		N/A
ST	24	Mexican fan palm	*Washingtonia robusta*		30		36	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	25	Mexican fan palm	*Washingtonia robusta*		42		50	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A

TABLE 10 – TREE FIELD DATA AND PROPOSED DISPOSITIONS
(THIS TABLE IS 11" X 17")

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ST	26	Chinese pistache	*Pistacia chinensis*	6.9			18	8	10	10	12	A	B+			P	staked, in sidewalk., minor mechanical damage	7	Preserve		N/A
ST	27	Mexican fan palm	*Washingtonia robusta*		42		50	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	28	Chinese pistache	*Pistacia chinensis*	5.9	16		16	7	10	7	8	B	B			P	topped, a bit sparse	6	Preserve		N/A
ST	29	Mexican fan palm	*Washingtonia robusta*		42		50	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	30	Mexican fan palm	*Washingtonia robusta*		46		55	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Preserve		N/A
ST	31	Mexican fan palm	*Washingtonia robusta*		42		50	7	7	7	7	A	B+			P	in sidewalk cutout, spiked	7	Remove	Fire Lane Access	2:1

EXHIBIT I – TREE PHOTOGRAPH EXHIBIT (88 PAGES)

Promenade Studio City—12555 Ventura Blvd. Project
City of Los Angeles Protected Tree Report—Tree Photographs

88 Pages

Unless otherwise noted in the caption, trees are non-protected.

Protected Trees and Street Trees (or other public rights-of-way trees) are noted.

Tree OS# = Offsite tree, Tree ST# = street tree or right-of-way tree.



Tree 1—*Pyrus kawakamii*
facing north



Trees 2-3 (R-L)—*Afrocarpus falcatus*
facing south



Tree 4—*Phoenix roebelenii*
facing northwest



Tree 5—*Phoenix roebelenii*
facing north



Tree 6—*Phoenix roebelenii*
facing north



Tree 7—*Phoenix roebelenii*
facing west



Tree 8—*Phoenix roebelenii*
facing north



Tree 9—*Phoenix roebelenii*
facing north



Tree 10—*Phoenix roebelenii*
facing north



Tree 11—*Phoenix roebelenii*
facing north (Tree Removed)



Tree 12—*Phoenix roebelenii*
facing northwest



Tree 13—*Phoenix roebelenii*
facing north



Tree 14—*Phoenix roebelenii*
facing northwest



Tree 15—*Phoenix roebelenii*
facing northwest



Tree 16—*Pistacia chinensis*
facing east



Tree 17—*Pistacia chinensis*
facing east



Tree 18—*Pistacia chinensis*
facing east



Tree 19—*Pistacia chinensis*
facing northeast



Tree 20—*Pistacia chinensis*
facing south



Tree 21—*Pistacia chinensis*
facing south



Tree 22—*Pyrus kawakamii*
facing northeast



Tree 23—*Lagerstroemia indica*
facing west



Tree 24—*Pistacia chinensis*
facing north



Tree 25—*Pistacia chinensis*
facing north



Tree 26—*Pistacia chinensis*
facing northwest



Tree 27—*Pistacia chinensis*
facing north



Tree 28—*Pistacia chinensis*
facing northwest



Tree 29—*Pyrus kawakamii*
facing west



Tree 30—*Pyrus kawakamii*
facing southwest



Tree 31—*Lagerstroemia indica*
facing south



Tree 32—*Washingtonia robusta*
facing southeast



Tree 33—*Lagerstroemia indica*
facing northeast



Tree 34—*Corymbia citriodora* facing southeast



Tree 35—*Lagerstroemia indica* facing southeast



Trees 36-37 (L-R)—*Corymbia citriodora* facing east



Tree 38—*Lagerstroemia indica* facing east



Tree 39—*Lagerstroemia indica*
facing east



Tree 40—*Ulmus parvifolia*
facing southeast



Tree 41—*Lagerstroemia indica*
facing south



Tree 42—*Pistacia chinensis*
facing west



Tree 43—*Lagerstroemia indica*
facing west



Tree 44—*Lagerstroemia indica*
facing west



Tree 45—*Lagerstroemia indica*
facing southwest



Tree 46—*Lagerstroemia indica*
facing north



Tree 47—*Lagerstroemia indica*
facing north



Tree 48—*Lagerstroemia indica*
facing north



Tree 49—*Lagerstroemia indica*
facing west



Tree 50—*Washingtonia robusta*
facing west



Trees 51-55 (R-L)—*Washingtonia robusta* facing west



Trees 56-58 (R-L)—*Syagrus romanzoffiana* facing northwest



Tree 59—*Pistacia chinensis* facing southwest



Tree 60—*Pistacia chinensis* facing southwest



Tree 61—*Pistacia chinensis*
facing southwest



Tree 62—*Pistacia chinensis*
facing southwest



Tree 63—*Pistacia chinensis*
facing southwest



Tree 64—*Pistacia chinensis*
facing southwest



Tree 65—*Phoenix roebelenii*
facing north



Tree 66—*Phoenix roebelenii*
facing north



Tree 67—*Phoenix roebelenii*
facing north



Tree 68—*Phoenix roebelenii*
facing north



Trees 69-71 (R-L)—*Phoenix roebelenii* facing north



Tree 72—*Syagrus romanzoffiana* facing north



Tree 73—*Archontophoenix cunninghamiana* facing north



Trees 74-75 (L-R)—*Archontophoenix cunninghamiana* facing north



Tree 76—*Phoenix roebelenii* facing north



Tree 77—*Syagrus romanzoffiana* facing north



Trees 78-81 (R-L)—*Phoenix roebelenii* facing north



Trees 82-83 (R-L)—*Phoenix roebelenii* facing north



Trees 84-85 (R-L)—*Phoenix roebelenii* facing northwest



Trees 86-88 (R-L)—*Syagrus romanzoffiana* facing northwest



Tree 89—*Phoenix roebelenii* facing north



Tree 90—*Heptapleurum actinophyllum* facing north



Tree 91—*Syagrus romanzoffiana* facing north



Trees 92-93 (R-L)—*Phoenix roebelenii* facing north



Trees 94-95 (R-L)—*Phoenix roebelenii* facing north



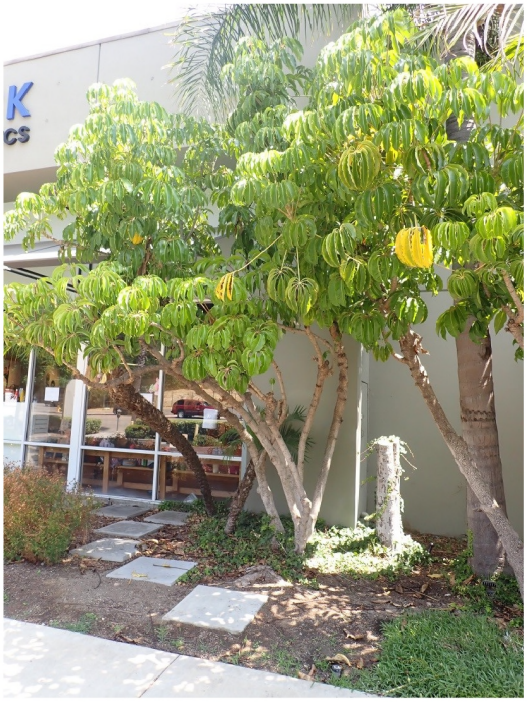
Tree 96—*Heptapleurum actinophyllum* facing north



Tree 97—*Heptapleurum actinophyllum* facing north



Tree 98—*Syagrus romanzoffiana* facing north



Tree 99—*Heptapleurum actinophyllum* facing north



Tree 100—*Phoenix roebelenii* facing north



Tree 101—*Phoenix roebelenii* facing north



Tree 102—*Phoenix roebelenii* facing north



Tree 103—*Archontophoenix cunninghamiana* facing north



Tree 104—*Heptapleurum actinophyllum* facing north



Tree 105—*Cassia leptophylla*
facing northwest



Tree 106—*Cassia leptophylla*
facing north



Tree 107—*Ulmus parvifolia*
facing south



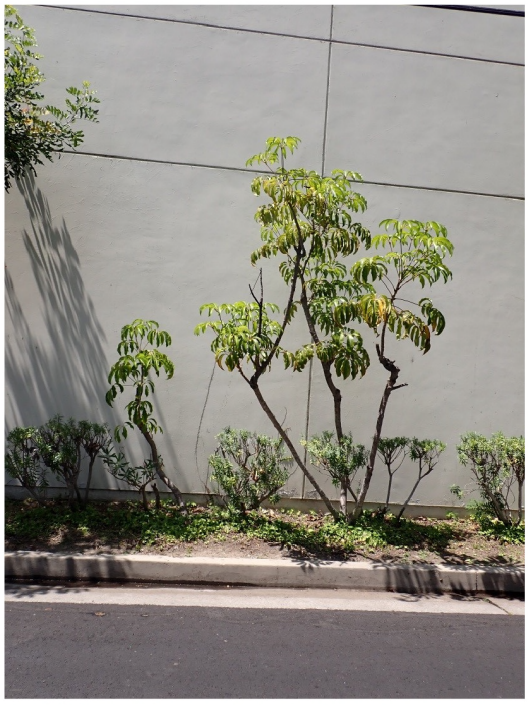
Tree 108—*Cupaniopsis anacardioides*
facing south



Trees 109-110(L-R)—*Heptapleurum actinophyllum* facing south



Tree 111—*Cupaniopsis anacardioides* facing south



Trees 112-113(L-R)—*Heptapleurum actinophyllum* facing south



Tree 114—*Cupaniopsis anacardioides* facing south



Tree 115—*Heptapleurum actinophyllum* facing south



Trees 116-117(L-R)—*Heptapleurum actinophyllum* facing south



Tree 118—*Cupaniopsis anacardioides* facing south



Tree 119—*Heptapleurum actinophyllum* facing south



Tree 120—*Lagerstroemia indica* facing south



Trees 121-122(L-R)—*Heptapleurum actinophyllum* facing south



Tree 123—*Lagerstroemia indica* facing south



Tree 124—*Lagerstroemia indica* facing south



Tree 125—*Lagerstroemia indica*
facing south



Tree 126—*Cupaniopsis anacardioides*
facing south



Tree 127—*Cupaniopsis anacardioides*
facing south



Tree 128—*Cupaniopsis anacardioides*
facing south



Tree 129—*Cupaniopsis anacardioides* facing south



Tree 130—*Cupaniopsis anacardioides* facing south



Tree 131—*Cupaniopsis anacardioides* facing south



Tree 132—*Cupaniopsis anacardioides* facing south



Tree 133—*Washingtonia robusta*
facing southwest



Tree 134—*Cupaniopsis anacardioides*
facing south



Tree 135—*Washingtonia robusta*
facing southeast



Tree 136—*Cupaniopsis anacardioides*
facing south



Tree 137—*Cupaniopsis anacardioides*
facing south



Tree 138—*Cupaniopsis anacardioides*
facing south



Tree 139—*Cupaniopsis anacardioides*
facing south



Tree 140—*Washingtonia robusta*
facing southwest



Trees 141-143(R-L)—*Afrocarpus falcatus* facing southwest



Trees 144-146 (R-L)—*Washingtonia robusta* facing southeast



Tree 147—*Cassia leptophylla* facing west



Tree 148—*Corymbia citriodora* facing west



Tree 149—*Syagrus romanzoffiana*
facing northwest



Tree 150—*Ulmus parvifolia*
facing north



Tree 151—*Ulmus parvifolia*
facing north



Tree 152—*Syagrus romanzoffiana*
facing northwest



Tree 153—*Syagrus romanzoffiana*
facing northwest



Tree 154—*Syagrus romanzoffiana*
facing north



Tree 155—*Ulmus parvifolia*
facing north



Tree 156—*Ulmus parvifolia*
facing north



Tree 157—*Syagrus romanzoffiana*
facing northeast



Tree 158—*Phoenix roebelenii*
facing north



Tree 159—*Cupaniopsis anacardioides*
facing west



Tree 160—*Cupaniopsis anacardioides*
facing northwest



Tree 161—*Cupaniopsis anacardioides*
facing northwest



Tree 162—*Jacaranda mimosifolia*
facing north



Tree 163—*Cupaniopsis anacardioides*
facing west



Tree 164—*Cupaniopsis anacardioides*
facing west



Tree 165—*Cupaniopsis anacardioides*
facing north



Tree 166—*Washingtonia robusta*
facing north



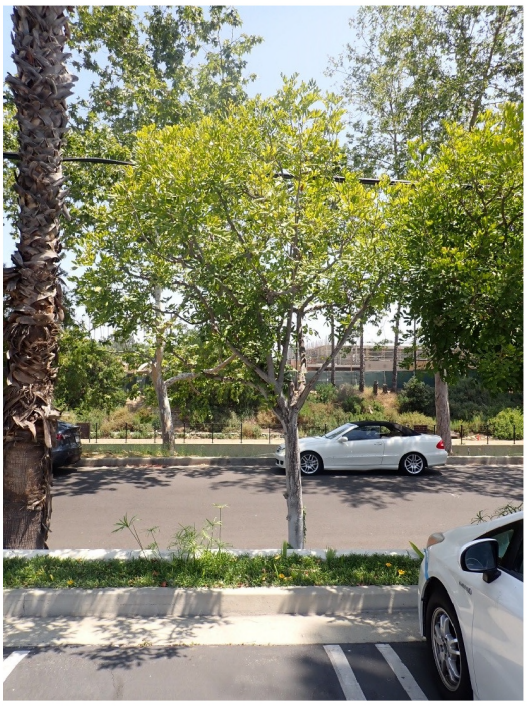
Tree 167—*Cupaniopsis anacardioides*
facing north



Tree 168—*Washingtonia robusta*
facing north



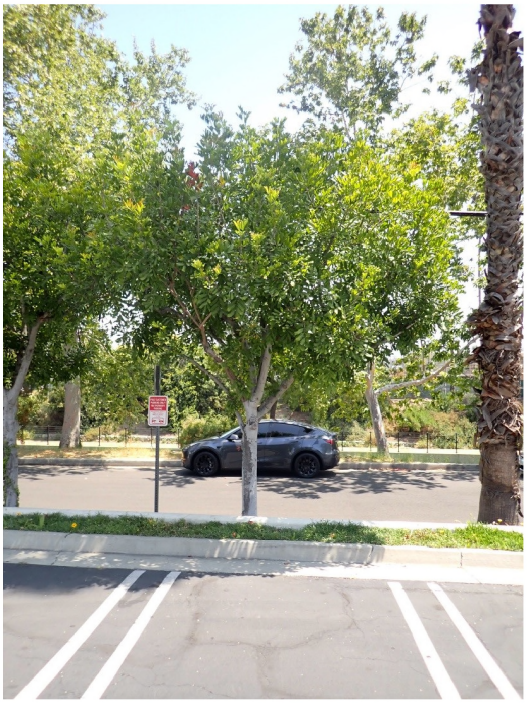
Tree 169—*Cupaniopsis anacardioides*
facing north



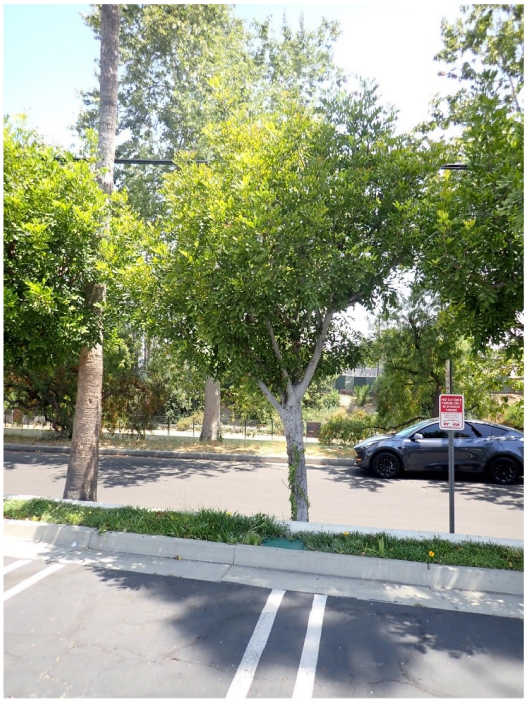
Tree 170—*Cupaniopsis anacardioides*
facing north



Tree 171—*Washingtonia robusta*
facing north



Tree 172—*Cupaniopsis anacardioides*
facing north



Tree 173—*Cupaniopsis anacardioides*
facing north



Tree 174—*Washingtonia robusta*
facing north



Tree 175—*Cupaniopsis anacardioides*
facing north



Trees 176-177 (R-L)—*Phoenix roebelenii*
facing west



Trees 178-180 (R-L)—*Phoenix roebelenii*
facing west



Tree 181—*Phoenix roebelenii*
facing west



Tree 182—*Phoenix roebelenii*
facing west



Tree 183—*Phoenix roebelenii*
facing west



Tree 184—*Phoenix roebelenii* facing west



Tree 185—*Phoenix roebelenii* facing west



Tree 186—*Archontophoenix cunninghamiana* facing west



Tree 187—*Archontophoenix cunninghamiana* facing west



Tree 188—*Cupaniopsis anacardioides*
facing west



Tree 189—*Ficus benjamina*
facing west (Tree Removed)



Tree 190—*Washingtonia robusta*
facing west



Tree 191—*Heptapleurum actinophyllum*
facing west (Tree Removed)



Tree 192—*Cupaniopsis anacardioides* facing west



Tree 193—*Cupaniopsis anacardioides* facing west



Tree 194—*Cupaniopsis anacardioides* facing southwest



Tree 195—*Cupaniopsis anacardioides* facing southwest



Tree 196—*Cupaniopsis anacardioides* facing south



Tree 197—*Cupaniopsis anacardioides* facing south



Tree 198—*Cupaniopsis anacardioides* facing south (Tree Removed)



Tree 199—*Cupaniopsis anacardioides* facing south



Tree 200—*Cupaniopsis anacardioides* facing south



Tree 201—*Cupaniopsis anacardioides* facing south



Tree 202—*Cupaniopsis anacardioides* facing east



Tree 203—*Cupaniopsis anacardioides* facing west



Tree 204—*Ficus benjamina*
facing west



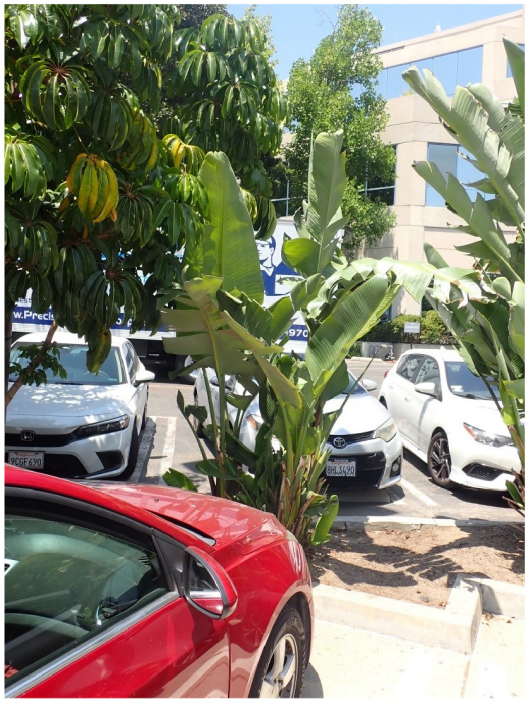
Tree 205—*Strelitzia nicolai*
facing west



Tree 206—*Strelitzia nicolai*
facing west



Trees 207-208(L-R)—*Strelitzia nicolai*
facing west



Tree 209—*Strelitzia nicolai*
facing west



Tree 210—*Strelitzia nicolai*
facing west



Tree 211—*Strelitzia nicolai*
facing west



Tree 212—*Strelitzia nicolai*
facing west



Tree 213—*Cupaniopsis anacardioides*
facing west



Tree 214—*Strelitzia nicolai*
facing west



Tree 215—*Strelitzia nicolai*
facing west



Tree 216—*Washingtonia robusta*
facing north



Tree 217—*Washingtonia robusta*
facing north



Tree 218—*Strelitzia nicolai*
facing south



Tree 219—*Cupaniopsis anacardioides*
facing west



Tree 220—*Washingtonia robusta*
facing northwest



Tree 221—*Syagrus romanzoffiana*
facing east



Tree 222—*Syagrus romanzoffiana*
facing east



Tree 223—*Syagrus romanzoffiana*
facing east



Tree 224—*Washingtonia robusta*
facing south (Tree Removed/Cut at 5')



Tree 225—*Ulmus parvifolia*
facing southwest



Tree 226—*Schinus terebinthifolia*
facing southwest



Tree 227—*Ulmus parvifolia*
facing north



Tree 228—*Washingtonia robusta*
facing north



Tree 229—*Ulmus parvifolia*
facing south



Tree 230—*Cupaniopsis anacardioides*
facing south



Tree 231—*Cupaniopsis anacardioides*
facing south



Tree 232—*Cupaniopsis anacardioides*
facing south



Tree 233—*Cupaniopsis anacardioides* facing south



Tree 234—*Cupaniopsis anacardioides* facing south



Tree 235—*Cupaniopsis anacardioides* facing south



Tree 236—*Cupaniopsis anacardioides* facing south



Tree 237—*Cupaniopsis anacardioides*
facing south



Tree 238—*Cupaniopsis anacardioides*
facing south



Tree 239—*Cupaniopsis anacardioides*
facing south



Tree 240—*Strelitzia nicolai*
facing south



- Tree OS241 (Protected)
- *Platanus racemosa*
- Arborist's opinion - Planted
- Facing northeast



- Tree OS242 (Protected)
- *Platanus racemosa*
- Arborist's opinion - Planted
- Facing northeast



- Tree OS243 (Protected)
- *Platanus racemosa*
- Arborist's opinion - Planted
- Facing northeast



- Tree OS244 (Protected)
- *Platanus racemosa*
- Arborist's opinion - Planted
- Facing northeast



- Tree ST1
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST2
- *Pistacia chinensis*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST3
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST4
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST5
- *Pistacia chinensis*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST6
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST7
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST8
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing south



- Tree ST9
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing south



- Tree ST10
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST11
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST12
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST13
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST14
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST15
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing south



- Tree ST16
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST17
- *Pistacia chinensis*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST18
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST19
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST20
- *Pistacia chinensis*
- Arborist's opinion - Planted
- Facing west



- Tree ST21
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST22
- *Pistacia chinensis*
- Arborist's opinion - Planted
- Facing west



- Tree ST23
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST24
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST25
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST26
- *Pistacia chinensis*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST27
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST28
- *Pistacia chinensis*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST29
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing southwest



- Tree ST30
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west



- Tree ST31
- *Washingtonia robusta*
- Arborist's opinion - Planted
- Facing west

EXHIBIT J – BIBLIOGRAPHY OF GENERAL REFERENCES USED TO PREPARE THE DOCUMENT

Rev. 2025

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APPENDIX C
Protected Tree Report, dated July 5, 2025

RIVERWALK AT STUDIO CITY

DCP ENTITLEMENT APPLICATION SUBMITTAL



SHEET INDEX

A-0.0	TITLE PAGE
A-0.00I	EXISTING SITE CONTEXT
A-0.01	EXISTING BUILDINGS
A-0.02A	TOPO SURVEY BY OTHERS
A-0.02B	TOPO SURVEY BY OTHERS
A-0.02C	TOPO SURVEY BY OTHERS
A-0.3A	PROJECT DATA & PLOT PLAN
A-0.3B	PROJECT REPORT
A-0.4A	ZONING - OPEN SPACE
A-0.4B	ZONING - OPEN SPACE
A-0.5	ZONING - FLOOR AREA RATIO (FAR)
A-0.6	LOT COVERAGE
A-0.7	STEPBACK DIAGRAM - REQUIRED
A-0.8A	STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING
A-0.8B	STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING
A-0.9	DESIGN PROCESS
A-1.1	LEVEL P1 PLAN
A-1.2	LEVEL P2 PLAN
A-1.3	LEVEL P3 PLAN
A-1.4	LEVEL P4 PLAN
A-1.5	LEVEL 1
A-1.6	LEVEL 2
A-1.7	LEVELS 3 TO 4
A-1.8	LEVEL 5
A-1.9	LEVEL 6
A-1.10	LEVEL 7
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A-1.21A	LEVEL P1 ENLARGED PLAN A
A-1.21B	LEVEL P1 ENLARGED PLAN B
A-1.21C	LEVEL P1 ENLARGED PLAN C
A-1.22A	LEVEL P2 ENLARGED PLAN A
A-1.22B	LEVEL P2 ENLARGED PLAN B
A-1.22C	LEVEL P2 ENLARGED PLAN C
A-1.23A	LEVEL P3 ENLARGED PLAN A
A-1.23B	LEVEL P3 ENLARGED PLAN B
A-1.23C	LEVEL P3 ENLARGED PLAN C
A-1.24A	LEVEL P4 ENLARGED PLAN A
A-1.24B	LEVEL P4 ENLARGED PLAN B
A-1.24C	LEVEL P4 ENLARGED PLAN C
A-2.1	EXTERIOR ELEVATION - BUILDING 1
A-2.2	EXTERIOR ELEVATION - BUILDING 2
A-2.3	EXTERIOR ELEVATION - BUILDING 3
A-2.4	EXTERIOR ELEVATION - BUILDING 4
A-3.1	BUILDING CROSS SECTION
A-3.2	BUILDING SECTION
A-3.3	BUILDING SECTION
A-3.4	BUILDING SECTION
A-5.1	TYPICAL UNIT PLANS
A-9.1	MATERIAL BOARD
A-9.2	3D VIEW
A-9.3	3D VIEW
A-9.4	3D VIEW
A-9.5	3D VIEW
A-9.6	3D VIEW
A-9.7	3D VIEW
A-9.8	3D VIEW
A-9.9	3D VIEW
A-9.10	3D VIEW
A-9.11	3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS



01



02



03



04



05



06





07



08



09



10

EXISTING SITE CONTEXT

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

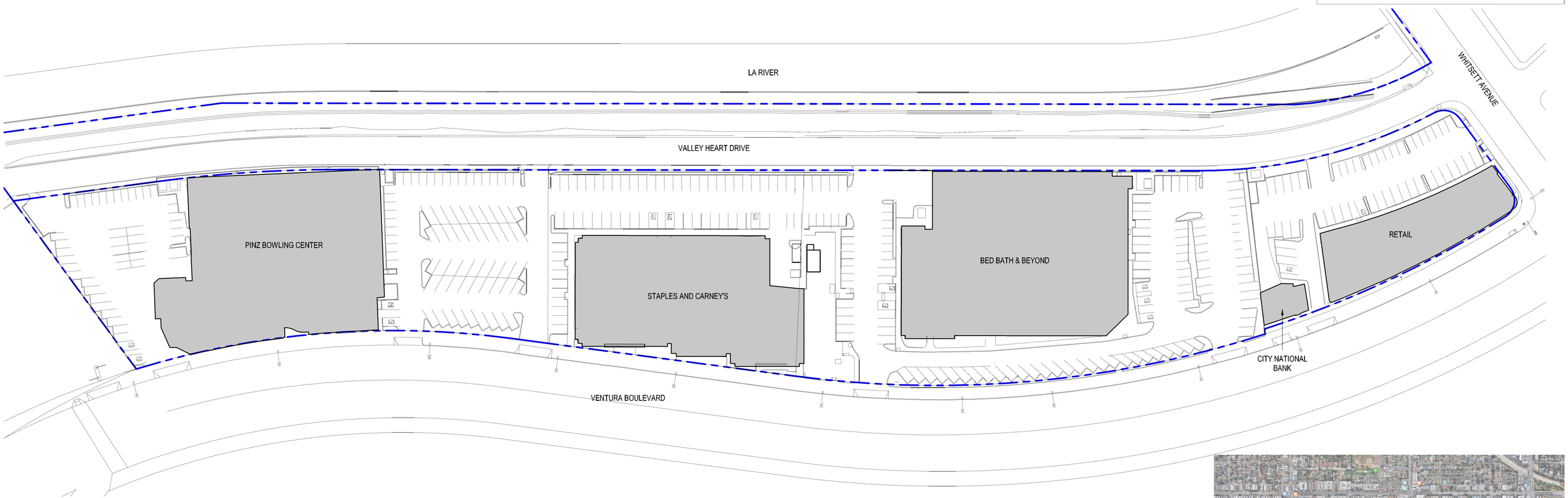
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.00I





EXISTING BUILDINGS

0' | 50' | 100' | 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

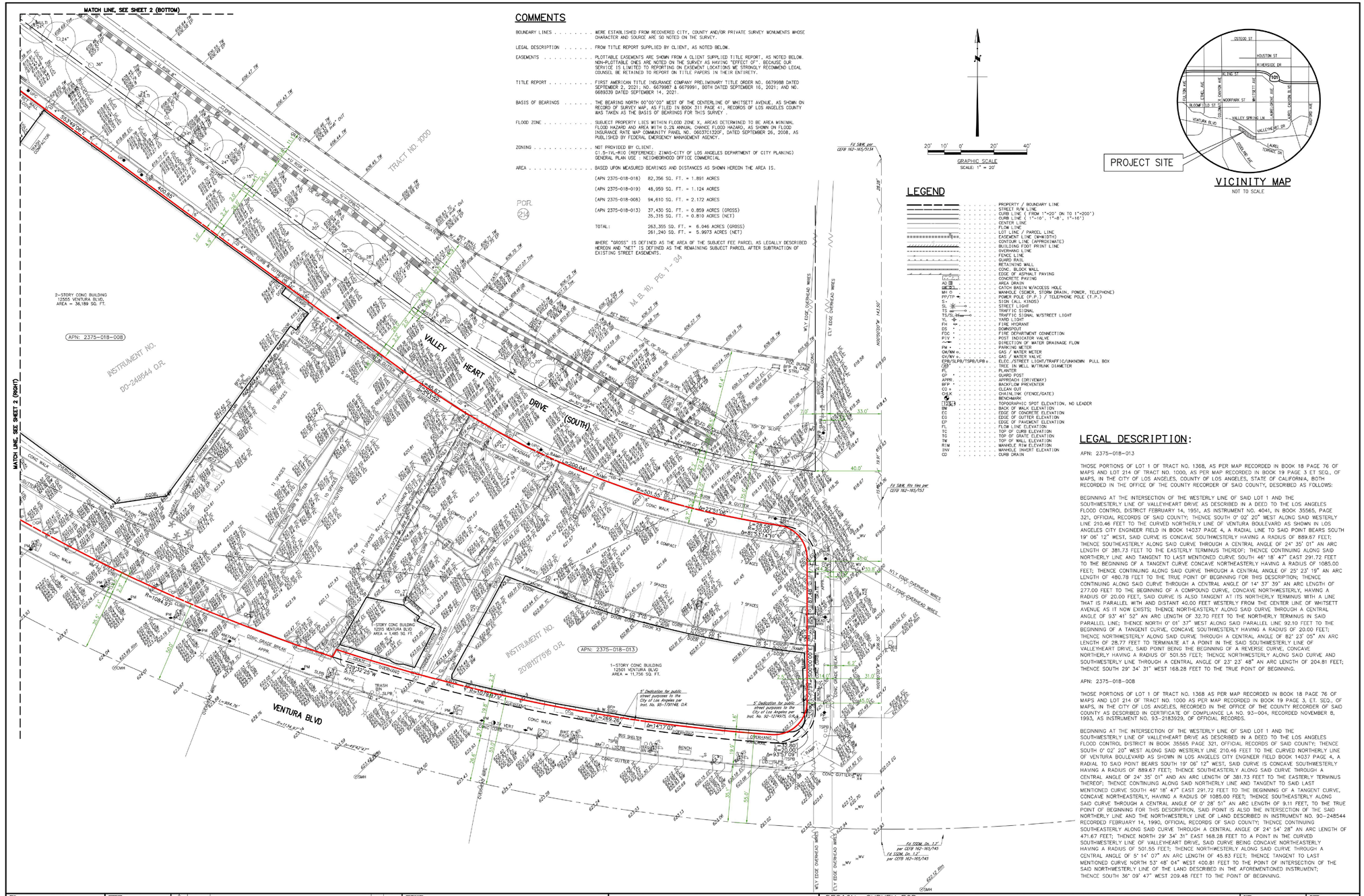
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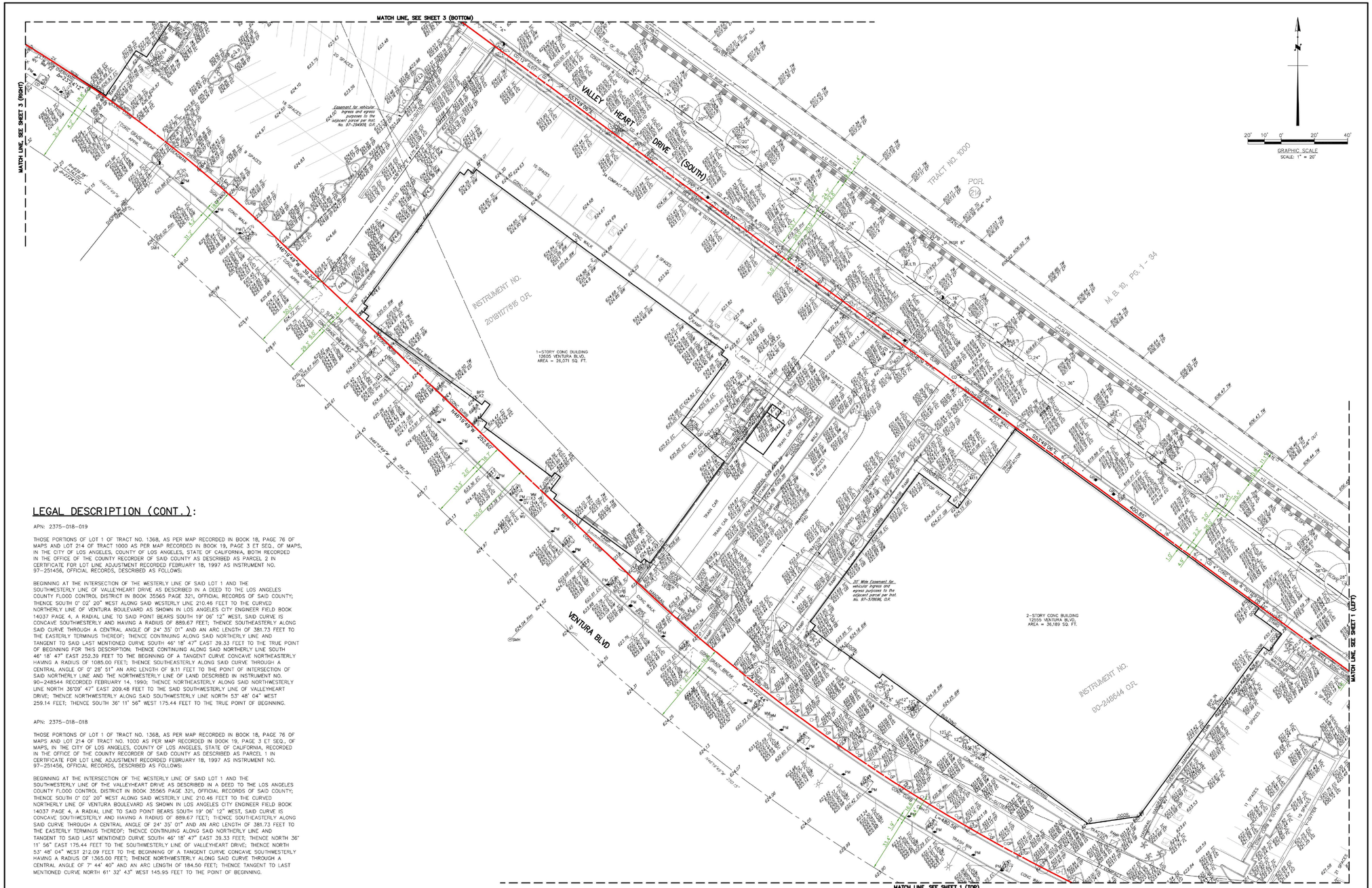
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.01


MATCH LINE, SEE SHEET 2 (BOTTOM)
MATCH LINE, SEE SHEET 2 (RIGHT)
VALLEY HEART DRIVE (SOUTH)
VENTURA BLVD
TRACT NO. 1000
M.B. 19, PGS. 1 - 3
2-STORY CONC BUILDING
12555 VENTURA BLVD,
AREA = 36,189 SQ. FT.
APN: 2375-018-008
INSTRUMENT NO.
20-248544 O.R.
1-STORY CONC BUILDING
12501 VENTURA BLVD
AREA = 11,758 SQ. FT.
APN: 2375-018-013
INSTRUMENT NO.
20181177616 O.R.
POB
POC
N 53°32'25" W 400.65'
S 36°27'35" W 108.97'
R=1085.00'
R=501.55'
R=20.00'
R=1070.92'
L=269.20'
Δ=14°24'07"
S 36°32'25" W
N 53°32'25" E 400.65'
N 36°27'35" E 108.97'
S 36°27'35" W 108.97'
S 53°32'25" W 400.65'
L=28.66'
Δ=81°43'41"
L=664.76'
Δ=35°35'47"
L=1137.87'
Δ=49°43'47"
L=2220.04'
Δ=25°23'19"
L=1457.07'
Δ=93°57'09"
L=35.80'
R=20.00'
Δ=102°32'00"
R=1137.87'
R=1085.00'
R=20.00'
R=1070.92'
R=501.55'
R=1085.00'
R=1137.87



LEGAL DESCRIPTION (CONT.):

APN: 2375-018-019

THOSE PORTIONS OF LOT 1 OF TRACT NO. 1368, AS PER MAP RECORDED IN BOOK 18, PAGE 76 OF MAPS AND LOT 214 OF TRACT NO 1000 AS PER MAP RECORDED IN BOOK 19, PAGE 3 ET SEQ., OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED AS PARCEL 2 IN CERTIFICATE FOR LOT LINE ADJUSTMENT RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-251456, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF VALLEYHEART DRIVE AS DESCRIBED IN A DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN BOOK 35565 PAGE 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 02' 20" WEST ALONG SAID WESTERLY LINE 210.46 FEET TO THE CURVED NORTHERLY LINE OF VENTURA BOULEVARD AS SHOWN IN LOS ANGELES CITY ENGINEER FIELD BOOK 14037 PAGE 4, A RADIAL LINE TO SAID POINT BEARS SOUTH 19° 06' 12" WEST, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 889.67 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 35' 01" AND AN ARC LENGTH OF 381.73 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND TANGENT TO SAID LAST MENTIONED CURVE SOUTH 46° 18' 47" EAST 39.33 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 46° 18' 47" EAST 252.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1085.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 28' 51" AN ARC LENGTH OF 9.11 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE AND THE NORTHWESTERLY LINE OF LAND DESCRIBED IN INSTRUMENT NO. 90-248544 RECORDED FEBRUARY 14, 1990; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE NORTH 36°09' 47" EAST 209.48 FEET TO THE SAID SOUTHWESTERLY LINE OF VALLEYHEART DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE NORTH 53° 48' 04" WEST 259.14 FEET; THENCE SOUTH 36° 11' 56" WEST 175.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 2375-018-018

THOSE PORTIONS OF LOT 1 OF TRACT NO. 1368, AS PER MAP RECORDED IN BOOK 18, PAGE 76 OF MAPS AND LOT 214 OF TRACT NO. 1000 AS PER MAP RECORDED IN BOOK 19, PAGE 3 ET SEQ., OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED AS PARCEL 1 IN CERTIFICATE FOR LOT LINE ADJUSTMENT RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-251456, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF THE VALLEYHEART DRIVE AS DESCRIBED IN A DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN BOOK 35565 PAGE 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 02' 20" WEST ALONG SAID WESTERLY LINE 210.46 FEET TO THE CURVED NORTHERLY LINE OF VENTURA BOULEVARD AS SHOWN IN LOS ANGELES CITY ENGINEER FIELD BOOK 14037 PAGE 4, A RADIAL LINE TO SAID POINT BEARS SOUTH 19° 06' 12" WEST, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 889.67 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 35' 01" AND AN ARC LENGTH OF 381.73 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND TANGENT TO SAID LAST MENTIONED CURVE SOUTH 46° 18' 47" EAST 39.33 FEET; THENCE NORTH 36° 11' 56" EAST 175.44 FEET TO THE SOUTHWESTERLY LINE OF VALLEYHEART DRIVE; THENCE NORTH 53° 48' 04" WEST 212.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1365.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 44' 40" AND AN ARC LENGTH OF 184.50 FEET; THENCE TANGENT TO LAST MENTIONED CURVE NORTH 61° 32' 43" WEST 145.95 FEET TO THE POINT OF BEGINNING.

SEAL: PROFESSIONAL LAND SURVEYOR — DANIEL L. RAHE — No. 9425 — STATE OF CALIFORNIA

DESIGNED: SAS
DRAFTED: SAS
CHECKED: DLR

REV	DATE	DESCRIPTION	BY	APP'D
1	05/28/25	UPDATE ROW WIDTH	LTL	DLR

BENCHMARK:
ELEVATION: ADJUSTMENT:
PATHLOT DATE:
J:\LA\JOB\2019\2019010\SURVEY\DESIGN\SHEETS\PL-ALTA.dwg SHEET :: taylor.lund Plotted :: 9/18/2025 3:23:02 PM :: taylor.lund Saved :: 9/18/2025 1:52:48 PM

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:
SCW 34K, LLC, STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
PROMENADE AT STUDIO CITY
IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: DECEMBER 16, 2021
SCALE: 1" = 20'
PROJECT NUMBER: 1STU120100
SHEET: 2 OF 3



SEAL: DANIEL L RAHE, No. 9425, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF CALIFORNIA	DESIGNED: SAS				BENCHMARK:	PSOMAS, 555 South Flower Street, Suite 4300, Los Angeles, CA 90071, (213) 223-1400 (213) 223-1444 fax, www.psomas.com	DESIGN SURVEY FOR: SCW 34K, LLC, STUDIO CITY EAST 93K, LLC, STUDIO CITY SPORTS CENTER, LLC, PROMENADE AT STUDIO CITY, IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE: DECEMBER 16, 2021	SHEET
	DRAFTED: SAS				ELEVATION: ADJUSTMENT:			SCALE: 1" = 20'	3
	CHECKED: DLR				PATHPLOT DATE:			PROJECT NUMBER: 1STU120100	OF 3
		REV	DATE	DESCRIPTION	LTL	DLR			
		1	05/28/25	UPDATE ROW WIDTH	BY	APP'D			

TOPO SURVEY BY OTHERS

PROJECT INFORMATION

PROJECT NAME: RIVERWALK AT STUDIO CITY

PROJECT DESCRIPTION

MIXED-USE DEVELOPMENT CONSISTING OF:
814 RESIDENTIAL APARTMENT UNITS
75,968 SF OF COMMERCIAL SPACE (RESTAURANTS)

PROJECT SITE ADDRESSES

12555 W. VENTURA BOULEVARD, LOS ANGELES, CALIFORNIA 91605

(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12565, 12601, 12603, 12605, 12615, 12621, 12625, 12655, 12661, 12665 W. VENTURA BOULEVARD)

APN'S

2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

PROPERTY OWNERS
SCW 34K, LLC
STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

APPLICANT
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

ARCHITECT
MVE + PARTNERS
888 S. FIGUEROA STREET, SUITE 2170
LOS ANGELES, CALIFORNIA 90017
CONTACT: SHERWIN PINEDA
TELEPHONE: 213.805.7600
EMAIL: SPINEDA@MVE-ARCHITECTS.COM

LAND USE ENTITLEMENTS
PSOMAS
865 S. FIGUEROA STREET, SUITE 3200
LOS ANGELES, CALIFORNIA 90017
CONTACT: ROSE FISTROVIC
TELEPHONE: 213.223.1537
EMAIL: ROSE.FISTROVIC@PSOMAS.COM

YARD SETBACKS

FRONT YARD - VENTURA BOULEVARD	**REQUIRED**	**PROPOSED**
	BELOW 15' (GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	18 INCHES	18 INCHES
	ABOVE 15' (ABOVE GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	0 INCHES	0 INCHES

REAR YARD - VALLEYHEART DRIVE	**REQUIRED**	**PROPOSED**
C1.5 ZONE-LAMC SECTION 12.13.5C.2 /C1 ZONE- LAMC SECTION12.13.C.3(b)	19 FEET	18 INCHES

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.13.C.b.(b) TO ALLOW AN 18 INCH REAR YARD SETBACK IN LIEU OF THE OTHERWISE REQUIRED 19 FOOT SETBACK.

