

Appendix D.1

River Memo



Memorandum

To: Ben Besley – Midwood Investment & Development
From: Jennifer Johnson, Senior Biologist
Date: April 1, 2021
Subject: Sportsmen’s Lodge Mixed-Use Project Los Angeles River Impact Analysis
Memorandum

1. INTRODUCTION

The Sportsmen’s Lodge Mixed-Use Project (project) includes the development of three buildings on an approximately 5.8-acre site located at 12825 Ventura Boulevard (project site) in the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area of the City of Los Angeles (see **Appendix A - Figure 1** and **Figure 2**). The project has a total floor area of approximately 135,584 square feet and currently includes 1) the Sportsmen’s Lodge Hotel and parking areas containing approximately 141 parking spaces, and 2) parking areas containing approximately 446 parking spaces for the adjacent Shops at Sportsmen’s Lodge, all of which would be removed to accommodate the project.

The purpose of this memorandum is to document the existing conditions and evaluate potential impacts related to the proposed project on the Los Angeles River. In addition, this memorandum will provide recommendations of impact avoidance and minimization measures if any impacts are identified.

2. PROJECT DESCRIPTION

The project includes the replacement of the existing buildings and parking areas on the project site with new residential, restaurant, and retail uses totaling 637,214 square feet. The proposed uses would be located within three low- to mid-rise buildings referred to herein as Building 1, Building 2, and Building 3. Building 1 would be a mixed-use building located in the southern portion of the project site that would contain residential and ground floor commercial uses. Building 1 would consist of seven stories with a maximum height of 94 feet above a three-level subterranean parking garage. Building 2 would be a four-story residential building with a maximum height of 61 feet located along the northern portion of the project site. Building 3 would be a two-story commercial building with a maximum height of 36.5 feet located in the northwest portion of the project site. In accordance with the Los Angeles Municipal Code, the project would provide 1,390 vehicular parking spaces and 266 bicycle parking spaces (225 long-term and 41-short term) that would be located within three subterranean levels.

3. REGULATORY REQUIREMENTS

The following discussion provides a summary of state and federal laws and regulations pertaining to the project, environmental permits that are required for the project, and study methods that were

undertaken as required by resource agencies and environmental laws.

Federal Regulations

Clean Water Act

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into waters of the United States (U.S.) to maintain water quality standards for surface waters.

Clean Water Act Section 404

The United States Army Corps of Engineers (USACE) Regulatory Program regulates activities within federal wetlands and waters of the U.S. pursuant to Section 404 of the CWA. No discharge of dredged or fill material into jurisdictional features is permitted unless authorized under an USACE Nationwide Permit or Individual Permit.

Federal wetlands are transitional areas between well-drained upland habitats and permanently flooded (deepwater) aquatic habitats and are defined differently by different resource agencies. The USACE and the U.S. Environmental Protection Agency (EPA) define wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 Code of Federal Regulations [CFR] Section 328.3[c]).

Clean Water Act Section 401

The Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the CWA. Under Section 401 of the CWA, applicants for federal licenses or permits must provide a Water Quality Certification that any discharges from a project will comply with the CWA, including State-established water quality standard requirements. For all work subject to an USACE Section 404 permit, project proponents must obtain a Water Quality Certification from the applicable RWQCB under CWA Section 401 stating that the project would comply with applicable water quality regulations.

The State Water Resources Control Board defines wetlands as “an area is deemed a wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area’s vegetation is dominated by hydrophytes or the area lacks vegetation.”

State Regulations

Porter Cologne Act

The RWQCB also asserts authority over waters of the state under the Porter-Cologne Act, which establishes a regulatory program to protect water quality and to protect beneficial uses of state waters. The Porter-Cologne Act empowers the RWQCB to formulate and adopt a Water Quality Control Plan that designates beneficial uses and establishes such water quality objectives that in its judgment will ensure reasonable protection of beneficial uses. Each RWQCB establishes water quality objectives that will ensure the reasonable protection of beneficial uses and the prevention of water quality degradation. Dredge or

fill activities with the potential to affect water quality in these waters must comply with Waste Discharge Requirements issued by the RWQCB.

The term "waters of the state," under jurisdiction of the RWQCB, is defined by California Water Code as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code Section 13050(e)).

