



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 Reid², Sibley³, and Stebbins⁴. 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 mexicanus*). 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

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 130⁵ 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 purposes 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 1973⁶, the California Endangered Species Act⁷, or the Native Plant Protection Act⁸. 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, CNDDDB 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.

RIVERWALK AT STUDIO CITY - AB-130 LETTER REPORT

Project Location Map

envicom



ATTACHMENT 1

ATTACHMENT 2

Biologist's Statement of Biological Resources



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, -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 (CNDDDB) 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.** 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:

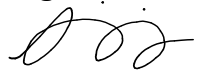
Qualified Biologist. *A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and 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 [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 (CNDDDB) 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



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 -0700'

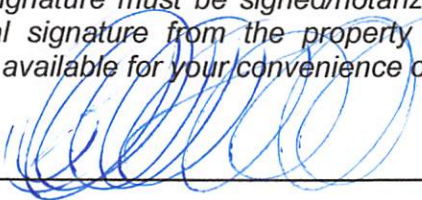
Date: 07.24.2025

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 10/01/25

Print Name Brett Torino

Signature  _____

Date 10/01/25

Print Name Eleda Cohen

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~~ Nevada ^{DDS}

County of Clark

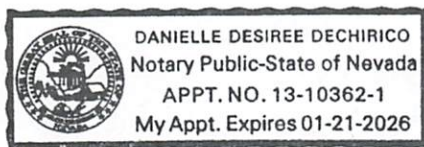
On October 1st, 2025 before me, Danielle Desiree DeChirico
(Insert Name of Notary Public and Title)

personally appeared Brett Torino, 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.

Seal



Danielle Desiree DeChirico
(Signature)

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 10/6/2025 before me, ELAINE M-VILLAVIER, NOTARY
(Insert Name of Notary Public and Title)

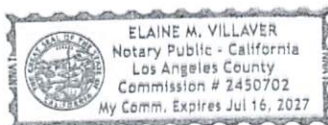
personally appeared ELEPA COHEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Seal

(Signature)



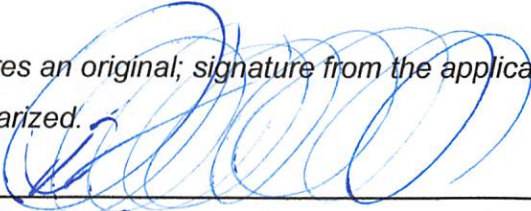
APPLICANT DECLARATION

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 segmenting 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 no 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 or 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 judgments 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  _____

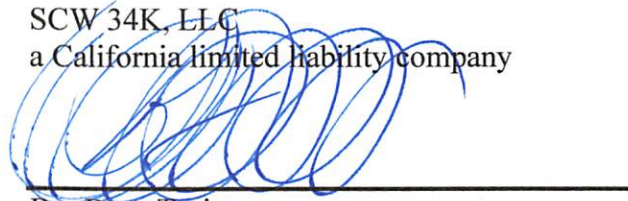
Date 10/01/25

Print Name Brett Torino

TREE DISCLOSURE STATEMENT

Date: 10/01/25

SCW 34K, LLC
a California limited liability company



By: Brett Torino

Its: Manager

10/06/25

And/or

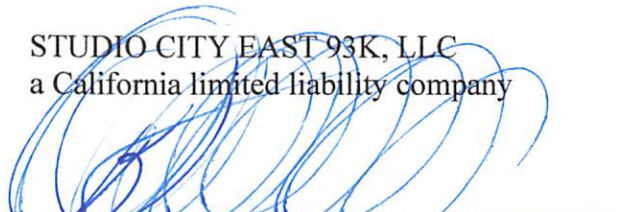


By: Eleda Cohen

Its: Trustee of the Cohen Marital Trust and
the Cohen Survivor's Trust, each established
under the Cohen Family Trust Declaration
UDT dated March 13, 1986, as amended.

Date: 10/01/25

STUDIO CITY EAST 93K, LLC
a California limited liability company



By: Brett Torino

Its: Manager

10/06/25

And/or



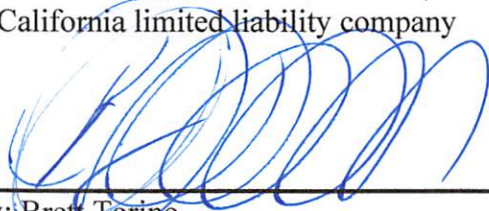
By: Eleda Cohen

Its: Trustee of the Cohen Marital Trust and
the Cohen Survivor's Trust, each established
under the Cohen Family Trust Declaration
UDT dated March 13, 1986, as amended.

TREE DISCLOSURE STATEMENT

Date: 10/01/25

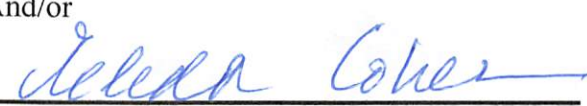
STUDIO CITY SPORTS CENTER, LLC
a California limited liability company



By: Brett Torino
Its: Manager

And/or

10/06/25



By: Eleda Cohen
Its: Trustee of the Cohen Marital Trust and
the Cohen Survivor's Trust, each established
under the Cohen Family Trust Declaration
UDT dated March 13, 1986, as amended.