SIDE YARD - WESTERLY PROPERTY LINE	**REQUIRED**	**PROPOSED**
COMMERCIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	0 FEET	0 FEET
RESIDENTIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	10 FEET	28 FEET

28 FOOT SETBACK ALLOWABLE PER VCBCSP SECTION 7.A.3.b TO PROVIDE DRIVEWAY/FIRE LANE ACCESS

SIDE YARD - EASTERLY PROPERTY LINE - WHITSETT AVENUE	**REQUIRED**	**PROPOSED**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.b.	18 INCHES	18 INCHES

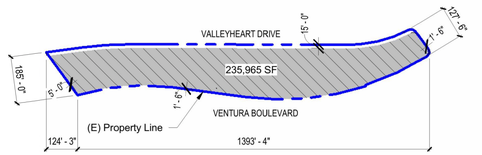
PROJECT SUMMARY

ZONING AND GENERAL PLAN LAND USE DESIGNATION

ZONE	C1.5-1VL-RIO
GENERAL PLAN LAND USE DESIGNATION	NEIGHBORHOOD OFFICE COMMERCIAL

LOT AREA AND BUILDABLE AREA

LOT AREA, PRE-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025) 261,240 SF



FLOOR AREA

ALLOWABLE FLOOR AREA	**FAR**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3	1:1 FAR

TOTAL LOT AREA (PRE-DEDICATION)	261,240 SF
BUILDABLE AREA	235,965 SF
BUILDABLE AREA PER LAMC 12.03	
RESIDENTIAL	668,938 SF
COMMERCIAL	75,968 SF
TOTAL FLOOR AREA	**744,906 SF**
REQUESTED FAR	**3.2 :1**

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.37 TO ALLOW A FLOOR AREA RATIO NOT TO EXCEED 3.2:1, IN LIEU OF THE OTHERWISE REQUIRED 1:1 FLOOR AREA RATIO ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD SPECIFIC PLAN, SECTION 6.B.3.

DENSITY

ALLOWED DENSITY		
BASE DENSITY - RESIDENTIAL DWELLING UNITS	653	UNITS
LOT AREA 261,240 SF / 400 SF		
LAMC SECTION 12.13.5.B.3. - C1.5 ZONE / LAMC SECTION 12.11.C.4 - R4 ZONE		
AFFORDABLE HOUSING INCENTIVE - DENSITY BONUS	816	UNITS
CALIFORNIA GOVERNMENT CODE SECTION 65915 (f)(2), AMENDED OCTOBER 11, 2023		
25% DENSITY BONUS FOR DEVELOPMENTS PROVIDING 7% VERY LOW INCOME UNITS		
PROPOSED DENSITY	**814**	**UNITS**
814 DWELLING UNITS INCLUDING 7% VERY LOW INCOME (46 UNITS)		

DENSITY BONUS - LAMC SECTION 12.22.A.37.E.1.i TO ALLOW AN INCREASE IN DENSITY UP TO 35% GREATER THAN THE BASE ALLOWABLE BY PROVIDING 7% (46 UNITS) VERY LOW INCOME UNITS.

HEIGHT

ALLOWED-FEET	**30**	**FEET**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 7.E.1.a.4.		
ALLOWED-STORIES (ENTIRELY RESIDENTIAL)	**NO LIMIT**	
ALLOWED-STORIES (ALL OTHER)	**3 STORIES**	
LAMC SECTION 12.21.1		
PROPOSED-FEET	**84**	**FEET**

DENSITY BONUS WAIVER OF DEVELOPMENT STANDARDS - LAMC SECTION 12.22.A.37 TO ALLOW AN ADDITIONAL INCREASE IN HEIGHT UP TO 84 FEET IN LIEU OF OTHERWISE 30 FEET ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD CORRDOR SPECIFIC PLAN (VCBCSP SECTION 7.E.1.a.4).

PROPOSED-STORIES	**7**	**STORIES**

AUTOMOBILE PARKING

REQUIRED PARKING SPACES

RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO (1:100)	PARKING SPACES REQ.
75,968	100	760
		760 SPACES

PROPOSED PARKING SPACES

814 RESIDENTIAL DWELLING UNITS	1,040	SPACES

PROPOSED COMMERCIAL PARKING

RESTAURANTS - 75,968 SF	766	SPACES
TOTAL AUTOMOBILE PARKING SPACES PROPOSED	**1,806**	**SPACES**

BICYCLE PARKING SPACES

RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS - LAMC SECTION 12.21.A.16(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES	RATIO	UNITS	# OF SPACES
One - 25	1 per 10 units	25	3	1 per unit	25	25
26 - 100	1 per 15 units	75	5	1 per 1.5 units	75	50
101 – 200	1 per 20 units	100	5	1 per 2 units	100	50
201 +	1 per 40 units	614	15	1 per 4 units	614	154
	TOTAL	814	28	TOTAL	814	279

LAMC SECTION 12.21.A.16(b) FRACTIONS - ANY FRACTION UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED AND ANY FRACTION OVER ONE-HALF SHALL BE CONSTRUED AS REQUIRING ONE BICYCLE PARKING SPACE.

COMMERCIAL BICYCLE PARKING REQUIRED - LAMC SECTION 12.21.A.16.(a)(2)

RESTAURANT - 75,968 SF		
SHORT TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
LONG TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
TOTAL COMMERCIAL BICYCLE SPACES REQUIRED	**76**	
TOTAL RESIDENTIAL BICYCLE PARKING PROPOSED		
SHORT TERM	30	
LONG TERM	324	
TOTAL COMMERICIAL BICYCLE PARKING PROPOSED		
SHORT TERM	38	
LONG TERM	40	
TOTAL BICYCLE PARKING SPACES	**432**	**SPACES**

ELECTRIC VEHICLE PARKING

RESIDENTIAL

CAL GREEN SECTION 4.106.4.2.2	**Required**	**Proposed**
ELECTRIC VEHICLE READY (EVR) - 40% OF TOTAL SPACES PROVIDED	416	420
EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES		
NOTE: THE NUMBER OF EVR SPACES CAN BE COUNTED TOWARDS THE TOTAL NUMBER OF EV CAPABLE SPACES REQUIRED FOR THE BUILDING.		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 10% OF TOTAL SPACES PROVIDED	104	104
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

COMMERCIAL

CAL GREEN SECTION 5.106.5.3		
ELECTRIC VEHICLE CAPABLE - 20% OF TOTAL PARKING SPACES PROVIDED	153	155
CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 25% OF EV CAPABLE SPACES	38	39
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE

UNIT DESCRIPTION	**# OF UNITS**	**OPEN SPACE**
STUDIO (LESS THAN 3 HABITABLE ROOMS)	223	22,300 SF
(100 SF REQUIRED PER UNIT)		
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS)	373	37,300 SF
(100 SF REQUIRED PER UNIT)		
2 BEDROOM (3 HABITABLE ROOMS)	218	27,250 SF
(125 SF REQUIRED PER UNIT)		
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)

MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

LOCATION		**AMOUNT (SF)**	**TOTAL OPEN SPACE**
LEVEL 1			
BUILDING 2	POOL AND DECK	8,974	
BUILDING 3	COURTYARD #3A	3,801	
BUILDING 3	COURTYARD #3B	5,787	
COURTYARD BETWEEN BUILDING 3 AND BUILDING 4		4,103	
BUILDING 4	POOL AND DECK	11,389	
BUILDING 4	COURTYARD	4,352	**38,406**
LEVEL 3			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 4			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 6			
BUILDING 3	OPEN SPACE	2,823	
BUILDING 4	OPEN SPACE	3,439	**6,262**
LEVEL 7			
BUILDING 2	OPEN SPACE	1,259	
BUILDING 3	OPEN SPACE	780	
BUILDING 4	OPEN SPACE	3,124	**5,163**
SUBTOTAL COMMON OPEN SPACE			**55,866 SF**

INDOOR OPEN SPACE (RECREATION ROOMS)

MAXIMUM OF 25% OF TOTAL REQUIRED OPEN SPACE (21,712 SF)

LEVEL 1			
BUILDING 2	INDOOR POOL LOUNGE	1,412	
BUILDING 3	FITNESS ROOM	1,886	
BUILDING 3	YOGA / SPIN & COFFEE LOUNGE	1,456	
BUILDING 4	RECREATION / CO-WORKING AREA	3,441	
BUILDING 4	INDOOR POOL LOUNGE	1,751	
BUILDING 4	MUSIC, SPORTS & GAME ROOM	3,020	
SUBTOTAL COMMON INDOOR OPEN SPACE			**12,966 SF**
PRIVATE OPEN SPACE			
423 BALCONIES @ 50 SQUARE FEET			**21,105 SF**
TOTAL OPEN SPACE PROVIDED			**89,937 SF**

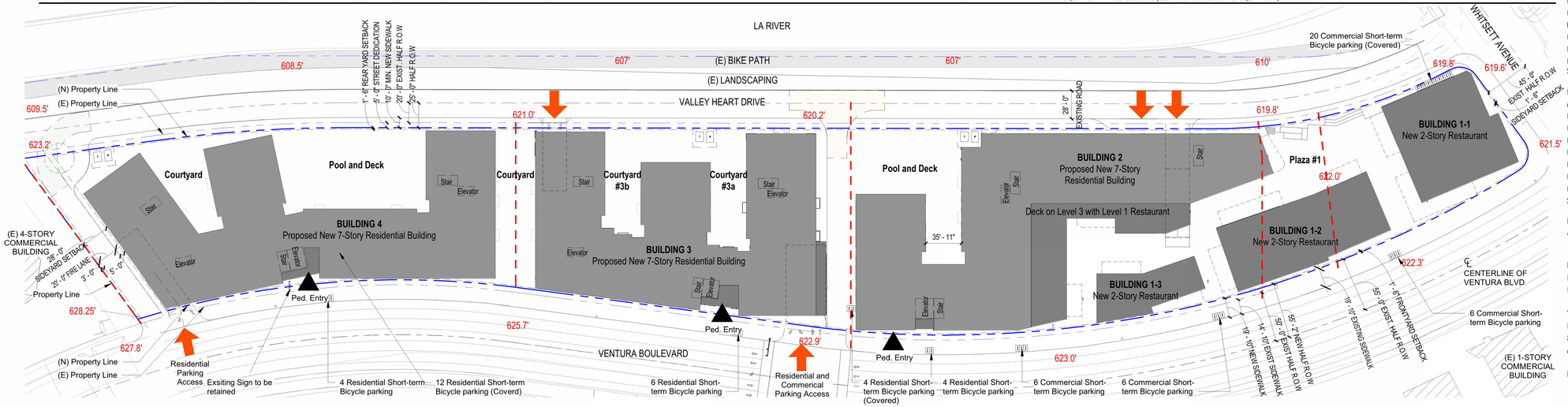
LANDSCAPING - LAMC SECTION 12.21.G.(3)

REQUIRED - 25% OF COMMON OPEN SPACE	**17208 SF**
PROPOSED	**32,575 SF**

TREES - LAMC SECTION 12.21.G.2.(a)(3)

REQUIRED
814 UNITS / 4 = 204 TREES
AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

PROVIDED - 210 TREES



PROJECT DATA & PLOT PLAN

0' | 50' | 100' | 150'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

12555 VENTURA BLVD
STUDIO CITY, CA 91604

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

MVE + PARTNERS

A-0.3A

Los Angeles Department of Building and Safety

Parcel Profile - Report Date: 5/5/2025 2:57:53 PM

JOB ADDRESS(ES)

12555 W VENTURA BLVD, LOS ANGELES, CA 91604
12557 W VENTURA BLVD, LOS ANGELES, CA 91604
12565 W VENTURA BLVD, LOS ANGELES, CA 91604
12601 W VENTURA BLVD, LOS ANGELES, CA 91604
12603 W VENTURA BLVD, LOS ANGELES, CA 91604

1. PARCEL LEGAL DESCRIPTION INFORMATION:

Tract:	TR 1000
Block:	
Lot:	214
Arb:	3
Modifier:	PT
Map Reference Number for Tract Recordation:	M B 19-3 (SHT 3)
Parcel Identification Number:	1628161 70 (/OnlineServices/PermitReport/PermitResultsbyPin?pin=1628161%20%20%20%2070)

2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone:	NO
Area Planning Commission:	South Valley
Baseline Hillside Ordinance:	NO
Baseline Mansionization Ordinance:	NO
Certified Neighborhood Council:	Studio City
Community Redevelopment Area:	NO
Council District:	4
District Map:	162B161
Flood Hazard Zone:	NO
Hillside Grading Area:	NO
Hillside Ordinance Area:	NO
LA Preliminary Fault Study Area: (/OnlineServices/PermitReport/DisplayPDF?path=LAPFRSA.pdf)	NO
Planning Area / Community Name:	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
Zone(s):	C1.5-1VL-RIO

3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

500 Foot School Zone:	NO
Airport Hazard Area:	NO
Alley:	NO
Building and Safety Branch Office:	VN
Building Line Setback:	NO
Census Tract:	1439.01
City Street R/W:	NO
City Walk R/W:	NO
Coastal Zone Conservation Act:	NO
Community Design Overlay District:	NO
Community Noise Equiv. Level:	NO
Compacted Filled Ground:	NO
Division of Land:	NO
Division of Land Exemption:	NO
Earthquake-Induced Landslide Area:	NO

Earthquake-Induced Liquefaction Area:	YES
Easement:	NO
Energy Zone:	9
Environmentally Sensitive Area:	NO
Fire District:	VHFHSZ
Front Yard Setback:	NO
Future Street:	NO
GPI Plan Route Office:	NO
High Wind Area:	NO
Highway Dedication:	NO
Hillside Street:	NO
Lot Cut Date:	NO
Lot Size:	NO
Lot Type:	NO
Methane Hazard Site:	NO
Nat. Water Course:	NO
Near Source Zone Distance:	2.2
Oil Well Area:	NO
Parcel Area (sqft):	80744.40
Parcel Map Exemption:	NO
Parking District:	NO
Parking Layout:	NO
Private Street:	NO
Rear Yard Setback:	NO
Side Yard Setback:	NO
Thomas Brothers Map Grid:	562-F5
Vacated Street/Alley:	NO
Vehicular Access Waived:	NO

4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

Affidavit:	AF-93-2183929-CC
	AF-91-2009990-OP
Community Development Block Grant:	BID-STUDIO CITY
City Planning Case(s):	CPC-1980-29223
	CPC-1980-29224
	CPC-1981-29795-GPC
	CPC-1985-381
	CPC-1985-382-MOR
	CPC-1999-1-SP
	CPC-2006-48-ICO
	CPC-2007-3036-RIO
	CPC-2008-3125
	CPC-2008-3125-CA
	CPC-2023-1637-SP
	CPC-6978
	CPC-156378
	COC-93-4
	COC-92-73
	CPC-8240
	CPC-9708
DTRM:	DIR-2016-1896-DI

Ordinance:	ORD-109633
	ORD-185650
	ORD-183145
	ORD-183144
	ORD-174052
	ORD-171240
	ORD-154553
	ORD-156378
	ORD-159763
	ORD-165290
	ORD-166560
Zoning Information File(s):	ZI-2512 Housing Element Sites
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2358 River Implementation Overlay District (RIO)
	ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)

5. OTHER PARCEL RELATED INFORMATION:

Seismic Gas Shut Off Valve Installed:	12565 W VENTURA BLVD
Seismic Gas Shut Off Valve Installed:	12555 W VENTURA BLVD
Seismic Gas Shut Off Valve Installed:	12601 W VENTURA BLVD

RIO APPLICATION & CHECKLIST

ADMINISTRATIVE REVIEW

RIO APPLICATION AND CHECKLIST FOR MINISTERIAL REVIEW

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13.17 G (Administrative Review) authorizes ministerial review for projects in compliance with Supplemental Use Districts; Ordinance No. 183,145 established the River Improvement Overlay (RIO) District. Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A.

	Drawing Sheet	Administrative Use Only
Section F. Development Regulations		
1. Landscaping. Indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is made for herbs, fruits, or vegetable plants.	L01; L06-L25	☐
2. Screening/Fencing.		
a. Loading/Off-Street Parking. For a project with any loading areas and/or off-street parking facilities that contain three or more spaces indicate the drawing sheet that illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting rights-of-way and the LA River.	A-1.5	☐
b. Equipment. For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view.	A-1.5	☐
c. Exterior Trash Enclosures. For a project that includes a trash disposal unit indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).	N/A	☐
d. Fencing. For any project, with the exception of single-family homes (but including homes built as part of the small lot ordinance), that faces a street that crosses the river or terminates at the river or a river frontage road and/or faces a river frontage road and includes a fence within the front or side yards that is visible from the street, indicate the drawing sheet that illustrates the location and design of the fence.	N/A	☐
3. Exterior Site Lighting. Indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.	L26-L28	☐
4. Projects within Inner Core:		
a. Landscape Buffer. Indicate the drawing sheet that illustrates the location of the 10' buffer.	N/A - Project is not Inner Core, not 'adjacent' to River	☐
b. Fence. Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the 10' buffer area.		☐
c. Fence Height. See (b) above.		☐
d. Gates. Indicate the drawing sheet that illustrates the location, height design and operation of the gate(s). Small-lot projects shall comply with the requirements of Section F.4.f.i and therefore the gate may be a single gate from the entire project to the river and not from individual homes.		☐
e. Noise. Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall indicate the drawing sheet that illustrates the location and design of all noise-attenuating features such that operational sounds shall not exceed 5 decibels above the existing or presumed ambient levels of the property line(s) of properties on the opposite bank.		☐

	Drawing Sheet	Administrative Use Only
f. River Access. See (d) above.		☐
g. Riverfront Door. Indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.		☐

Note: The Administrative Review fee shall be paid prior to receiving the clearance. For instructions on how to obtain City Planning clearances, see Zoning Information (ZI) No. 2358 River Improvement Overlay Use District.

Administrative Review Invoice Number: _____

Applicant Signature _____ **Date** _____

Applicant Name _____

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

INCENTIVES

ATTACHMENT A
PROMENADE STUDIO CITY

REQUESTS FOR DISCRETIONARY APPROVALS AND VESTING TENTATIVE TRACT MAP (VTT-84453)
12555 W. VENTURA BOULEVARD, LOS ANGELES, CA 91604
(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12601, 12603, 12605, 12615, 12621, 12625, 12661, 12655, 12665 W. VENTURA BOULEVARD)

Studio City Sports Center, LLC ("Applicant") requests approval of the discretionary actions set forth below to allow for the construction of a mixed-use development consisting of 814 residential dwelling units including 46 Very Low Income (7%) Affordable Units and approximately 75,968 square feet of commercial uses (restaurant). The project site is located at 12501 - 12555 W. Ventura Boulevard ("Project Site") in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area and the Ventura / Cahuenga Boulevard Corridor Specific Plan ("VCBCSP") of the City of Los Angeles.

1. **Per Los Angeles Municipal Code ("LAMC"), Chapter 1A, Division 13.B.4, Project Compliance Review** for a project within the boundaries of the Ventura-Cahuenga Boulevard Corridor Specific Plan ("VCBCSP").

2. **Per LAMC Section 12.22.A.37 and California Government Code Section 65915 (f)(2) Amended October 11, 2023, Affordable Housing Incentives – Density Bonus Determination**, the Applicant proposes to set aside 7% (46 units) of the project's base density units for Very Low Income restricted affordable households, to allow for a 25% density bonus, resulting in a total of 814 proposed residential units.

Per LAMC Section 12.22.A.37 and California Government Code Section 65915(e)(1), the Applicant requests Affordable Housing **Off-Menu Incentives/Waiver of Development Standards** to facilitate the provision of affordable housing on the site as follows:

a) **Off-Menu Incentive to allow a Floor Area Ratio not to exceed 3.2:1**, in lieu of the otherwise required 1:1 Floor Area Ratio allowed by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 6.B.3;

b) **Waiver of Development Standard to allow a 23% increase in lot coverage limits**, allowing 74% lot coverage in lieu of the 60% lot coverage limitation by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.B.2.

c) **Waiver of Development Standard to allow a maximum building height of 84 feet** in lieu of the otherwise 30 feet allowed by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.a.4;

d) **Waiver of Development Standard to allow a 1.5-foot rear yard setback** in lieu of the otherwise 19-foot setback required by the Los Angeles Municipal Code, Section 12.13.C.3.

e) **Waiver of Development Standard to waive the otherwise required Transitional Height** requirement for buildings on a C-zoned lot within 49 feet of a lot classified in the RW1 zone or more restrictive zone (LAMC Section 12.21.1.A.10);

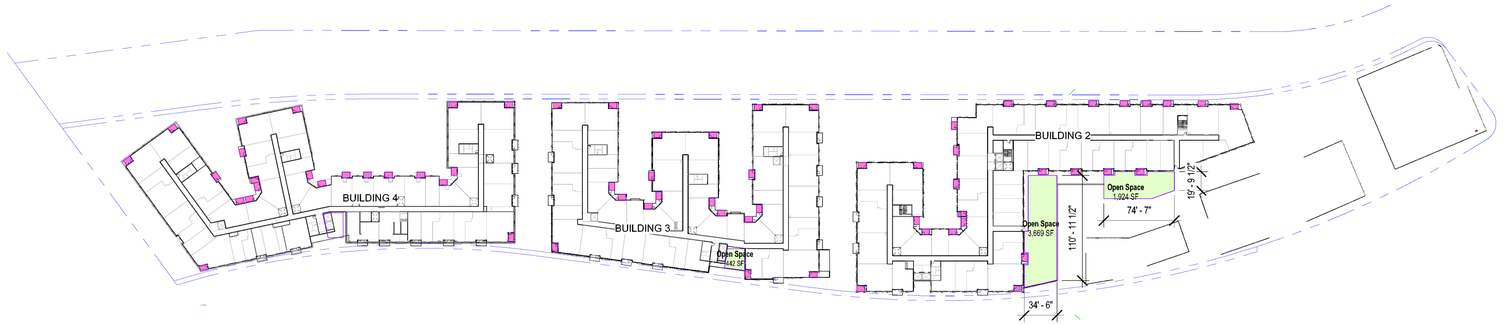
f) **Waiver of Development Standard to allow volume averaging setbacks with hybrid vertical cutouts and stepbacks** in lieu of the otherwise required 10-foot setbacks from the roof perimeter for each 15-foot increment above 25-feet (VCBCSP Section 7E.1.f.)

3. **Class 2 Main Conditional Use Permit ("MCUB") pursuant to LAMC Section 12.24.W.1 and LAMC Section 13B.2.2. of Chapter 1A** to allow the sale and dispensing of a full-line of alcohol for on- and off-site consumption in conjunction with 75,968 square feet of restaurant space within the proposed mixed-use development;

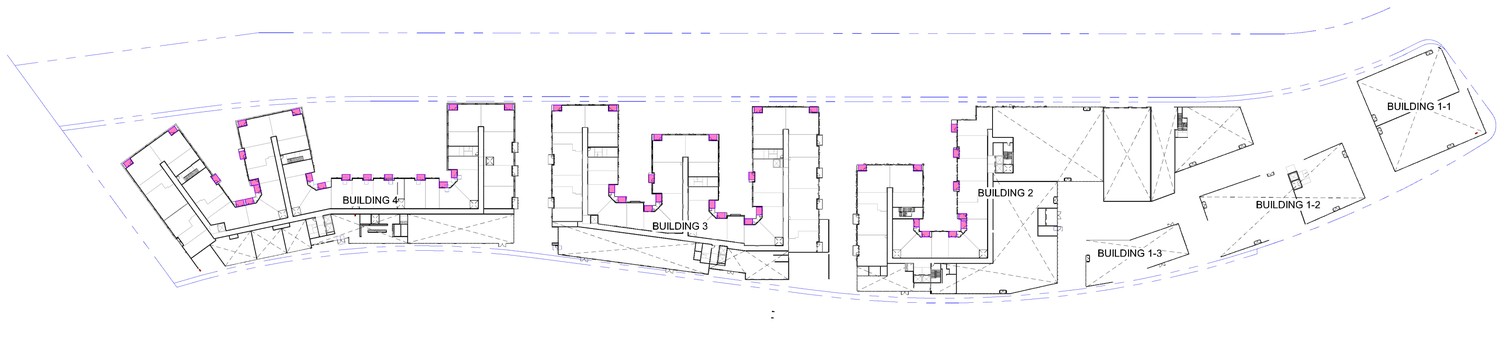
4. **Project Review pursuant to LAMC Chapter 1A, Section 13B2.4 and LAMC Section 16.05.C.** for developments creating 50 or more residential dwelling units.

5. **Per LAMC Section 13B.7.3.I. a Vesting Tentative Tract Map (VTT-84453)** for the re-subdivision of the Project Site into two Master Ground Lots completed in two phases, and multiple airspace lots. A Haul Route for the export of 400,000 cubic yards of earth material is also proposed to be approved concurrently with VTT-84453.

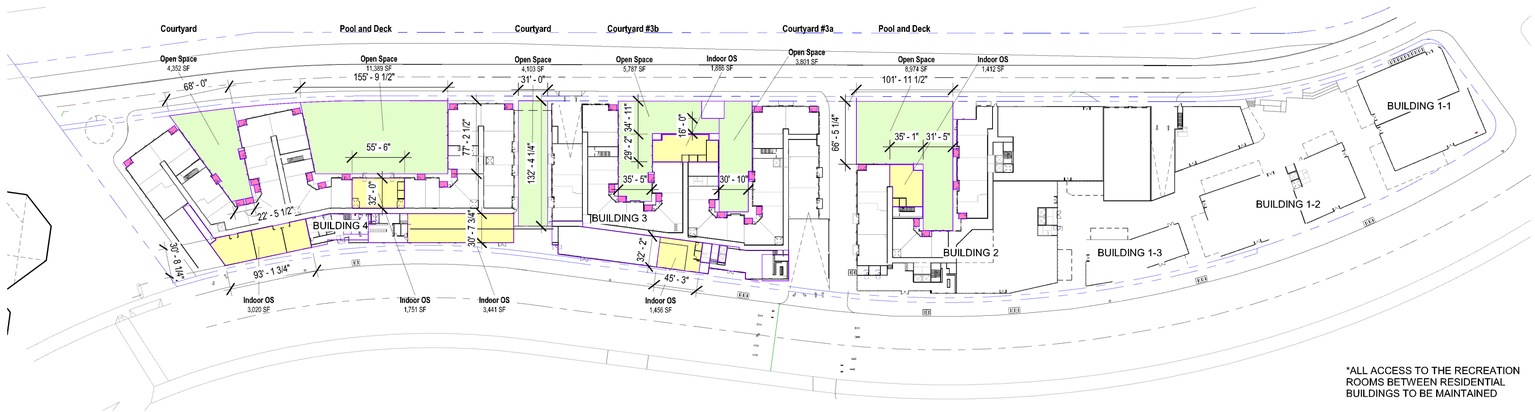
In addition, pursuant to various LAMC sections, the Applicant will or may request approvals and permits from the Department of Building and Safety ("LADBS") and other City departments for Project construction actions, which may include, but are not necessarily limited to, demolition, excavation, shoring, grading, foundation and building.



OS - Level 3 (Levels 4 Similar) | 1" = 80'-0" | **3**



OS - Level 2 | 1" = 80'-0" | **2**



*ALL ACCESS TO THE RECREATION ROOMS BETWEEN RESIDENTIAL BUILDINGS TO BE MAINTAINED

OS - Level 1 | 1" = 80'-0" | **1**

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE

UNIT DESCRIPTION	**# OF UNITS**	**OPEN SPACE**
STUDIO (LESS THAN 3 HABITABLE ROOMS) *(100 SF REQUIRED PER UNIT)*	223	22,300 SF
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS) *(100 SF REQUIRED PER UNIT)*	373	37,300 SF
2 BEDROOM (3 HABITABLE ROOMS) *(125 SF REQUIRED PER UNIT)*	218	27,250 SF
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)

MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

LOCATION		**AMOUNT (SF)**	**TOTAL OPEN SPACE**
LEVEL 1			
BUILDING 2	POOL AND DECK	8,974	
BUILDING 3	COURTYARD #3A	3,801	
BUILDING 3	COURTYARD #3B	5,787	
COURTYARD BETWEEN BUILDING 3 AND BUILDING 4		4,103	
BUILDING 4	POOL AND DECK	11,389	
BUILDING 4	COURTYARD	4,352	**38,406**
LEVEL 3			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 4			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 6			
BUILDING 3	OPEN SPACE	2,823	
BUILDING 4	OPEN SPACE	3,439	**6,262**
LEVEL 7			
BUILDING 2	OPEN SPACE	1,259	
BUILDING 3	OPEN SPACE	780	
BUILDING 4	OPEN SPACE	3,124	**5,163**
SUBTOTAL COMMON OPEN SPACE			**55,866 SF**

INDOOR OPEN SPACE (RECREATION ROOMS)

MAXIMUM OF 25% OF TOTAL REQUIRED OPEN SPACE (21,712 SF)

LEVEL 1			
BUILDING 2	INDOOR POOL LOUNGE	1,412	
BUILDING 3	FITNESS ROOM	1,886	
BUILDING 3	YOGA / SPIN & COFFEE LOUNGE	1,456	
BUILDING 4	RECREATION / CO-WORKING AREA	3,441	
BUILDING 4	INDOOR POOL LOUNGE	1,751	
BUILDING 4	MUSIC, SPORTS & GAME ROOM	3,020	
SUBTOTAL COMMON INDOOR OPEN SPACE			**12,966 SF**

PRIVATE OPEN SPACE

423 BALCONIES @ 50 SQUARE FEET	**21,105 SF**
TOTAL OPEN SPACE PROVIDED	**89,937 SF**

LANDSCAPING - LAMC SECTION 12.21.G.(3)

REQUIRED - 25% OF COMMON OPEN SPACE	**17208 SF**
PROPOSED	**32,575 SF**

TREES - LAMC SECTION 12.21.G.2.(a)(3)

REQUIRED

814 UNITS / 4 = 204 TREES

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

PROVIDED - 210 TREES

COMMON - INDOOR SPACE

COMMON - OUTDOOR SPACE

PRIVATE OPEN SPACE

N

0' | **80'** | **160'** | **240'**

ZONING - OPEN SPACE

12555 VENTURA BLVD

STUDIO CITY, CA 91604

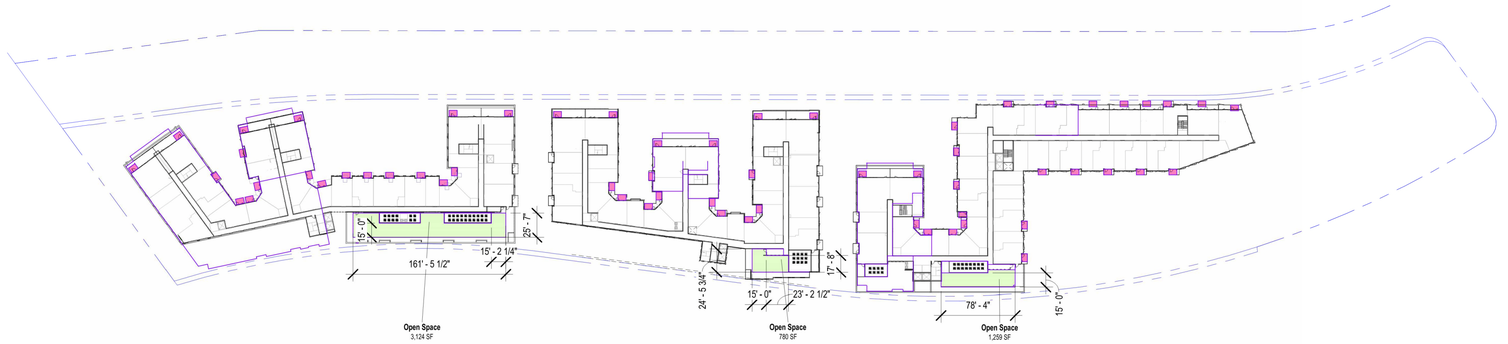
GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

PROJECT #2019-10204

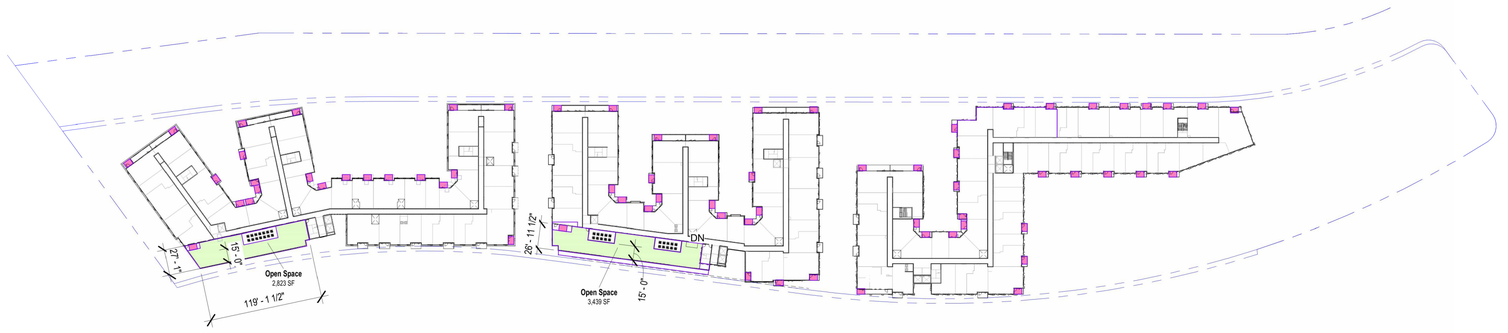
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MVE + PARTNERS

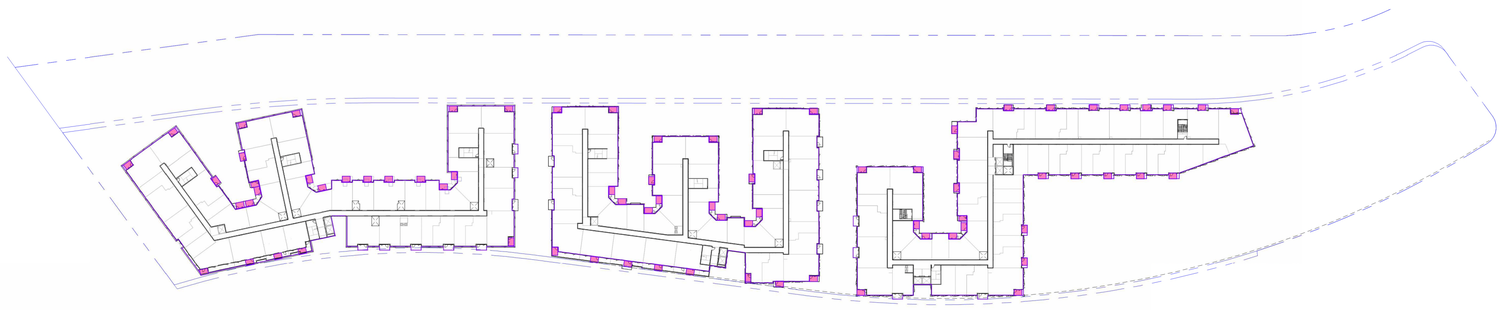
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OS - Level 7 | 1" = 80'-0" | **3**



OS - Level 6 | 1" = 80'-0" | **2**



OS - Level 5 | 1" = 80'-0" | **1**

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

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COMMON - INDOOR SPACE

COMMON - OUTDOOR SPACE

PRIVATE OPEN SPACE

N

0' 100' 200' 300'

ZONING - OPEN SPACE

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD

STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

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FLOOR AREA

ALLOWABLE FLOOR AREA		**FAR**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3		1:1 FAR
TOTAL LOT AREA (PRE-DEDICATION)		261,240 SF
BUILDABLE AREA		235,965 SF
BUILDABLE AREA PER LAMC 12.03		
RESIDENTIAL	668,938 SF	
COMMERCIAL	75,968 SF	
TOTAL FLOOR AREA	**744,906 SF**	
REQUESTED FAR	**3.2 :1**	

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.37 TO ALLOW A FLOOR AREA RATIO NOT TO EXCEED 3.2:1, IN LIEU OF THE OTHERWISE REQUIRED 1:1 FLOOR AREA RATIO ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD SPECIFIC PLAN, SECTION 6.B.3.

RESIDENTIAL AREA

NON-RESIDENTIAL AREA

AREAS EXEMPT FROM FLOOR AREA PER LAMC 12.03

EXTERIOR WALL EXEMPT FROM FLOOR AREA PER 12.03

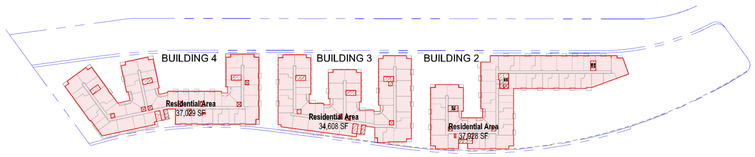
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

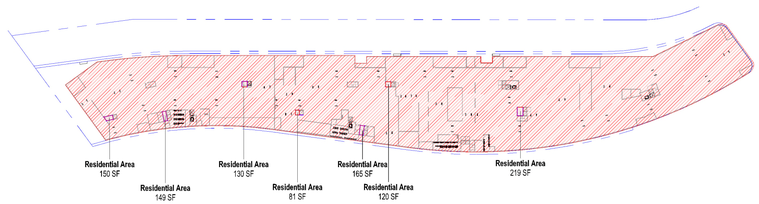
BY: MEGAN KOLP

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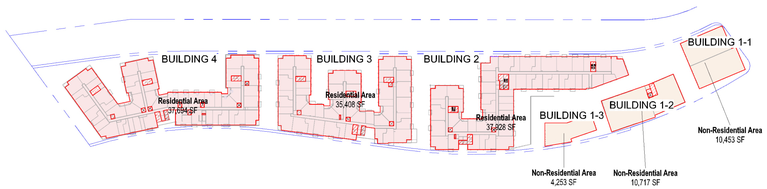
APPLICATION #: 25010 - 10000 - 01328



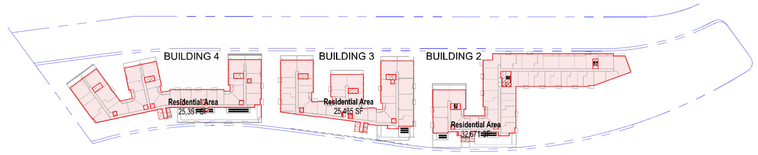
FAR - Level 5 1" = 160'-0" **4**



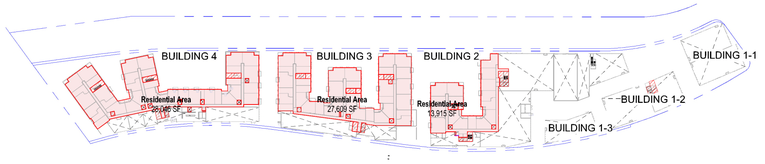
FAR - Level P1-P4 1" = 160'-0" **7**



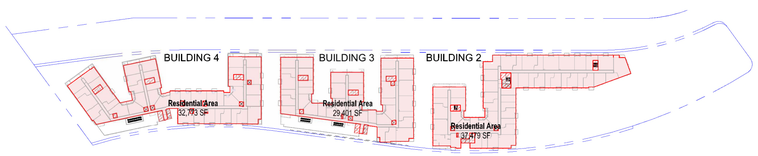
FAR - Level 3 (Levels 4 Similar) 1" = 160'-0" **3**



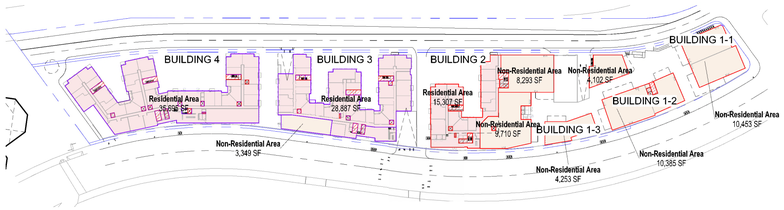
FAR - Level 7 1" = 160'-0" **6**



FAR - Level 2 1" = 160'-0" **2**



FAR - Level 6 1" = 160'-0" **5**



FAR - Level 1 1" = 160'-0" **1**

Area Schedule (FAR)		
Level	Name	Area
BUILDING 1		
Level P3	Residential Area	1,083 SF
Level P2	Residential Area	1,233 SF
Level P1	Residential Area	1,014 SF
		3,330 SF
BUILDING 1-1		
Level 1	Non-Residential Area	10,453 SF
Level 3	Non-Residential Area	10,453 SF
		20,906 SF
BUILDING 1-2		
Level 1	Non-Residential Area	10,385 SF
Level 3	Non-Residential Area	10,717 SF
		21,102 SF
BUILDING 1-3		
Level 1	Non-Residential Area	4,253 SF
Level 3	Non-Residential Area	4,253 SF
		8,506 SF
BUILDING 2		
Level 1	Residential Area	15,307 SF
Level 2	Residential Area	13,915 SF
Level 3	Residential Area	37,928 SF
Level 4	Residential Area	37,928 SF
(B2) L5	Residential Area	37,928 SF
Level 6	Residential Area	37,479 SF
Level 7	Residential Area	32,671 SF
		213,156 SF
BUILDING 2-1		
Level 1	Non-Residential Area	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Non-Residential Area	18,003 SF
		18,003 SF
BUILDING 3		
Level 1	Residential Area	28,887 SF
Level 2	Residential Area	27,609 SF
Level 3	Residential Area	35,408 SF
Level 4	Residential Area	35,408 SF
(B2) L5	Residential Area	34,608 SF
Level 6	Residential Area	29,401 SF
Level 7	Residential Area	25,465 SF
		216,786 SF
BUILDING 3-1		
Level 1	Non-Residential Area	3,349 SF
		3,349 SF
BUILDING 4		
Level P4	Residential Area	1,233 SF
Level P3	Residential Area	151 SF
Level 1	Residential Area	35,695 SF
Level 2	Residential Area	28,046 SF
Level 3	Residential Area	37,694 SF
Level 4	Residential Area	37,694 SF
(B2) L5	Residential Area	37,029 SF
Level 6	Residential Area	32,773 SF
Level 7	Residential Area	25,351 SF
		235,666 SF
Grand total: 62		744,906 SF

ZONING - FLOOR AREA RATIO (FAR)

0' 100' 200' 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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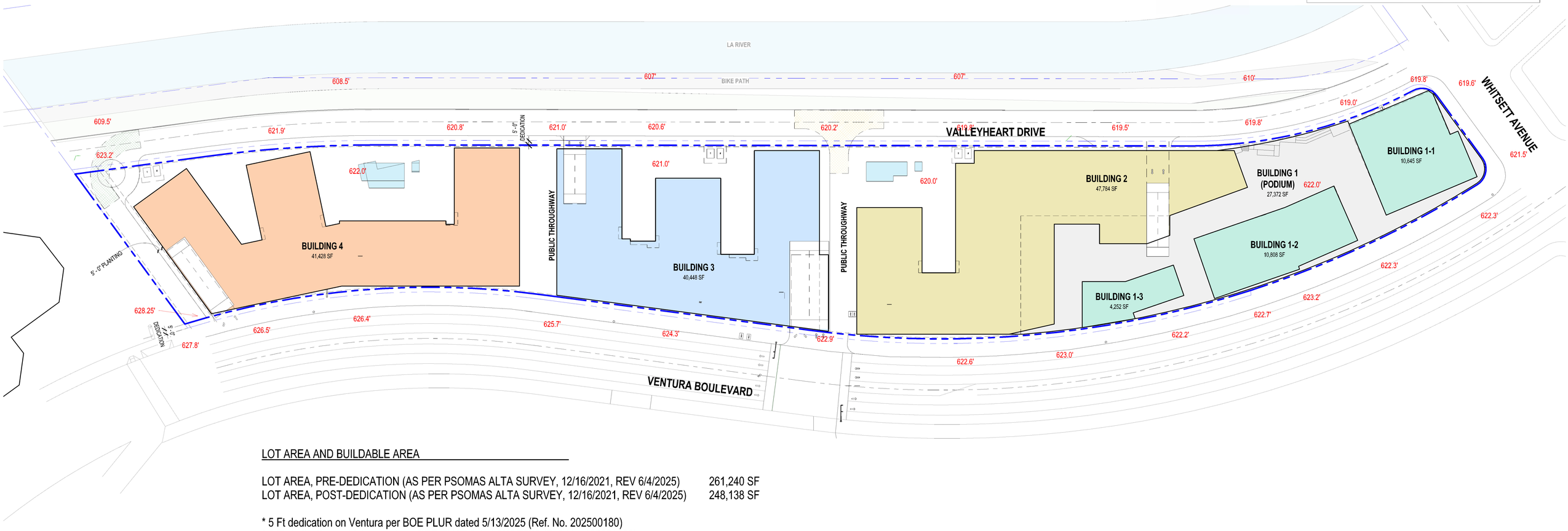
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PRELIMINARY ZONING ASSESSMENT COMPLETE