California Fish and Game Code

Under the California Fish and Game Code Section 1602, the limits of California Department of Fish and Wildlife (CDFW) jurisdiction within streams and other drainages extends from the top of the stream bank to the top of the opposite bank, to the outer drip line in areas containing riparian vegetation, and/or within the 100-year floodplain of a stream or river system containing fish or wildlife resources.

Under Section 1602, a Streambed Alteration Agreement must be issued by the CDFW prior to the initiation of construction activities that may substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel, or bank, of any river, stream, or lake; or deposit debris, waste, or other materials that could pass into any river, stream, or lake under CDFW's jurisdiction.

The CDFW has jurisdictional authority over waters of the state, including wetlands. In practice, CDFW follows the USFWS definition of wetlands in Cowardin's Classification of Wetlands and Deepwater Habitats of the United States: "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 hydrophytes; (2) the substrate is predominantly undrained hydric soil; and 3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year" (Cowardin, Carter, Golet, & LaRoe, 1979).

4. METHODS

Literature Review

Prior to conducting the field survey, available literature was reviewed to identify any wetland or riparian habitats previously recorded within or near the Biological Study Area (BSA). Sources used to identify habitats with potential to be in or near the BSA include the following:

- CDFW California Natural Diversity Database (CDFW, 2021); for the Oat Mountain, San Fernando, Sunland, Canoga Park, Van Nuys, Burbank, Topanga, Beverly Hills, and Hollywood United States Geological Survey 7.5-minute topographic quadrangles;
- Google Earth Aerial Images (Google, 2021);
- Natural Resources Conservation Service (NRCS) Web Soils Survey for Los Angeles County, California, Southeastern Part (NRCS, 2021); and
- USFWS National Wetlands Inventory (NWI) Mapper (USFWS, 2021).

In addition, the following plans were reviewed:

- Sportsmen's Lodge Demolition Plan (Radziner, 2020a);
- Sportsmen's Lodge Landscape Plan (Radziner, 2020b); and
- Sportsmen's Lodge Overall Site Plan (Radziner, 2020c).

Field Survey

A field survey was conducted by biologists Stan Glowacki and Joseph Vu on March 11, 2021. The BSA was visually surveyed on foot to document existing conditions and to evaluate potential impacts. Representative photographs of the BSA are provided in **Appendix B**.

Limitations That May Influence Results

There were no limitations or constraints that might influence the results of this analysis.

5. EXISTING CONDITIONS

Biological Study Area

The BSA is located at the northeast corner of Ventura Boulevard and Coldwater Canyon Avenue and encompasses approximately eight acres, including the existing Sportsmen's Lodge Hotel, large parking areas, and the Los Angeles River (see **Appendix A - Figure 3**). The Los Angeles River is within the BSA and is directly adjacent to the project site. Land uses within the BSA include commercial and open space. Land uses adjacent to the BSA consist of residential and commercial development, recreational bike paths, and the Zev Yaroslavsky LA River Greenway Trail. The limits of the BSA were determined by reviewing project plans and aerial imagery. The BSA includes areas that could be directly and indirectly impacted by the project, either temporarily or permanently.

Physical Conditions

Topography

The BSA is north of the Santa Monica Mountains within the Van Nuys United States Geological Survey 7.5-minute topographic quadrangle. The topography in the BSA is generally flat with an average elevation of approximately 600 feet above mean sea level.

Climate

The climate in the BSA is described as a Mediterranean climate. The average annual low temperature is approximately 56 degrees Fahrenheit (F), and the average annual high is approximately 72 degrees F. The average annual precipitation is approximately 13 inches (U.S. Climate Data, 2021).

Soils

According to the NRCS Web Soils Survey for the project, there are three types of soils mapped in the BSA which include, Cropley-Urban Land Complex, 0 to 5 Percent Slopes, Urban Land-Grommet-Ballona Complex, 0 to 5 Percent Slopes, and Urban Land, Frequently Flooded, 0 to 5 Percent Slopes. There are no

soil types within the BSA that are considered hydric.