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DATE: 09/23/2025

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LOT AREA AND BUILDABLE AREA

LOT AREA, PRE-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025)	261,240 SF
LOT AREA, POST-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025)	248,138 SF

* 5 Ft dedication on Ventura per BOE PLUR dated 5/13/2025 (Ref. No. 202500180)
* 5 Ft dedication on Valleyheart per BOE PLUR dated 5/13/2025 (Ref. No. 202500180)

Allowable 60% Lot Coverage Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.B.2	148,882.8 SF
Proposed Lot Coverage Waiver of Development Standard to allow 23% Increase in lot coverage limits	**182,737 SF (73.64% Proposed Lot Coverage)**

LOT COVERAGE

Name	Area
BUILDING 1 (PODIUM)	27,372 SF
BUILDING 1-1	10,645 SF
BUILDING 1-2	10,808 SF
BUILDING 1-3	4,252 SF
BUILDING 2	47,784 SF
BUILDING 3	40,448 SF
BUILDING 4	41,428 SF
Grand total	182,737 SF

LOT COVERAGE

0' 50' 100' 150'

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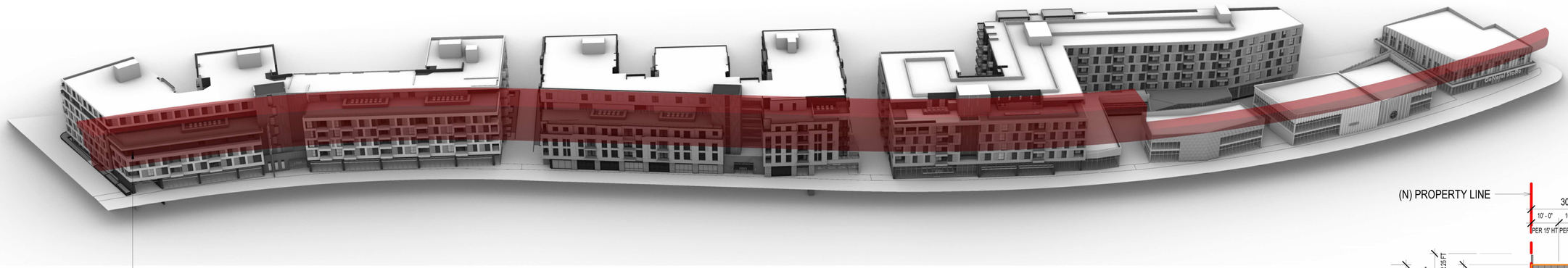
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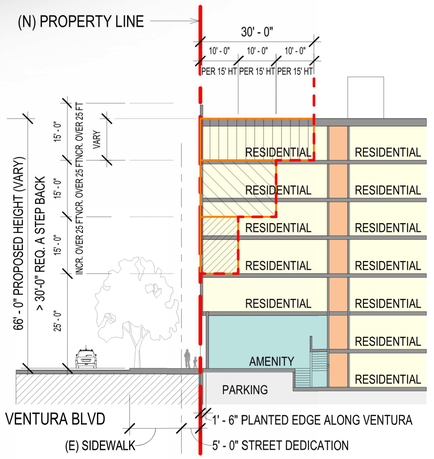
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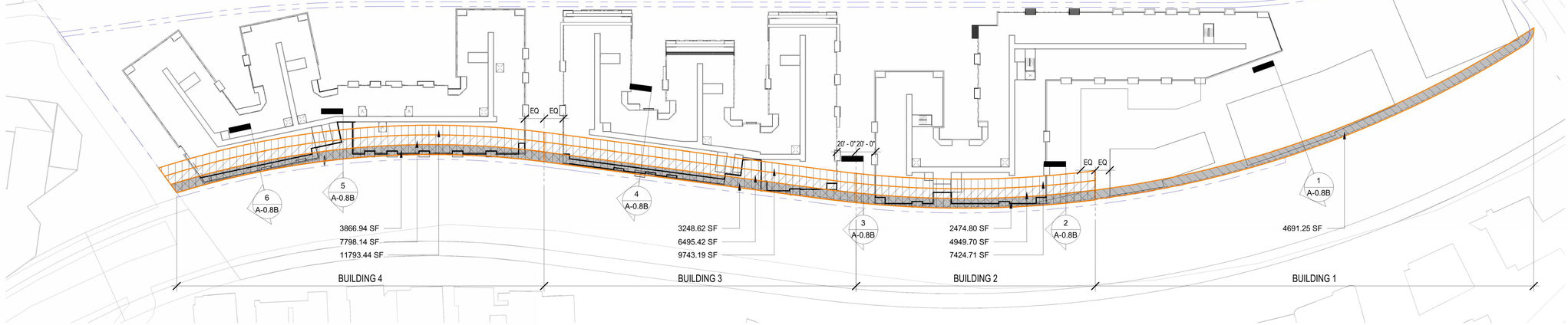
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TOTAL STEPBACK VOLUME 699,636.60 CF





STEPBACK REQUIRED PER SPECIFIC PLAN

STEPBACK REQUIRED PER VENTURA CORRIDOR SPECIFIC PLAN	AREA	HEIGHT (H)	VOLUME
BLDG 1 15 FT (H) - 3RD AFTER 55'	0 SF	0'	0.00 CF
15 FT (H) - 2ND AFTER 40'	0 SF	0'	0.00 CF
15 FT (H) - 1ST AFTER 25'	4691.25 SF	11'	51,603.75 CF
BLDG 2 15 FT (H) - 3RD AFTER 55'	7424.71 SF	9'	66,822.39 CF
15 FT (H) - 2ND AFTER 40'	4949.70 SF	15'	74,245.50 CF
15 FT (H) - 1ST AFTER 25'	2474.80 SF	15'	37,122.00 CF
BLDG 3 15 FT (H) - 3RD AFTER 55'	9743.19 SF	8'	77,945.52 CF
15 FT (H) - 2ND AFTER 40'	6495.42 SF	15'	97,431.30 CF
15 FT (H) - 1ST AFTER 25'	3248.62 SF	15'	48,729.30 CF
BLDG 4 15 FT (H) - 3RD AFTER 55'	11793.44 SF	6'	70,760.64 CF
15 FT (H) - 2ND AFTER 40'	7798.14 SF	15'	116,972.10 CF
15 FT (H) - 1ST AFTER 25'	3866.94 SF	15'	58,004.10 CF
TOTAL REQUIRED			699,636.60 CF

STEPBACK DIAGRAM - REQUIRED

0' | 60' | 120' | 180'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

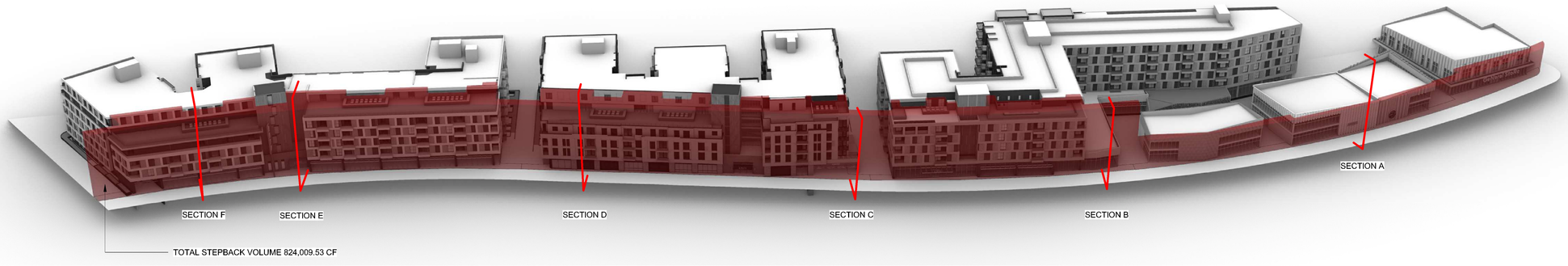
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STEPBACK PROPOSED

Level	Area	HEIGHT	VOLUME
BLDG 1			
Level 1	4,227 SF	18' - 0"	76,082.94 CF
Level 3	4,199 SF	18' - 0"	75,586.79 CF
			151,669.73 CF
BLDG 2			
Level 1	1,491 SF	17' - 6"	26,085.54 CF
Level 3	1,721 SF	20' - 0"	34,419.64 CF
Level 5	1,721 SF	10' - 0"	17,209.82 CF
Level 6	1,721 SF	10' - 0"	17,209.82 CF
Level 7	5,099 SF	11' - 0"	56,090.80 CF
			151,015.62 CF
BLDG 3			
Level 1	1,534 SF	17' - 0"	26,072.18 CF
Level 3	2,240 SF	20' - 0"	44,798.52 CF
Level 5	2,907 SF	10' - 0"	29,073.06 CF
Level 6	6,426 SF	10' - 0"	64,262.45 CF
Level 7	7,768 SF	11' - 0"	85,445.37 CF
			249,651.59 CF
BLDG 4			
Level 1	1,936 SF	16' - 0"	30,973.00 CF
Level 3	2,165 SF	20' - 0"	43,301.31 CF
Level 5	2,838 SF	10' - 0"	28,380.93 CF
Level 6	5,715 SF	10' - 0"	57,149.84 CF
Level 7	10,170 SF	11' - 0"	111,867.51 CF
			271,672.59 CF
TOTAL PROVIDED			824,009.53 CF

STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING

0' | 60' | 120' | 180'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

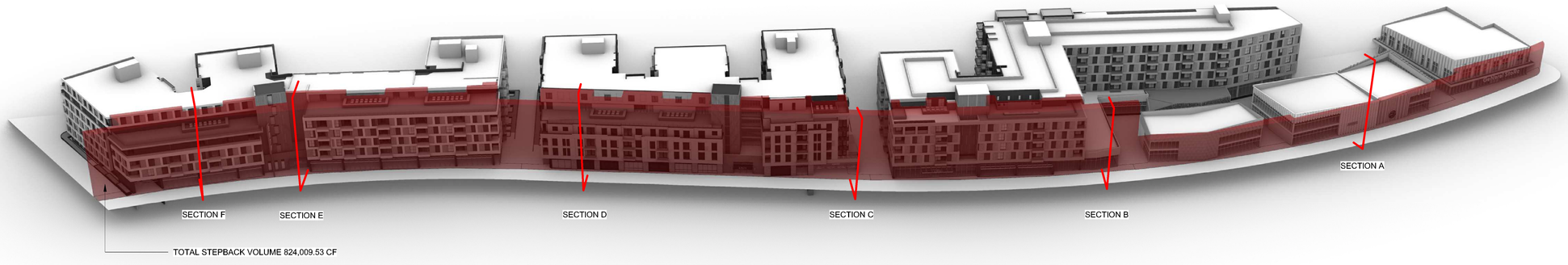
12555 VENTURA BLVD
STUDIO CITY, CA 91604

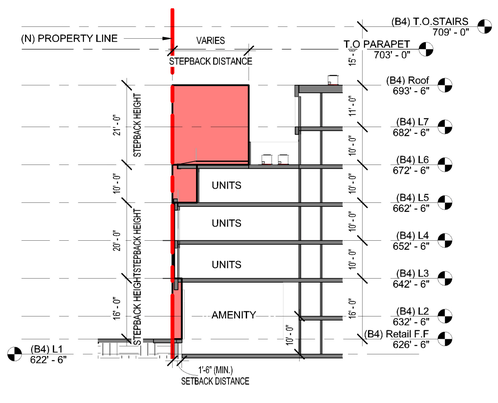
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

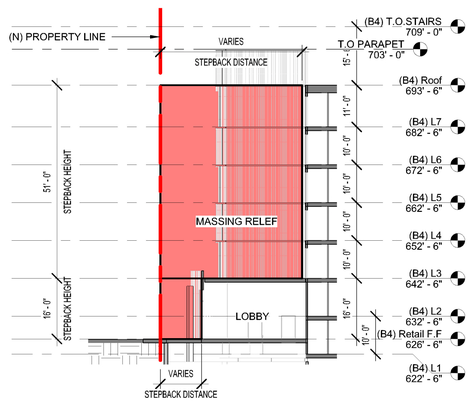
MVE + PARTNERS

A-0.8A

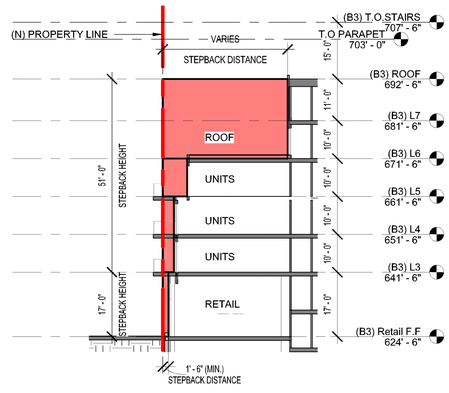




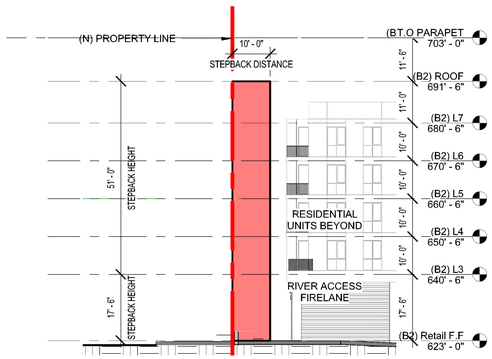
6 STEPBACK SECTION F
1" = 20'-0"



5 STEPBACK SECTION E
1" = 20'-0"



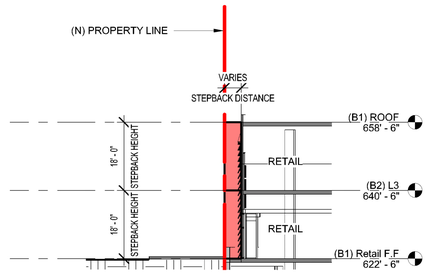
4 STEPBACK SECTION D
1" = 20'-0"



3 STEPBACK SECTION C
1" = 20'-0"



2 STEPBACK SECTION B
1" = 20'-0"



1 STEPBACK SECTION A
1" = 20'-0"

STEPBACK PROPOSED			
Level	Area	HEIGHT	VOLUME
BLDG 1			
Level 1	4,227 SF	18' - 0"	76,082.94 CF
Level 3	4,199 SF	18' - 0"	75,586.79 CF
			151,669.73 CF
BLDG 2			
Level 1	1,491 SF	17' - 6"	26,085.54 CF
Level 3	1,721 SF	20' - 0"	34,419.64 CF
Level 5	1,721 SF	10' - 0"	17,209.82 CF
Level 6	1,721 SF	10' - 0"	17,209.82 CF
Level 7	5,099 SF	11' - 0"	56,090.80 CF
			151,015.62 CF
BLDG 3			
Level 1	1,534 SF	17' - 0"	26,072.18 CF
Level 3	2,240 SF	20' - 0"	44,798.52 CF
Level 5	2,907 SF	10' - 0"	29,073.06 CF
Level 6	6,426 SF	10' - 0"	64,262.45 CF
Level 7	7,768 SF	11' - 0"	85,445.37 CF
			249,651.59 CF
BLDG 4			
Level 1	1,936 SF	16' - 0"	30,973.00 CF
Level 3	2,165 SF	20' - 0"	43,301.31 CF
Level 5	2,838 SF	10' - 0"	28,380.93 CF
Level 6	5,715 SF	10' - 0"	57,149.84 CF
Level 7	10,170 SF	11' - 0"	111,867.51 CF
			271,672.59 CF
TOTAL PROVIDED			824,009.53 CF

STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

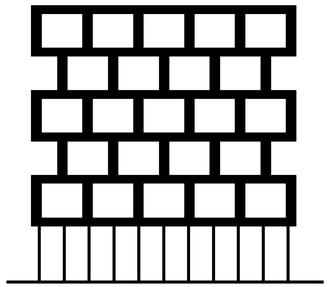
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

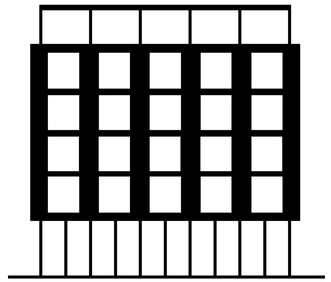
MVE + PARTNERS

A-0.8B



STYLE A

A RHYTHMIC PATTERN OF STAGGERED FRAMES.



STYLE B

A STREAMLINED APPROACH TO THE BASE-MIDDLE-TOP PROPORTIONING ORDER .

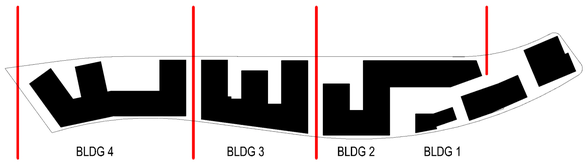




STYLE A
STAGGERED

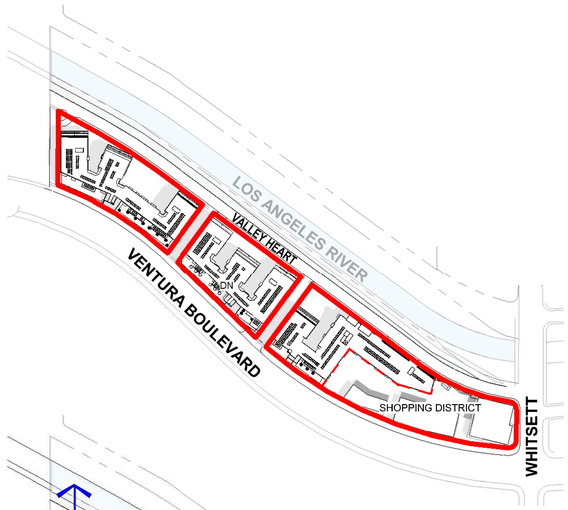
STYLE B
STACKED

STYLE A
STAGGERED



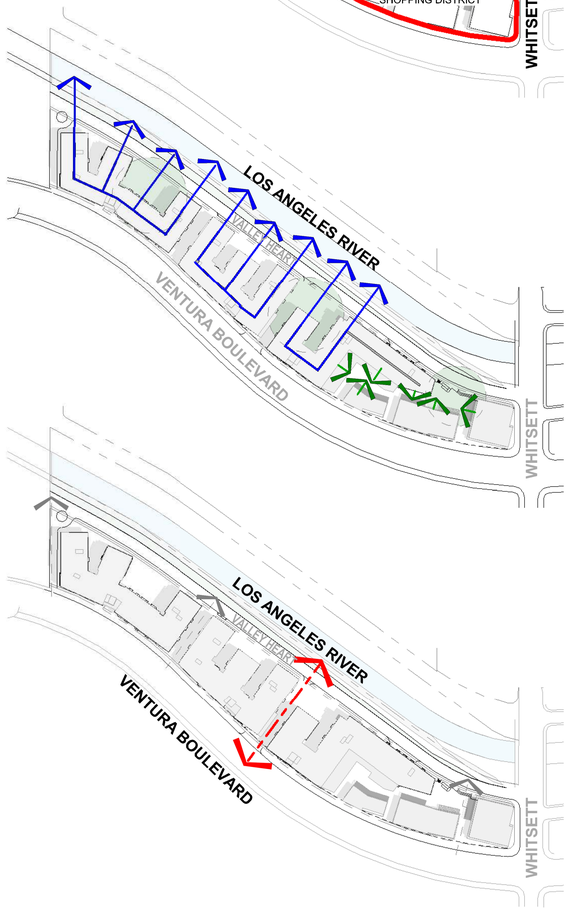
ARCHITECTURE STRATEGY

IN ORDER TO CREATE A DIVERSITY OF BUILDING FORMS, THE SITE WAS DIVIDED INTO THREE DISTRICTS COMPOSED OF TWO ARCHITECTURAL STYLES. EACH STYLE MAINTAINS A CONTEMPORARY LOOK WHILE BEING DISTINCT FROM EACH OTHER.



DISTRICT DIAGRAM

THE DEVELOPMENT IS SEPARATED INTO (3) SEPARATE DISTRICTS WITH CONNECTIONS TO THE RIVER FLOWING IN-BETWEEN.



VISTA DIAGRAM

THE (3) MAIN RESIDENTIAL BUILDINGS AND RESORT-LIKE AMENITIES ARE ORIENTED TOWARDS THE RIVER, CREATING A SEPARATE RIVER "FRONT DOOR" ALONG VALLEYHEART. THE BUILDING LAYOUTS ARE INTENTIONALLY ORGANIZED TO HAVE MAXIMIZE RIVER VIEWS.

SITUATED ON THE CORNER OF WHITSETT AND VENTURA, ARE POROUS LIFESTYLE RETAIL AND RESTAURANT PAVILIONS WITH VIEWS FOCUSED INWARD TO

RIVER CONNECTION

A LANDSCAPED, SAFE AND CONVENIENT RIVER CONNECTION RUNS AT THE CENTER OF THE PROJECT. THIS WILL PROVIDE BOTH A DIRECT VISUAL AND PEDESTRIAN CONNECTION BETWEEN THE RIVER AND VENTURA BOULEVARD.

DESIGN PROCESS

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

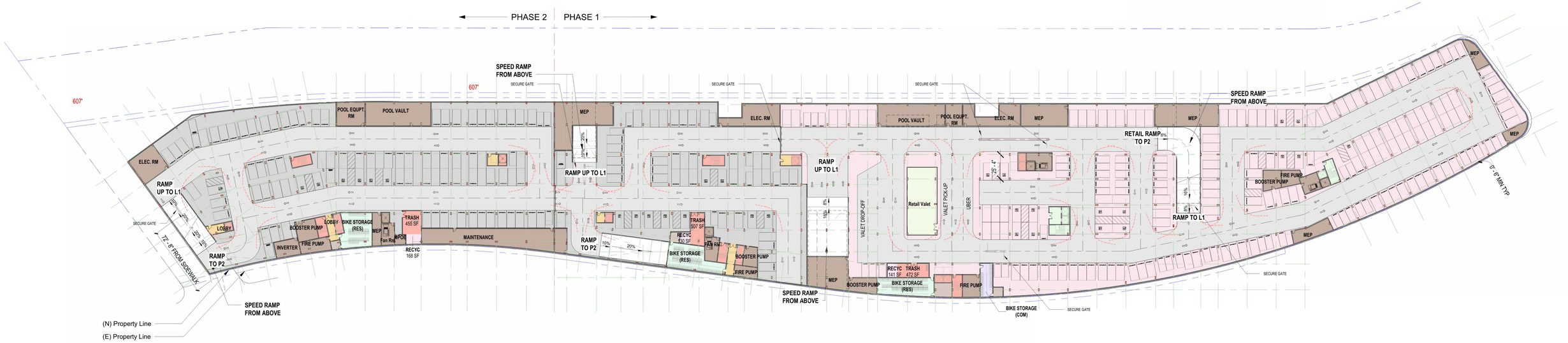
DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL 149

COMMERCIAL 192

PHASE 2 | PHASE 1



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Bike Parking Schedule	
Parking Type	Number of Bike Spaces
COMMERCIAL	
LONG TERM	40
SHORT TERM	38
	78
RESIDENTIAL	
LONG TERM	324
SHORT TERM	30
	354

Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 PLAN

0' | 50' | 100' | 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.1

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	291

COMMERCIAL	197



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
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	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P2			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291

LEVEL P2 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	289

COMMERCIAL	198

PHASE 2 | PHASE 1



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
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One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
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BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 15'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

LEVEL P3 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.3

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	311
COMMERCIAL	179



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

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			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	GRAND TOTAL
	P1	P1	P2	P2	P3	P3	P4	P4	
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P4

Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

LEVEL P4 PLAN

0' 50' 100' 150'

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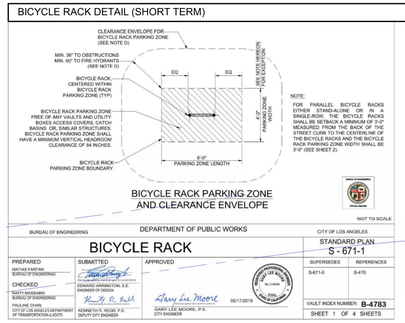
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PROJECT #2019-10204

DATE ISSUED: 9/18/2025

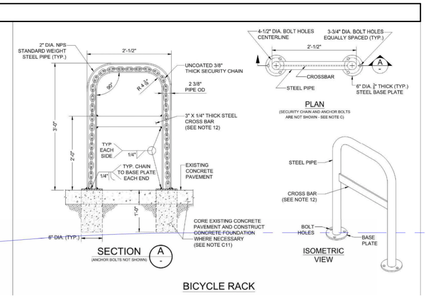
MVE + PARTNERS

BICYCLE RACK DETAIL (SHORT TERM)



BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

NOT TO SCALE



BICYCLE RACK

BUREAU OF ENGINEERING	DEPARTMENT OF PUBLIC WORKS	CITY OF LOS ANGELES
BICYCLE RACK		STANDARD PLAN S - 671-1

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
MATHIS FARFAN BUREAU OF ENGINEERING	EDWARD ARAMESCU, S.E. ENGINEER OF DESIGN		S-671-0	S-670
CHECKED				
RUFFY MASSABNI BUREAU OF ENGINEERING	KENNETH S. REISS, P.E. DEPUTY CITY ENGINEER	GARY LEE MOORE, P.E. CITY ENGINEER 05/17/2019	VAULT INDEX NUMBER: B-4783	
PAULINE CHAN CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT)			SHEET 1 OF 4 SHEETS	

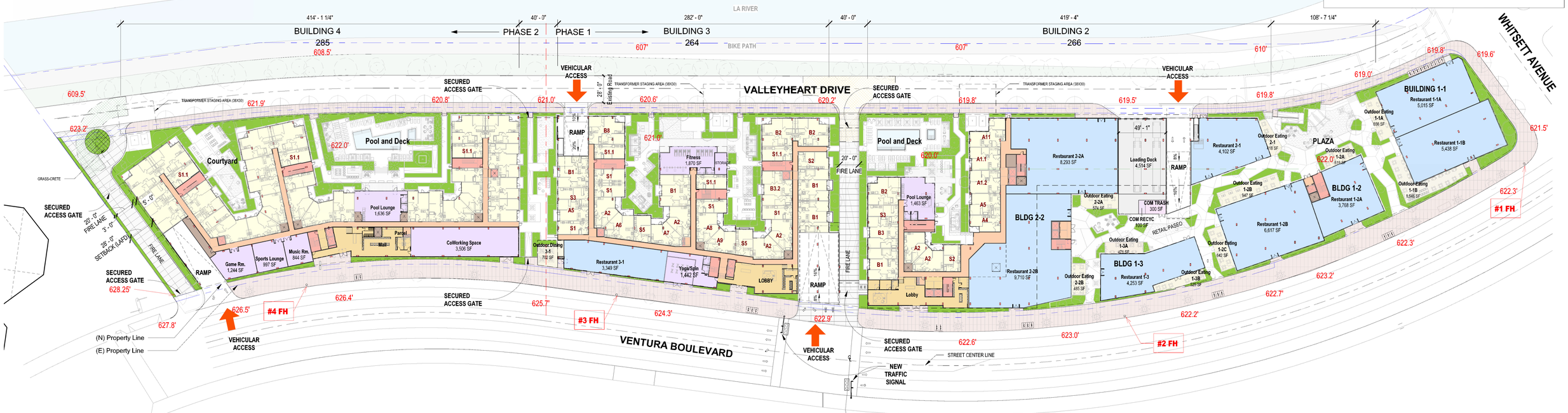
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	1
UNIT A2	1 BR	2
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A11	1 BR	1
UNIT B1	2 BR	1
UNIT B2	2 BR	1
UNIT B3	2 BR	1
		12

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S1.1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT S5	STUDIO	2
UNIT A2	1 BR	4
UNIT A5	1 BR	1
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	4
UNIT B2	2 BR	2
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
		29

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT S1.1	STUDIO	3
UNIT S1	STUDIO	3
UNIT S3	STUDIO	2
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A10	1 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	2
UNIT B3.3	2 BR	1
		30
Grand total		71

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 1

0' 50' 100' 150'

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A-1.5

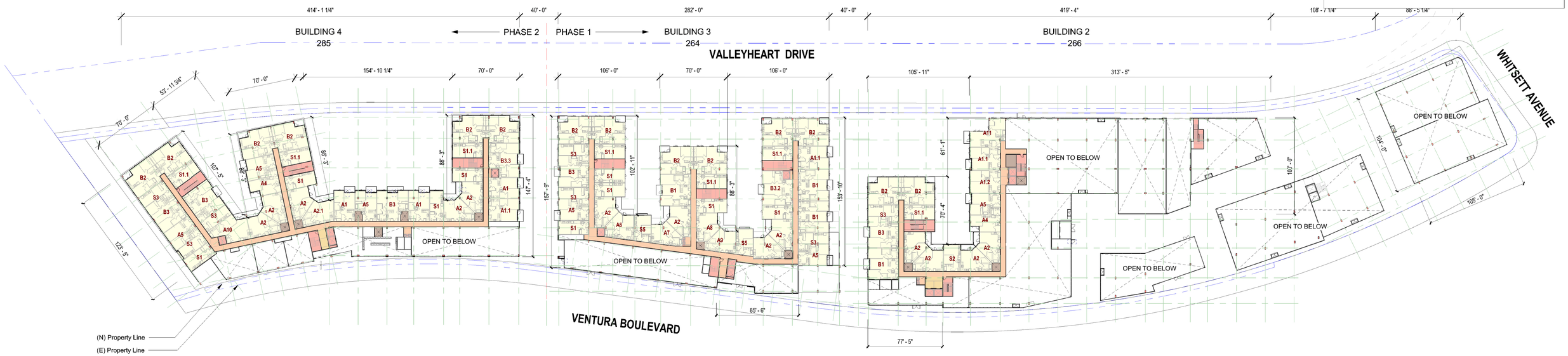
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



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RESTAURANT SUMMARY		
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		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
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BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S3	STUDIO	1
UNIT A1.2	1 BR	1
UNIT A11	1 BR	1
UNIT B2	2 BR	1
UNIT S1.1	STUDIO	1
UNIT S2	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT B1	2 BR	1
UNIT B2	2 BR	1
UNIT B3	2 BR	1
		16

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S1.1	STUDIO	3
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A5	1 BR	2
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
		35

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT S1	STUDIO	4
UNIT S1.1	STUDIO	3
UNIT S3	STUDIO	3
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A10	1 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.3	2 BR	1
		35
Grand total		86

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 2

0' 50' 100' 150'

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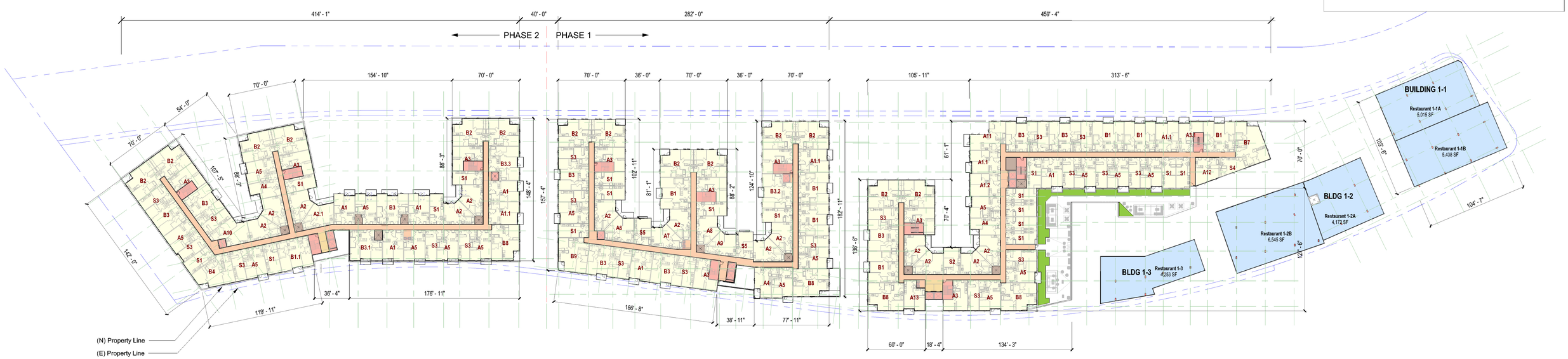
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



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Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
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Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	7
UNIT S2	STUDIO	1
UNIT S3	STUDIO	8
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1
UNIT B1	2 BR	4

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2	2 BR	2
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	2
		50
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	5
UNIT S5	STUDIO	2
UNIT A1	1 BR	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	4
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
UNIT B9	2 BR	1
		45
BUILDING 4		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	6
UNIT A1	1 BR	4
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A4	1 BR	1
UNIT A5	1 BR	7
UNIT A10	1 BR	1
UNIT B1.1	2 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B4	2 BR	1
UNIT B8	2 BR	1
		48
Grand total		143

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVELS 3 TO 4

0' 50' 100' 150'

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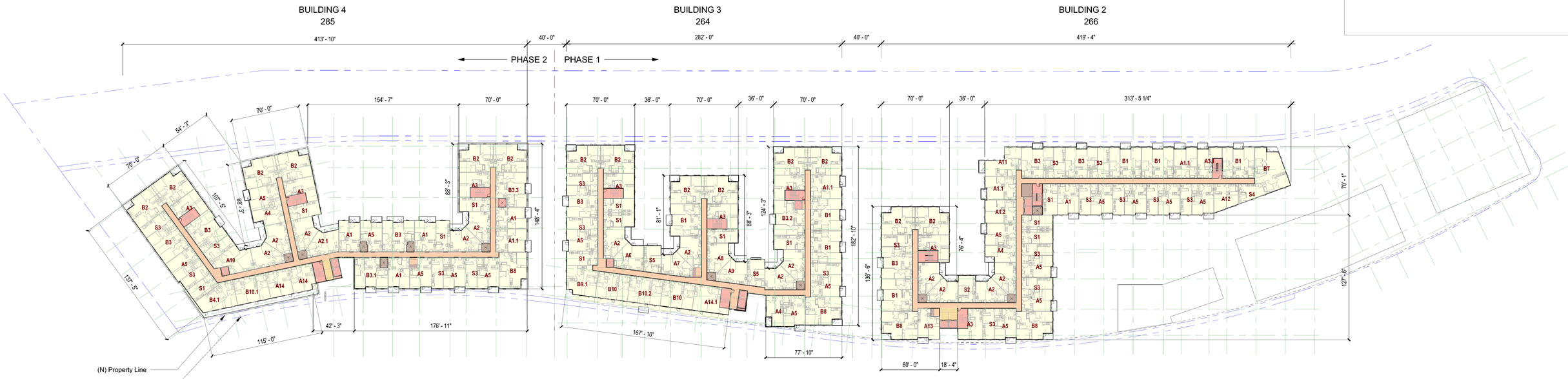
CITY OF LOS ANGELES, DEPARTMENT
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PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	10
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	8
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1
UNIT B1	2 BR	4

LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2	2 BR	2
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	2
UNIT B8.1	2 BR	1
		51
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1

LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT A14.1	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
UNIT B9.1	2 BR	1
UNIT B10	2 BR	2
UNIT B10.2	2 BR	1
UNIT A15	1 BR	2
		45
BUILDING 4		
UNIT S1	STUDIO	4
UNIT S3	STUDIO	5
UNIT A1	1 BR	4

LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A10	1 BR	1
UNIT A14	1 BR	2
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B4.1	2 BR	1
UNIT B8	2 BR	1
UNIT B10.1	2 BR	1
		47
TOTAL		143

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 5

0' 50' 100' 150'

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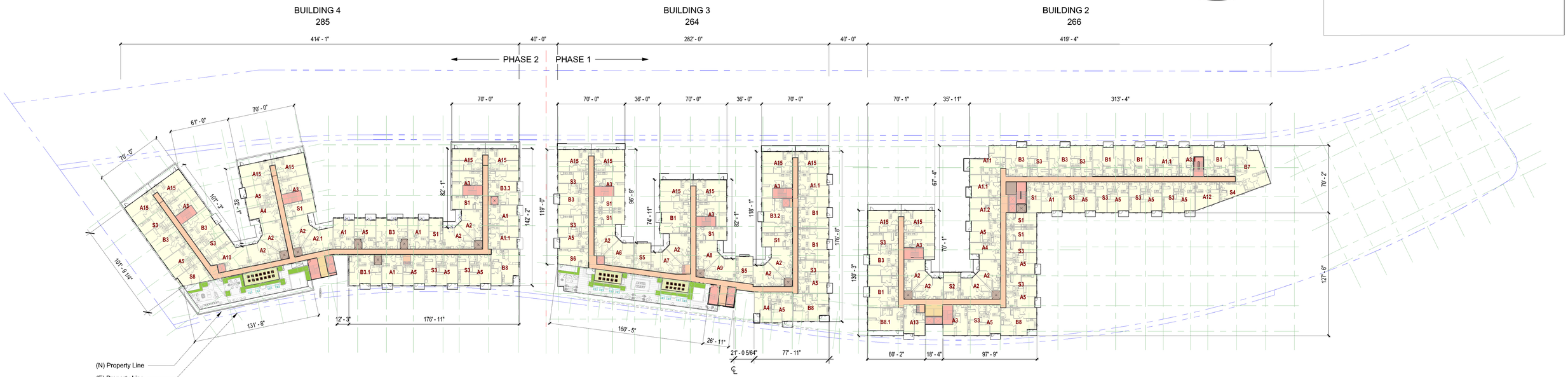
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DATE: 09/23/2025

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LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	10
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	8
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B1	2 BR	4
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	1
UNIT A1	1 BR	1
UNIT A14	1 BR	1
UNIT B7.1	2 BR	1
UNIT B10	2 BR	3
		53
BUILDING 3		
UNIT S1	STUDIO	4
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT S6	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT A15	1 BR	6
UNIT B1	2 BR	3
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
		38
BUILDING 4		
UNIT S1	STUDIO	3
UNIT S3	STUDIO	4

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT S8	STUDIO	1
UNIT A1	1 BR	4
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A10	1 BR	1
UNIT A15	1 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B8	2 BR	1
UNIT B2.3	2 BR	1
UNIT B2.13	2 BR	1
		44
Grand total		135

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 6

0' 100' 200' 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.9

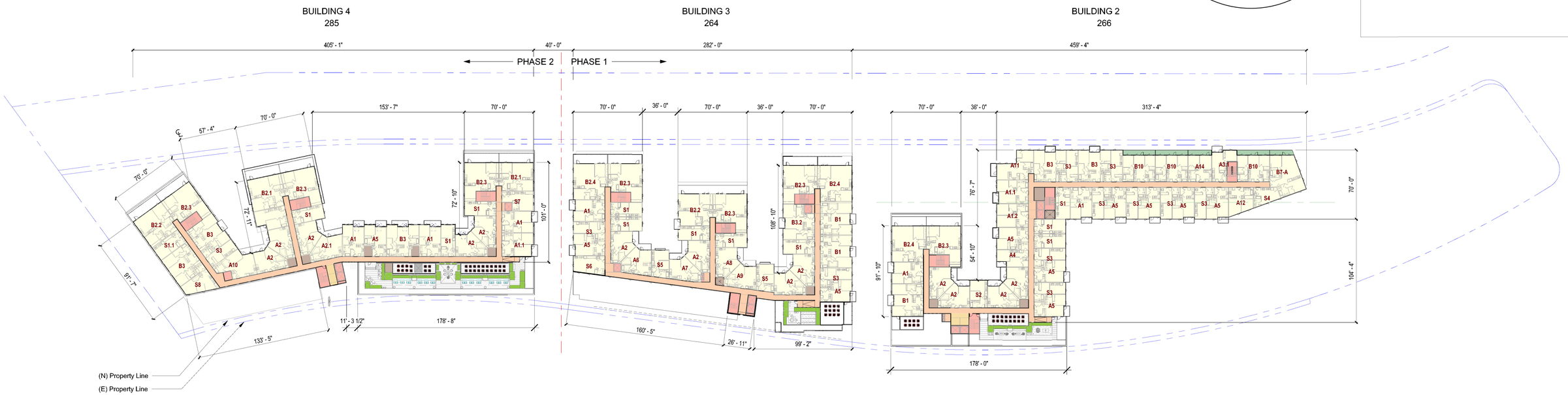
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	8
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	7
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT B1	2 BR	1
UNIT B3	2 BR	2
		34

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	2
UNIT S5	STUDIO	2
UNIT S6	STUDIO	1
UNIT A1	1 BR	1
UNIT A2	1 BR	4
UNIT A5	1 BR	2
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	2
UNIT B2.3	2 BR	3
UNIT B3.2	2 BR	1
		27

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT B2.13	2 BR	2
UNIT B2.21	2 BR	1
UNIT S1	STUDIO	3
UNIT S1.1	STUDIO	1
UNIT S3	STUDIO	1
UNIT S7	STUDIO	1
UNIT S8	STUDIO	1
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4.1	1 BR	1
UNIT A5	1 BR	1
UNIT A10	1 BR	1
UNIT B2.1	2 BR	1

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2.2	2 BR	1
UNIT B2.3	2 BR	3
UNIT B2.12	2 BR	1
UNIT B3	2 BR	3
		32
Grand total		93

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
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	264	100%	701 SF
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1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 7

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.10

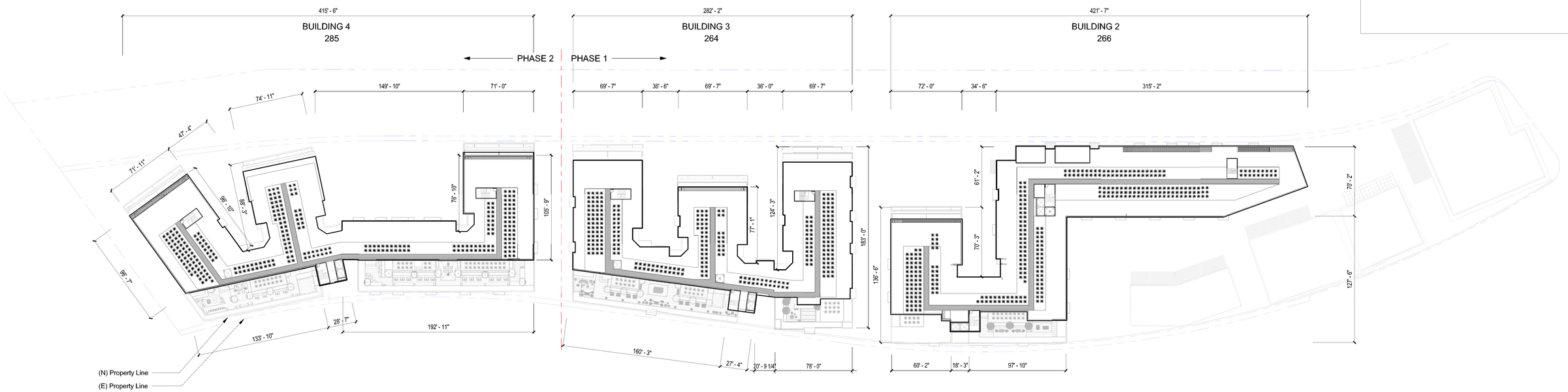
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



WALKABLE PATH

HVAC / MECHANICAL EQUIPMENT PLATFORM AREA

ROOF LEVEL

0' | 50' | 100' | 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.11

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

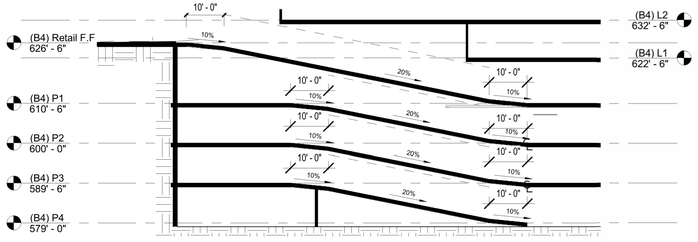
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



2 SPEED RAMP 4 SECTION
1" = 20'-0"



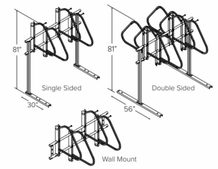
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328

PARKING NUMBER LEGEND

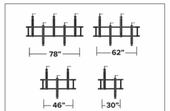
1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)

BICYCLE RACK DETAIL (LONG TERM)

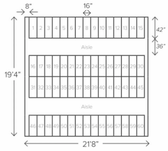
DERO | **Ultra Space Saver® Squared** **Submittal Sheet**



(Examples above show 62" long crossbar sections)



Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC



As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

CAPACITY Modular construction
1 bike per arm

MATERIALS **Hanger:** 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube.
Feet: AISI C3 x 41 galvanized steel channel.
Crossbeams: 1.25" sched. 40 galvanized pipe.

FINISHES ☐ **Powder Coat** *(Feet are galvanized)*
Our powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Epoxy primer electrostatically applied
2. Final thick TGIC polyester powder coat

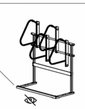
MOUNT OPTIONS ☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30° for single sided and 56° for double sided units) which must be anchored to the floor.

☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS ☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost



CANE STOPS ☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost



Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS

A-1.21A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

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RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

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STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
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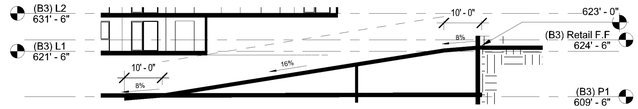
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

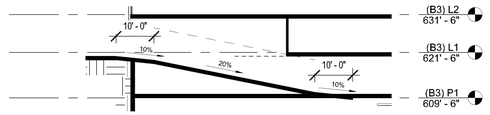
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BICYCLE PARKING PROPOSED

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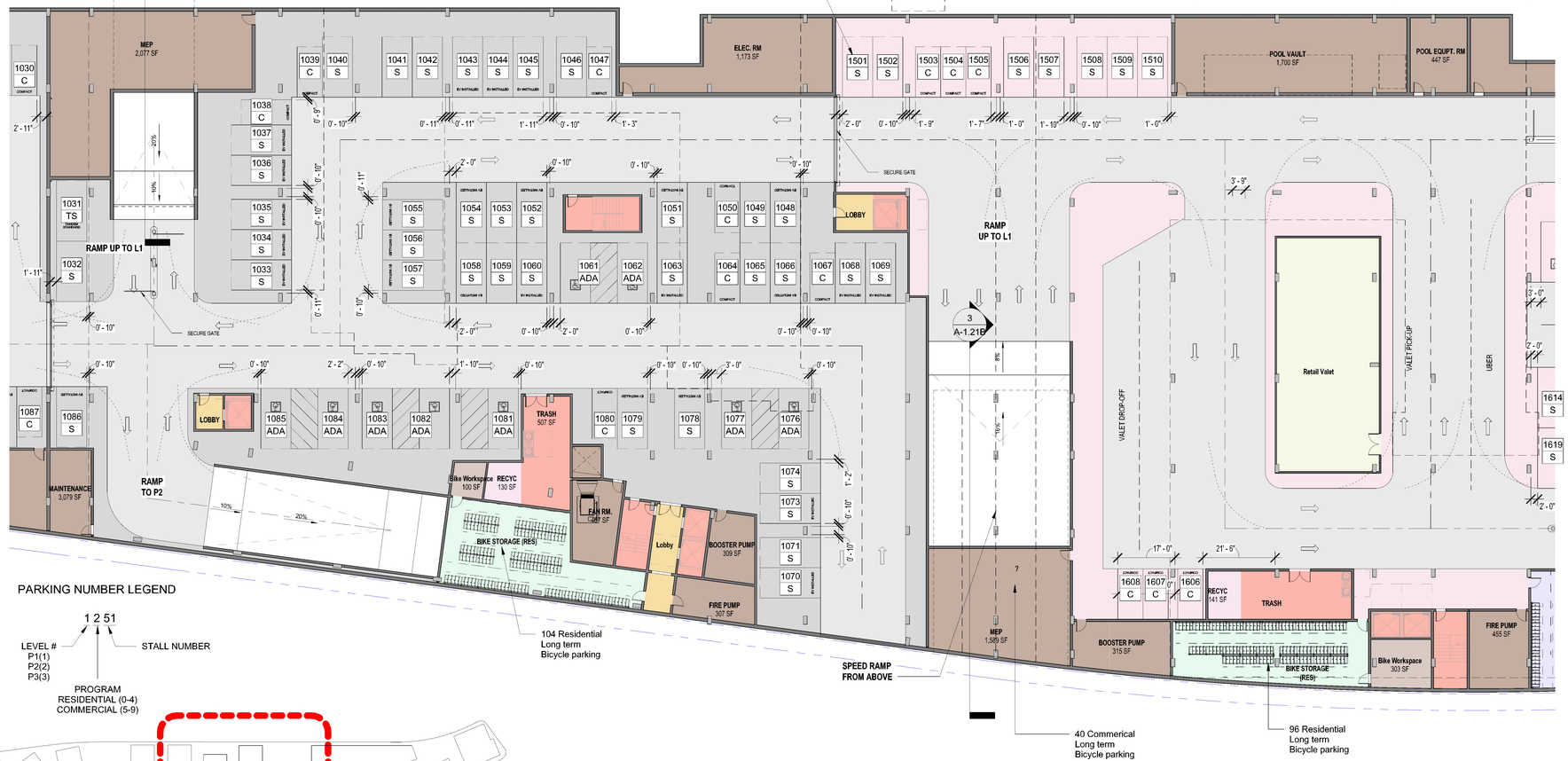


3 SPEED RAMP 2 SECTION
1" = 20'-0"



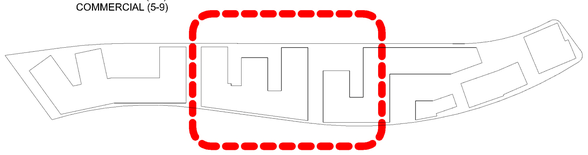
2 SPEED RAMP 3 SECTION
1" = 20'-0"

START OF COMMERCIAL PARKING NUMBER



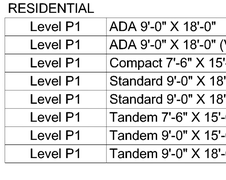
PARKING NUMBER LEGEND

1 2 51
- LEVEL # — P1(1) P2(2) P3(3)
- STALL NUMBER
- PROGRAM — RESIDENTIAL (0-4) COMMERCIAL (5-9)



BICYCLE RACK DETAIL (LONG TERM)

DERO | **Ultra Space Saver® Squared** — **Submittal Sheet**



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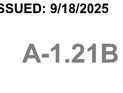
CAPACITY Modular construction
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MATERIALS **Hanger:** 1" square tube with steel slider head with tamperproof locking bolts.
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Feet: AISI C3 x 41 galvanized steel channel.
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RESIDENTIAL			
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Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
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Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 ENLARGED PLAN B

0' 20' 40' 60'

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

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COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

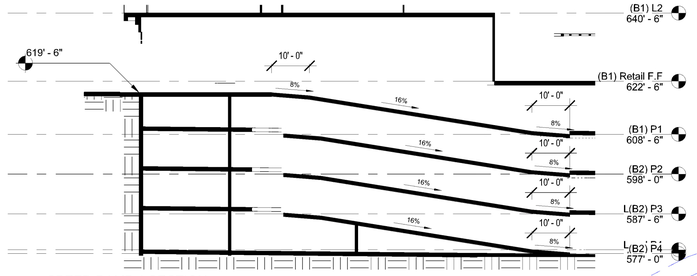
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

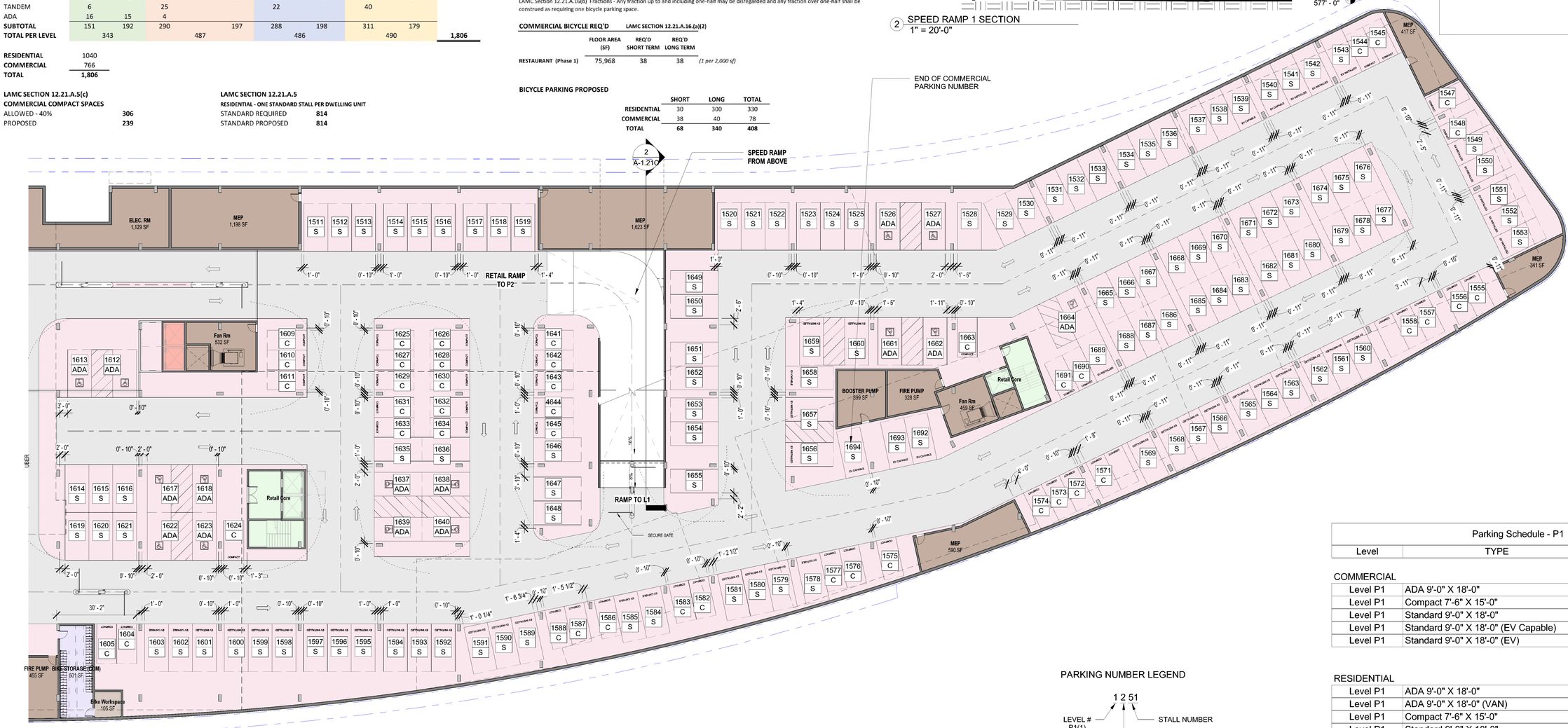
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

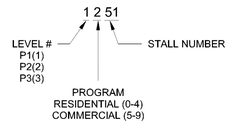
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



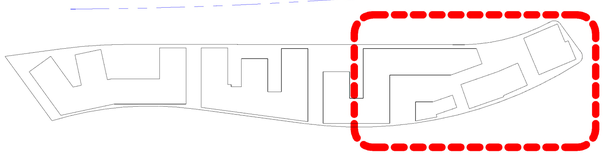
2 SPEED RAMP 1 SECTION
1" = 20'-0"



PARKING NUMBER LEGEND



Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149



LEVEL P1 ENLARGED PLAN C

0' | 20' | 40' | 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.21C

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

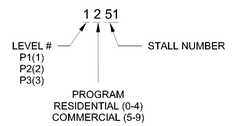
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

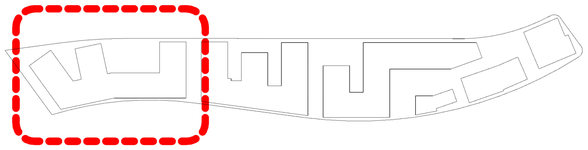
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291



LEVEL P2 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.22A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
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TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL	COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL	COMMERCIAL	GRAND TOTAL
	P1	P1	P2		P2	P3		P3	P4	P4	
STANDARD	116	125	226		131	231	133		241	123	
COMPACT	13	52	35		66	35	65		30	56	
TANDEM	6		25			22			40		
ADA	16	15	4								
SUBTOTAL	151	192	290		197	288	198		311	179	
TOTAL PER LEVEL	343		487			486			490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

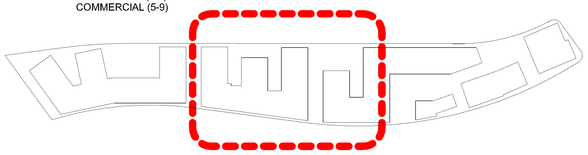
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291

LEVEL P2 ENLARGED PLAN B

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.22B

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

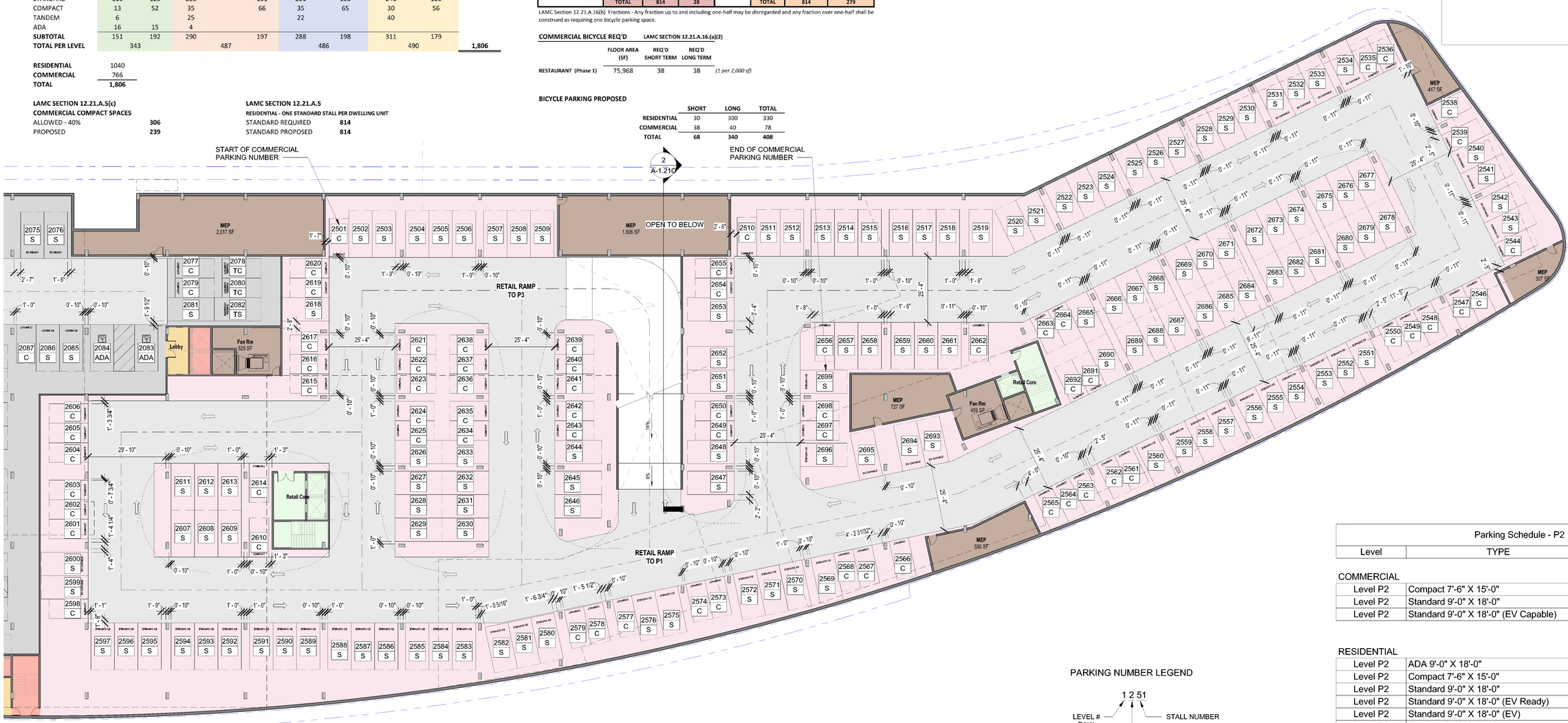
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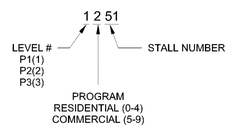
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

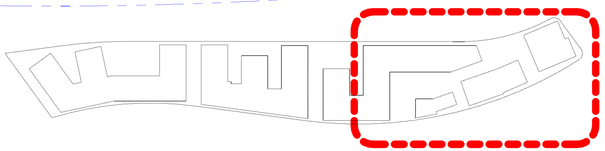
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PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
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Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291



LEVEL P2 ENLARGED PLAN C

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.22C

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

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TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
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TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

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	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

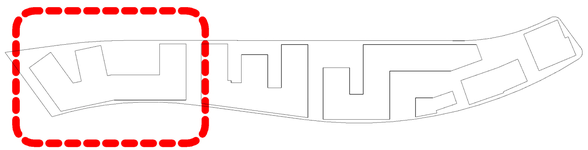
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 18'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



LEVEL P3 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
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Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
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Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

LEVEL P3 ENLARGED PLAN B

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23B

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

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			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
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COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

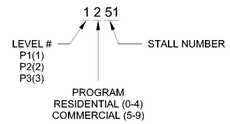
BICYCLE PARKING PROPOSED

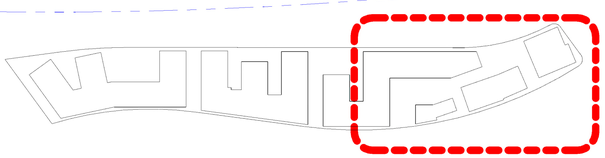
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Parking Schedule - P3			
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Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

PARKING NUMBER LEGEND





LEVEL P3 ENLARGED PLAN C

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23C

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

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RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
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		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
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TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
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COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

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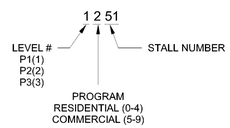
BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
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TOTAL	**68**	**340**	**408**

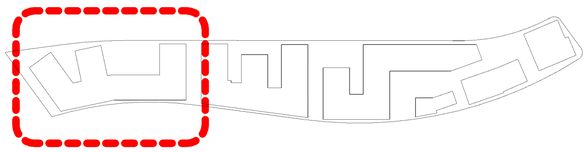
START OF RESIDENTIAL PARKING NUMBER



PARKING NUMBER LEGEND



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311



LEVEL P4 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS

A-1.24A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
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RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	GRAND TOTAL
	P1	P1	P2	P2	P3	P3	P4	P4	
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
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TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
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LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
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BICYCLE PARKING PROPOSED

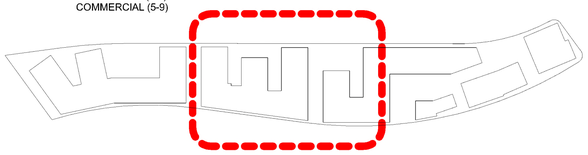
	SHORT	LONG	TOTAL
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END OF RESIDENTIAL PARKING NUMBER



PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
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Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

LEVEL P4 ENLARGED PLAN B

0' 100' 200' 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

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STUDIO CITY, CA 91604

PROJECT #2019-10204

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A-1.24B

12555 W. VENTURA BOULEVARD
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COMMERCIAL	766
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ALLOWED - 40%	**306**
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RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
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BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
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	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

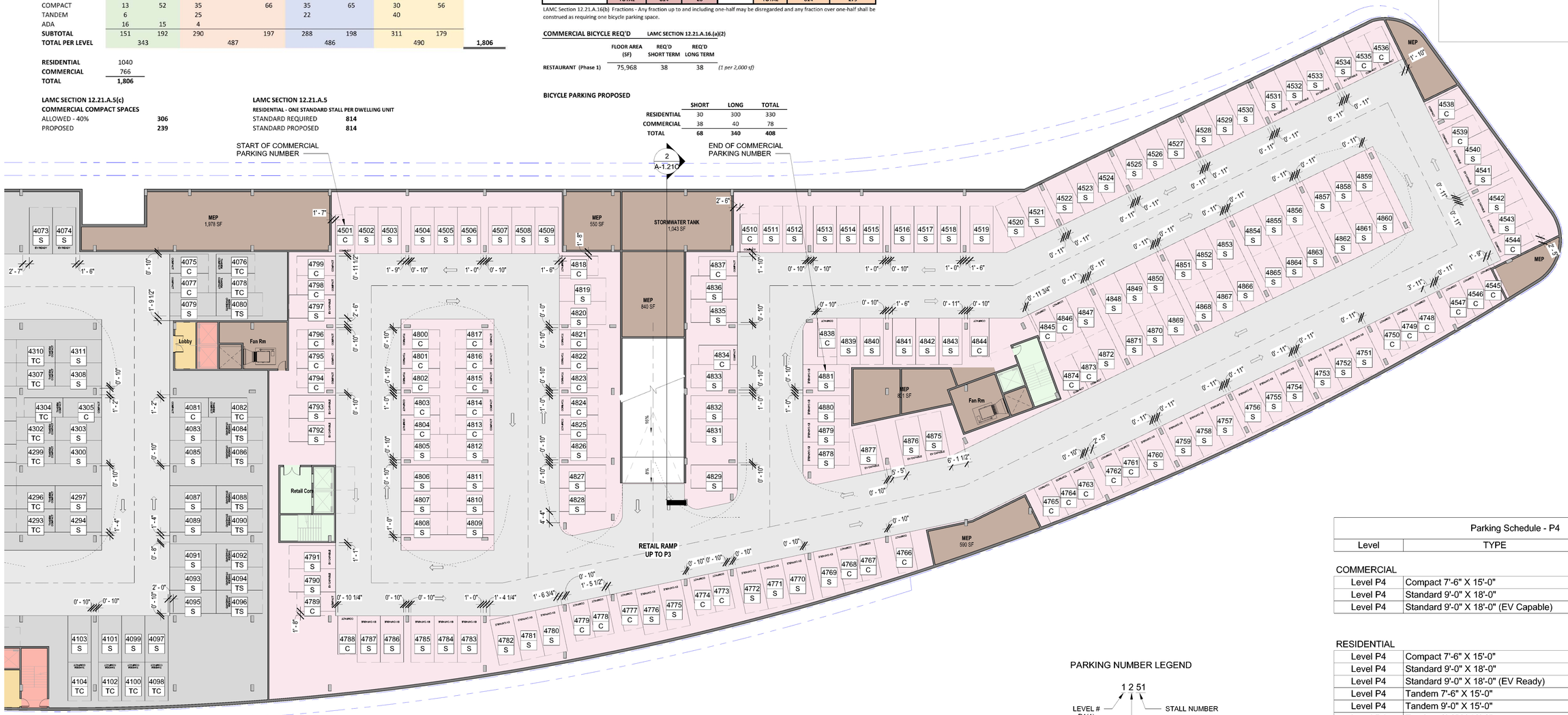
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

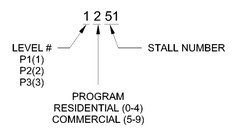
BICYCLE PARKING PROPOSED

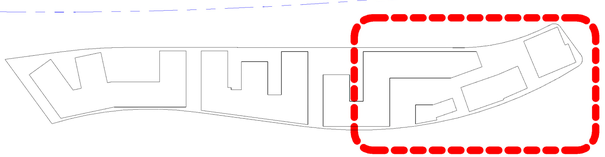
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

PARKING NUMBER LEGEND





LEVEL P4 ENLARGED PLAN C

0' 20' 40' 60'

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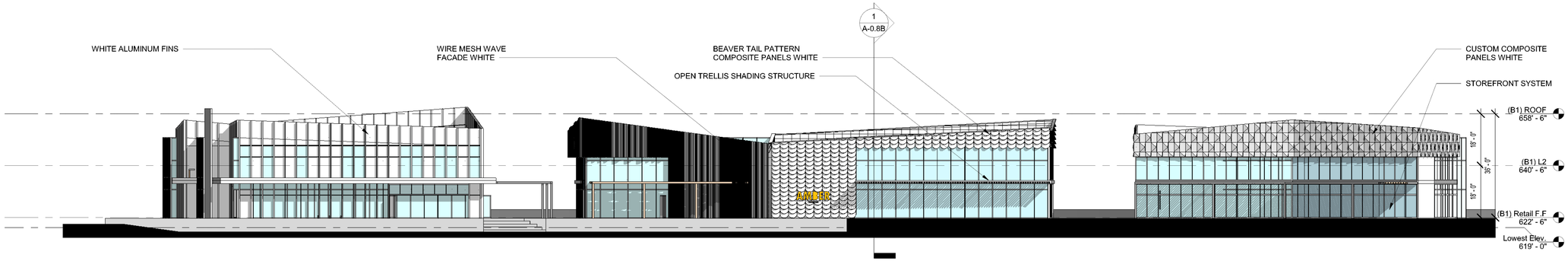
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

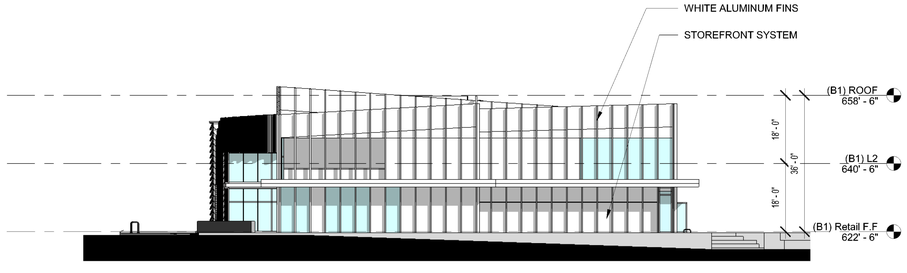
MVE + PARTNERS

A-1.24C

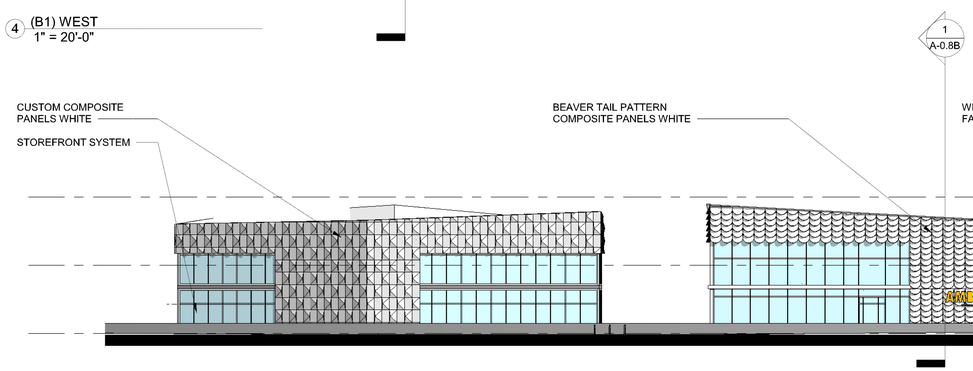


3 (B1) NORTH
1" = 20'-0"



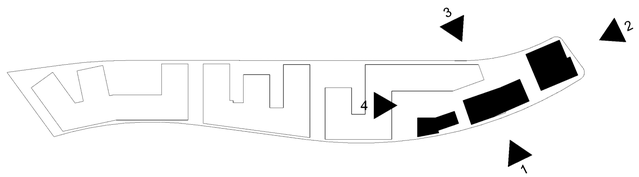


4 (B1) WEST
1" = 20'-0"



2 (B1) EAST
1" = 20'-0"

1 (B1) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 1

0' | 20' | 40' | 60'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

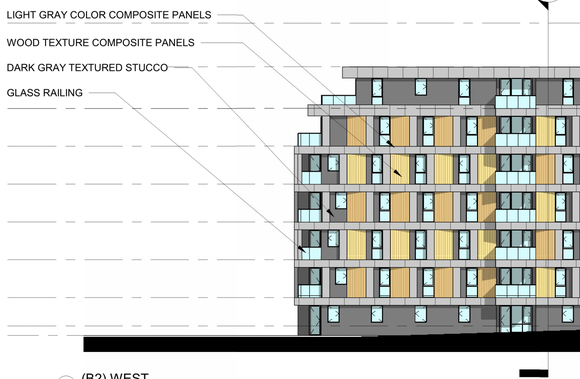
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MVE + PARTNERS | AO Architecture. Design. Relationships.

A-2.1





4 (B2) WEST
1" = 20'-0"

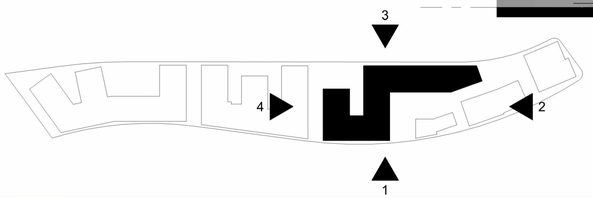


2 (B2) EAST
1" = 20'-0"



1 (B2) SOUTH
1" = 20'-0"

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



EXTERIOR ELEVATION - BUILDING 2

0' 20' 40' 60'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

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A-2.2



3 (B3) NORTH
1" = 20'-0"



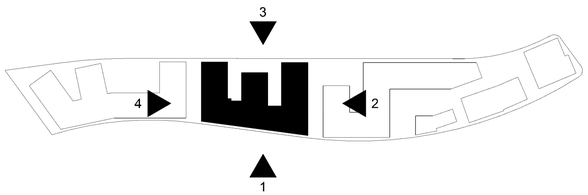
4 (B3) WEST
1" = 20'-0"



2 (B3) EAST
1" = 20'-0"



1 (B3) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 3

0' 20' 40' 60'

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DATE ISSUED: 9/18/2025

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STUDIO CITY, CA 91604

MVE + PARTNERS

A-2.3





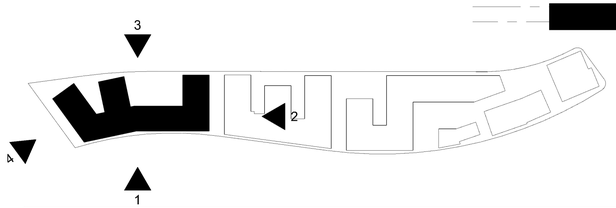
4 (B4) WEST
1" = 20'-0"



3 (B4) EAST
1" = 20'-0"



2 (B4) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 4

0' 20' 40' 60'

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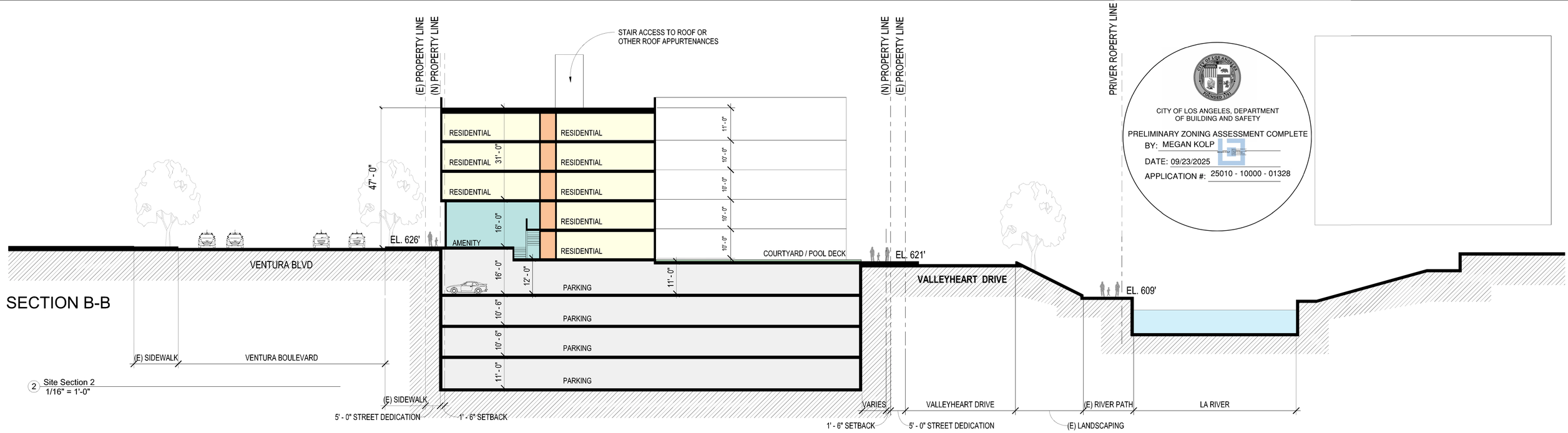
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PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

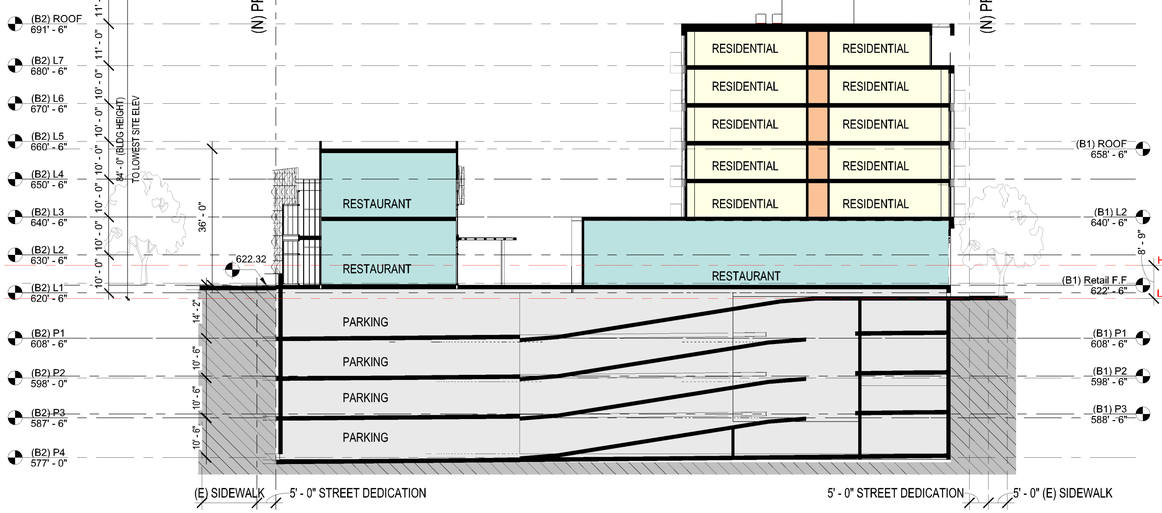
A-2.4



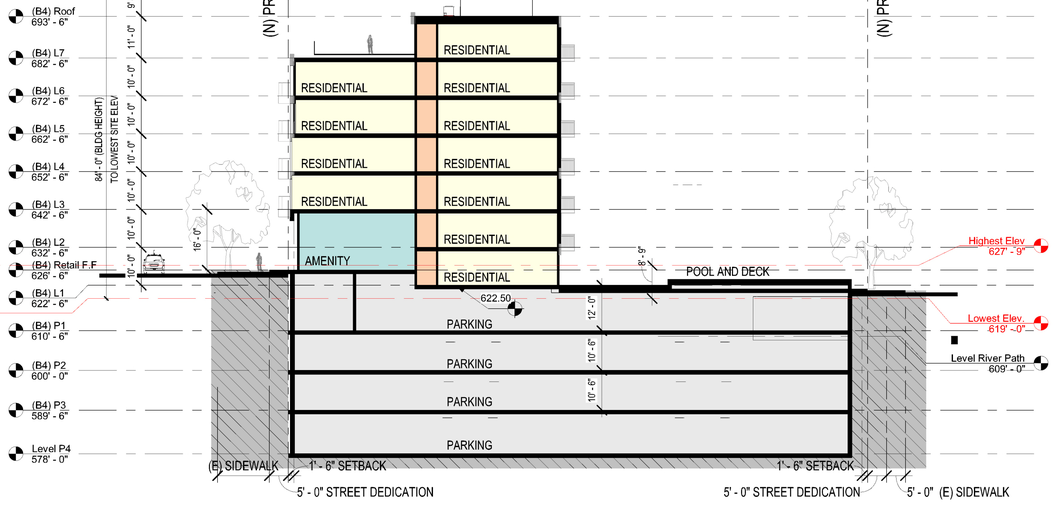
SECTION B-B

2 Site Section 2
1/16" = 1'-0"

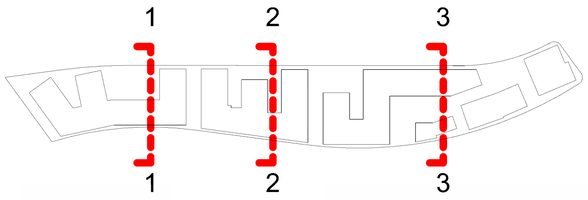
CITY OF LOS ANGELES, DEPARTMENT
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PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



3 Site Section 3
1" = 20'-0"



1 Site Section 1
1" = 20'-0"



BUILDING CROSS SECTION

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

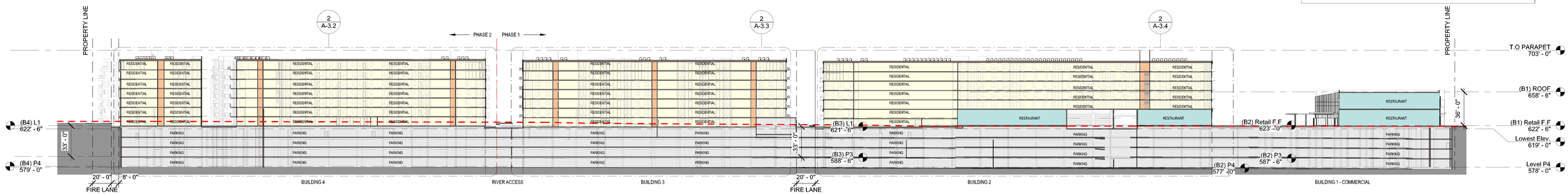
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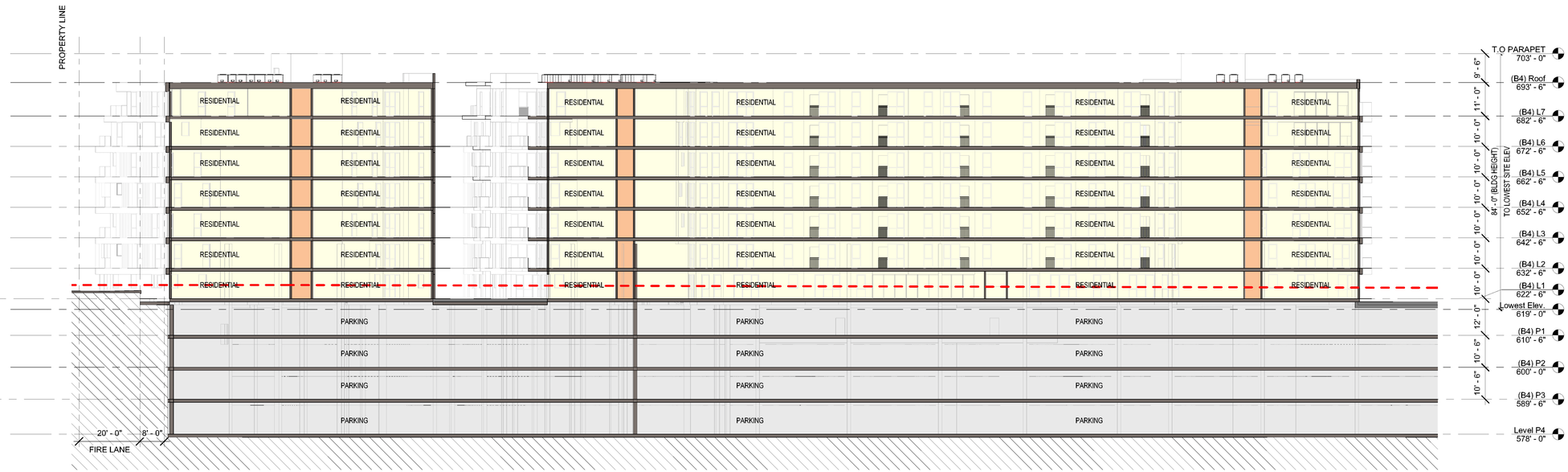
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

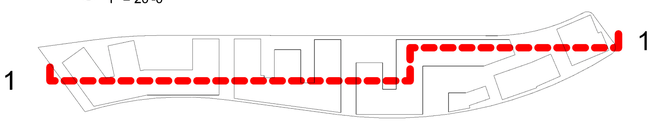
MVE + PARTNERS

A-3.1





2 SITE SECTION EW ENLARGED - B4
1" = 20'-0"



BUILDING SECTION

0' | 20' | 40' | 60'

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STUDIO CITY, CA 91604

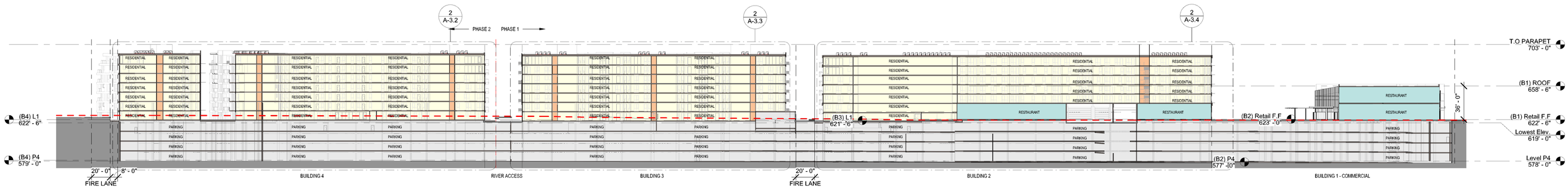
PROJECT #2019-10204

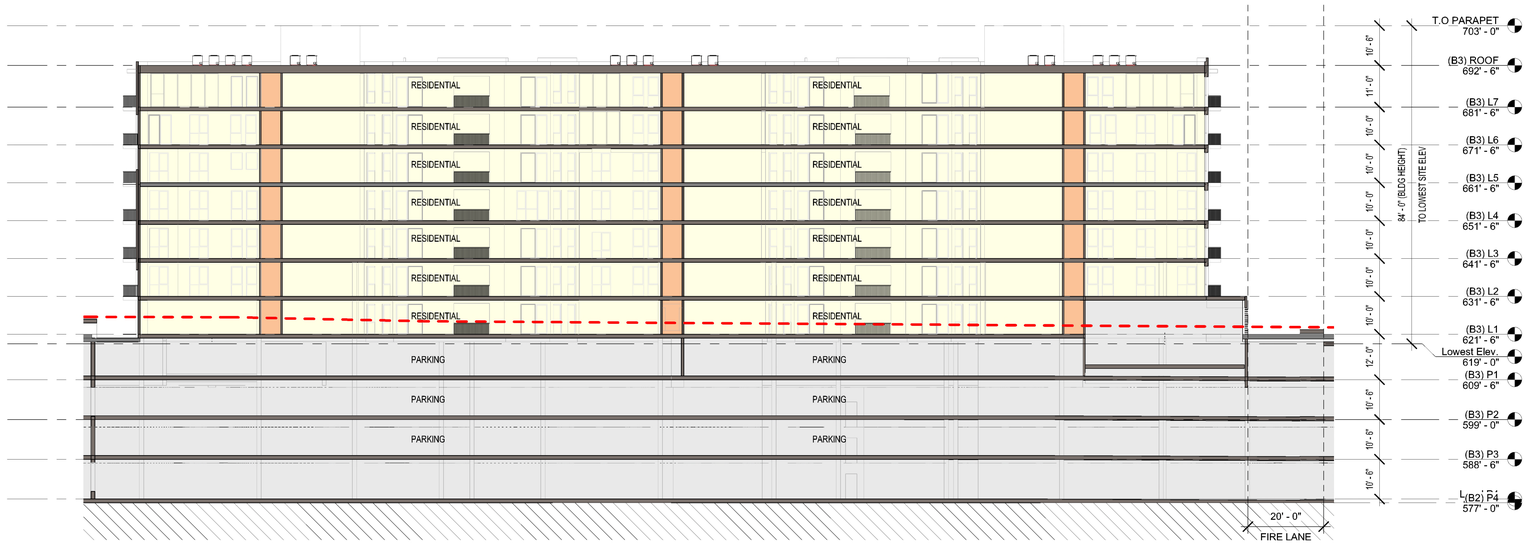
DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

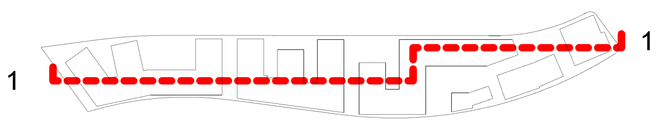
MVE + PARTNERS

A-3.2





2 SITE SECTION EW ENLARGED - B3
1" = 20'-0"



BUILDING SECTION

0' | 20' | 40' | 60'