Hydrology

The BSA is within the Los Angeles River Watershed (Hydrologic Unit Code 18070105). The Los Angeles Watershed encompasses approximately 834 square miles in the eastern section of Los Angeles County. The Los Angeles Watershed is surrounded by the San Gabriel Mountains to the north, San Bernardino/Orange County to the east, the Los Angeles River to the west, and the Pacific Ocean to the south (Los Angeles County Department of Public Works, 2021). The Los Angeles River is a major river within Los Angeles River Watershed and flows approximately 51 miles from its headwaters in the Simi Hills/Santa Susana Mountains to its mouth in the city of Long Beach. The Los Angeles River was once a natural free-flowing river subject to frequent flooding events. Much of Los Angeles River was channelized in 1938 for flood control purposes and public safety. Within the BSA, the Los Angeles River is a concrete-lined river that flows east to west. At the time of the survey, there was flowing water in the river.

Cover Classes

Cover classes observed in the BSA include Ornamental, Developed, and Open Water (see **Appendix A - Figure 4**). Each of these are described below.

Developed

Developed areas are where human disturbance has resulted in permanent impacts on natural communities. These include paved areas, buildings, bridges, and other structures. Within the BSA, the developed area includes the existing Sportsmen's Lodge Hotel and surrounding parking lots.

Open Water

Open Water areas are permanently flooded waterways or other water features that may support sparse emergent or submerged vegetation or may be unvegetated. Within the BSA, Open Water areas are in the Los Angeles River.

Ornamental

Ornamental communities predominantly consist of non-native horticultural plants, including introduced trees, shrubs, flowers, and turf grass. Within the BSA, species in the Ornamental community include eucalyptus (*Eucalyptus* sp.), Mexican fan palm (*Washingtonia robusta*), and Chinese elm (*Ulmus parvifolia*). Within the BSA, Ornamental communities are found within the existing Sportsmen's Lodge Hotel and surrounding parking lots.

6. PROJECT IMPACTS

Jurisdictional Resources

Survey Results

The Los Angeles River has perennial surface flow, is a traditionally navigable waterway, and flows directly to the Pacific Ocean. The river is considered non-wetland waters under jurisdiction of the USACE, RWQCB, and CDFW (see **Appendix A - Figure 5**). No wetland or riparian habitat was observed along the river's

banks within the BSA.

Project Impacts

All construction activities would be outside of the Los Angeles River; therefore, the project would have no direct impacts on wetlands or waters under the USACE, RWQCB, or CDFW jurisdiction. Therefore, no regulatory permits would be required. However, during grading and construction of the project there is potential for construction dust, debris and materials to enter into the river, resulting in water quality impacts. However, the project would be conducted in compliance with the applicable water quality regulations. With implementation of the proposed avoidance and minimization measures listed below, direct and indirect impacts on jurisdictional features would be avoided, and adverse impacts are not anticipated.

Avoidance, Minimization, and Mitigation

To avoid and/or minimize impacts on jurisdictional waters within the Los Angeles River, the following avoidance and minimization measures would be implemented:

- Work areas would be reduced to the maximum extent feasible, and staging areas for equipment refueling and maintenance would be located 50 feet from jurisdictional features.
- Best management practices (BMP), such as silt fencing, fiber rolls, straw bales, or other measures would be implemented during construction to minimize dust, dirt, and construction debris from entering the river and/or leaving the construction area.
- Appropriate hazardous material BMPs would be implemented during construction to reduce the potential for chemical spills or contaminant releases into the river, including any non-stormwater discharge.
- Appropriate BMPs may include dust suppression using water or other techniques, storm drain inlet filter or rock bags, designating separate collection areas for hazardous waste, construction waste, and domestic waste.
- Vehicles and equipment would be checked daily for fluid and fuel leaks, and drip pans would be placed under all equipment that is parked and not in operation.

With the implementation of avoidance and minimization measures, adverse impacts on jurisdictional resources are not anticipated; therefore, no mitigation is required.

7. CONCLUSIONS

The project may result in indirect water quality impacts on jurisdictional waters within the Los Angeles River. However, with the implementation of avoidance and minimization measures discussed in Section 6, adverse impacts are not anticipated.