PROJECT #2019-10204

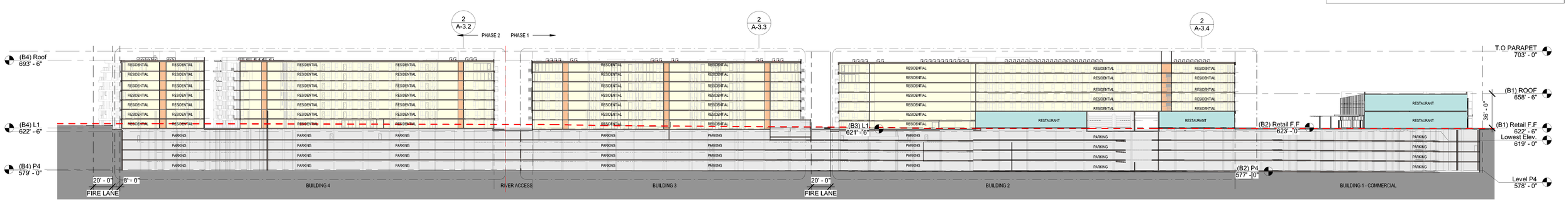
DATE ISSUED: 9/18/2025

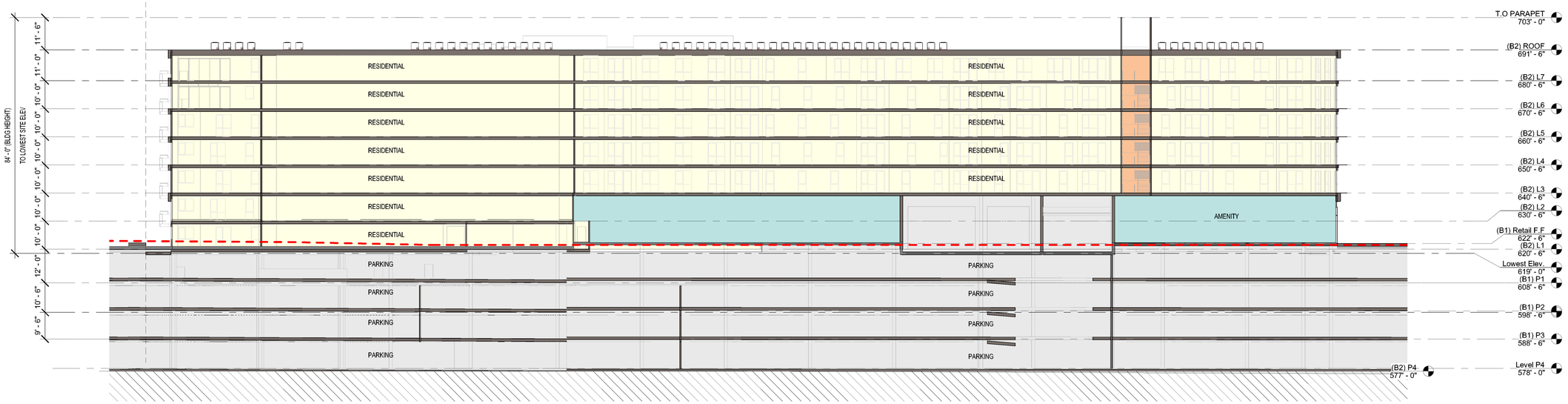
GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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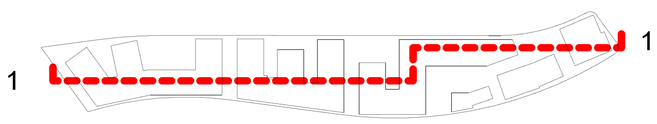
MVE + PARTNERS

A-3.3





2 SITE SECTION EW ENLARGED - B2
1" = 20'-0"



BUILDING SECTION

0' 20' 40' 60'

PROJECT #2019-10204

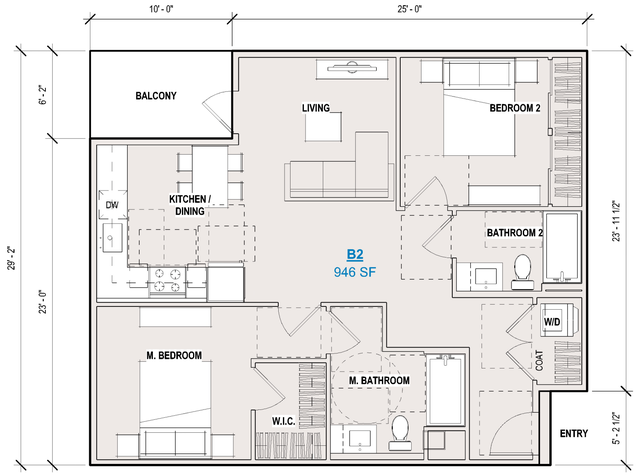
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MVE + PARTNERS

A-3.4



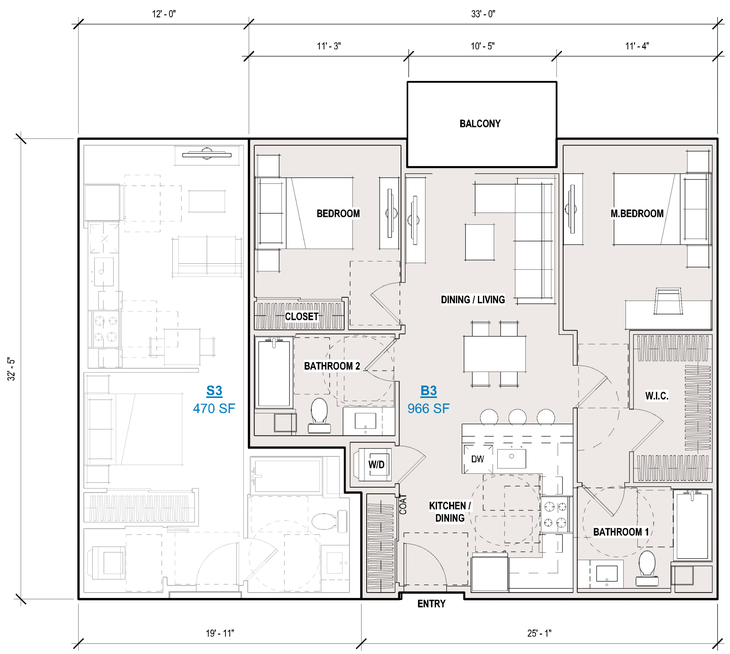
7 UNIT B2
3/16" = 1'-0"



6 UNIT B1
3/16" = 1'-0"



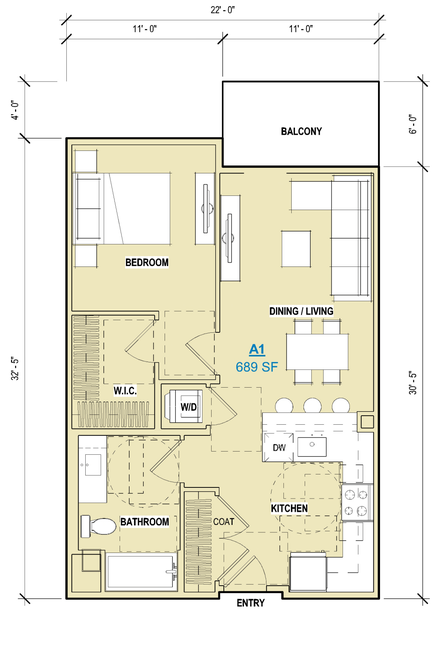
5 UNIT A2
3/16" = 1'-0"



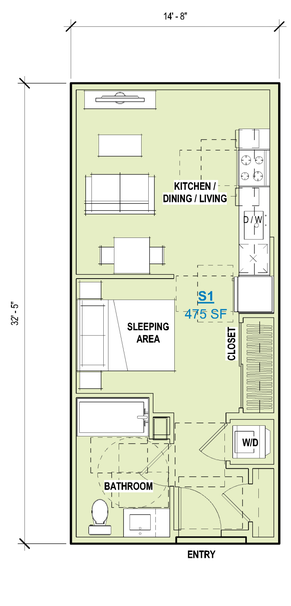
4 INTERLOCK UNIT S3 & B3
3/16" = 1'-0"



3 INTERLOCK UNIT S3 & A4
3/16" = 1'-0"



2 UNIT A1
3/16" = 1'-0"



1 UNIT S1
3/16" = 1'-0"

TYPICAL UNIT PLANS

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A-5.1



WIRE MESH WAVE FACADE WHITE

LIGHT GRAY COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



DARK GRAY TEXTURED STUCCO



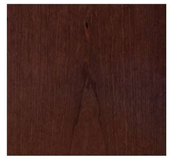
WHITE COLOR TILE

WHITE TEXTURED STUCCO



METAL SIDING

WHITE COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



2 VALLEYHEART DR ELEVATION
1" = 50'-0"



WOOD TEXTURE COMPOSITE PANEL



SILVER COLOR COMPOSITE PANEL

WHITE COLOR COMPOSITE PANEL



GRAY COLOR COMPOSITE PANEL



WOOD SLATS WALL PANEL



DARK GRAY COLOR COMPOSITE PANEL

LIGHT GRAY COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



CUSTOM COMPOSITE PANELS WHITE



BEAVER TAIL PATTERN COMPOSITE PANELS WHITE



WHITE ALUMINUM FINS



1 VENTURA STREET ELEVATION
1" = 50'-0"

MATERIAL BOARD

0' 80' 160' 240'

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MVE + PARTNERS · AO Architecture. Design. Relationships.

A-9.1



3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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MVE + PARTNERS | AO Architecture. Design. Relationships.

A-9.2



3D VIEW

GENTON PROPERTY GROUP

RC DEVELOPMENT, INC.

TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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DATE ISSUED: 9/18/2025

MVE + PARTNERS

Architecture. Design. Relationships.



3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS | AO Architecture. Design. Relationships.



3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS



1

3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
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DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-9.6



3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-9.7



3D VIEW

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DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-9.8



3D VIEW

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MVE + PARTNERS



3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-9.10



3D VIEW

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PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

APPENDIX D
Site Plan, dated September 18, 2025

APPENDIX E
Special-Status Flora Potential to Occur

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur
marsh sandwort (*Arenaria paludicola*)	perennial stoloniferous herb	Mar – Aug	Found in brackish and freshwater marshes and swamps in openings or on sandy substrate. 3 – 170 m.	FE; CE; 1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of brackish and freshwater marshes and swamps.
Braunton's milk-vetch (*Astragalus brauntonii*)	perennial herb	Jan – Aug	Found in chaparral, coastal scrub, and valley and foothill grasslands often on recently burned or disturbed areas. Substrate is usually sandstone with carbonate layers. 4 – 640 m.	FE; S2; 1B.1; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of chaparral, coastal scrub, and valley and foothill grasslands, and sandstone substrate.
Ventura Marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*)	perennial herb	(Jun) Aug – Oct	Found in coastal dunes, coastal scrub, and edges, brackish, and coastal salt marshes and swamps. 1 – 35 m.	FE; CE; 1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal dunes, coastal scrub, and coastal marshes and swamps.
coastal dunes milk-vetch (*Astragalus tener* var. *titi*)	annual herb	Mar – May	Found in sandy coastal bluff scrub, coastal dunes, and coastal prairie often on mesic or vernally mesic areas. 1 – 50 m.	FE; CE; 1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal bluff scrub, coastal dunes, and coastal prairie.
Coulter's saltbush (*Atriplex coulteri*)	perennial herb	Mar – Oct	Found in coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland, sometimes on alkaline or clay substrate. 3 – 460 m.	1B.2; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland.

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur
south coast saltscale (*Atriplex pacifica*)	annual herb	Mar – Oct	Found in coastal bluff scrub, coastal dunes, coastal scrub, and playas. 0 – 140 m.	1B.2; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal bluff scrub, coastal dunes, coastal scrub, and playas.
Parish's brittlescale (*Atriplex parishii*)	annual herb	Jun - Oct	Found in chenopod scrub, playas, and vernal pools on alkaline substrate. 25 – 1,900 m.	1B.2; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of chenopod scrub, playas, and vernal pools.
Davidson's saltscale (*Atriplex serenana* var. *davidsonii*)	annual herb	Apr – Oct	Found in coastal bluff scrub and coastal scrub on alkaline substrate. 10 – 200 m.	1B.2; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal bluff scrub and coastal scrub.
Nevin's barberry (*Berberis nevinii*)	perennial evergreen shrub	(Feb) Mar – June	Found in chaparral, cismontane woodland, coastal scrub, or riparian scrub on sandy or gravelly substrate. 70 – 825 m.	FE; SE; 1B.1; S1	**Absent:** While a single iNaturalist record for the species is present within the Survey Area the record is associated with a landscaped area. The single occurrence of this species was determined to be part of a native planting palette installed sometime in 2016, and is not a naturally occurring species within the Survey Area. Therefore, the potential to occur for this species is determined to be absent.

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur
slender mariposa lily (*Calochortus clavatus* var. *gracilis*)	perennial bulbiferous herb	Mar – Jun (Nov)	Found in chaparral, coastal scrub, and valley and foothill grassland. 320 – 1000 m.	1B.2; S2S3	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of chaparral, coastal scrub, and valley and foothill grassland.
lucky morning-glory (*Calystegia felix*)	annual rhizomatous herb	Mar – Sep	Found in sometimes alkaline meadows and seeps and alluvial riparian scrub. Historically associated with wetland and marshy places, but possibly found in drier situations as well. Possibly found on silty loam and alkaline substrate. 30 – 215 m.	1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
Lewis' evening-primrose (*Camissoniopsis lewisii*)	annual herb	Mar – May (Jun)	Found in cismontane woodland, coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland sometimes on clay or sandy substrate. 0 – 300 m.	3; S4	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of cismontane woodland, coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland.
southern tarplant (*Centromadia parryi* ssp. *australis*)	annual herb	May – Nov	Found in margins of marshes and swamps, vernally mesic valley and foothill grasslands, and vernal pools. 0 – 480 m.	1B.1; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*)	annual herb (hemiparasitic)	May – Oct (Nov)	Found in coastal dunes, and coastal salt marshes and swamps. 1 – 30 m.	FE; CE; 1B.2; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal dunes, and coastal salt marshes and swamps.

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur
San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*)	annual herb	Apr – Jul	Found in coastal scrub, and valley and foothill grassland on sandy substrate. 150 – 1220 m.	FC; SE; 1B.1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
Santa Susana tarplant (*Deinandra minthornii*)	perennial deciduous shrub	Jul – Nov	Found in chaparral and coastal scrub on rocky substrate. 280 – 760 m.	SR; 1B.2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
beach spectaclepod (*Dithyrea maritima*)	perennial rhizomatous herb	Mar – May	Found in coastal dunes and sandy coastal scrub. 3 – 50 m.	CT; 1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
slender-horned spineflower (*Dodecahema leptoceras*)	annual herb	Apr – Jun	Found in chaparral, cismontane woodland, and coastal scrub on sandy substrate. 200 – 760 m.	FE; SE; 1B.1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of chaparral, cismontane woodland, and coastal scrub.
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)	perennial herb	Apr – Jun	Found in chaparral, coastal bluff scrub, coastal scrub, and valley and foothill grassland on rocky, serpentine, and often clay substrate.	1B.1; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
Santa Monica dudleya (*Dudleya cymosa* ssp. *ovatifolia*)	perennial herb	Mar – Jun	Found in chaparral and coastal scrub on rocky or sometimes volcanic or sedimentary substrate. 150 – 1675 m.	FT; 1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur
many-stemmed dudleya (*Dudleya multicaulis*)	perennial herb	Apr – Jul	Found in chaparral, coastal scrub, and valley and foothill grassland often on clay substrate. 15 – 750 m.	1B.2; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
Los Angeles sunflower (*Helianthus nuttallii* ssp. *parishii*)	perennial rhizomatous herb	Aug – Oct	Found in freshwater and coastal salt marshes and swamps. 10 – 1525 m.	1A; SX	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
mesa horkelia (*Horkelia cuneata* var. *puberula*)	perennial herb	Feb – Jul (Sep)	Found in maritime chaparral, cismontane woodland, and coastal scrub on sometimes gravelly or sandy substrate. 70 – 810 m.	S1; 1B.1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)	annual herb	Feb – Jun	Found in coastal salt marshes and swamps, playas and vernal pools. 1 – 1220 m.	1B.1; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
Payne's bush lupine (*Lupinus paynei*)	perennial shrub	Mar – Apr (May – Jul)	Found in coastal scrub, riparian scrub, and valley and foothill grassland on sandy substrate. 220 – 420 m.	1B.1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of riparian scrub, coastal scrub, and valley and foothill grassland.
Davidson's bush-mallow (*Malacothamnus davidsonii*)	perennial deciduous shrub	Jun – Jul	Found in chaparral, coastal scrub, cismontane woodland, and riparian woodland. 185 – 1440 m.	1B.2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of chaparral, coastal scrub, riparian woodland, and cismontane woodland.

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur
white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*)	perennial herb	(Apr) May – Aug (Sep – Dec)	Found in chaparral and cismontane woodland. 50 – 1525 m.	1B.3; S3	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
mud nama (*Nama stenocarpa*)	annual/perennial herb	Jan – Jul	Found in lake margins and riverbanks of marshes and swamps. 5 – 500 m.	2B.2; S1S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
Gambel's water cress (*Nasturtium gambelii*)	perennial rhizomatous herb	Apr – Oct	Found in brackish and freshwater marshes and swamps. 5 – 330 m.	FE; CT; 1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
prostrate vernal pool navarretia (*Navarretia prostrata*)	annual herb	Apr – Jul	Found in coastal scrub, meadows and seeps, alkaline valley and foothill grasslands, and vernal pools on mesic substrate. 3 – 1210 m.	1B.2; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
California Orcutt grass (*Orcuttia californica*)	annual herb	Apr – Aug	Found in vernal pools. 15 – 660 m.	FE; CE; 1B.1; S1	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
Sonoran maiden fern (*Pelazoneuron puberulum* var. *sonorense*)	perennial rhizomatous herb	Jan – Sep	Found in meadows and seeps and streams in meadows and seeps. 50 – 610 m.	2B.2; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
white rabbit-tobacco (*Pseudognaphalium leucocephalum*)	perennial herb	(Jul) Aug – Nov(Dec)	Found in chaparral, cismontane woodland, coastal scrub, and riparian woodland on sandy or gravelly substrate. 0 – 2100 m.	2B.2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of chaparral, coastal scrub, cismontane woodland, and riparian woodland.

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur
Nuttall's scrub oak (*Quercus dumosa*)	perennial evergreen shrub	Feb – Apr (May – Aug)	Found in chaparral, closed-cone coniferous forest, and coastal scrub on clay, loam, or sandy substrate. 15 – 400 m.	1B.1; S3	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
Sanford's arrowhead (*Sagittaria sanfordii*)	perennial rhizomatous herb (emergent)	May – Oct (Nov)	Found in shallow freshwater marshes and swamps. 0 -650 m.	1B.2; S3	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
salt spring checkerbloom (*Sidalcea neomexicana*)	perennial herb	Mar – Jun	Found in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas on alkaline or mesic substrate. 15 – 1530 m.	2B.2; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
western bristly scaleseed (*Spermolepis lateriflora*)	annual herb	Mar – Apr	Found in Sonoran desert scrub sometimes on rocky or sandy substrate. 310 – 845 m.	2B.3; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
San Bernardino aster (*Symphyotrichum defoliatum*)	perennial rhizomatous herb	Jul – Nov	Found in cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, meadows and seeps, and vernally mesic valley and foothill grassland on streambanks near ditches, streams, and springs. 2 – 2040 m.	1B.2; S2	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats
Greata's aster (*Symphyotrichum greatae*)	perennial rhizomatous herb	Jun – Oct	Found in broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and riparian woodland in mesic areas. 300 – 2010 m.	1B.3	**Absent:** Broadleafed upland forest is present; however the Survey Area is outside of the recognized elevation range.

Common Name (*Scientific Name*)	Form	Blooming Period	Primary Habitat Associations	Status (Federal; State; CNPS)	Potential to Occur

The following status codes are applicable to special-status plants:

Federal Listing

FE (Federal Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federal Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as Endangered or Threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

State Listing

SE (State Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (State Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "Rare" on or before January 1, 1985, is a "Threatened species."

SR (State Rare): A species, subspecies, or variety of plant is Rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as Rare; all animals listed as Rare before 1985 have been listed as Threatened.

California Native Plant Society (CNPS) Rare Plant Rank

CRPR 1A: Plants presumed extinct in California and either rare or extinct elsewhere.

CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.

CRPR 2A: Plants presumed extirpated in California, but more common elsewhere.

CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.

CRPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

CRPR 4: A watch list for plants that are of limited distribution in California.

CNPS Threat Rank

The CNPS Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment, as follow:

- **0.1**-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat).
- **0.2**-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat).
- **0.3**-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

APPENDIX F

Rapid Assessment Form

Combined Vegetation Rapid Assessment and Relevé Field Form

(Revised January 10, 2024)

For Office Use:	Final database #:	Final vegetation type:	Alliance: Association:

I. LOCATIONAL/ENVIRONMENTAL DESCRIPTION — circle: Relevé or (RA)

Database #:	Date:	Name of recorder: Jamie Perigo
RIVE0001	9/14/24	Other surveyors: n/a
	UID: n/a	Location Name: Riverwalk @ Studio City Survey Area

GPS name: iPhone — For Relevé only: Bearing°, left axis at ID point____ of Long / Short side

UTME ___ UTMN ___ Zone: 11 NAD83 GPS error: ft./ m./ PDOP ____

Decimal degrees: LAT 34.143139 LONG 118.407222

GPS within stand? Yes / (No) If No, cite from GPS to stand: distance (m) 520 bearing ° N inclination ° 0

and record: Base point ID ___ Projected UTMs: UTME ___ UTMN ___

Camera Name: iPhone Cardinal photos at ID point:

Other photos:

Stand Size (acres): <1, (1-5), >5 | Plot Area (m²): 100 / ____ | Plot Dimensions ____ x ____ m | RA Radius 5 m

Exposure, Actual °: 0 NE NW SE SW Flat Variable | Steepness, Actual °: ____ 0° 1-5° >5-25° (>25)

Topography: Macro: top upper (mid) lower bottom | Micro: convex (flat) concave undulating

Geology code: Sedimentary Soil Texture code: n/a (Upland) or Wetland/Riparian (circle one) | Landform Hill

% Surface cover: (Incl. outcrops) (>60cm diam) (25-60cm) (7.5-25cm) (2mm-7.5cm) (Incl sand, mud)

H_20: 0 BA Stems: 30 Litter: 50 Bedrock: 0 Boulder: 0 Stone: 0 Cobble: 0 Gravel: 0 Fines: 20 =100%

% Current year bioturbation ____ Past bioturbation present? Yes / (No) | % Hoof punch 0

Fire evidence: Yes / (No) (circle one) If yes, describe in Site history section, including date of fire, if known.

Site history, stand age, comments: Site consists of wooded area adjacent to residential + commercial buildings. Part of relatively contiguous habitat within a mosaic of developments, winding through Santa Monica Mountains. Stand consists of a mix of coast live oak (Q. agrifolia) + southern California black walnut (J. californica) in a range of stages (i.e. emergent saplings to mature + well established). Some native shrubs present, no non-native shrubs observed. Herb layer dominated by non-natives. Stand more open on edges. Stand age unable to be determined. Stand was assessed from street.

Disturbance code / Intensity (L,M,H): M / ___ / ___ / ___ / ___ / ___ / ___ / ___ "Other" ___ / ___

II. HABITAT DESCRIPTION

Tree DBH : T1 (<1" dbh), T2 (1-6" dbh), (T3 (6-11" dbh), T4 (11-24" dbh), T5 (>24" dbh), T6 multi-layered (T3 or T4 layer under T5, >60% cover)

Shrub: S1 seedling (<3 yr. old), S2 young (<1% dead), S3 mature (1-25% dead), S4 decadent (>25% dead)

Herbaceous: H1 (<12" plant ht.), (H2 (>12" ht.)

Desert Riparian Tree/Shrub: 1 (<2ft. stem ht.), 2 (2-10ft. ht.), 3 (10-20ft. ht.), 4 (>20ft. ht.)

Desert Palm/Joshua Tree: 1 (<1.5" base diameter), 2 (1.5-6" diam.), 3 (>6" diam.)

III. INTERPRETATION OF STAND

Field-assessed vegetation Alliance name: California Walnut Woodland

Field-assessed Association name (optional): ~~Or Alliance~~ Juglans californica - Quercus agrifolia

Adjacent Alliances/direction: ___ / ___, ___ / ___

Confidence in Alliance identification: L (M) H Explain: Assessed from a distance, unable to access due to private property boundaries

Phenology (E(P)L): Herb Shrub (Tree) Other identification or mapping information:

Combined Vegetation Rapid Assessment and Relevé Field Form

(Revised January 10, 2024)

Database #: RIVE0001 SPECIES SHEET **Recorder & Date:** JP 4/14/26

IV. VEGETATION DESCRIPTION

% NonVasc cover: 20 **Total % Vasc Veg cover:** 80

% Cover - **Conifer tree / Hardwood tree:** 5/70 **Regenerating Tree:** 15 **Shrub:** 10 **Herbaceous:** 20

Height Class - Conifer tree / Hardwood tree: MA / 4/5 **Regenerating Tree:** 2/3 **Shrub:** 3/4 **Herbaceous:** 1/2

Height classes: 1=<1/2m, 2=1/2-1m, 3=1-2m, 4=2-5m, 5=5-10m, 6=10-15m, 7=15-20m, 8=20-35m, 9=35-50m, 10=>50m

Stratum categories: T=Tree, A = SApling, E = SEedling, S = Shrub, H= Herb, N= Non-vascular

% Cover Intervals for reference: r = trace, + = <1%, 1-5%, >5-15%, >15-25%, >25-50%, >50-75%, >75%

Stratum	Species	% cover	C	Final species determination
T/SA	Juglans californica	25	5/5	JP
T/SA	Quercus agrifolia	3	3/2	JP
S	Heteromeles arbutifolia	5	/	
S	Rhus integrifolia	5	/	
H	Avena fatua	5		
H	Hordeum murinum	2		
H	Bromus rubens	3		
H	Carduus pycnocephalus	3		
H	Hirschfeldia incana	3		
H	Vulpia myuros	1		
H	Toralis arvensis	1		
H	Stipa miliacea var miliacea	2		

Unusual species: MA

APPENDIX G
Special-Status Fauna Potential to Occur

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
Arthropods			
Santa Monica shieldback katydid (*Aglaothorax longipennis*)	S1S2	Occur nocturnally in chaparral and canyon stream bottom vegetation in the Santa Monica Mountains of southern California. Inhabit introduced iceplant and native chaparral plants.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of chaparral or canyon bottom habitats, or iceplant.
Crotch's bumble bee (*Bombus crotchii*)	SC; S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia,* and *Eriogonum*.	**Low:** Potential habitat would be limited to the walnut woodland where some potential floral resources are present along with suitable overwintering habitat for queens.
American bumble bee (*Bombus pensylvanicus*)	S2	Long tongued. Forages on a wide variety of flowers, including vetches, clovers, thistles, sunflowers, etc. Nests above ground under long grass or underground. Queens overwinter in rotten wood or underground.	**Low:** Potential habitat would be limited to the walnut woodland where some species of clover and thistle, along with other potential floral resources, are present along with suitable overwintering habitat for queens.
sandy beach tiger beetle (*Cicindela hirticollis gravida*)	S2	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico. Require clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal habitat.
globose dune beetle (*Coelus globosus*)	S1S2	Inhabitant on coastal sand dune habitat. Erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks. It burrows beneath the sand surface and is most common beneath dune vegetation.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal sand dunes.
monarch butterfly (*Danaus plexippus plexippus* pop 1)	FC; S2	Adults feed on nectar from many flowering plants, but host plants are limited to milkweed species. In California, adults overwinter along the Pacific Coast, roosting in eucalyptus, Monterey pines, and Monterey cypress trees.	**Absent:** Suitable overwintering habitat is not present within the Survey Area.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
Busck's gallmoth (*Eugnosta busckana*)	S2S3	Found in coastal southern California. Tiny micro-moth (1 cm) with larva forming galls on host plant California brittlebush (*Encelia californica*). Adult flight period is during winter, generally from November to February, and has been reported at UV lights and porch lights.	**Low:** Some California brittlebush individuals are present within landscaped areas in the northern portion of the Survey Area.
Gertsch's socalchemmis spider (*Socalchemmis gertschi*)	S1	Known from only two (2) localities in Los Angeles County: Brentwood and Topanga Canyon.	**Low:** Not much is known on this species' habitat preference. However, it has been observed near urban developments and cannot be discounted entirely from occurring.
Herptiles			
arroyo toad (*Anaxyrus californicus*)	FE; S2; SSC	Requires narrow, shallow aquatic and riparian areas with slow-moving water, as well as nearby upland areas that are not too widely dispersed. Typical aquatic habitats are bordered by low-elevation hills, scattered vegetation, and sandy, fine gravel with pliable soils accompanied by rocks of varied sizes. Larvae inhabit shallow aquatic areas that consist of clay or cobble and sand or gravel.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of aquatic or riparian areas.
southwestern pond turtle (*Actinemys pallida*)	FPT; SSC	Aquatic turtle found in a variety of freshwater sources, including streams, ponds, lakes, creeks, rivers, irrigation ditches, and permanent and ephemeral wetlands. Requires suitable upland habitat for nesting, and suitable basking sites.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of aquatic habitat with adjacent upland habitat.
California legless lizard (*Anniella* spp.)	S3S4; SSC	Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of *Anniella* not yet assigned to new species within the *Anniella pulchra* complex. Variety of habitats; generally, in moist, loose soil. They prefer soils with a high moisture content.	**Low:** Suitable habitat may be present within the California Walnut Grove; however, the suitability of soils and substrate were not able to be confirmed due to inaccessibility to this habitat type.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
Southern California legless lizard (*Anniella stebbinsi*)	S3; SSC	Generally, south of the transverse range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County. Found in a variety of habitats; generally, in moist, loose soil. They prefer soils with a high moisture content.	**Low:** Suitable habitat may be present within the California Walnut Grove; however, the suitability of soils and substrate were not able to be confirmed due to inaccessibility to this habitat type.
California glossy snake (*Arizona elegans occidentalis*)	S2; SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of scrub or grassland habitats.
coastal whiptail (*Aspidoscelis tigris stejnegeri*)	S3; SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage, including chaparral, woodland, and riparian areas.	**Low:** Woodland habitat is present within the Survey Area, however few to no open areas are present.
San Bernardino ringneck snake (*Diadophis punctatus modestus*)	S2?	Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams. Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous vegetation.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of open, rocky areas.
coast horned lizard (*Phrynosoma blainvillii*)	S4; SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of open areas for sunning.
southern mountain yellow-legged frog (*Rana muscosa*)	FE; SE; S2; WL	Federal listing refers to populations in the San Gabriel, San Jacinto and San Bernardino mountains (southern DPS). Always encountered within a few feet of water. Tadpoles may require 2 - 4 years to complete their aquatic development.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of standing water.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
western spadefoot (*Spea hammondii*)	FC; S3S4; SSC	Optimal habitat is grasslands with shallow, temporary pools, where breeding and egg-laying occurs. During dry periods adults seek refuge in animal burrows.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of shallow, temporary pools.
Coast Range newt (*Taricha torosa*)	S4; SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow-moving streams.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal drainages.
two-striped gartersnake (*Thamnophis hammondii*)	S3S4; SSC	Generally found near water sources including pools, creeks, cattle tanks, and others, often in rocky areas. Associated with oak woodland, willow, coastal sage scrub, scrub oak, sparse pine, chaparral, and brushland.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of connectivity between listed habitats and water source.
south coast gartersnake (*Thamnophis sirtalis* pop. 1)	S1S2; SSC	Restricted to marsh and upland habitats near permanent water with well-developed riparian vegetation communities.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of a well-developed riparian vegetation community.
Birds			
tricolored blackbird (*Agelaius tricolor*)	ST; SS2; SSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of open water and requisite nesting substrate.
southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	S4	Resident in southern California coastal sage scrub and sparse mixed chaparral. Frequent relatively steep, often rocky hillsides with grass and forb patches.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal sage scrub or chaparral habitats.
Burrowing owl (*Athene cunicularia*)	S4; SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of open, dry annual or perennial grasslands, deserts, or shrublands.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
Swainson's hawk (*Buteo swainsoni*)	ST; S4	Great Basin grassland, riparian forest, riparian woodland, and valley & foothill grassland.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitats.
western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	FT; SE; S1	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Often in jungles of willow, mixed with cotton woods, with lower strips of blackberry, nettles, or wild grape.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of a broad, lower flood system.
yellow rail (*Coturnicops noveboracensis*)	S2	Summer resident of freshwater marshlands in eastern Sierra Nevada in Mono County.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of freshwater marshlands.
southwestern willow flycatcher (*Empidonax traillii extimus*)	FE; SE; S3	Requires dense riparian habitats with cottonwood, willow, or tamarisk for nesting, migration, and foraging.	**Absent:** Suitable habitat is not present within the Project Site due to the absence of dense riparian habitats.
coastal California gnatcatcher (*Polioptila californica californica*)	FT; S2; SSC	Typically found near coastal sage scrub characterized by California sagebrush, California buckwheat, laurel sumac, lemonade berry, bush penstemon, and various *Salvia* species.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal sage scrub habitat.
bank swallow (*Riparia riparia*)	CT; S3	Colonial nester primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured or sandy soils near streams, rivers, takes, or ocean to dig nesting holes.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of vertical banks/cliffs with appropriate soils for nesting.
least Bell's vireo (*Vireo bellii pusillus*)	FE; CE; S3	Winters in southern Baja California, Mexico, where they occupy a variety of habitats, including scrub with arroyos, palm groves, and hedgerows bordering agricultural and residential areas.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitat.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
Fish			
arroyo chub (*Gila orcuttii*)	S2	Native to streams from Malibu Creek to San Luis Rey river basin. Introduced into Santa Clara, Ventura, Santa Ynez, Mojave, and San Diego river basins. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic and associated invertebrates.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of stream with mud or sand bottoms.
steelhead -southern California DPS (*Oncorhynchus mykiss irideus pop.10*)	FE; CE; S1	Federal listing refers to populations from Santa Maria River south of southern range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	**Absent:** Suitable habitat is not present due to the highly channelized and concrete nature of the portion of the Los Angeles River within the Survey Area.
Santa Ana sucker (*Pantosteus santaanae*)	FT; S1; SSC	Endemic to Los Angeles basin south coastal streams. Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal streams with suitable water depth and sand-rubble-boulder bottoms.
Santa Ana speckled dace (*Rhinichthys gabrielino*)	FPT; S1; SSC	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system. Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of perennial streams with cobble and gravel riffles.
Mammals			
pallid bat (*Antrozous pallidus*)	S3; SSC	Day roosts are in caves, crevices, mines, and occasionally in buildings and hollow trees. Roosts must protect bats from high temperatures. Night roosts may be in more open sites, such as porches and open buildings. Hibernation likely uses rock crevices. Prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of suitable adjacent open habitat for foraging.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
Townsend's big-eared bat (*Corynorhinus townsendii*)	S2; SSC	Broadleaved upland forest, chaparral, chenopod scrub, Great Basin grassland, Great Basin scrub; Joshua tree woodland, lower montane coniferous forest, meadows & seeps, Mojavean desert scrub, riparian scrub, riparian forest, riparian woodland, Sonoran Desert scrub, Sonoran thorn woodland, upper montane coniferous forest, and valley & foothill grassland.	**Low:** Low suitability habitat is present within the Survey Area due to the presence of broadleafed upland forest.
western mastiff bat (*Eumcps perotis cal.fornicus*)	S3S4; SSC	Suitable habitat consists of extensive open areas with abundant roost locations, including cliff faces, high buildings, trees, or tunnels. When roosting in rock crevices needs vertical faces to drop off when taking flight. Nursery roosts are tight rock crevices at least 90 cm deep and 5 cm wide, or crevices in buildings.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of extensive open areas.
silver-haired bat (*Lasionycteris noctivagans*)	S3S4	Primarily a coastal and montane forest dweller, feeding over streams, ponds, and brushy areas. Roosts in hollow trees, beneath exfoliating bark, in abandoned woodpecker holes, and, rarely, under rocks. Needs drinking water.	**Absent:** Suitable habitat is not present due to the absence of coastal or montane forests.
hoary bat (*Lasiurus cinereus*)	S4	Prefers open habitats or habitat mosaics with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of open habitats or habitat mosaics.
western yellow bat (*Lasiurus xanthinus*)	S3; SSC	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water and among trees. Range is believed to be expanding due to the increased use of palms in urban ornamental landscaping.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of requisite habitat types. While ornamental palm species are located within and adjacent to the Project Site, the Survey Area lacks open space below palms and other large trees to accommodate the area required to drop and gain air speed into flight.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)	S3S4	Intermediate canopy stages of shrub habitats & open shrub / herbaceous & tree / herbaceous edges. Coastal sage scrub habitats in Southern California.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of coastal sage scrub habitat.
California leaf-nosed bat (*Macrotus californicus*)	S3; SSC	Roosts in rocky, rugged terrain with mines and caves. Forages over nearby flats and washes. Day roosts are usually in deep mine tunnels or caves, occasionally in buildings or bridges. Roost must provide shelter from heat and aridity. Preferred roosts have high ceilings and sufficient space for flight. Night roosts may be buildings, mines, bridges, rock shelters, other sites with overhead protection.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of caves, mines, flats, or washes.
south coast marsh vole (*Microtus californicus stephensi*)	S2; SSC	Found in tidal marshes in Los Angeles, Orange, and southern Ventura Counties.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of tidal marshes.
San Diego desert woodrat (*Neotoma lepida intermedia*)	S3S4; SSC	Found in a variety of arid habitats including Joshua tree woodland, coastal sage scrub, chaparral, and pinyon-juniper woodland. Moderate to dense canopies preferred. Abundant in rock outcrops and rocky cliffs and slopes.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of Joshua tree woodland, coastal sage scrub, chaparral, coastal sage scrub, pinyon-juniper woodland, and rocky outcrops, cliffs, or slopes.
big free-tailed bat (*Nyctinomcps macrotis*)	S3; SSC	Low-lying arid areas in southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of high cliffs or rocky outcrops for roosting.
southern grasshopper mouse (*Onychomys torridus ramona*)	S3; SSC	Desert areas; especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover. Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of desert areas.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur
Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)	S1S2; SSC	Found in lower elevation grasslands and coastal sage communities in and around the Los Angeles basin. Open ground with fine, sandy soils. May not dig extensive burrows, instead hiding under weeds and dead leaves.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of grasslands or coastal sage.
American badger (*Taxidea taxus*)	S3; SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	**Absent:** Suitable habitat is not present within the Survey Area due to the absence of friable soils or uncultivated ground in open areas.
Mollusks			
western ridged mussel (*Gonidea angulata*)	S2	Found primarily in creeks and rivers and less often in lakes. Originally in most of state, now extirpated from central and southern California.	**Absent:** Historically the Los Angeles River provided suitable habitat, however the species has been extirpated from the area since at least 1992 according to the CNDDB element occurrences associated with this species.
San Gabriel chestnut (*Glyptostoma gabrielense*)	S3	Terrestrial.	**Low:** While little is known of the supporting habitat for the species, some suitable terrestrial habitat is present within the walnut woodland that may support the species.
Pacoima shoulderband (*Helminthoglypta traskii pacoimensis*)	S1	Air-breathing terrestrial snail. Known from type locality Pacoima Canyon on the west side of the San Gabriel Mountains. Additional specimens from Elizabeth Lake Canyon in the Sierra Pelona Mountains may merit review. Found mostly under bark and fragments of rotten logs.	**Absent:** Suitable habitat is not present within the Survey Area due to the being outside the known type locality.

The following status codes are applicable to special-status animals:

Federally Listings

FE (Federal Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federal Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as Endangered or Threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

Common Name (*Scientific Name*)	Status	Habitat	Potential to Occur

State Listings

SE (State Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (State Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "Rare" on or before January 1, 1985, is a "Threatened species."

SC (State Candidate Endangered/Threatened): A native species that is currently under consideration for listing as a special-status species under CESA. While under review, State Candidate species are afforded the same protections as "listed" pursuant to CESA and require mandatory consideration under CEQA.

SSC (CDFW Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

FP (CDFW Fully Protected): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as Threatened or Endangered species under the more recent endangered species laws and regulations. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

State Rankings

S1: Critically Imperiled
S2: Imperiled
S3: Vulnerable
S4: Apparently Secure

APPENDIX H

Water Resources Technical Report, dated April 22, 2025

PSOMAS

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Water Resources Technical Report

April 22, 2025

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1.0 Introduction

1.1 Project Description

The 6.05-acre project site currently consists of retail, commercial, and restaurant spaces with adjacent at grade open space parking lots. The site generally slopes towards the north side of the project and continues southwest within the concrete gutter on Valleyheart Drive at an average slope of 1.0%. The proposed development site is located on 12555 Ventura Blvd. Los Angeles, CA 91604 in the City of Los Angeles (Project Site) and will span over (4) parcels with an approximately total area of 6.05-acres. The Project Site is bounded by Valleyheart Drive to the North, Whitsett Avenue to the East, Ventura Boulevard to the South, and existing commercial businesses to the West. The proposed project site will convert the existing site and construct a total of (6) new buildings, which (3) will be 2-story commercial buildings and (3) new 7-story residential buildings and a 4-level subterranean parking lot that spans through the entire site.

Construction is planned to begin in 8/07/27. None of the existing trees and landscape on the Project site will be retained during construction so that no avoidance or minimization measures are applicable. No construction activities will occur in the vicinity of any of the adjacent street trees that are identified for preservation. A copy of the construction schedule is attached in the appendix section.

1.2 Scope of Work

This report provides a description of the existing surface water hydrology and surface water quality at the Project Site and an analysis of the Project's potential impacts related to surface water hydrology and surface water quality.

2.0 Regulatory Framework

2.1 Surface Water Hydrology

County of Los Angeles Hydrology Manual

Per the City of Los Angeles (City)'s Special Order No. 007-1299, December 3, 1999, the City has adopted the latest version of the Los Angeles County (County) Department of Public Works Hydrology Manual as its basis of design for storm drainage facilities. The Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodate flow from a 50-year storm event. Areas with sump conditions are required to have a storm drain conveyance system capable of conveying flow front a 50-year storm event. The County also limits the allowable discharge into existing storm drain facilities based on the MS4 Permit and is enforced on all new developments that discharge directly into the County's storm drain system. Any proposed drainage improvements of County owned storm drain facilities such as catch basins and storm drain lines requires the approval/review from the County Flood Control District department.

Los Angeles Municipal Code

Any proposed drainage improvements within the street right of way or any other property owned by, to be owned or under the control of the City requires the approval of a B-permit (Section 62.105, LAMC). Under the B-permit process, storm drain installation plans are subject to review and approval by the City of Los Angeles Department of Public Works Bureau of Engineering. Additionally, any connections to the City's storm drain system from a property line to a catch basin or a storm drainpipe requires a storm drain permit from the City of Los Angeles Department of Public Works, Bureau of Engineering.

2.2 Surface Water Quality

Clean Water Act

The Clean Water Act was first introduced in 1948 as the Water Pollution Control Act. The Clean Water Act authorizes Federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. The primary goals of the Clean Water Act are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the Clean Water Act forms the basic national framework for the management of water quality and the control of pollutant discharges. The Clean Water Act also sets forth several objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.

Since its introduction, major amendments to the Clean Water Act have been enacted (e.g., 1961, 1966, 1970, 1972, 1977, and 1987). Amendments enacted in 1970 created the U.S. Environmental Protection Agency (USEPA), while amendments enacted in 1972 deemed the discharge of pollutants into waters of the United States from any point source unlawful unless authorized by a USEPA National Pollutant Discharge Elimination System (NPDES) permit. Amendments enacted in 1977 mandated development of a "Best Management Practices" Program at the state level and provided the Water Pollution Control Act with the common name of "Clean Water Act," which is universally used today. Amendments enacted in 1987 required the USEPA to create specific requirements for discharges.

In response to the 1987 amendments to the Clean Water Act and as part of Phase I of its NPDES permit program, the USEPA began requiring NPDES permits for: (1) municipal separate storm sewer systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. Phase II of the USEPA's NPDES permit program, which went into effect in early 2003, extended the requirements for NPDES permits to: (1) numerous small municipal separate storm sewer systems, (2) construction sites of one to five acres, and (3) industrial facilities owned or operated by small municipal separate storm sewer systems. The NPDES permit program is typically administered by individual authorized states.

In 2008, the USEPA published draft Effluent Limitation Guidelines (ELGs) for the construction and development industry. On December 1, 2009 the EPA finalized its 2008 Effluent Guidelines Program Plan.

In California, the NPDES stormwater permitting program is administered by the State Water Resources Control Board (SWRCB). The SWRCB was created by the Legislature in 1967. The joint authority of water distribution and water quality protection allows the Board to provide protection for the State's waters, through its nine Regional Water Quality Control Boards (RWQCBs). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and Hydrology. The RWQCBs develop "basin plans" for their hydrologic areas, issue waste discharge requirements, enforce action against stormwater discharge violators, and monitor water quality.