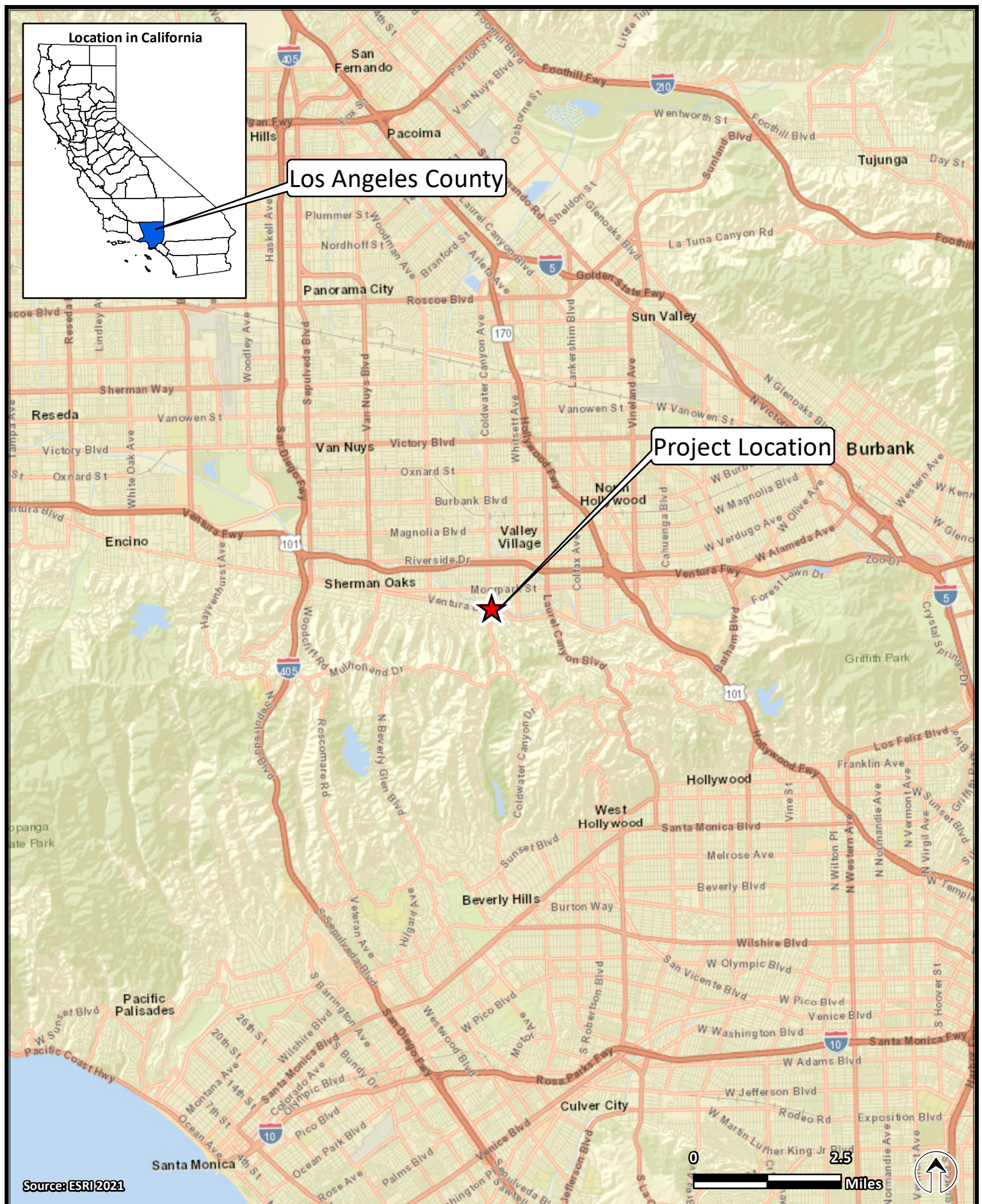
REFERENCES

- CDFW. (2019b, October 23). *California Natural Diversity Data Base*. Retrieved from Data Base query for the Baldwin Park, San Dimas, Ontario, Guasti, La Habra, Yorba Linda, Prado Dam, and Corona 7.5-minute series topographic quadrangles.
- CDFW. (2021, February 16). *California Natural Diversity Database*. Retrieved from <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx>
- Cowardin, L. M., Carter, V., Golet, F. C., & LaRoe, E. T. (1979). *Classification of Wetlands and Deepwater Habitats of the United States*. Washington D.C.: U.S. Department of the Interior | Fish and Wildlife Service.
- Google. (2021, March 25). *Google Earth*. Retrieved from earth.google.com/web/
- Jepson Herbarium. (2019). *Jepson Flora Project*. Retrieved from Jepson eFlora: <http://ucjeps.berkeley.edu/IJM.html>
- Los Angeles County Department of Public Works. (2021, March 23). *Los Angeles River Watershed*. Retrieved from <https://dpw.lacounty.gov/wmd/watershed/LA/>
- NRCS. (2021, March 30). *Custom Soil Report for Los Angeles County, California, Southeastern Part*. Retrieved from United States Department of Agriculture, Natural Resources Conservation Service: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- Radziner. (2020a). *Sportsmen's Lodge Demolition Plan*. Studio City.
- Radziner. (2020b). *Sportsmen's Lodge Landscape Plan*. Studio City.
- Radziner. (2020c). *Sportsmen's Lodge Overall Site Plan*. Studio City.
- Sibley, D. (2014). *The Sibley Guide to Birds – Second Edition*.
- U.S. Climate Data. (2021, March 30). *Los Angeles Weather*. Retrieved from U.S. Climate Data: <https://www.usclimatedata.com/climate/tustin/california/united-states/usca1170>
- USFWS. (2021, March 16). *Wetlands Mapper*. Retrieved from National Wetlands Inventory: <https://www.fws.gov/wetlands/Data/Mapper.html>

This page has been intentionally left blank.

Appendix A

Project Maps



CONSULTING



FIGURE 1. REGIONAL LOCATION
Sportsmen's Lodge Mixed-Use Project

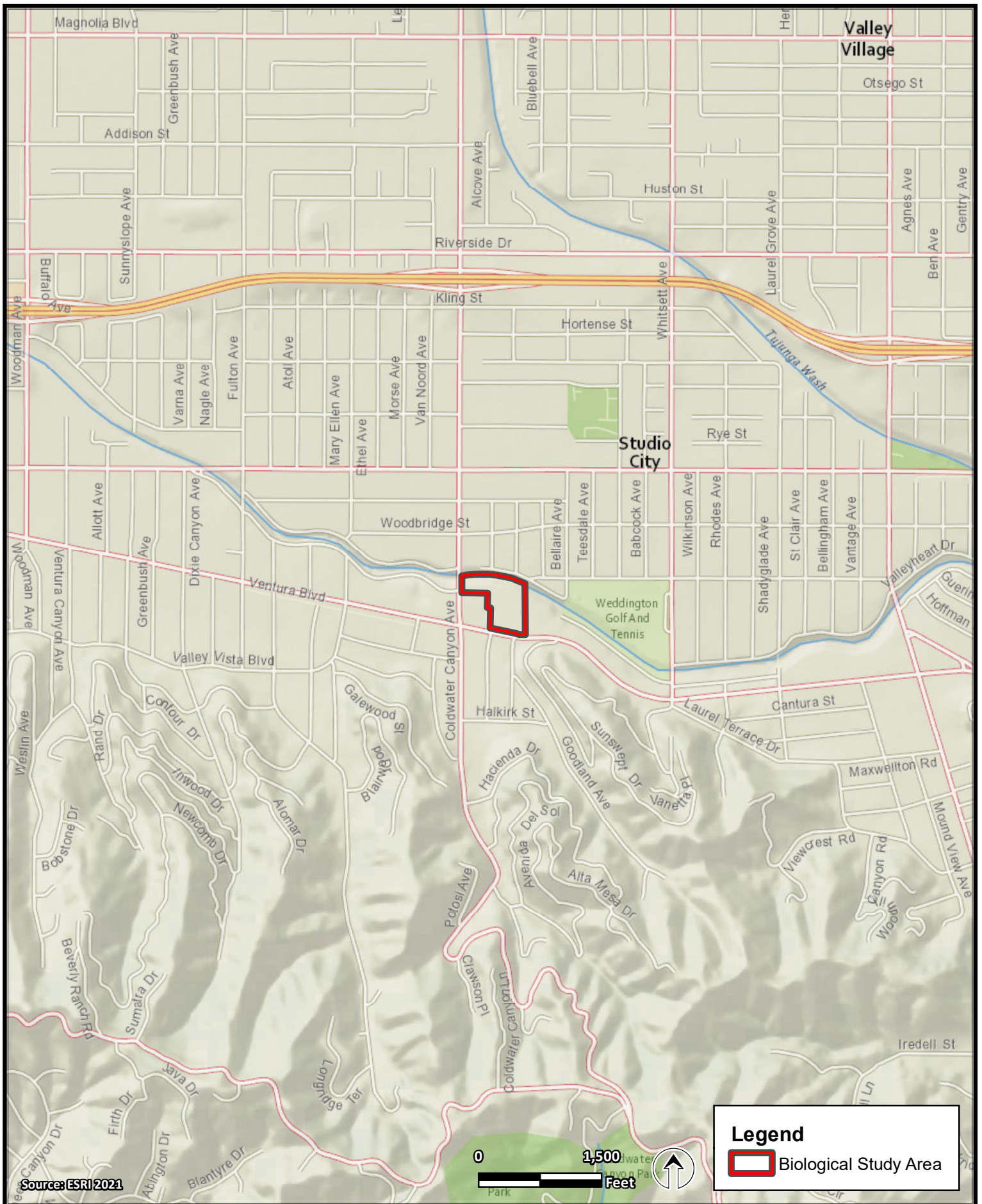


FIGURE 2. PROJECT LOCATION
Sportsmen's Lodge Mixed-Use Project



CONSULTING

G P A

FIGURE 3. BIOLOGICAL STUDY AREA
Sportsmen's Lodge Mixed-Use Project



CONSULTING

G P A

FIGURE 4. COVER CLASSES
Sportsmen's Lodge Mixed-Use Project



CONSULTING



FIGURE 5. JURISDICTIONAL FEATURES
Sportsmen's Lodge Mixed-Use Project

Appendix B

Photographs of BSA



Photo 1. Construction work area in the existing parking lot, view facing southwest



Photo 2. Los Angeles River and bike path north and adjacent to the project site, view facing northwest



Photo 3. Construction work area adjacent to the hotel, view facing northeast



Photo 4. Bike path separating the extent of project site (left and above) and the Los Angeles River (right beyond fence), view facing northeast

Appendix D.2

Tree Report and Addendum

**Protected Tree Report
for
Sportsmen's Lodge Events Center
12825 Ventura Blvd
Los Angeles, CA 91604**

Prepared for:
Ben Besley
Sportsmen's Lodge Owner, LLC
12833 Ventura Blvd
Los Angeles, CA 91604