Federal Anti-Degradation Policy

The Federal Antidegradation Policy (40 Code of Federal Regulations 131.12) requires states to develop statewide antidegradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations (CFR), state antidegradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds

that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

California Porter-Cologne Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control. The California Water Code authorizes the SWRCB to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

As discussed above, under the California Water Code (CWC), the State of California is divided into nine RWQCBs, governing the implementation and enforcement of the CWC and CWA. The Project Site is located within Region 4, also known as the Los Angeles Region. Each RWQCB is required to formulate and adopt a Basin Plan for its region. This Plan must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to include within its regional plan water discharge prohibitions applicable to conditions, areas, or types of waste.

California Anti-Degradation Policy

The California Antidegradation Policy, otherwise known as the Statement of Policy with Respect to Maintaining High Quality Water in California was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Antidegradation Policy, the California Antidegradation Policy applies to all waters of the State, not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

California Toxic Rule

In 2000, the EPA promulgated the California Toxic Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The EPA promulgated this rule based on the EPA's determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxic Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the LARWQCB as having beneficial uses protective of aquatic life or human health.

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's antidegradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the RWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

NPDES Permit Program

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs.

The General Permit

SWRCB Order No. 2009-0009-DWQ known as "The General Permit" was adopted on September 2, 2009. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels. The main objectives of the General Permit are to:

1. Reduce erosion.
2. Minimize or eliminate sediment in stormwater discharges.
3. Prevent materials used at a construction site from contacting stormwater.
4. Implement a sampling and analysis program.
5. Eliminate unauthorized non-stormwater- discharges from construction sites.
6. Implement appropriate measures to reduce potential impacts on waterways both during and after construction of projects.
7. Establish maintenance commitments on post-construction pollution control measures.

California mandates requirements for all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of Best Management Practices for a specific construction project, charging Owners with stormwater quality management responsibilities. A construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.

Los Angeles County Municipal Storm Writer System (MS4) Permit

As described above, USEPA regulations require that MS4 permittee's implement a program to monitor and control pollutants being discharged to the municipal system from both industrial and commercial projects that contribute a substantial pollutant load to the MS4.

On December 13, 2001, the LARWQCD amended Order No. 01-182 under the CWA and the Porter-Cologne Act. This Order is the NPDES Permit or MS4 permit for municipal stormwater and urban runoff discharges within Los Angeles County. The permit includes Total Maximum Daily Load (TMDL) provisions designed to ensure that permittees achieve waste load allocations (WLAs) and meet other requirements of TMDLs covering receiving waters impacted by the permittees' MS4 discharges. The requirements of this Order (the "Permit") cover 84 cities and most of the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District (LACFCD) is designated as the Principal Permittee. The Permittees are the 84 Los Angeles County cities (including the City of Los Angeles) and Los Angeles County. Collectively, these are the "Co-Permittees". The Principal Permittee helps to facilitate activities necessary to comply with the requirements outlined in the Permit but is not responsible for ensuring compliance of any of the Permittees. The MS4 Permit was amended on September 8, 2016, which is now known as Order No. R4-2012-0175-A01. The purpose of this amendment to the LA County MS4 Permit is to revise select permit provisions consistent with the revised Los Angeles River Watershed Trash TMDL. These revisions generally include: (a) alternative methods for permittees subject to the revised trash TMDLs to demonstrate full compliance with final trash effluent limitations, (b) revised provisions identifying the permittees subject to the revised trash TMDLs (i.e., removal of the City of Santa Clarita as a responsible permittee and addition of the Los Angeles County Flood Control District as a responsible permittee); (c) plastic pellet monitoring and spill response requirements for the Los Angeles River watershed, and (d) requirements for receiving water monitoring for trash in the Los Angeles River.

This amendment does not modify existing water quality-based effluent limitations for trash or any compliance deadlines for responsible permittees.

Stormwater Quality Management Program (SQMP)

In compliance with the Los Angeles County MS4 Permit, the Co-Permittees are required to implement a stormwater quality management program (SQMP) with the goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater runoff. The SQMP requires the County of Los Angeles and the 84 incorporated cities to:

- Implement a public information and participation program to conduct outreach on storm water pollution.
- Control discharges at commercial/industrial facilities through tracking, inspecting, and ensuring compliance at facilities that are critical sources of pollutants.
- Implement a development planning program for specified development projects.
- Implement a program to control construction runoff from construction activity at all construction sites within the relevant jurisdictions.
- Implement a public agency activities program to minimize storm water pollution impacts from public agency activities.
- Implement a program to document, track, and report illicit connections and discharges to the storm drain system.

The MS4 Permit contains the following provisions for implementation of the SQMP by the Co-Permittees:

1. General Requirements:
   - Each permittee is required to implement the SQMP in order to comply with applicable stormwater program requirements.
   - The SQMP shall be implemented, and each permittee shall implement additional controls so that discharge of pollutants is reduced.
2. Best Management Practice Implementation:
   - Permittees are required to implement the most effective combination of BMPs for stormwater/urban runoff pollution control. This should result in the reduction of storm water runoff.
3. Revision of the SQMP:
   - Permittees are required to revise the SQMP in order to comply with requirements of the RWQCB while complying with regional watershed requirements and/or waste load allocations for implementation of TMDLs for impaired waterbodies.
4. Designation and Responsibilities of the Principal Permittee:

   The Los Angeles County Flood Control District is designated as the Principal Permittee who is responsible for:
   - Coordinating activities that comply with requirements outlined in the NPDES Permit.
   - Coordinating activities among Permittees.

- Providing personnel and fiscal resources for necessary updates to the SQMP.
- Providing technical support for committees required to implement the SQMP.
- Implementing the Countywide Monitoring Program required under this Order and assessing the results of the monitoring program,
-

5. Responsibilities of Co-Permittees:

Each co-permittee is required to comply with the requirements of the SQMP as applicable to the discharges within its geographical boundaries. These requirements include:

- Coordinating among internal departments to facilitate the implementation of the SQMP requirements in an efficient way.
- Participating in coordination with other internal agencies as necessary to successfully implement the requirements of the SQMP.
- Preparing an annual Budget Summary of expenditures for the storm water management program by providing an estimated breakdown of expenditures for different areas of concern, including budget projections foil the following year.

6. Watershed Management Committees (WMCs):

- Each WMC shall be comprised of a voting representative from each Permittee in the Watershed Management Area (WMA).
- Each WMCs is required to facilitate exchange of information between co-Permittees, establish goals and deadlines for WMAs, prioritize pollution control measures, develop, and update adequate information, and recommend appropriate revisions to the SQMP.

7. Legal Authority:

- Co-permittees are granted the legal authority to prohibit non-storm water discharges to the storm drain system including discharge to the MS4 from various development types.

Standard Urban Stormwater Mitigation Plan (SUSMF)

Under the Los Angeles County Municipal NPDES Permit, permittees are required to implement a development planning program to address storm water pollution. These programs require project applicants for certain types of projects to implement Standard Urban Stormwater Mitigation Plans (SUSMP) throughout the operational life of their projects. The purpose of SUSMP is to reduce the discharge of pollutants in storm water by outlining BMPs which must be incorporated into the design plans of new development and redevelopment. A project is subject to SUSMP if it falls under one of the categories listed below:

1. Single-family hillside homes.
2. Ten or more-unit homes (including single family homes, multifamily homes, condominiums, and apartments).
3. Automotive service facilities.
4. Restaurants.
5. 100,000 or more square feet of impervious surface in industrial/commercial development.
6. Retail gasoline outlet.
7. Parking lots with 5,000 square feet or more of surface area or with 25 or more parking

spaces.

8. Redevelopment projects in subject categories that meet redevelopment thresholds.
9. Location within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface.

Permittees are required to adopt the requirements set herein in their own SUSMP. Additional BMPs may be required by ordinance or code adopted by the Permittee and applied in a general way to all projects or on a case-by-case basis.

City of Los Angeles Water Quality Compliance Master Plan for Urban Runoff

On March 2, 2007, City Council Motion 07-0663 was introduced by the City of Los Angeles City Council to develop a water- quality master plan with strategic directions for planning, budgeting, and funding to reduce pollution from urban runoff in the City of Los Angeles. The Water Quality Compliance Master Plan for Urban Runoff was developed by the Bureau of Sanitation, Watershed Protection Division in collaboration with stakeholders to address the requirements of this Council Motion. The primary goal of the Water Quality Compliance Master Plan for Urban Runoff is to help meet water quality regulations. Implementation of the Water Quality Compliance Master Plan for Urban Runoff is intended over the next 20 to 30 years to result in cleaner neighborhoods, rivers, lakes and bays, augmented local water supply, reduced flood risk, more open space, and beaches that are safe for swimming. The Water Quality Compliance Master Plan for Urban Runoff also supports the Mayor and Council's efforts to make Los Angeles the greenest major city in the nation.

The Water Quality Compliance Master Plan for Urban Runoff identifies and describes the various watersheds in the City, summarizes the water quality conditions of the City's waters, identifies known sources of pollutants, describes the governing regulations for water quality, describes the BMPs that are being implemented by the City, discusses existing TMDL Implementation Plans and Watershed Management Plans. Additionally, the Water Quality Compliance Master Plan for Urban Runoff provides an implementation strategy that includes the following three initiatives to achieve water quality goals:

- Water Quality Management Initiative, which describes how Water Quality Management Plans for each of the City's watershed and TMDL-specific Implementation Plans will be developed to ensure compliance with water quality regulations.
- The Citywide Collaboration Initiative, which recognizes that urban runoff management and urban (re)development are closely linked, requiring collaborations of many City agencies. This initiative requires the development of City policies, guidelines, and ordinances for green and sustainable approaches for urban runoff management.
- The Outreach Initiative, which promotes public education and community engagement with a focus on preventing urban runoff pollution.

The Water Quality Compliance Master Plan for Urban Runoff includes a financial plan that provides a review of current sources of revenue, estimates costs for water quality compliance, and identifies new potential sources of revenue.

City of Los Angeles Stormwater Program

The City of Los Angeles supports the policies of the Construction General Permit through the Development Best Management Practices Handbook, Part A Construction Activities, 3rd Edition, and associated ordinances which the City of Los Angeles adopted in September 2004. The handbook and ordinances also have specific minimum BMP requirements for all construction activities and require dischargers whose construction projects disturb one acre or more of soil to prepare a SWPPP and file a Notice of Intent (NOI) with the SWRCB. The NOI informs the SWRCB of a project and results in the

issuance of a Waste Discharge Identification (WDID) number, which is needed to demonstrate compliance with the General Permit.

The City of Los Angeles supports the requirements of the Los Angeles County Municipal NPDES permit through the City of Los Angeles's Development Best Management Practices Handbook, Part B Planning Activities, 3rd Edition, which the City of Los Angeles Department of Public Works adopted in June 2004. The Handbook provides guidance for developers in complying with the requirements of the Development Planning Program regulations of the City's Stormwater Program. Compliance with the requirements of this manual is required by City of Los Angeles Ordinance No. 173,494.

The City of Los Angeles implements the requirement to incorporate stormwater BMPs into the SUSMP through the City's plan review and approval process. During the review process, project plans are reviewed for compliance with the City's General Plans, zoning ordinances, and other applicable local ordinances and codes, including storm water requirements. Plans and specifications are reviewed to ensure that the appropriate BMPs are incorporated to address storm water pollution prevention goals. The SUSMP provisions that are applicable to new residential and commercial developments include, but are not limited to, the following:

- Peak Storm Water Runoff Discharge Rate: Post-development peak storm water runoff discharges shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion.
- Provide storm drain system Stenciling and Signage (only applicable if a catch basin is built on-site).
- Properly design outdoor material storage areas to provide secondary containment to prevent spills.
- Properly design trash storage areas to prevent off-site transport of trash.
- Provide proof of ongoing BMP Maintenance of any structural BMPs installed.
- Design Standards for Structural or Treatment control BMPs:
    - Conserve natural and landscaped areas.
    - Provide planter boxes and/or landscaped areas in yard/courtyard spaces.
    - Properly design trash storage areas to provide screens or walls to prevent off-site transport of trash.
    - Provide proof on ongoing BMP maintenance of any structural BMPs installed.
- Design Standards for Structural or Treatment Control BMPs:
    - Post-construction treatment control BMPs are required to incorporate, at minimum, either a volumetric or flow-based treatment control design or both, to mitigate (infiltrate, filter or treat) storm water runoff.

In addition, project applicants subject to the SUSMP requirements must select source control and, in most cases, treatment control BMPs from the list approved by the RWQCB. The BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency. Further, the source and treatment control BMPs must be sufficiently designed and constructed to collectively treat, infiltrate, or filter stormwater runoff. The greatest of the runoffs listed below is used as the design standard for the BMPs:

- The 85th percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area, from the formula recommended in *Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998).*
- The volume of annual runoff based on unit basin storage water quality volume,

to achieve 80 percent or more volume treatment by the method recommended in *California Stormwater Best Management Practices Handbook—Industrial/Commercial, (1993).*

- The volume of runoff produced from a 0.75-inch storm event, prior to its discharge to a stormwater conveyance system.
- The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" (0.75-inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

Los Angeles Municipal Code

Section 64.70 of the LAMC sets forth the City's Stormwater and Urban Runoff Pollution Control Ordinance. The ordinance prohibits the discharge of the following into any storm drain system:

- Any liquids, solids, or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion, or injury.
- Any solid or viscous materials, which could cause obstruction to the flow or operation of the storm drain system.
- Any pollutant that injures or constitutes a hazard to human, animal, plant, or fish life, or creates a public nuisance.
- Any noxious or malodorous liquid, gas, or solid in enough quantity, either singly or by interaction with other materials, which creates a public nuisance, hazard to life, or inhibits authorized entry of any person into the storm drain system.
- Any medical, infectious, toxic or hazardous material or waste.

Additionally, unless otherwise permitted by a NPDES permit, the ordinance prohibits industrial and commercial developments from discharging untreated wastewater or untreated runoff into the storm drain system. Furthermore, the ordinance prohibits trash or any other abandoned objects/materials from being deposited such that they could be carried into the storm drains. Lastly, the ordinance not only makes it a crime to discharge pollutants into the storm drain system and imposes fines on violators, but also gives City public officers the authority to issue citations or arrest business owners or residents who deliberately and knowingly dump or discharge hazardous chemicals or debris into the storm drain system.

Earthwork activities, including grading, are governed by the Los Angeles Building Code, which is contained in Los Angeles Municipal Code (LAMC), Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to erosion control and drainage devices, and Section 91.7014 includes general construction requirements, as well as requirements regarding flood and mudflow protection.

Low Impact Development (LID)

In October 2011, the City of Los Angeles passed an ordinance (Ordinance No. 181899) amending City of Los Angeles Municipal Code Chapter VI, Article 4.4, Sections 64.70.01 and 64.72 to expand the applicability of the existing Standard Urban Stormwater Mitigation Plan requirements by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. On May 9, 2016, The City of Los Angeles Bureau of Sanitation released the 5th edition of the Planning and Land Development Handbook for Low Impact Development (LID) and is the basis for all current LID designs.

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Using various infiltration strategies, LID is aimed at minimizing impervious surface area.

Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used.

The intent of the City of Los Angeles LID standards is to:

- Require the use of LID practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff.
- Reduce stormwater/urban runoff while improving water quality.
- Promote rainwater harvesting.
- Reduce offsite runoff and provide increased groundwater recharge.
- Reduce erosion and hydrologic impacts downstream.
- Enhance the recreational and aesthetic values in our communities.

The City of Los Angeles Bureau of Sanitation, Watershed Protection Division will adopt the Low Impact Development (LID) standards as issued by the LARWQCB and the City of Los Angeles Department of Public Works. The LID Ordinance will conform to the regulations outlined in the NPDES Permit and SUSMP.

2.3. Groundwater

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's antidegradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the Regional Board and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

Safe Drinking Water Act (SDWA)

The Federal Safe Drinking Act, established in 1974, sets drinking water standards throughout the country and is administered by the USEPA. The drinking water standards established in the SDWA, as set forth in the Code of Federal Regulations (CFR), are referred to as the National Primary Drinking Water Regulations (Primary Standards, Title 40, CFR Part 141) and the National Secondary Drinking Water Regulations (Second Standards, 40 CFR Part 143). California passed its own Safe Drinking Water Act in 1986 that authorizes the State's Department of Health Services (DHS) to protect the public from contaminants in drinking water by establishing maximum contaminants levels (MCLs), as set forth in the CCR, Title 22, Division 4, Chapter 15, that are at least as stringent as those developed by the USEPA, as required by the federal Safe Drinking Water Act.

The California Water Plan (The Plan) provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses. The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs.

The goal for the California Water Plan Update is to meet Water Code requirements, receive broad support among those participating in California's water planning, and be a useful document for the public, water planners throughout the state, legislators, and other decision-makers.

3.0 Surface Water Hydrology

3.1 General Approach

The Project site is located within the City therefore, drainage collection, treatment and conveyance are regulated by the City. Per the City's Special-Order No. 007-1299, December 3, 1999, the City has adopted the County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. To provide a more conservative analysis, this report analyzed the larger storm event threshold, the 50-year frequency design storm event. 2024 CEQA thresholds state that Surface water impacts may occur when a project results in either increased on- or off-site storm water flows, changes in absorption rates, alterations to existing surface water flow patterns or directions (including the intake and use of water from a surface water body), or other factors which result in a changed rate of flow. Surface waters include lakes, rivers, streams, reservoirs, the ocean, and similar water bodies. Flood hazard is defined as flooding which occurs during a storm event, particularly the 50-year developed storm event.

The analysis of the Project includes the 50-year storm event. The Modified Rational Method was used to calculate storm water runoff. The "peak" (maximum value) runoff for a drainage area is calculated using the formula, **Q=CIA**

Where,

Q = Volumetric flow rate (cfs)

C = Runoff coefficient (dimensionless)

I = Rainfall Intensity at a given point in time (in/hr)

A = Basin area (acres)

The Modified Rational Method assumes that a steady, uniform rainfall rate will produce maximum runoff when all parts of the basin area are contributing to outflow. This occurs when the storm event lasts longer than the time of concentration. The time of concentration (Tc) is the time it takes for rain in the most hydrologically remote part of the basin area to reach the outlet.

The method assumes that the runoff coefficient (C) remains constant during a storm. The runoff coefficient is a function of both the soil characteristics and the percentage of impervious surfaces in the drainage area.

LACDPW developed a time of concentration calculator, Hydrocalc, to automate time of concentration calculations as well as the peak runoff rates and volumes using the Modified Rational Method design criteria as outlined in the Hydrology Manual. The data input requirements include sub-area size, soil type,

land use, flow path length, flow path slope and rainfall isohyet. The LACDPW has produced Isohyetal maps that provide the Project Site's soil type and the rainfall isohyet value based on the location of the project. Once all values were known, Hydrocalc was used to calculate the storm water peak runoff flow rate for the Existing and Proposed Project conditions by evaluating an individual sub-area independent of all adjacent subareas. See Table 1 for the Tc Calculator Peak Runoff Flow results. Results for the 5-, 10-, 25-, and 50-year events were all included for information.

3.2 Data Sources

The primary sources of data are the LACDPW Hydrology / Sedimentation Manual and Appendices (LACDPW 2006), and the Los Angeles County Standard Urban Stormwater Mitigation Plan (September 2002).

Rainfall and soil characteristics for the Project Site are given in Isohyetal Map Figure LACDPW 1-HI.18 (Section 4). A copy of the map is provided in Section 7.0. The 50-year (24-hour) rainfall isohyet nearest the Project area is approximately 7.2-inches. The isohyets for all the storm events, based on factors from the LA County Hydrology Manual in Table 5.3.1, are as listed:

- 5-Year 24-Hour: 4.20-inches
- 10-Year 24-Hour: 5.14-inches
- 25-Year 24-Hour: 6.32-inches
- 50-Year 24-Hour: 7.20-inches
- 100-Year 24-Hour: 8.08-inches

As shown on the Isohyetal Map, the soil classification of the Project Site falls predominantly into Soil Type 016. The Project Site area to be disturbed in connection with construction of the Project is approximately 6.05 acres.

3.3 Existing Site Conditions

The existing Project Site currently consists of retail, commercial, and restaurant spaces with adjacent at grade open space parking lots. The Project Site totals approximately 6.05-acres with an average imperviousness of 97%. Stormwater runoff from the existing Project Site drains via surface runoff towards the Los Angeles River watershed.

The site generally slopes towards the north side of the project and continues southwest within the concrete gutter on Valleyheart Drive at an average slope of 1.0%. The runoff is collected into the public storm drain system via side opening catch basin at the southwest corner of Valleyheart Dr. and Whitsett Ave.

The Project Site located on FEMA FIRM Panel 06037C1320F is identified as Flood Zone "X" – Area of Minimal Flood Hazard.

3.4 Proposed Project Site Conditions

The proposed project will consist of a total buildable area for the (6) Mixed-Use buildings is 242,642 square feet; a total commercial space of 75,968 square feet, and a total open space is 89,736 square feet.

The site consists of 4 APNs (2375018018, -019, -013, and -008) located northwest of the intersection of Ventura Blvd. and Whitsett Ave. in Los Angeles, California (Figure 1). Addresses associated with the site include: 12501, 12503, 12507, 12511, 12515, 12541, 12555, 12557, 12565, 12601, 12603, 12605, 12615, 12621, 12625, 12655, 12661, and 12665 W Ventura Blvd.

The average imperviousness of the Project Site will reduce from 97% impervious down to 87% for the altered portion of the site once all on-site Project improvements, landscaping, and amenities are installed.

This impervious percentage may change as the project progresses, but the BMPs put in place will ultimately be designed for the final imperviousness percentage. The proposed stormwater flows from the new buildings will continue to drain onto Ventura Blvd and Valleyheart Drive, respectively, as the surface parking lot and interior building roof areas do in the existing condition. In this way the proposed project will not alter the existing drainage pattern.

Also, as described below, the Project's compliance with existing Low Impact Development (LID) requirements as well as the increased landscaping will create reductions in the stormwater flows to the City's stormwater system. Table 1 shows a reduction in runoff for all storm events.

3.5 Hydrology Results

Table 1 below summarizes the hydrology results demonstrating the peak stormwater runoff flows for the 5-, 10-, 25-, and 50 storm events under existing conditions and following construction of the Project:

Table 1. Existing and Proposed Peak Runoff Flows

	Existing	Proposed*	
Storm Event	**Q_{Total} [cfs]**	**Q_{Total} [cfs]**	**% Reduction**
5-Yr	5.14	4.99	3.0
10-Yr	8.85	8.71	2.0
25-Yr	15.27	15.19	1.0
50-Yr	21.46	21.46	1.0

* Includes reduction from LID implementation (subtracting the 85th Percentile storm flow of 0.96 cfs)

The Project Site was reviewed as one hydrology area as described above and depicted in the hydrology exhibits in Section 7.0. This review demonstrates that the Project will not exceed the existing stormwater flows. It considers the Project's required Low Impact Development (LID) reductions which are needed to manage post construction stormwater runoff. The Project will include the installation of podium and planter drains, and roof downspouts throughout the Project Site to collect roof and site runoff, and direct stormwater to the LID system through a series of internal storm drainpipes. A waterproof room will be dedicated within the building to retain captured stormwater onsite. From there the collected rainwater will be pumped and used for irrigation of the proposed amenity space planting areas located throughout the Project site. This onsite stormwater conveyance system will serve to prevent onsite flooding and nuisance water build-up on the Project Site. With implementation of a stormwater capture and use system (i.e. rainwater harvesting system for on-site irrigation use), the volume of water leaving the Project Site will be reduced from the existing flows.

4.0 Surface Water Quality

4.1 General Approach

Construction Best Management Practices (BMPs) will be designed and maintained as part of the implementation of the SWPPP in compliance with the General Permit. The SWPPP shall begin when construction commences before any site clearing and grubbing of demolition activity. During construction, the SWPPP will be referred to regulatory and amended as changes occur throughout the construction process. The Notice of Intent (NOI), Amendments to the SWPPP, Annual Reports, Rain Event Action Plans (REAPs), and Non-Compliance Reporting will be posted to the State's SMARTS website in compliance with the requirements of the General Permit.

The Project falls under the jurisdiction of the City of Los Angeles Department of Public Works, which follows the 2016 Low Impact Development (LID) Manual design guidelines. The purpose of this surface water quality report is:

- To meet City of Los Angeles Department of Public Works requirements.
- To document that the Los Angeles County LID requirements will be met.
- To determine the proposed development's impact on existing hydrologic conditions.
- To identify the pollutants of concern and provide BMPs that will mitigate those pollutants of concern.
- To provide enough detailed information to support detailed hydraulic design of stormwater treatment systems.

The LID requirements, approved by the Regional Water Quality Control Board, call for the treatment of the peak mitigation flow rate, or volume of runoff, produced either by a 0.75" 24-hr rainfall event or the 85th percentile rainfall event. Whichever runoff is greater is the one that is used for the BMP design. Under section 3.1.2 of the LID Manual, this post-construction stormwater runoff from the new development shall be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite. The rainfall intensity of the 85th percentile rainfall for the Project Site's location is 1.1 inches; therefore, the 85th percentile rainfall event governs.

4.2 Site Characterization for Water Quality Review

Current Property Use: The existing retail, commercial, and restaurant spaces with adjacent at grade open space parking lots are to be demolished. There are no known existing BMPs serving the Project Site.

Proposed Property Use: The proposed project will consist of a total buildable area for the (6) Mixed-Use buildings is 242,642 square feet; a total commercial space of 75,968 square feet, and a total open space is 89,736 square feet.

Soils: The soil of the watershed is classified as Type 16, as shown in the Hydrology Map from the Los Angeles County Department of Public Works (LACDPW) website as well as the LACDPW Isohyet Map 1-H1.27 (see Section 7.0 for maps).

Receiving Waters: The Project Site is tributary to the Los Angeles River.

Los Angeles River Reach 4 and Los Angeles River Estuary are listed on the 2018 CWA Section 303(d) list (California 2018 Integrated Report) as impaired due to the prevalence of the pollutants shown in Table 2. Currently, this waterway's existing beneficial uses include Non-Contact Water Recreation (REC2) and Wildlife Habitat (WILD); potential uses include Municipal and Domestic Supply (MUN), Water Contact Recreation (REC1), and Warm Freshwater Habitat (WARM), Industrial `Service supply (IND), Navigation (NAV) Commercial and Sport Fishing, Contact (REC-1), Estuarine Habitat (EST), Marine Habitat (MAR), Rare, threated or endangered species (RARE), Spawning (SPWN), Migration of Aquatic Organismz (MIGR), Shellfish (SHELL), Associated Wetlands (WET).

Table 2: Receiving Waters for Urban Runoff from Site[1]

Receiving Waters	303(d) List Impairments2	Designated Beneficial Uses	Proximity to RARE Uses
Los Angeles River Reach 4	Trash, Indicator Bacteria, Nutrients, Toxicity	Existing/Intermittent: WARM, MUN, REC1	No
Los Angeles River Estuary	Trash Sediment, toxicity, copper, PAHs, PCBs, DDT	Existing/Intermittent: IND, REC 1, REC 2, NAV, COMM, EST, MAR, WILD, RARE, MIGR, SPWN, SHELL, WET	No

4.3 Pollutants of Concern

Table 3 lists the pollutants anticipated to be generated by the Project's proposed land uses. The designated beneficial uses column defines the resources, services, and qualities of aquatic systems that are the ultimate goals of protecting and achieving high water quality. Because the Project falls under the category of commercial development, that is also inclusive of a residential component, the following pollutants could be potentially generated: sediment/turbidity, nutrients, organic compounds, trash & debris, oxygen demanding substances, bacteria & viruses, oil & grease, pesticides, and metals.

Table 3: Potential Pollutants Generated by Land Use Type[2]

Type of Development (Land Use)	Sediment/ Turbidity	Nutrients	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Bacteria & Viruses	Oil & Grease	Pesticides	Metals
Commercial Development	P (1)	P (1)	P (4)	P	P (1)	P (3)	P	P (1)	P
Attached Residential Development	P	P	N	P	P (1)	P	P (2)	P	N

Abbreviations: P = Potential, N = Not expected

Notes:

(1) A potential pollutant if landscaping or open area exists on the Project site.
(2) A potential pollutant if the project includes uncovered parking areas.
(3) A potential pollutant if land use involves animal waste.
(4) Specifically, petroleum hydrocarbons.
(5) Specifically, solvents.
(6) Bacterial indicators are routinely detected in pavement runoff.

A comparison of the pollutants existing in the Los Angeles River Reach 4 based on the State 303(d) list and pollutants associated with the planned land use activities of the site show an overlap of include **organic compounds, trash and debris, bacteria & viruses, sediment, and metals** as pollutants.

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[1] State Water Resources Control Board, Los Angeles Region. *Water Quality Control Plan Los Angeles Region*. June 13, 1994.

[2] Riverside County Flood Control and Conservation District, Riverside County Water Quality Management Plan for Urban Runoff, July 24, 2006. Note: This source is utilized because the Los Angeles County Flood Control District has not established a table that outlines pollutants of concern; however, the Riverside County plan accurately represents pollutant types typically occurring in Los Angeles County.

These common pollutants are considered the pollutants of concern. Stormwater best management practices (BMP) proposed for the project will be designed to address these pollutants of concern. Table 4 summarizes the efficiency of general categories of BMPs in treating different types of pollutants.

The City of Los Angeles requires LID compliance for all new development projects. As noted above, the LID concept for this project is a stormwater capture and use system. The runoff within the cistern will be pumped up for irrigation of the landscape around the Project Site. High flow outlets for the rainwater harvesting cistern will be routed to discharge as per proposed conditions, as described in section 3.4.

Table 4 summarizes treatment control levels for each Low Impact Development strategy selected. Items highlighted with grey coloring indicate the previously mentioned pollutants of concern for Los Angeles River Reach 4. This indicates that Rainwater harvesting provides high to medium levels of efficiency to remove bacteria & viruses and an unknown level of treatment for trash & debris as well as organic compounds.

Table 4: Treatment Control BMP Selection Matrix[3]

Los Angeles River Reach 4 Pollutant of Concern (Yes/No)	**Treatment Control BMP Categories**							
	Veg. Swale /Veg. Filter Strips	Detention Basins	**Planter Box / Harvesting /Infiltration Basins & Trenches**	Wet Ponds or Wetlands	Sand Filter or Filtration	Water Quality Inlets	Hydro-dynamic Separator Systems	Manufactured / Proprietary Devices
Sediment/Turbidity	H/M	M	H/M	H/M	H/M	L	H/M (L for turbidity)	U
Yes			✓					
Nutrients	L	M	H/M	H/M	L/M	L	L	U
Yes			✓					
Organic Compounds	U	U	U	U	H/M	L	L	U
Yes			✓					
Trash & Debris	L	M	U	U	H/M	M	H/M	U
Yes			✓					
Oxygen Demanding Substances	L	M	H/M	H/M	H/M	L	L	U
No								
Bacteria & Viruses	U	U	H/M	U	H/M	L	L	U
Yes			✓					
Oils & Grease	H/M	M	U	U	H/M	M	L/M	U
No								
Pesticides (non-soil bound)	U	U	U	U	U	L	L	U
No								
Metals	H/M	M	H	H	H	L	L	U
Yes			✓					

Abbreviations:
L: Low removal efficiency H/M: High or medium removal efficiency U: Unknown removal efficiency

[3] Riverside County Flood Control and Conservation District, Riverside County Water Quality Management Plan for Urban Runoff, July 24, 2006. Note: This table is utilized because the Los Angeles County Flood Control District has not established a table that summarizes each BMPs efficiency for treating pollutants of concern.

4.4 Best Management Practices

Source and Treatment Control Best Management Practices (BMPs) are required for this Project under the LA County Standard Urban Stormwater Mitigation Plan (SUSMP) and City of Los Angeles Low Impact Development (LID) Standards Manual.

4.4.1 Site Design BMPs

4.4.1.1 Minimize Stormwater Pollutants of Concern

The Project will minimize pollutants of concern by maximizing the reduction of pollutant loadings to the Maximum Extent Practicable. The pollutants of concern – namely, sediment, trash, organic compounds, metals, and bacteria & viruses– will be addressed through a pre-treatment settlement device connected to the cistern within the Project Site. Building roof run-off, which comprises of the majority of the site, will be collected via roof drains and routed internally through the building and plumbed into the harvesting tank. Prior to connection to the harvesting tank, downspout filters will be installed to remove any debris that enters the on-site piping system. All other stormwater run-off will be collected via on-site catch basins or trench drains fitted with an insert to collect debris and sediment and routed to the stormwater tank.

4.4.1.2 Conserve Natural Areas

The existing Project Site currently consists of commercial buildings and surface parking lots. Following development of the Project, the Project Site will include landscaping for the amenity areas on the ground level of the new buildings with several trees and landscape areas.

4.4.2 Source Control BMPs

4.4.2.1 Protect Slopes and Channels

There are no unprotected slopes or unlined channels onsite. The entire area to be developed will be either vegetated or hardscaped.

4.4.2.2 Provide Storm Drain System Stenciling and Signage

Stenciling will be provided for public storm drains near the vicinity of the Project.

4.4.3 Treatment Control BMPs

4.4.3.1 Mitigation Design (Volumetric or Flow based)

The LID calculation methodology was used to calculate the required treatment volumes for the discharge from the Project Site. Volume-based criteria are used in the sizing of the rainwater harvesting system. LID calculations are provided in section 7.0. The results are summarized in tables 5 and 6.

Table 5. Proposed Condition Low Impact Development Results

Project Site Area [ac]	BMP Type	85th percentile *V_M [ft^3]
6.05	Stormwater Capture and Use	20,185

*The total volume (Vm) of stormwater runoff to be mitigated was calculated by analyzing the Project area as one area. Using this Vm and the appropriate BMP calculation from the City of LA LID manual, the requirements for this area are summarized in Table 6 below.

Table 6. Summary SUSMP / LID Mitigation BMPs

Area	Area [ac]	Impervious Area [ac]	Required Storage Tank V_M [ft^3]	BMP Type	Provided Treatment V_M [ft^3]	% Treated	Impervious Area Untreated [ac]
1[4]	6.05	5.25	20,185	Storage Tank/Cistern	23,668	100	0
Total Percent Treatment						**100%**	

The proposed BMP will provide full treatment of the 85th percentile storm event. The selected BMP for the Project Site has the capacity to capture and reuse more than the required baseline volume of 20,057 ft^3. The total provided treatment volume is, 23,668 ft^3 or 177,050 gallons.

5.0 Significance Thresholds

The City of LA uses Appendix G of the CEQA Guidelines to determine the significance of a project's impact on hydrology and water quality. These are defined in Section 13050 of the California Water Code (CWC). Pollution, contamination, or nuisance may occur if regulatory standards are violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body. The CWC include the following definitions:

"Pollution" means an alteration of the quality of waters of the state to a degree which unreasonably affects either the following: 1) the waters for beneficial uses or 2) facilities which serve these beneficial uses. "Pollution" may include "Contamination".

"Contamination" means an impairment of the quality of the waters of the state by waste to a degree, which creates a hazard to the public health through poisoning or through the spread of disease. "Contamination" includes any equivalent effect resulting from the disposal of waste, whether or not waters of the state are affected.

"Nuisance" means anything which meets all of the following requirements: 1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property; 2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extend of the annoyance or damage inflicted upon individuals may be unequal; and 3) occurs during, or as a result of the treatment or disposal of wastes.

5.1 Surface Water Hydrology

With respect to hydrology, the State 2022 CEQA Guidelines (Appendix G) inquire whether the Project would:

a) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
b) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

[4] BMP required calculation based on City of LA LID manual.

i) result in substantial erosion or siltation on- or off-site?
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
iv) impede or redirect flood flows?

5.2 Surface Water Quality

With respect to water quality, the State 2022 CEQA Guidelines (Appendix G) inquire whether the Project would:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

b) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

c) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

6.0 Project Impact Analysis

6.1 Hydrology Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
b. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on or off-site.	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.	☐	☐	☒	☐
iii. Create or combine runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted.	☐	☐	☒	☐
iv. Impede or redirect flood flows.	☐	☐	☒	☐

a. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. As discussed above, construction activities for the project involves the development of (6) new buildings, which (3) will be 2-story commercial buildings and (3) 7-story residential buildings and a 4-level subterranean parking lot that spans through the entire site. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all applicable regulations and requirements, including all relevant NPDES requirements related to construction and discharges from dewatering operations. NPDES requires dischargers must demonstrate that discharges do not violate any water quality objective/criteria for the receiving waters, demonstrate that discharge shall not exceed effluent limitations, perform an analysis using a sample of groundwater or wastewater to be discharged, show discharge shall not cause acute nor chronic toxicity in receiving waters, that discharge shall pass through a treatment system if necessary, and must comply

with the provisions of the NPDES permit. Therefore, through compliance with regulatory requirements, potential impacts would be less than significant.

Regarding groundwater recharge, the Project Site is currently mostly impervious with approximately 94-percent impervious surfaces. Therefore, there is currently low groundwater recharge happening currently. As such, the Project would not interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin.

Therefore, the Project's potential impact on groundwater supplies and groundwater recharge would be less than significant, and no mitigation measures are required.

b. Would the project substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would:

i. result in substantial erosion or siltation on or off-site.

Less Than Significant Impact. Construction activities have the potential to temporarily alter existing drainage patterns and flows on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Also, exposed and stockpiled soils could be subject to erosion and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. However, as discussed above, Project construction activities would occur in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC), such as the preparation of an erosion control plan, to permit regulations, construction activities for the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion or siltation on- or off-site. As such, construction-related impacts to hydrology would be less than significant, and no mitigation measures are required.

The Project Site is comprised of approximately 94-percent impervious surfaces under existing conditions. With implementation of the Project, the amount of impervious area would not increase. As such, there would be a limited potential for erosion or siltation to occur from exposed soils or large expenses of pervious areas. Therefore, the Project would not substantially alter the existing drainage pattern of the Project Site or surrounding area such that substantial erosion or siltation on-site or off-site would occur. Operational impacts to hydrology would be less than significant, and no mitigation measures are required. Impacts are not likely to occur, because as the Regional Water Quality Control Board (RWQCB) dictates, the Project must provide a Low Impact Development (LID) system which will capture and use all the rainwater from the 85th percentile storm. As Table 1 demonstrates, a decrease in runoff is expected due to the development. Therefore, no impact is expected.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

Less Than Significant Impact. There are no streams or rivers within or immediately surrounding the Project Site. Construction activities for the Project would involve removal of the existing structures and associated hardscape as well as the excavation and removal of soil. These activities have the potential to temporarily alter existing drainage patterns on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Project Construction activities would occur in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC), such as the preparation of an erosion control plan, to reduce the effects of sedimentation and erosion. Thus, through compliance with applicable City grading permit regulations, construction activities for the Project would not substantially alter the Project Site drainage patterns in a manner that would result in flooding on- or off-site. As such, construction-related impacts to hydrology would be less than significant, and no mitigation measures are required.

As previously discussed, under the City's LID Ordinance, post-construction stormwater runoff from new projects must be infiltrated, evapotranspirated, captured and used, and/or treated through high

efficiency BMPs on-site for the volume of water produced by the greater of the 85th percentile storm event or the 0.75-inch storm event (i.e., "first flush"). Consistent with LID requirements to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site, the Project would include the installation BMP systems would be designed with an internal bypass overflow system to prevent upstream flooding during major storm events. Therefore, while the Project would not increase impervious surfaces compared to existing conditions, with implementation of BMPs the Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Operational impacts to hydrology would be less than significant, and no mitigation measures are required.

iii. create or combine runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted.

Less Than Significant Impact. The Project Site currently consists of commerical buildings and surface parking lots. The Project Site is 94-percent impervious and is not crossed by any water courses or rivers. Furthermore, based on the volumetric flow rate analysis, a comparison of the pre- and post-Project peak flow rate indicated that there would be a decrease in stormwater runoff. In addition, the implementation of BMPs required by the City's LID Ordinance would target runoff pollutants that could potentially be carried in stormwater runoff due to the collection of water to meet the regional LID guidelines. Therefore, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant, and no mitigation measures are required.

iv. impede or redirect flood flows?

Less Than Significant Impact. The Project Site is partly located inside the 500 Yr. Flood Zone, otherwise known as Zone X, in the Flood Insurance Rate Maps from the Federal Emergency Management Agency (FEMA). The 500 Yr. Flood Zone refers to an area with a 0.2% (or 1 in 500 chance) annual chance of flooding. This zone is also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile. In addition to the low risk of flooding, the Project would implement a stormwater capture and use BMP system. Thus, the Project would not alter the existing drainage pattern of the Project Site in a manner that would impede or redirect flood flows. As such, no impacts would occur.

Surface Water Hydrology During Construction

During construction of the project, a SWPPP written by a Qualified SWPPP Developer will be prepared to implement temporary control measures throughout the construction phase. The SWPPP is designed to comply with California's General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2009-0009-DWQ as amended in 2010 and 2012 (NPDES No. CAS000002) issued by the State Water Resources Control Board (State Water Board). In accordance with the General Permit, Section XIV, the SWPPP is designed to address the following:

- Sources of sediment associated with construction, construction site erosion and other activities associated with construction activity are controlled.
- Where not otherwise required to be under a Regional Water Quality Control Board (Regional Water Board) permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated.

Surface Water Hydrology During Operation

Per Los Angeles Municipal Code (LAMC) Guidelines, required Permit Registration Documents (PRDs) shall be submitted to the State Water Board via the Stormwater Multi Application and Report Tracking System (SMARTS) by the Legally Responsible Person (LRP), or authorized personnel (i.e., Approved Signatory) under the direction of the LRP. The project-specific PRDs include:

1. Notice of Intent (NOI);

2. Risk Assessment (Construction Site Sediment and Receiving Water Risk Determination);
3. Site Map;
4. Annual Fee;
5. Signed Certification Statement (LRP Certification is provided electronically with SMARTS PRD submittal); and
6. SWPPP.
    a. Post-construction water balance calculation;
    b. Active Treatment System (ATS) plan; and
    c. Dischargers proposing an alternate soil erodibility factor must submit justification (documentation of methods used [e.g. soil particle size analysis].

With compliance with the above regulatory requirements, the Project will have less than significant impact on the surface water hydrology. Specifically, based on the above, the Project would not result in an incremental impact for flooding on either on-site or off-site areas during a 50-year storm event, it would not substantially increase the amount of surface water in a water body, and it will not result in a permanent adverse change to the movement of surface water that would result in an incremental effect on the capacity of the existing storm drain system. As demonstrated in Section 3.5, the Project would also not require significant new stormwater infrastructure since there will be a reduction in stormwater flows due to the Project's required LID reductions. Therefore, the development of the Project would result in less than significant impact on surface water hydrology.

6.2 Water Quality Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

c. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. As discussed in the following analysis, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface of groundwater quality.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less Than Significant Impact. The Project is located too far away from the ocean and is at too high of an elevation for it to be affected by a tsunami. Seiches, which is a temporary disturbance in the water levels of lakes or partially enclosed bodies of water, will not affect the Project as it is not close enough to a large body of water to be affected.

As previously described, the Project Site is located inside Zone X in the Flood Insurance Rate Maps from the Federal Emergency Management Agency (FEMA). In addition to the low risk of flooding, the Project includes a rainwater harvesting BMP system and a stormwater conveyance system, which would improve upon the existing site devoid of treatment and on-site detention. Therefore, the Project would not risk release of pollutants due to inundation by flood hazards.

For the reasons addressed above, the Project Site would have a less than significant impact on the potential release of pollutants due to a potential dam failure. And the Project Site would not have a risk of release of pollutants as a result of tsunami or seiche.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. Under Section 303(d) of the Clean Water Act, states are required to identify water bodies that do not meet their water quality standards. Biennially, the Los Angeles Regional Water Quality Control Board (LARWQCB) prepares a list of impaired waterbodies in the region, referred to as the 3030(d) list. The 303(d) list are subject to the development of a Total Maximum Daily Load (TMDL). As discussed in this report, the Project Site is located within the Los Angeles River Reach 4 watershed. Constituents of concern listed for Los Angeles River Reach 4 under California's Clean Water Act Section 303(d) List include Nutrients, Trash, Toxicity, and Indicator Bacteria.