Prepared by:
Jan C. Scow, RCA #382
Jan C. Scow Consulting Arborists, LLC
1744 Franklin Street Unit B
Santa Monica, CA 90404

January 20, 2021

Table of Contents

TREE MAP and INVENTORY	1
SUMMARY OF DATA	
Table 1.	
SCHEDULE OF PROPOSED PROTECTED TREE REMOVALS	
SCHEDULE OF TREES TO BE RETAINED	2
Table 2.	
Verification signature	
BACKGROUND (PURPOSE)	
ASSIGNMENT (PURPOSE)	
OBSERVATIONS	3
Site description	
Project description	
Tree description	
Tree safety	
IMPACTS (FINDINGS)	4
Impact assumptions	
Tree removals	
Tree encroachments	
Demolition	
Excavation	
Clearance pruning	
Landscaping	5
MITIGATION (RECOMMENDATIONS)	
Tree replacement	
Specific tree protection measures	

Contractor responsibility	
Project Arborist	
96-hour notice	
Design change	
Order of operations	
Protective fencing	6
Demolition	
Exploratory trenching near Tree OP130	
Excavation	7
Clearance pruning	
Landscaping	
General tree protection measures	
CONCLUSIONS	9

Attachments

Photos	10
Field Inventory Data sheets	14
Site Location Map	18
Arborist Disclosure Statement	19
Arborist Qualification Certification	20

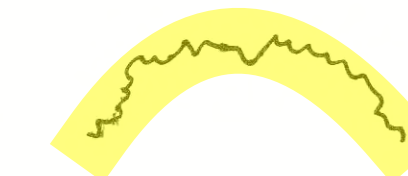
Enclosures

Protected Tree Plan (30 x 42")