As described above, based on observation of existing conditions, stormwater currently discharges from the Project Site without treatment or on-site detention. Thus, the Project's implementation of stormwater capture and use BMP system would minimize the release of anticipated and potential pollutants generated by the Project. As the project would not increase the amount of impervious area, implementation of the LID BMP measures on the Project Site would result in an improvement in surface water quality runoff when compared to existing conditions. In addition, during construction operations the project site is required by the State Water Resources Control Board (SWRCB) to implement stormwater management Best Management Practices (BMPs) as required in the project's Stormwater Pollution Prevention Program (SWPPP) following the latest guidelines of the California Stormwater Quality Association (CASQA) handbook. These BMPs will ensure that stormwater runoff quality during construction is maintained.

As such, the Project would not conflict with or obstruct any water quality control plans. With compliance with existing regulatory requirements and implementation of LID BMPs, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Surface Water Quality During Construction

During Project construction, particularly during the grading phase, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives, coatings, lubricants, and fuel could also occur. As Project construction would disturb more than one acre of soil, the Project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The Project would be required to implement Best Management Practices (BMPs) and develop a SWPPP as

part of the City's grading permit requirements. BMPs would include, but would not necessarily be limited to, erosion control, sediment control, non-stormwater management, and materials management BMPs (e.g., sandbags, storm drain inlets protection, stabilized construction entrance/exit, wind erosion control, and stockpile management) to minimize the discharge of pollutants in stormwater runoff during construction. In addition, Project construction activities would occur in accordance with City grading permit regulations (LAMC Chapter IX, Division 70), such as the preparation of an Erosion Control Plan, to reduce the effects of sediment and erosion.

As discussed above, construction activities for the project involves the development of a new 7-story mixed-use building. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all applicable regulations and requirements, including all relevant NPDES requirements related to construction and discharges from dewatering operations. NPDES requires dischargers must demonstrate that discharges do not violate any water quality objective/criteria for the receiving waters, demonstrate that discharge shall not exceed effluent limitations, perform an analysis using a sample of groundwater or wastewater to be discharged, show discharge shall not cause acute nor chronic toxicity in receiving waters, that discharge shall pass through a treatment system if necessary, and must comply with the provisions of the NPDES permit. Therefore, through compliance with regulatory requirements, potential impacts would be less than significant.

Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location and discharged into the storm drain system to proceed with construction. Discharges from dewatering operations can contain high levels of fine sediments, which, if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all relevant NPDES requirements related to construction and discharges from dewatering operations. Furthermore, if dewatering is required, the treatment and disposal of the dewatered water would occur in accordance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters.

With the implementation of site-specific BMPs included as part of the Erosion Control Plan required to comply with the City grading permit regulations, the Project would significantly reduce or eliminate the discharge of potential pollutants from the stormwater runoff. Therefore, with compliance with NPDES requirements and City grading regulations, construction of the Project would not violate any water quality standard or waste discharge requirements or otherwise substantially degrade surface water quality. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated. Thus, temporary construction-related impacts on surface water quality would be less than significant, and no mitigation measures are required.

Surface Water Quality During Operation

Under the City's Low Impact Development (LID) Ordinance, post-construction stormwater runoff from new projects must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs on-site for the volume of water produced by the greater of the 85th percentile storm event or the 0.75-inch storm event (i.e., "first flush"). Consistent with LID requirements to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site, the Project would include the installation of a capture and use system BMP as established by the LID Manual. The installed BMP system would be designed with an internal bypass overflow system to prevent upstream flooding during major storm events. As most potential contaminants are anticipated to be contained within the "first flush" storm event, major storms are not anticipated to cause an exceedance of regulatory standards.

Due to the nature of the proposed development to change the land use from an existing commercial to a residential/commercial development, the Project will result in a reduction of potential types of pollutants. As detailed in Section 4.0, a comparison between the potential pollutant based on land use and the 303(d) list for Los Angeles River Reach 4 indicates that the pollutants of concern are organic compounds, trash and debris, bacteria & viruses, sediment, and metals. These four pollutants of

concern will be addressed through the proposed stormwater BMPs in order to comply with Los Angeles County's Standard Urban Stormwater Mitigation Plan (SUSMP) and City of Los Angeles' Low Impact Development Ordinance. BMPs include, but are not limited to, dry wells and an increase of landscape area. Based on the analysis contained in this report, there are no significant impacts for surface water quality as a result of the Project.

With compliance under the SWPPP, SUSMP, and the City's LID Ordinance, construction and operational water quality impacts would be less than significant.

Groundwater Quality During Construction

As discussed above, construction activities for the project involves the development of a new 7-story mixed-use building. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all applicable regulations and requirements, including all relevant NPDES requirements related to construction and discharges from dewatering operations. NPDES requires dischargers must demonstrate that discharges do not violate any water quality objective/criteria for the receiving waters, demonstrate that discharge shall not exceed effluent limitations, perform an analysis using a sample of groundwater or wastewater to be discharged, show discharge shall not cause acute nor chronic toxicity in receiving waters, that discharge shall pass through a treatment system if necessary, and must comply with the provisions of the NPDES permit. Therefore, through compliance with regulatory requirements, potential impacts would be less than significant.

If dewatering is required, the treatment and disposal of the dewatered water would occur in accordance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties. Therefore, Project construction could potentially improve the existing condition by removing impacted groundwater. In addition, the proposed construction activities would be typical of a residential project and would not involve activities that could further impact the underlying groundwater quality.

Other potential effects to groundwater quality could result from the presence of an underground storage tank (UST) or during the removal of an UST. As previously described, however, no existing UST's are anticipated to be found beneath the Project Site. Therefore, the removal of UST's would not pose a significant hazard on groundwater.

Based on the above, construction of the Project would not result in discharges that would violate any groundwater quality standard or waste discharge requirements. Therefore, construction-related impacts on groundwater quality would be less than significant, and no mitigation measures are required.

Groundwater Quality During Operation

Operational activities which could affect groundwater quality include spills of hazardous materials and leaking UST's. Surface spills from the handling of hazardous materials most often involve small quantities and are cleaned up in a timely manner, thereby resulting in little threat to groundwater. Other types of risks such as leaking underground storage have a greater potential to affect groundwater. However, as discussed above, the Project would not include any new UST's that would have the potential to expose groundwater to contaminants. In addition, while the Project would introduce more density and an additional land use (residential) to the project site which would slightly increase the use of potentially hazardous materials as described above, the Project would comply with all applicable existing regulations that would prevent the Project from affecting or expanding any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. The Project also does not include the installation or operation of water wells, or any extraction or recharge system near the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well, or a spreading ground facility.

In addition, the Project includes the installation of a rainwater harvesting system as a means of treatment and reuse of the volume of water produced by the greater of the 85th percentile storm or the 0.75-inch storm event, which would allow for treatment of the on-site stormwater. Therefore, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality. The Project's potential impact on groundwater quality during operation would be less than significant, and no mitigation measures are required.

6.3 Cumulative Impact Analysis

The geographic context for the cumulative impact analysis on surface water hydrology is the Los Angeles River Reach 4 Watershed. The Project in conjunction with forecasted growth in the Los Angeles River Reach 4 Watershed could cumulatively increase stormwater runoff flows. However, as noted above, the Project would have no net impact on stormwater flows. Also, in accordance with City requirements, related projects and other future development projects would be required to implement BMPs to manage stormwater in accordance with LID guidelines. Furthermore, the City of Los Angeles Department of Public Works would review each future development project on a case-by-case basis to ensure enough local and regional infrastructure is available to accommodate stormwater runoff. Therefore, potential cumulative impacts associated with the Project on surface water hydrology would be less than significant.

7.0 Appendices

WATERSHED MAP

COUNTY OF LOS ANGELES

LOS ANGELES RIVER WATERSHED

Los Angeles River Watershed

PACIFIC OCEAN

MILES
0 1 2 4

LEGEND

- LOS ANGELES RIVER WATERSHED
- UNINCORPORATED AREA
- DAM / LAKE / RESERVOIR
- MAJOR RIVER
- MAJOR CHANNEL

Data contained in this map is produced in whole or part from the Los Angeles County Department of Public Works' digital database.

REF: \\pwgisd02\mpmgis$\MPMGIS\projects\mpm\gismaps\wk_2627\lariver_wtrsheds.mxd DATE: 08/22/07

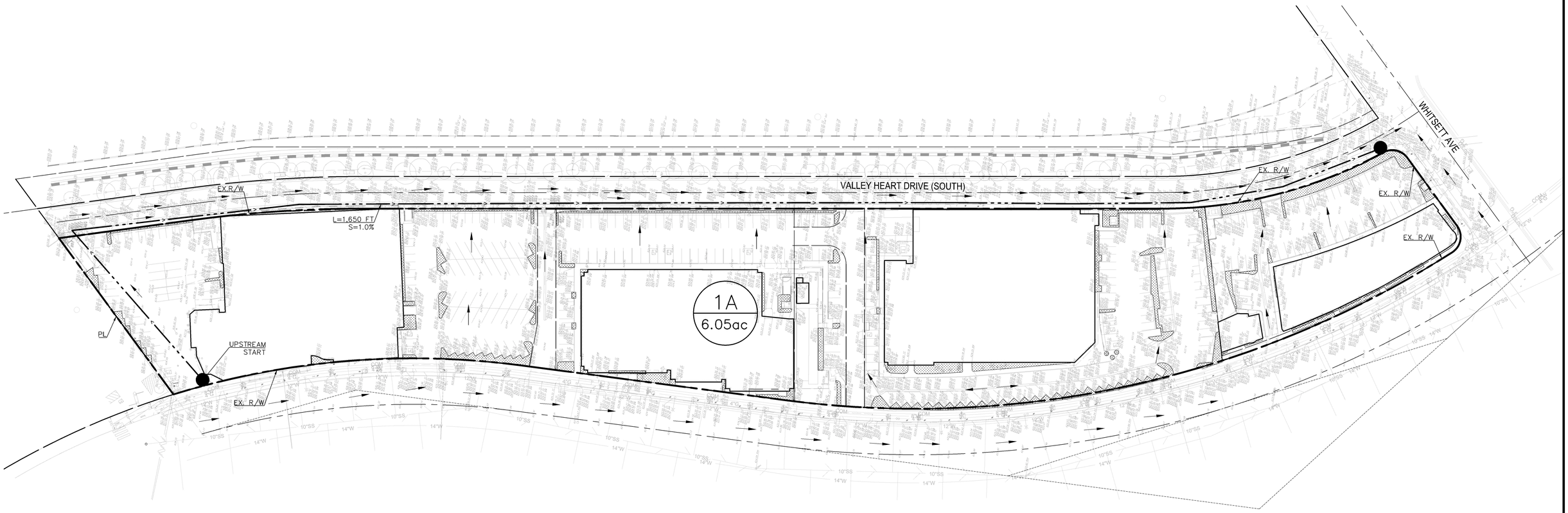
Mapping & Property Management Division, Mapping & GIS Services Section

Appendix A: Final 2024 303(d) List

Regional Board	Regional Board Name	Waterbody Name	Integrated Report Category	Waterbody Counties	Pollutant	Pollutant Category	Final Listing Decision	Decision Status	TMDL Project Name	Date TMDL Approved by USEPA
4	Regional Board 4 - Los Angeles Region	Los Angeles River Reach 4 (Sepulveda Dr. to Sepulveda Dam)	5	Los Angeles	Indicator Bacteria	Pathogens	Do Not Delist from 303(d) list (being addressed with USEPA approved TMDL)	Revised	Los Angeles River Pathogens (15)	3/23/2012
4	Regional Board 4 - Los Angeles Region	Los Angeles River Reach 4 (Sepulveda Dr. to Sepulveda Dam)	5	Los Angeles	Toxicity	Total Toxics	List on 303(d) list (TMDL required list)	Original		
4	Regional Board 4 - Los Angeles Region	Los Angeles River Reach 4 (Sepulveda Dr. to Sepulveda Dam)	5	Los Angeles	Nutrients (Algae)	Nutrients	List on 303(d) list (being addressed by USEPA approved TMDL)	Original	Los Angeles River Nitrogen (11)	3/18/2004
4	Regional Board 4 - Los Angeles Region	Los Angeles River Reach 4 (Sepulveda Dr. to Sepulveda Dam)	5	Los Angeles	Trash	Trash	List on 303(d) list (being addressed by USEPA approved TMDL)	Original	Los Angeles River Trash (12)	7/24/2008

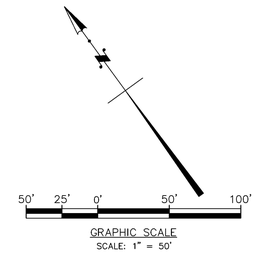
PSOMAS

EXISTING AND PROPOSED HYDROLOGY



LEGEND:

- PROPERTY LINE
- RIGHT–OF–WAY LINE
- EXISTING BUILDING OUTLINE
- CENTERLINE
- EXISTING LID BOUNDARY
- 1A / 6.01 ac — EXISTING SUB–AREA DESIGNATION AND ACREAGE
- PERVIOUS AREAS (LANDSCAPE)
- FLOWPATH

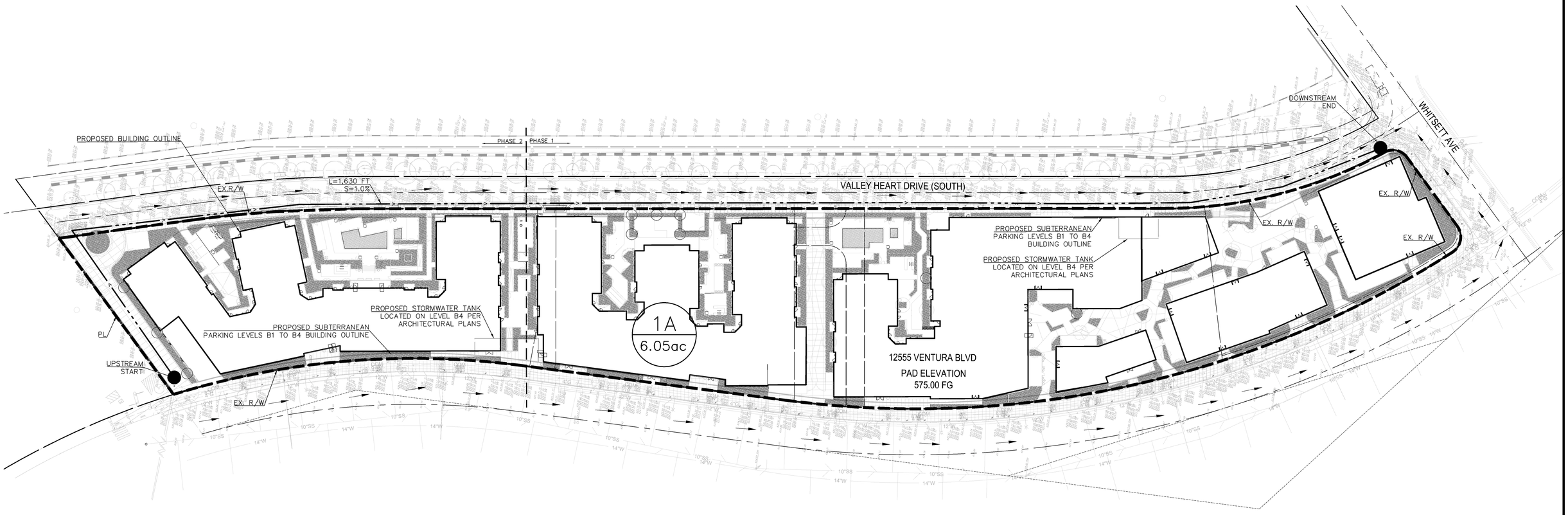


GRAPHIC SCALE
SCALE: 1" = 50'

12555 VENTURA BLVD
EXISTING HYDROLOGY EXHIBIT

PSOMAS

DATE: 03–14–25 REVISED ON:
JOB No:1STU120100



LEGEND:

- PROPERTY LINE
- RIGHT–OF–WAY LINE
- PROPOSED BUILDING OUTLINE
- CENTERLINE
- EXISTING LID BOUNDARY
- 1A / 6.01 ac — PROPOSED SUB–AREA DESIGNATION AND ACREAGE
- PERVIOUS AREAS (LANDSCAPE)
- WATER FEATURES AREAS (POOLS)
- FLOWPATH

50' 25' 0' 50' 100'

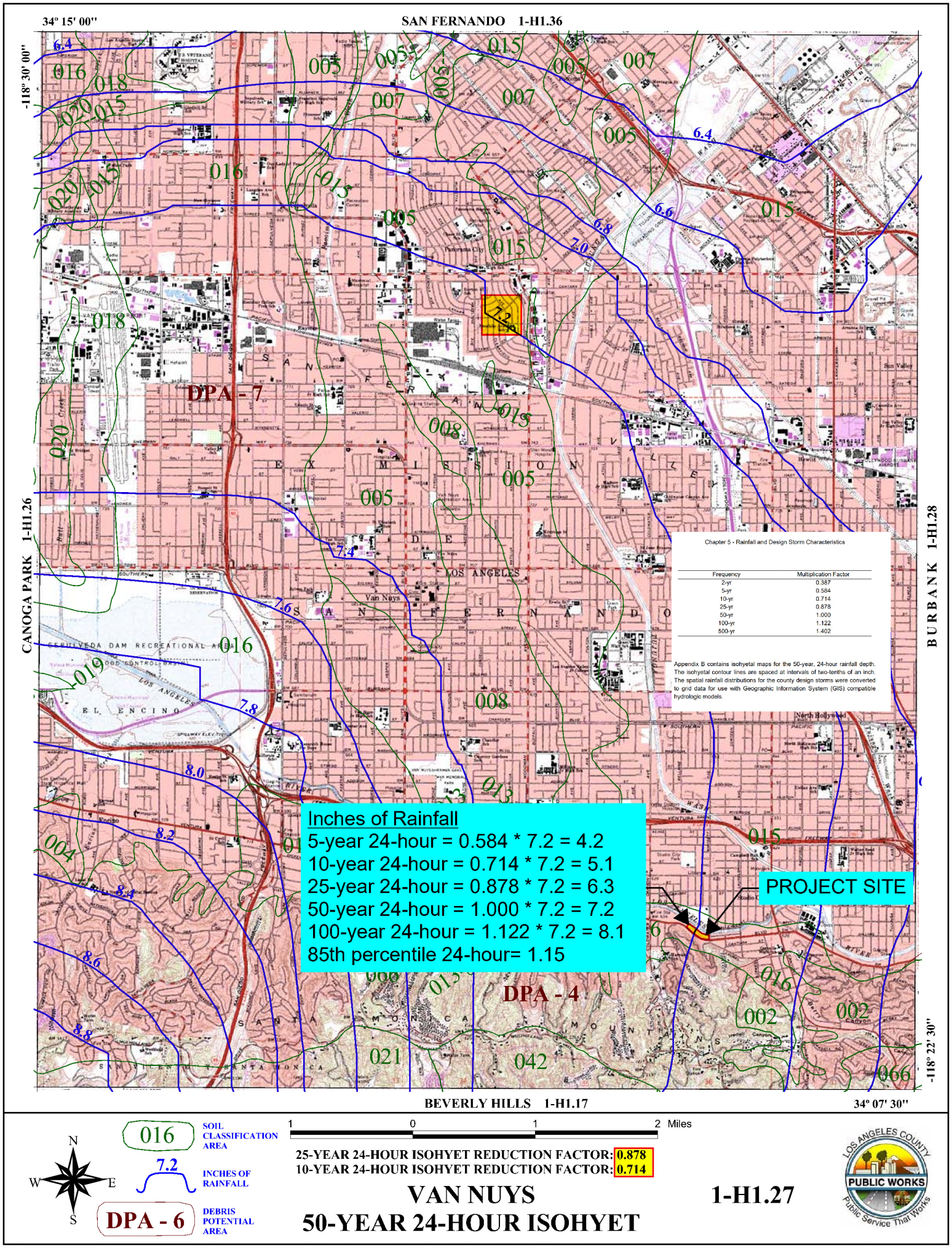
GRAPHIC SCALE
SCALE: 1" = 50'

12555 VENTURA BLVD
PROPOSED HYDROLOGY EXHIBIT

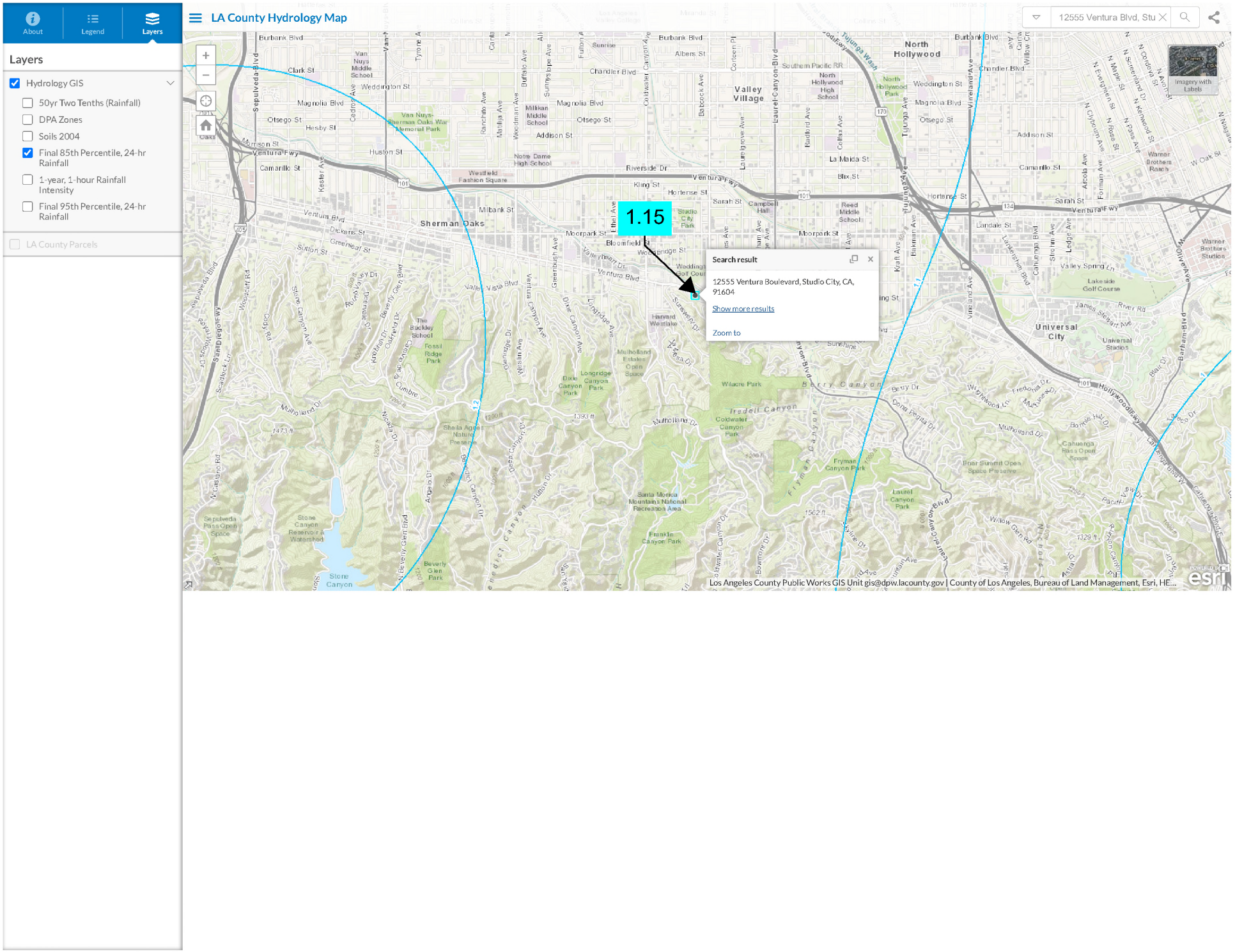
PSOMAS

DATE: 03–14–25 REVISED ON:
JOB No:1STU120100

ISOHYET MAP


34° 15' 00"
SAN FERNANDO 1-H1.36
-118° 30' 00"
CANOGA PARK 1-H1.26
BURBANK 1-H1.28
-118° 22' 30"
BEVERLY HILLS 1-H1.17
34° 07' 30"
DPA - 7
DPA - 4
PROJECT SITE
7.2
Chapter 5 - Rainfall and Design Storm Characteristics
Frequency | Multiplication Factor
2-yr | 0.387
5-yr | 0.584
10-yr | 0.714
25-yr | 0.878
50-yr | 1.000
100-yr | 1.122
500-yr | 1.402
Appendix B contains isohyetal maps for the 50-year, 24-hour rainfall depth. The isohyetal contour lines are spaced at intervals of two-tenths of an inch. The spatial rainfall distributions for the county design storms were converted to grid data for use with Geographic Information System (GIS) compatible hydrologic models.
Inches of Rainfall
5-year 24-hour = 0.584 * 7.2 = 4.2
10-year 24-hour = 0.714 * 7.2 = 5.1
25-year 24-hour = 0.878 * 7.2 = 6.3
50-year 24-hour = 1.000 * 7.2 = 7.2
100-year 24-hour = 1.122 * 7.2 = 8.1
85th percentile 24-hour= 1.15
016 SOIL CLASSIFICATION AREA
7.2 INCHES OF RAINFALL
DPA - 6 DEBRIS POTENTIAL AREA
N W E S
1 0 1 2 Miles
25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714
VAN NUYS
50-YEAR 24-HOUR ISOHYET
1-H1.27
LOS ANGELES COUNTY PUBLIC WORKS
Public Service That Works

85TH PERCENTILE MAP

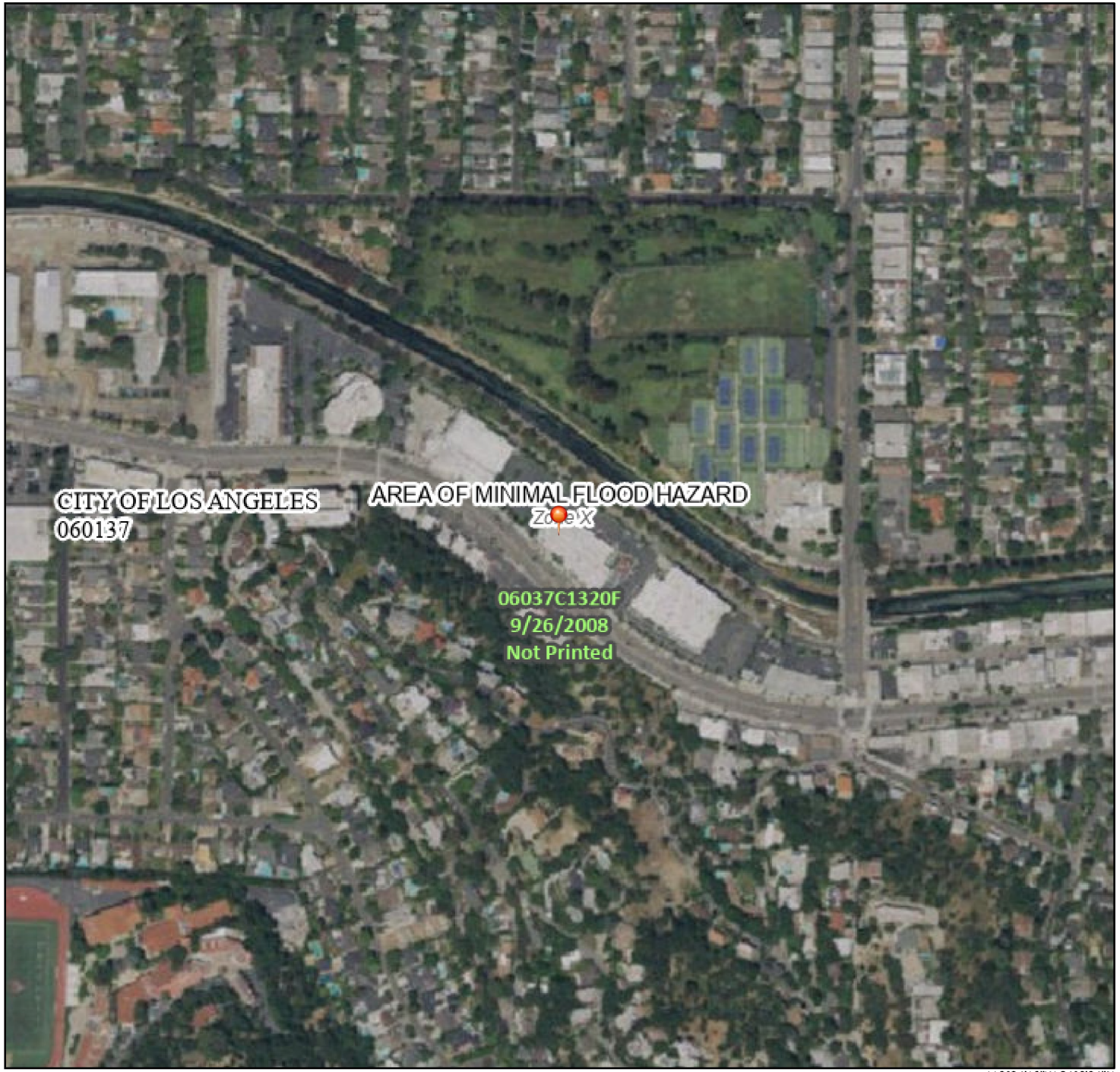

About
Legend
Layers
LA County Hydrology Map
12555 Ventura Blvd, Stu
Layers
Hydrology GIS
50yr Two Tenths (Rainfall)
DPA Zones
Soils 2004
Final 85th Percentile, 24-hr Rainfall
1-year, 1-hour Rainfall Intensity
Final 95th Percentile, 24-hr Rainfall
LA County Parcels
1.15
Search result
12555 Ventura Boulevard, Studio City, CA, 91604
Show more results
Zoom to
Sherman Oaks
North Hollywood
Valley Village
Universal City
Los Angeles County Public Works GIS Unit gis@dpw.lacounty.gov | County of Los Angeles, Bureau of Land Management, Esri, HE...
esri

FEMA MAP

National Flood Hazard Layer FIRMette

FEMA

118°24'47"W 34°8'54"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

118°24'10"W 34°8'24"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/28/2025 at 12:13 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PSOMAS

LID CALCULATIONS

Volume Calculations: Whole Area

Givens:

Areas =

Breakdown	sqft	acre	%
Area Total	263,355	6.046	100%
Impervious, Ai	230,314	5.288	87%
Pervious, Ap	33,041	0.759	13%
Undeveloped Area, Au	0	0	0%
Exempt Area	0	0	0%
TOTAL	**263,355**	**6.046**	**100%**
Site Features			
Landscaped Area Ground Level	31,231	0.717	
Western Pool area at Ground Level	914	0.021	
Eastern Pool area at Ground Level	896	0.021	
TOTAL Pervious	**33,041**	**0.759**	
Landscaped Areas Counted Towards ETWU**			
Additional Landscaped Area		0	

Soil media infiltration rate:	5	in/hr	(Table 4.5)
Soil type	16		(Per LA County Hydrology GIS)
T_{Fill} =	3	hrs	(Table 4.5)
Drawdown time, T (hr) =	48	hrs	(Table 4.5)
$K_{Sat,Design}$ Factor of Safety, FS =	2		
$V_{design\ Planter}$ Factor of Safety =	1.5		
Design Storm =	85th Percentile		(Per City of LA requirement)
Design Storm Intensity =	1.15	in	(Per LA County Hydrology GIS)
Planting Factor =	0.38		(Weighted Average. Per Landscape Architect)
7 Month Evapotranspiration, ET_7	21.7		(Per City of LA Irrigation Guidelines, App C)

i. Determine the Mitigation Volume (V_M):

V_M (ft^3) = 85th Percentile Intensity (in) * Catchment Area (acres) * (3630 cuft/1ac-in)
where Catchment Area (acres) = (Impervious Area * 0.9) + [(Pervious area + Undeveloped area) * 0.1]

V_M (ft^3) = 1.15*[(5.288*0.9)+[(0.759+0)*0.1]] * 3630 ft^3
V_M (ft^3) = 20,185 ft^3 or 150,994 Gallons

The design will be a rainwater harvesting system, therefore,

V_M (ft^3) =	20,185	ft^3	or	150,994	Gallons

ii. Determine planting area (ft^2):

Planting Area (ft^2) = 33,041 ft^2

iii. Determine Planter Factor, PF, (ft^2)

Planter Factor (ft^2) = Planting Factor x Planting Area

Planter Factor (ft^2) = 0.38 x (31231+) ft2

Planter Factor (ft^2) =	11,868	ft^2

iv. Determine the 7-month (Oct 1-April 30) Estimated Total Water Use (ETWU):

$ETWU_{(7\text{-month})}$ = ET_7 x 0.62 x PF
$ETWU_{(7\text{-month})}$ = 21.7 x 0.62 x 11867.78

$ETWU_{(7\text{-month})}$ =	159,669	gal	or	21,345	ft^3

v. Verify $ETWU_{(7\text{-month})}$ is greater than or equal to V_{WQDV}:

$ETWU_{(7\text{-month})}$ (gal)	≥	*$V_{(Design)}$ (gal)*			
159,669	≥	150,994	or	20,185	ft^3

CAPTURE AND USE IS FEASIBLE

vi Provided Rainwater Harvesting Storage Tank Volume

Harvesting Storage Tank #1 Dimensions (Eastern side)
Per Arch plan - A-1.24A

Height	10.0	ft
Tank Footprint	1,575	sqft
Volume	117,810	gallons

Harvesting Storage Tank #2 Dimensions (Western side)
Per Arch plan - A-1.24C

Height	10.0	ft
Tank Footprint	1,055	sqft
Volume	78,914	gallons

Per Plumbing Details -

"Pump-off" level	12	inch
Occupied/	1,575	ft^3
or	11,782	Gallons
"Pump-off" level	12	inch
Occupied/	1,055	ft^3
or	7,892	Gallons
Provided Volume	177,050	Gallons

$V_{(Design)}$ (gal)		$V_{(Provide)}$ (gal)		
150,994	≤	177,050	or	23,668 ft^3

PROVIDED VOLUME IS FEASIBLE

PSOMAS

HYDROCALC OUTPUTS FOR EXISTING AND PROPOSED CONDITIONS

Peak Flow Hydrologic Analysis

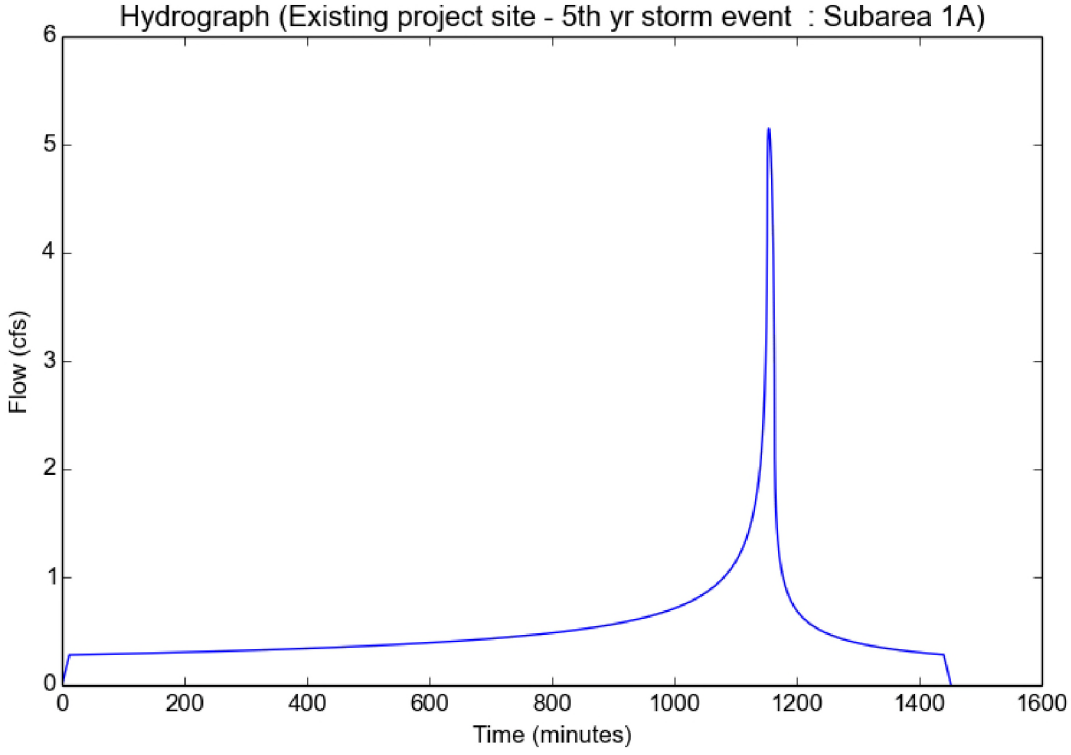
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Existing project site - 5th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1650.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	4.2
Percent Impervious	0.94
Soil Type	16
Design Storm Frequency	5-yr
Fire Factor	0
LID	False

Output Results

Modeled (5-yr) Rainfall Depth (in)	2.4528
Peak Intensity (in/hr)	0.9698
Undeveloped Runoff Coefficient (Cu)	0.5249
Developed Runoff Coefficient (Cd)	0.8775
Time of Concentration (min)	12.0
Clear Peak Flow Rate (cfs)	5.1483
Burned Peak Flow Rate (cfs)	5.1483
24-Hr Clear Runoff Volume (ac-ft)	1.0472
24-Hr Clear Runoff Volume (cu-ft)	45616.7567



Peak Flow Hydrologic Analysis

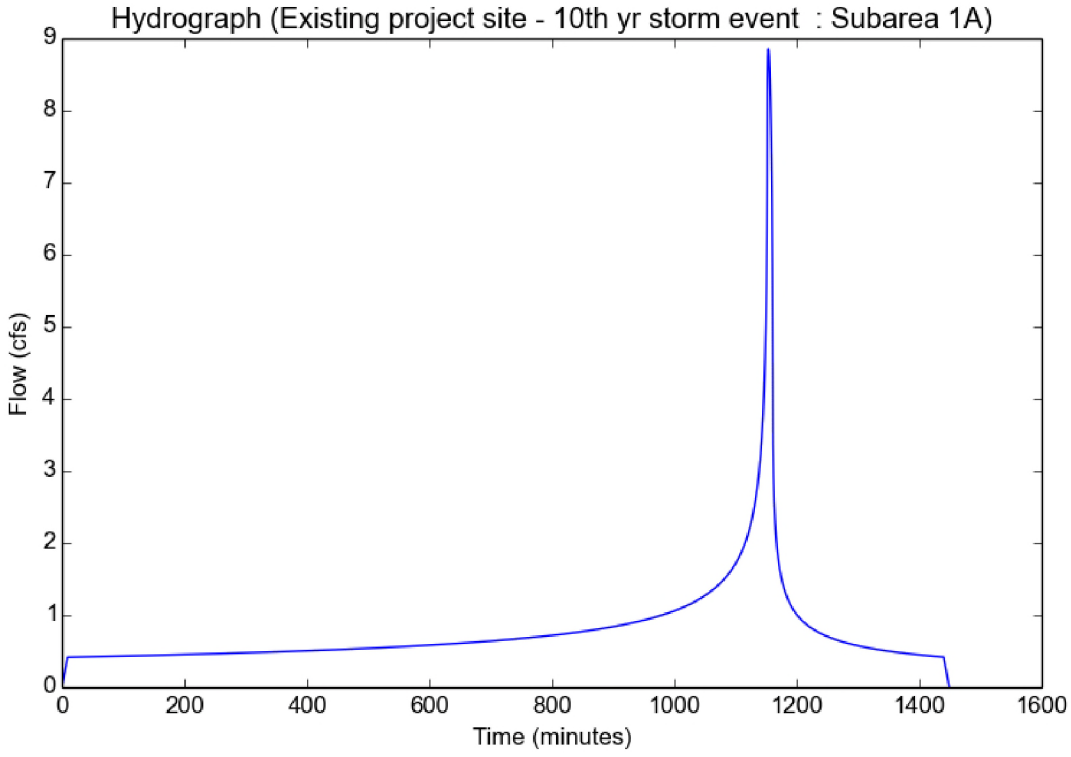
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Existing project site - 10th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1650.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	5.1
Percent Impervious	0.94
Soil Type	16
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	3.6414
Peak Intensity (in/hr)	1.6481
Undeveloped Runoff Coefficient (Cu)	0.7014
Developed Runoff Coefficient (Cd)	0.8881
Time of Concentration (min)	9.0
Clear Peak Flow Rate (cfs)	8.8553
Burned Peak Flow Rate (cfs)	8.8553
24-Hr Clear Runoff Volume (ac-ft)	1.5572
24-Hr Clear Runoff Volume (cu-ft)	67831.7632



Peak Flow Hydrologic Analysis

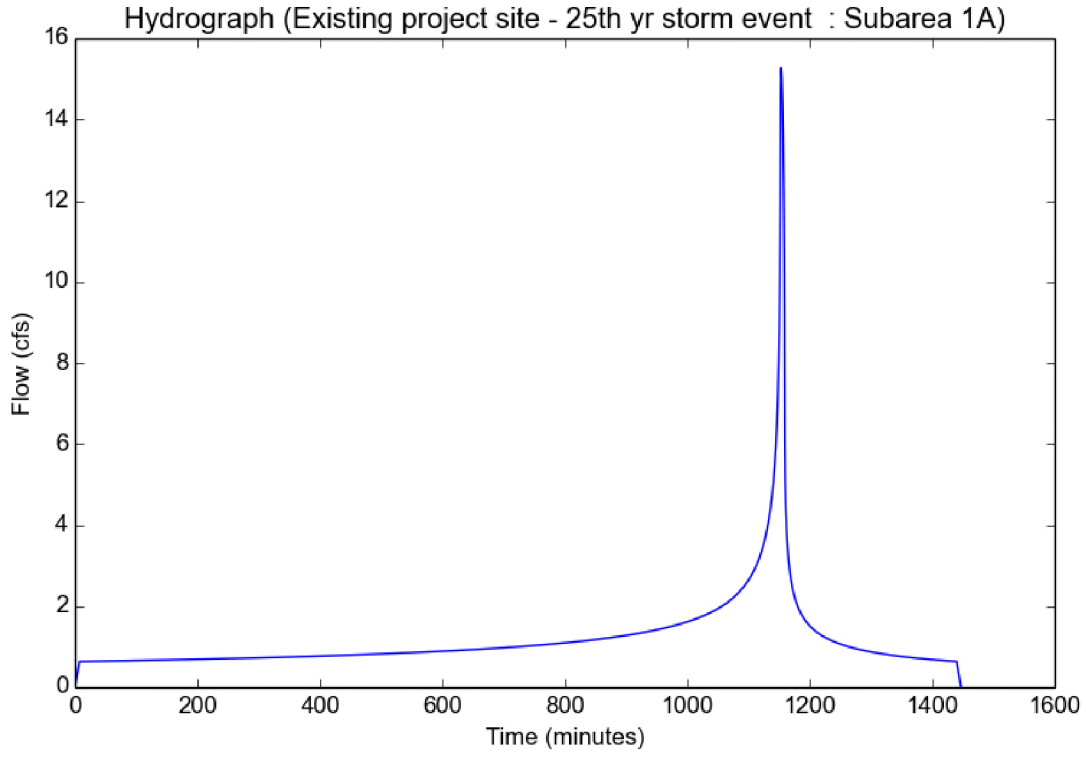
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Existing project site - 25th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1650.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	6.3
Percent Impervious	0.94
Soil Type	16
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.5314
Peak Intensity (in/hr)	2.8175
Undeveloped Runoff Coefficient (Cu)	0.8353
Developed Runoff Coefficient (Cd)	0.8961
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	15.2749
Burned Peak Flow Rate (cfs)	15.2749
24-Hr Clear Runoff Volume (ac-ft)	2.3713
24-Hr Clear Runoff Volume (cu-ft)	103294.4871



Peak Flow Hydrologic Analysis

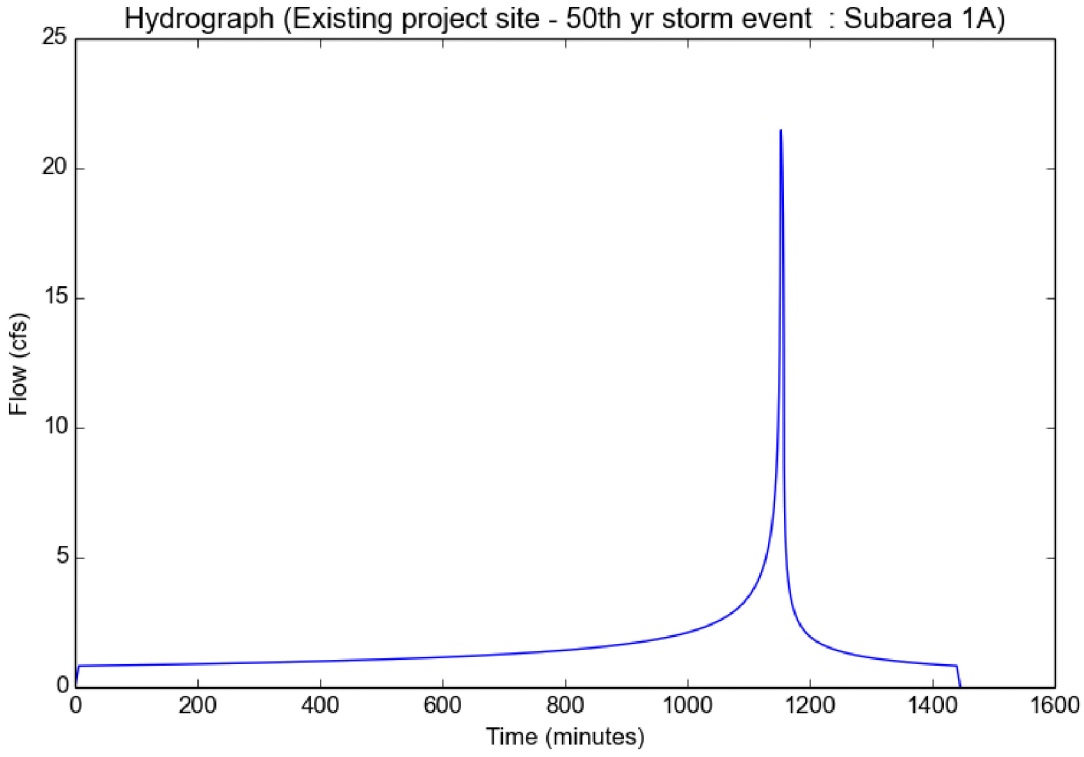
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Existing project site - 50th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1650.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.94
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.2
Peak Intensity (in/hr)	3.9429
Undeveloped Runoff Coefficient (Cu)	0.8977
Developed Runoff Coefficient (Cd)	0.8999
Time of Concentration (min)	6.0
Clear Peak Flow Rate (cfs)	21.4661
Burned Peak Flow Rate (cfs)	21.4661
24-Hr Clear Runoff Volume (ac-ft)	3.0935
24-Hr Clear Runoff Volume (cu-ft)	134754.642



Peak Flow Hydrologic Analysis

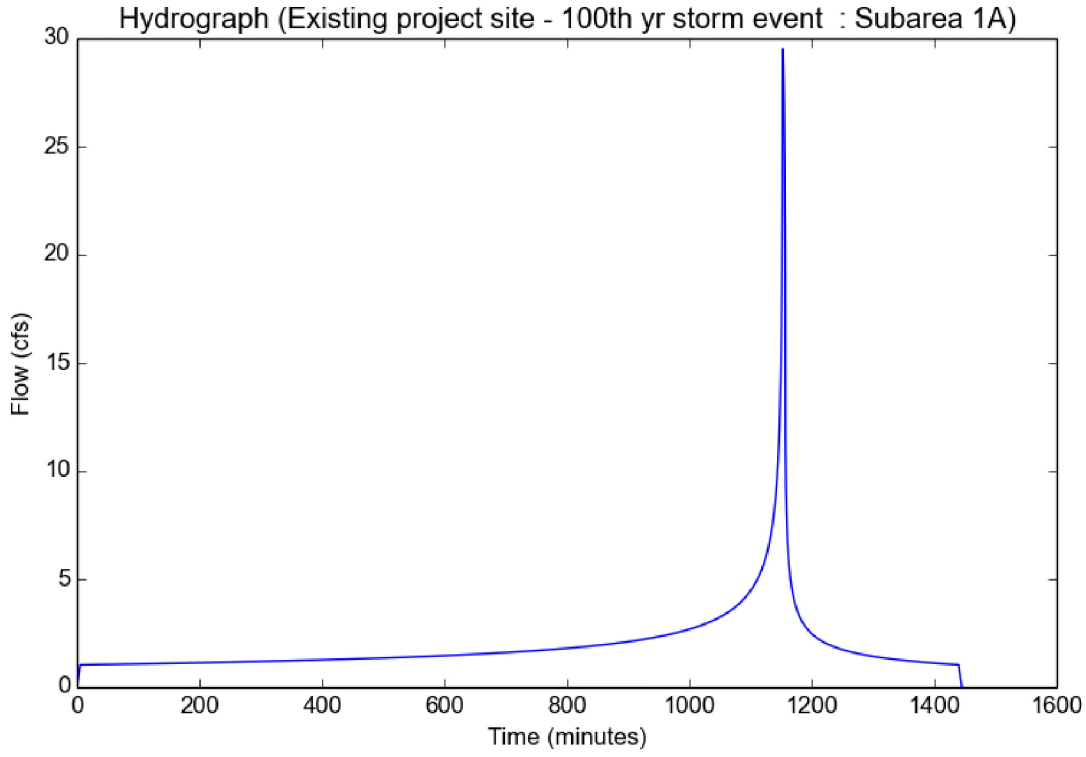
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Existing project site - 100th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1650.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	8.1
Percent Impervious	0.94
Soil Type	16
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	9.0882
Peak Intensity (in/hr)	5.4223
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	29.5243
Burned Peak Flow Rate (cfs)	29.5243
24-Hr Clear Runoff Volume (ac-ft)	3.9146
24-Hr Clear Runoff Volume (cu-ft)	170518.1336



Peak Flow Hydrologic Analysis

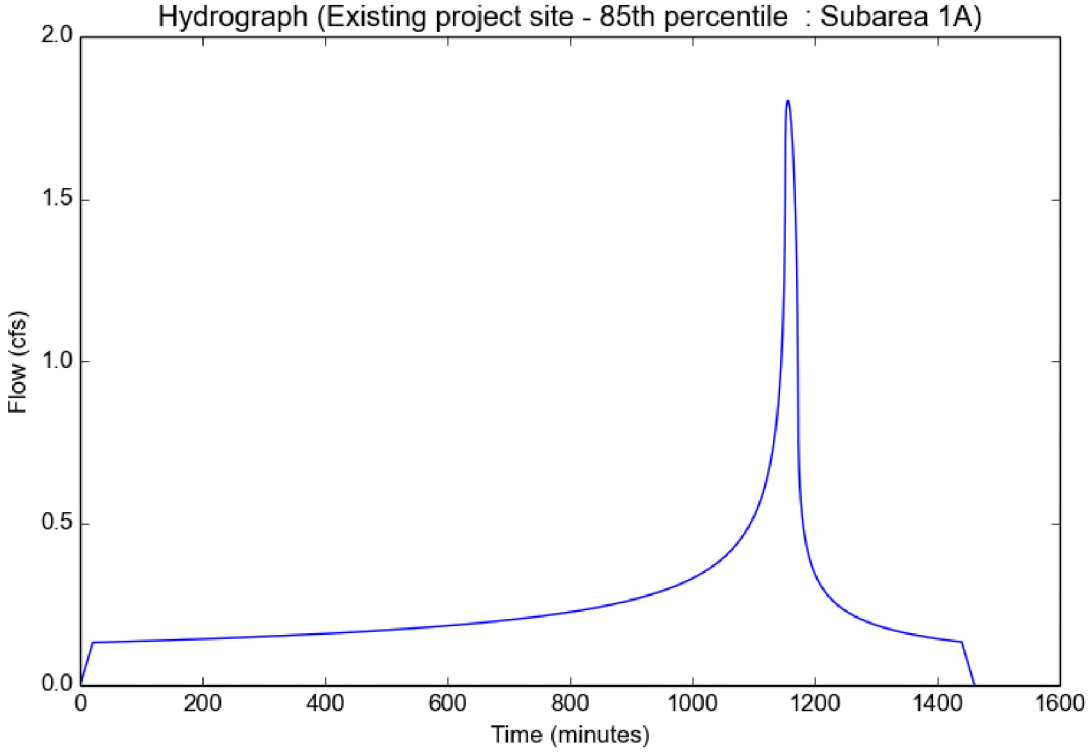
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Existing project site - 85th percentile
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1650.0
Flow Path Slope (vft/hft)	1.0
85th Percentile Rainfall Depth (in)	1.15
Percent Impervious	0.94
Soil Type	16
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.15
Peak Intensity (in/hr)	0.3495
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.852
Time of Concentration (min)	21.0
Clear Peak Flow Rate (cfs)	1.8016
Burned Peak Flow Rate (cfs)	1.8016
24-Hr Clear Runoff Volume (ac-ft)	0.4899
24-Hr Clear Runoff Volume (cu-ft)	21340.1634



Peak Flow Hydrologic Analysis

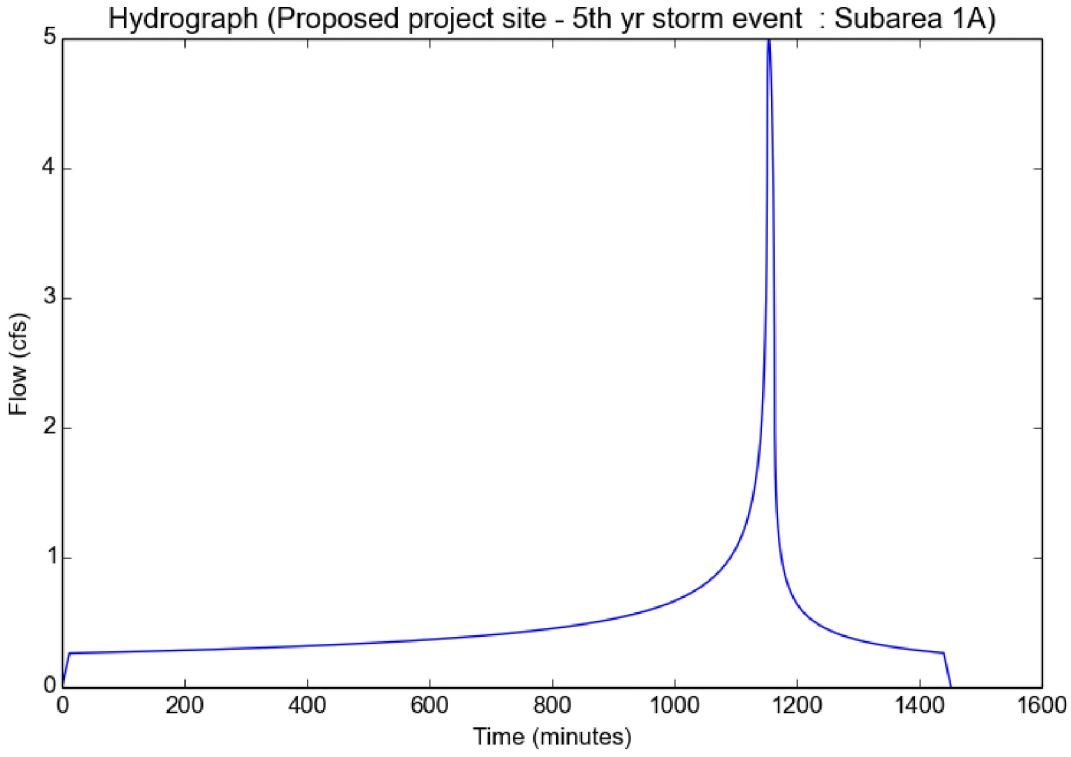
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed project site - 5th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1630.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	4.2
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	5-yr
Fire Factor	0
LID	False

Output Results

Modeled (5-yr) Rainfall Depth (in)	2.4528
Peak Intensity (in/hr)	0.9698
Undeveloped Runoff Coefficient (Cu)	0.5249
Developed Runoff Coefficient (Cd)	0.8512
Time of Concentration (min)	12.0
Clear Peak Flow Rate (cfs)	4.9943
Burned Peak Flow Rate (cfs)	4.9943
24-Hr Clear Runoff Volume (ac-ft)	0.9812
24-Hr Clear Runoff Volume (cu-ft)	42743.1212



Peak Flow Hydrologic Analysis

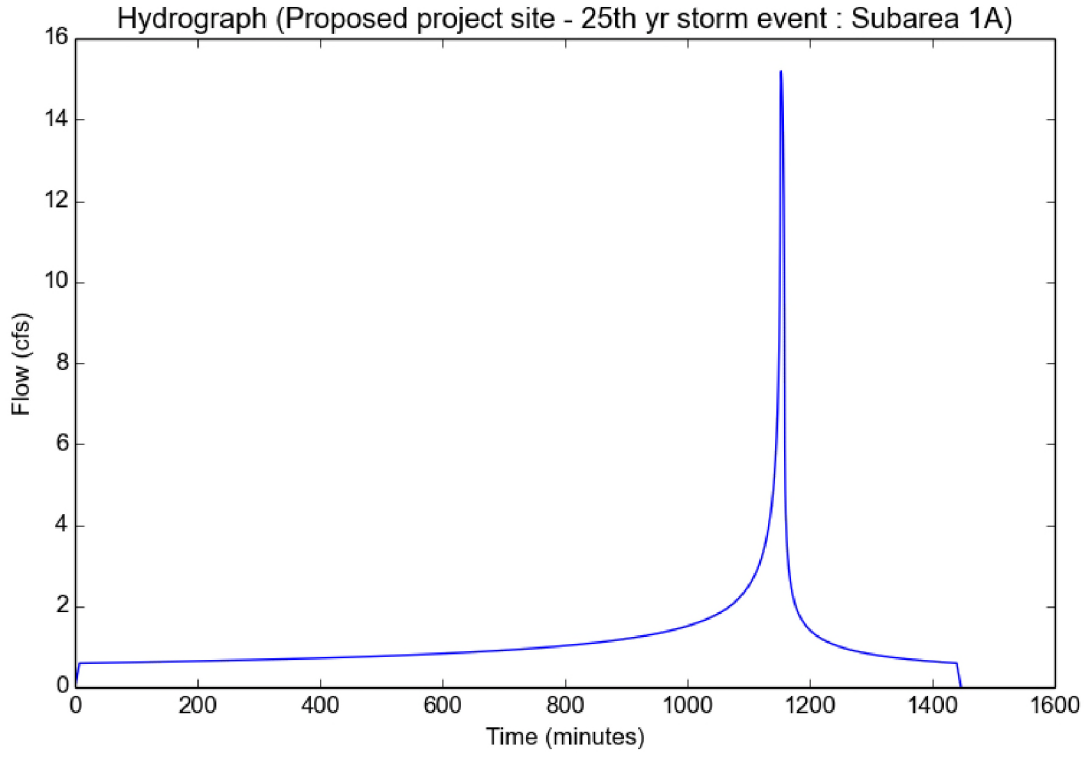
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed project site - 25th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1630.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	6.3
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.5314
Peak Intensity (in/hr)	2.8175
Undeveloped Runoff Coefficient (Cu)	0.8353
Developed Runoff Coefficient (Cd)	0.8916
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	15.1977
Burned Peak Flow Rate (cfs)	15.1977
24-Hr Clear Runoff Volume (ac-ft)	2.2339
24-Hr Clear Runoff Volume (cu-ft)	97307.0576



Peak Flow Hydrologic Analysis

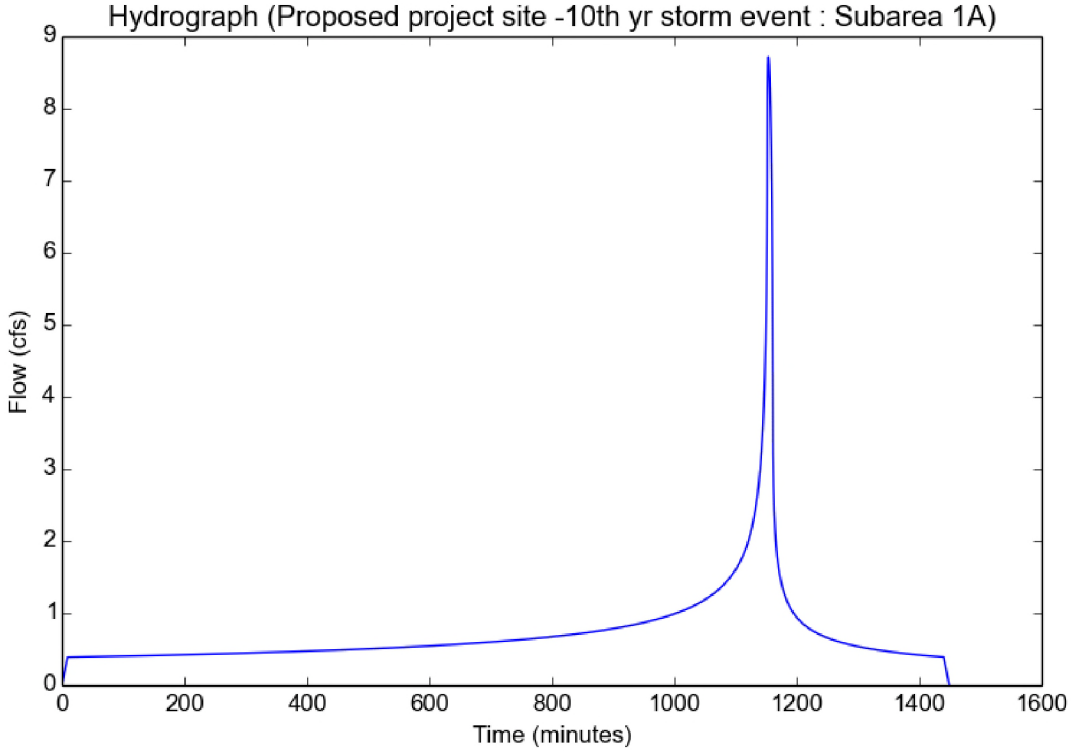
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed project site -10th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1630.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	5.1
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	10-yr
Fire Factor	0
LID	False

Output Results

Modeled (10-yr) Rainfall Depth (in)	3.6414
Peak Intensity (in/hr)	1.6481
Undeveloped Runoff Coefficient (Cu)	0.7014
Developed Runoff Coefficient (Cd)	0.8742
Time of Concentration (min)	9.0
Clear Peak Flow Rate (cfs)	8.7166
Burned Peak Flow Rate (cfs)	8.7166
24-Hr Clear Runoff Volume (ac-ft)	1.4622
24-Hr Clear Runoff Volume (cu-ft)	63693.5588



Peak Flow Hydrologic Analysis

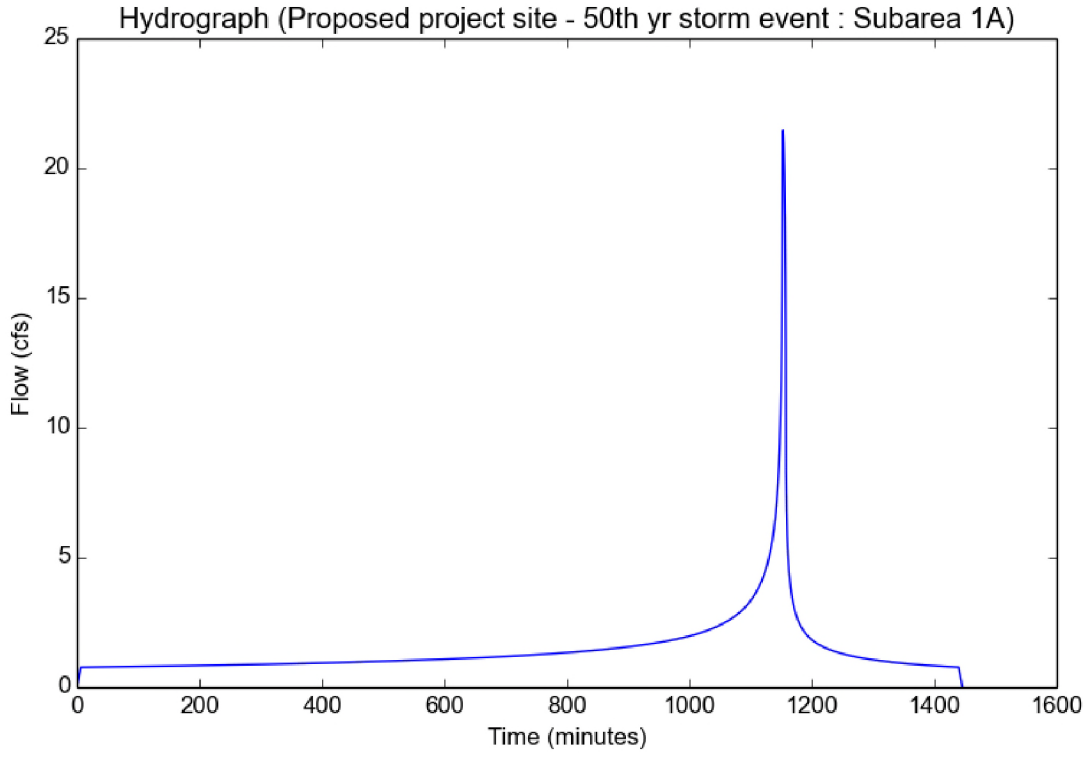
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed project site - 50th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1630.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.2
Peak Intensity (in/hr)	3.9429
Undeveloped Runoff Coefficient (Cu)	0.8977
Developed Runoff Coefficient (Cd)	0.8997
Time of Concentration (min)	6.0
Clear Peak Flow Rate (cfs)	21.4623
Burned Peak Flow Rate (cfs)	21.4623
24-Hr Clear Runoff Volume (ac-ft)	2.9227
24-Hr Clear Runoff Volume (cu-ft)	127311.5166



Peak Flow Hydrologic Analysis

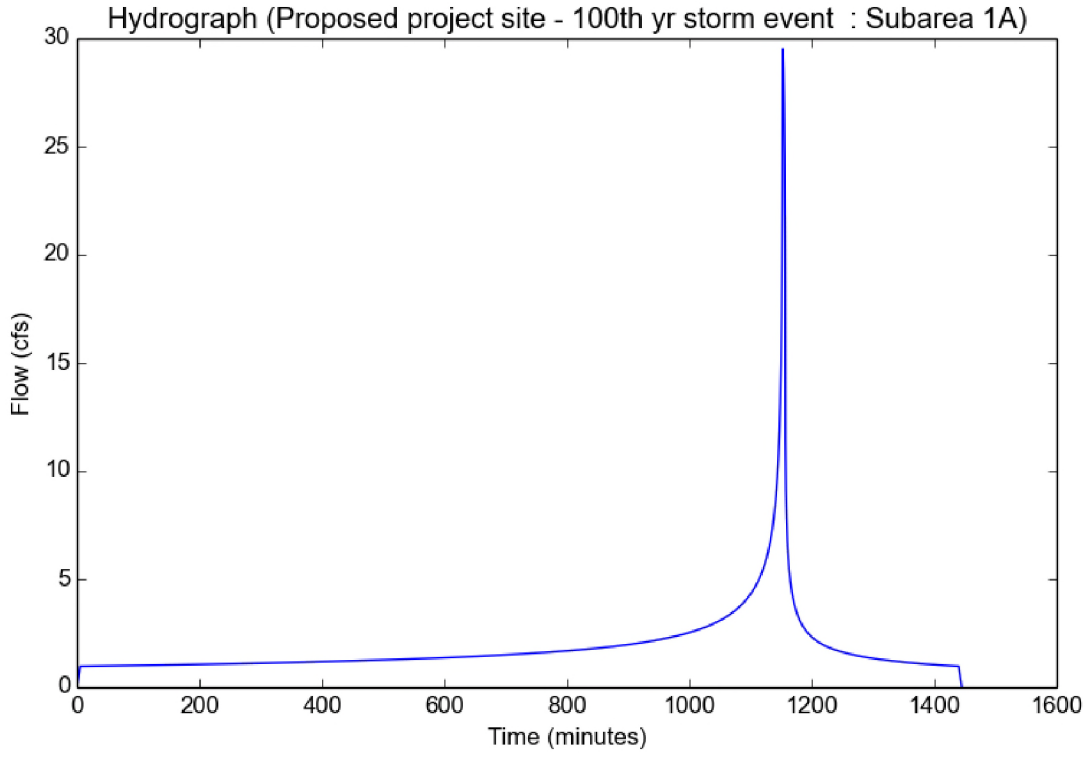
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed project site - 100th yr storm event
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1630.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	8.1
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	9.0882
Peak Intensity (in/hr)	5.4223
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	29.5243
Burned Peak Flow Rate (cfs)	29.5243
24-Hr Clear Runoff Volume (ac-ft)	3.7102
24-Hr Clear Runoff Volume (cu-ft)	161617.8452



Peak Flow Hydrologic Analysis

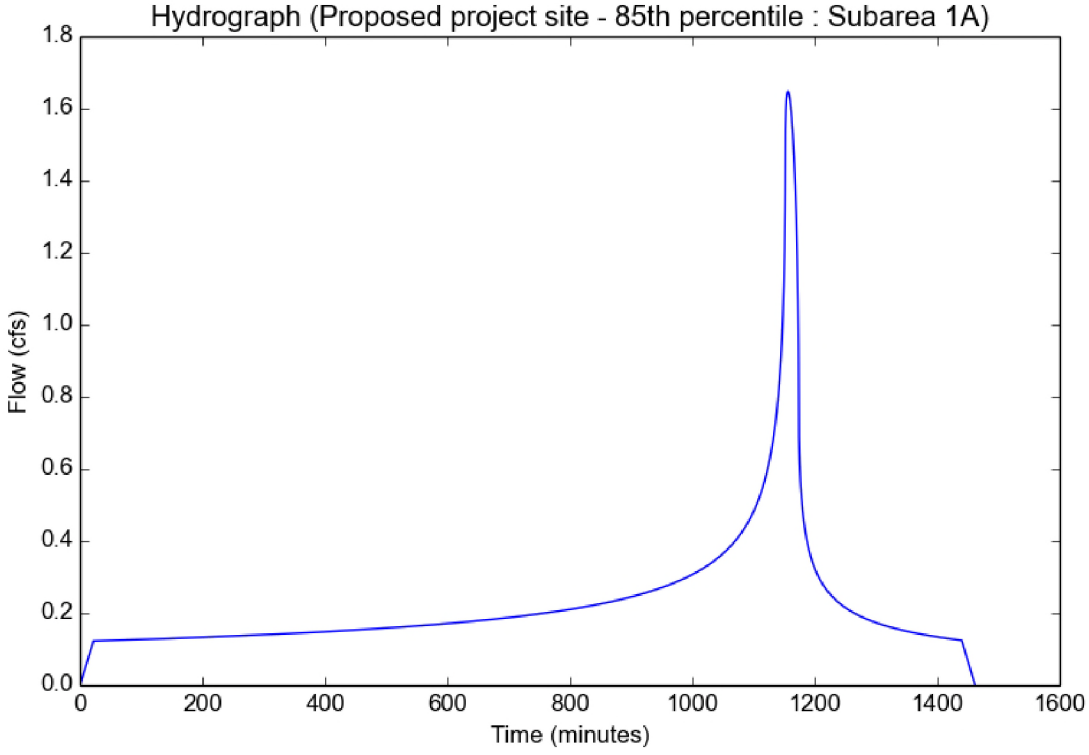
File location: J:/LA/1STU120101/ENGR/DOCS/SCEA Docs/Calculations/HydroCalcs/Proposed Site - 85th percentile - Subarea 1A.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed project site - 85th percentile
Subarea ID	Subarea 1A
Area (ac)	6.05
Flow Path Length (ft)	1630.0
Flow Path Slope (vft/hft)	1.0
85th Percentile Rainfall Depth (in)	1.15
Percent Impervious	0.87
Soil Type	16
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.15
Peak Intensity (in/hr)	0.342
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.796
Time of Concentration (min)	22.0
Clear Peak Flow Rate (cfs)	1.6468
Burned Peak Flow Rate (cfs)	1.6468
24-Hr Clear Runoff Volume (ac-ft)	0.4577
24-Hr Clear Runoff Volume (cu-ft)	19937.5345



APPENDIX I

Regulatory Framework

AB130

The AB130 exemption checklist for Environmental Standards requires the development may not be located on a site that is any of the following:

1.(i) An are of the **coastal zone** subject to paragraph (1) or (2) of subdivision (a) of Section 30603 of the Public Resources Code, (ii) An area of the **coastal zone** that is not subject to a certified local coastal program or a certified land use plan, (iii) An area of the **coastal zone** that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards for vulnerability assessment, (iv) In a parcel within the **coastal zone** that is not zoned for multifamily housing, (v)(I) In a parcel in the **coastal zone** and located on, or within a 100-foot radius of, a wetland, as defined in Section 30131 of the Public Resources Code, (v)(II) In a parcel in the **coastal zone** and located on prime agricultural land, as defined in Sections 30113 and 30241 of the Public Resources Code.;

2. Either **prime farmland or farmland of statewide importance**, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.;

3. **Wetlands**, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).;

4. Within a **very high fire hazard severity zone**, as determined by the Department of Forestry and Fire Protection pursuant to section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This restriction does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions:

- Section 4291 of the Public Resources Code or Section 51182, as applicable.
- Section 4290 of the Public Resources Code.
- Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).;
-

5. A **hazardous waste site** that is currently listed pursuant to Government Code section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code section 25356. This restriction does not apply to sites the State Department of Public Health, State Water Resources Control Board, or the Department of Toxic Substances Control has cleared for residential use or residential mixed use.;

6. Within a delineated **earthquake fault zone** as determined by the State Geologist in any official maps published by the State Geologist. This restriction does not apply if the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.;

7. Within a **special flood hazard** area subject to inundation by the 1 percent annual change flood (100-year flood) as determined by the Federal Emergency Management Agency. This restriction does not apply if the site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local government. This restriction does not apply if the developments proponent can demonstrate that they will be able to meet the minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter 1 of Title 44 of the Code of Federal Regulations.;

8. Within a **regulatory floodway**, as determined by the Federal Emergency Management Agency, in any official maps published by the Federal Emergency Management Agency. This restriction does not apply if the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.;

9. **Lands identified for conservation** in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), a habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or another adopted natural resource protection plan.

A. Natural Community Conservation Planning Act

B. Habitat Conservation Plan

C. Other Adopted Natural Resource Protection Plan (LA County Significant Ecological Areas);

10. **Habitat for protected species** identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with section 1900) of Division 2 of the Fish and Game Code). and;

11. Lands under a **conservation easement**.

Federal

Endangered Species Act of 1973

The Federal Endangered Species Act (FESA) and implementing regulations, Title 16 United States Code (USC) Section 1531, et seq. (16 U.S.C. Section 1531, et seq.), Title 50 Code of Federal Regulations (CFR) Section 17.1, et seq. (50 C.F.R. Section 17.1, et seq.), include provisions for the protection and management of federally listed Threatened or Endangered plants and animals and their designated critical habitats. FESA defines an "Endangered species" as "any species which is in danger of extinction throughout all or a significant portion of its range" and a "Threatened species" as "any species which is likely to become an Endangered species within the foreseeable future throughout all or a significant portion of its range." FESA also provides the framework for protection of "Candidate species", species for which there is sufficient supporting scientific information for listing. There are two classes of candidate species. The first class is composed of species that have been proposed for listing. The second class is composed of species for which there is sufficient information on biological vulnerability and threat(s) to list, but the listing process has not begun or is in some preliminary stage.

Under Section 9(a)(1)(B) of FESA, it is unlawful to "take" any listed species. "Take" is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulations, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of "take." A "take" is determined on a case-by-case basis and often varies from species to species. If a project requires a permit from a federal agency and the project could affect a federally listed plant or animal species, the property owner and the federal agency must consult with the USFWS.

Section 7 of FESA requires a permit to take Threatened or Endangered species during lawful project activities on federal land or involving a federal action; FESA Section 10 provides a method for permitting incidental take resulting from state or private action. The administering agency is the USFWS for terrestrial, avian, and most aquatic species; marine and anadromous species (e.g. steelhead) are administered by the NMFS. Section 9(a)(2)(b) of FESA also addresses the protections afforded to listed plants. FESA also discusses recovery plans and the designation of critical habitat for listed species.

Fish and Wildlife Coordination Act

Section 7 of the Fish and Wildlife Coordination Act, 16 U.S.C. 742, *et seq.*, 16 USC Section 1531, *et seq.*, and 50 C.F.R. Section 17 require consultation if any project facilities could jeopardize the continued existence of an Endangered species. Applicability depends on Federal jurisdiction over some aspect of the project (e.g., dredge or fill activities in "waters of the U.S."). If consultation under Section 7 were required for the Project, the administering agency would be the USACE in coordination with the NMFS.

Migratory Bird Treaty Act of 1918 and Bald and Golden Eagle Protection Act

The Migratory Bird Treaty Act (16 U.S.C. Sections 703 – 711) includes provisions for protection of migratory birds, including the non-permitted take of migratory birds, under the authority of the USFWS and CDFW. The Migratory Bird Treaty Act defines "take" as "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." Most birds are considered migratory under the Migratory Bird Treaty Act. The Bald and Golden Eagle Protection Act (16 U.S. Code Section 668) prohibits the take or commerce of any part of these species. The USFWS administers both Acts and reviews federal agency actions that may affect species protected by the Acts.

Clean Water Act of 1977, Section 404 and Section 401

The USACE and the U.S. Environmental Protection Agency (USEPA) regulate the discharge of dredged or fill material into "waters of the U.S.," including wetlands, under Section 404 of the CWA, 33 U.S.C. Section 1344. "Waters of the U.S." are defined as "rivers, creeks, streams, and lakes extending to their headwaters and any associated wetlands." Wetlands are defined as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions." Activities in "waters of the U.S." regulated under Section 404 include fill for development, water resource projects (such as dams and levees), infrastructure developments (such as highways and airports) and mining projects. Section 404 of the CWA requires a permit before dredged or fill material may be discharged into "waters of the U.S.," unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

Section 401 of the CWA, 33 U.S.C. Section 1341, requires an Applicant for a Federal license or permit to conduct any activity that may result in a discharge of a pollutant into "waters of the U.S." to obtain a certification from the state in which the discharge originates or would originate that the discharge will comply with the applicable effluent limitations and water quality standards. In California, before the

USACE will issue a CWA Section 404 permit, an Applicant must obtain a "water quality certification" under Section 401 from the State Water Resources Control Board (SWRCB) or one (1) of the nine (9) RWQCBs.

The definition of waters of the U.S. was recently revised with the publication of The Navigable Waters Protection Rule: Definition of Waters of the United States in April 2020.[9] This rule is currently in effect as of June 2020 in 49 States, including California.

State

California Endangered Species Act of 1984

The California Endangered Species Act (CESA) and implementing regulations in the California Fish and Game Code Sections 2050 to 2098, include provisions for the protection and management of plant and animal species listed as Endangered or Threatened, or designated as Candidates for such listing. CESA defines an "Endangered species" as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a "Threatened species" as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an Endangered species in the foreseeable future in the absence of the special protection and management efforts." The State defines a "Candidate species" as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of Endangered species or the list of Threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list."

The Act includes a consultation requirement "to ensure that any action authorized by a State lead agency is not likely to jeopardize the continued existence of any Endangered or Threatened species…or result in the destruction or adverse modification of habitat essential to the continued existence of the species" (Fish and Game Code Section 2090). Plants of California declared to be Endangered, Threatened, or Rare are listed within the **California Code of Regulations** (CCR) Title 14 Section 670.2.[10] Animals of California declared to be Endangered or Threatened are listed at 14 CCR Section 670.5. 14 CCR Section 15000, *et seq.* describes the types and extent of information required to evaluate the effects of a project on biological resources of a project site.

California Fish and Game Code

Fish and Game Code provides specific protection and listing for several types of biological resources, including:

- Fully Protected species;
- Streams, rivers, sloughs, and channels;

[9] The U.S. Environmental Protection Agency and the U.S. ACOE issued final regulations (FR 2020). The Navigable Waters Protection Rule: Definition of Waters of the United States. Final Rule. 85 FR Pages 22250 – 22342 (93 pages) [FR DOC #: 2020-02500] Effective June 22, 2020. Available at: https://www.Federalregister.gov/documents/2020/04/21/2020-02500/the-navigable-waters-protection-rule-definition-of-waters-of-the-united-states

[10] The "Rare" designation is discussed under the Native Plant Protection Act (NPPA) of 1977 heading.

- Significant Natural Areas; and
- Designated Ecological Reserves.

Fully Protected Species are listed in Section 3511 (Fully Protected Birds), Section 4700 (Fully Protected Mammals), Section 5050 (Fully Protected Reptiles and Amphibians), and Section 5515 (Fully Protected Fishes). The Fish and Game Code of California prohibits the taking of species designated as Fully Protected. Under the Fish and Game Code, Fully Protected species "may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any Fully Protected species," although take may be authorized for necessary scientific research. This language makes the "Fully Protected" designation the strongest and most restrictive regarding the "take" of these species.

The Fish and Game Code Section 1602 requires a Streambed Alteration Agreement for any activity that may "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, wastes or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake". Typical activities that require a Streambed Alteration Agreement include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement. A Streambed Alteration Agreement includes measures to protect the affected resource.

The term "stream," which includes creeks and rivers, is defined in the California Code of Regulations as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 Cal. Code of Regulations, § 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife. "Riparian" is defined as "on, or pertaining to, the banks of a stream;" therefore, riparian vegetation is defined as "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself."

The Fish and Game Code Sections 1930 to 1940 designate Significant Natural Areas. These areas include refuges, natural sloughs, riparian areas, and vernal pools and significant wildlife habitats. An inventory of Significant Natural Areas is maintained by the CDFW Natural Heritage Division and is part of the CNDDB. Fish and Game Code Section 1580 lists Designated Ecological Reserves. Designated Ecological Reserves are significant wildlife habitats to be preserved in natural condition for the general public to observe and study.

The Fish and Game Code Sections 2081(b) and (c) allow CDFW to issue an incidental take permit for a State listed Threatened and Endangered species only if specific criteria are met. These criteria can be found in Title 14 CCR, Sections 783.4(a) and (b). No Section 2081(b) permit may authorize the take of "fully protected" species and "specified birds." If a project is planned in area where a species or specified bird occurs, an applicant must design the project to avoid all take; the CDFW cannot provide take authorization under this act.

The Fish and Game Code Section 3503 specifies it is unlawful to take, possess, or needlessly destroy the nest of any bird, except as otherwise provided by this code. Section 3503.5 specifies it is unlawful to take,

possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey), to take, possess, or needlessly destroy the nest of any such bird, except as otherwise provided by this code.

Porter-Cologne Water Quality Control Act

In 1969, the California Legislature enacted the Porter-Cologne Water Quality Control Act (Porter-Cologne Act) to preserve, enhance and restore the quality of the State's water resources. The Act established the SWRCB and nine RWQCBs as the principal state agencies with the responsibility for controlling water quality in California. "Waters of the State" are defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The RWQCB protects all waters in its regulatory scope, but has special responsibility for isolated wetlands and headwaters. These water bodies have high resource value, are vulnerable to filling, and may not be regulated by other programs, such as Section 404 of the CWA. "Waters of the State" are regulated by the RWQCB under the State Water Quality Certification Program, which regulates discharges of dredged and fill material under Section 401 of the CWA and the Porter-Cologne Act. Projects that require an USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State are required to comply with the terms of the Water Quality Certification Program. If a project does not require a federal license or permit, but does involve activities that may result in a discharge of harmful substances to waters of the State, the RWQCB has the option to regulate such activities under its State authority in the form of Waste Discharge Requirements or Certification of Waste Discharge Requirements. Additional information regarding the Porter-Cologne Act is provided in Section V.D, Water Quality, of this Draft EIR.

Native Plant Protection Act (NPPA) of 1977

The Native Plant Protection Act of 1977 and implementing regulations in Fish and Game Code Section 1900, *et seq*., designates rare and endangered native plants and provides specific protection measures for identified populations. The NPPA directs the CDFW to "preserve, protect, and enhance rare and endangered plants in this State." The NPPA gave the California Fish and Game Commission the power to designate native plants as Endangered or Rare, and to require permits for collecting, transporting, or selling such plants. In 1984 the California Endangered Species Act (CESA) expanded on the original NPPA and enhanced legal protection for plants by creating the categories of "Threatened" and "Endangered" species. Plants that were listed as "Endangered" under the NPPA are protected as "Endangered" species under the CESA, but the CESA does not provide protection for species listed as "Rare" under the NPPA. There are currently 64 species, subspecies, and varieties of plants that are protected and designated as "Rare" under the NPPA. A native plant is "Rare" when "although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens." The NPPA prohibits take of plants that are protected as Endangered or Rare, but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

CDFW Special Animals List

"Special Animals" is a general term that refers to all the taxa the CNDDB tracks, regardless of their legal or protection status. The CDFW considers the taxa on this list to be those of greatest conservation need. The species on this list generally fall into one or more of the following categories: (1) officially listed or proposed for listing under CESA or FESA; (2) State or Federal candidate for possible listing; (3) taxa which meet the criteria for listing, even if not currently included on any list, as described in CEQA Guidelines Section 15380; (4) taxa considered by the CDFW to be a Species of Special Concern; (5) taxa that are biologically rare, very restricted in distribution, declining throughout their range, or have a critical, vulnerable stage in their life cycle that warrants monitoring; (6) populations in California that may be on

the periphery of a taxon's range, but are threatened with extirpation in California; (7) taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands, vernal pools, etc.); and (8) taxa designated as a special status, sensitive, or declining species by other state or federal agencies, or a non-governmental organization (NGO).

California Native Plant Society (CNPS)

CNPS publishes and maintains an Inventory of Rare and Endangered Vascular Plants of California, which is currently in its 8th edition. The inventory assigns plants to the following Rare Plant Ranks:

- 1A—Presumed extirpated in California and either rare or extinct elsewhere.
- 1B—Rare, threatened, or endangered in California and elsewhere.
- 2A—Presumed extirpated in California, but more common elsewhere.
- 2B— Rare, threatened, or endangered in California, but more common elsewhere.
- 3—Plants for which more information is needed – a review list.
- 4—Plants of limited distribution – a watch list.

Additional endangerment codes are assigned to each taxon as follows:

- 1 - Seriously endangered in California (over 80 precent of occurrences threatened/high degree of immediacy of threat)
- 2 - Fairly endangered in California (20-80 percent occurrences threatened)
- 3 – Not very endangered in California (<20 percent of occurrences threatened or no current threats known)

Plants assigned to Rare Plant Ranks 1A, 1B, 2A, 2B, and 3 of the CNPS Inventory consist of plants that may qualify for listing and are given special consideration under CEQA during project review. Although plants assigned to Rare Plant Rank 4 have little or no protection under CEQA, they are usually included in the project review process.

Global Ranking

The global rank (G-rank) reflects the overall status of a natural community throughout its global range. Both Global and State ranks represent a letter and number score that reflects a combination of Rarity, Threat and Trend factors, with weighting being heavier on Rarity than the other two.

G1 - Critically Imperiled—At very high risk of extinction due to extreme rarity (often 5 or fewer occurrences), very steep declines, or other factors.
G2 - Imperiled—At high risk of extinction due to very restricted range, very few occurrences (often 20 or fewer), steep declines, or other factors.
G3 - Vulnerable—At moderate risk of extinction due to a restricted range, relatively few occurrences (often 80 or fewer), recent and widespread declines, or other factors.
G4 - Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5 - Secure—Common; widespread and abundant.

State Ranking

The state rank (S-rank) is assigned much the same way as the global rank, but state ranks refer to the imperilment status only within California's state boundaries.

S1 - Critically Imperiled—Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
S2 - Imperiled—Imperiled in the state because of rarity due to very restricted range, very few occurrences (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.
S3 - Vulnerable—Vulnerable in the state due to a restricted range, relatively few occurrences (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
S4 - Apparently Secure—Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.
S5 - Secure—Common, widespread, and abundant in the state.

Species of Special Concern

"Species of Special Concern" are broadly defined as animals not listed under FESA or CESA, but which are nonetheless of concern to the CDFW because they are declining at a rate that could result in listing or historically occurred in low numbers and known threats to their persistence currently exist. This designation is intended to result in special consideration for these animals by the CDFW, land managers, consulting biologists, and others, and is intended to focus attention on the species to help avert the need for costly listing under FESA and CESA and cumbersome recovery efforts that might ultimately be required. This designation is also intended to stimulate collection of additional information on the biology, distribution, and status of poorly known at-risk species, and focus research and management attention on them. Although these species generally have no special legal status, they are given special consideration under CEQA during project review.

Sensitive Vegetation Communities

Sensitive vegetation communities are natural communities and habitats that are either unique, of relatively limited distribution in the region, or of particularly high value to wildlife. These resources have been defined by federal, state, and local conservation plans, policies or regulations. The CDFW ranks sensitive communities and has tracked occurrences of some sensitive communities in its CNDDB. Sensitive vegetation communities are also identified by the CDFW on its *California Natural Communities List*. Impacts to sensitive natural communities and habitats identified in local or regional plans, policies, regulations, or by federal or state agencies must be considered and evaluated.