PROTECTED TREE PLAN

TREE LOCATIONS ARE APPROXIMATE
SPORTSMEN'S LODGE HOTEL PARCEL

KEY



Coast live oak canopy



Tree removal



Protective fencing - Phase 1
(use existing fence near Tree OP130)



Protective fencing - Phase 2
(15 feet from trunk of Tree OP130)

FIELD INVENTORY DATA

Tree #	Species	DSH (inches)	Height**	Spread***	Health	Structure	Disposition
S109	Washingtonia robusta	16.5	75	12r	good	fair	remove
S170	Washingtonia robusta	16	75	12r	good	fair	remove
S171	Washingtonia robusta	12	75	12r	good	fair	remove
S172	Washingtonia robusta	17.5	75	12r	good	fair	remove
S173	Washingtonia robusta	13	75	12r	good	fair	remove
S174	Washingtonia robusta	19	75	12r	good	fair	remove
S175	Washingtonia robusta	17.5	75	12r	good	fair	remove
77	Pinus halepensis	23	25	18r	good	fair	remove
78	Pinus halepensis	41.5	80	30r	good	fair	remove
82	Syagrus romanzoffiana	12.5	32	6r	good	fair	remove
83	Archontophoenix cunninghamiana	8.8, 8	30	12r	good	good	remove
84	Howea forsteriana	6.5, 6.5, 6.5	15	12r	good	good	remove
85	Syagrus romanzoffiana	14, 13, 10.5	38	15r	good	good	remove
89	Archontophoenix cunninghamiana	10.9, 9	30	12r	good	good	remove
90	Syagrus romanzoffiana	16	32	12r	good	good	remove
91	Syagrus romanzoffiana	16, 12, 11	32	15r	good	good	remove
92	Syagrus romanzoffiana	12	32	6r	good	good	remove
93	Syagrus romanzoffiana	15.5	35	6r	good	good	remove
94	Syagrus romanzoffiana	18.5	40	6r	good	good	remove
95	Syagrus romanzoffiana	12	32	6r	fair	poor	remove
97	Syagrus romanzoffiana	11.5	20	6r	fair	poor	remove
99	Syagrus romanzoffiana	12	32	6r	fair	poor	remove
100	Syagrus romanzoffiana	13 @ 4'	20	6r	good	fair	remove
101	Syagrus romanzoffiana	15	20	6r	good	good	remove
102	Syagrus romanzoffiana	15.5	25	6r	good	good	remove
103	Syagrus romanzoffiana	15	25	6r	good	good	remove
104	Syagrus romanzoffiana	20	60	12r	good	fair	remove
105	Syagrus romanzoffiana	21 @ 3'	60	12r	fair	fair	remove
106	Syagrus romanzoffiana	21 @ 3'	60	12r	fair	fair	remove
107	Syagrus romanzoffiana	22 @ 3'	60	12r	fair	fair	remove
108	Syagrus romanzoffiana	22 @ 3'	60	12r	fair	fair	remove
109	Syagrus romanzoffiana	23 @ 3'	60	12r	fair	fair	remove
110	Syagrus romanzoffiana	24 @ 3'	60	12r	good	fair	remove
111	Syagrus romanzoffiana	24 @ 3'	60	12r	good	fair	remove
112	Syagrus romanzoffiana	24	60	12r	good	fair	remove
113	Syagrus romanzoffiana	26 @ 2.5	60	12r	good	fair	remove
OP130	Quercus agrifolia	47	50	33r	good	fair	remove
114	Ulmus parvifolia	18	55	20r	good	fair	remove
115	Ulmus parvifolia	17	50	20r	good	fair	remove
116	Ulmus parvifolia	19 @ 3'	50	20r	good	fair	remove
117	Ulmus parvifolia	16	55	20r	good	fair	remove
118	Ulmus parvifolia	15	30	15r	good	very poor	remove
119	Ulmus parvifolia	17	45	20r	good	fair	remove
120	Viburnum sp.	10 @ 3'	25	8r	good	good	remove
121	Syagrus romanzoffiana	10	15	8r	good	good	remove
122	Syagrus romanzoffiana	10	15	8r	good	good	remove
123	Syagrus romanzoffiana	12	15	8r	good	good	remove
124	Syagrus romanzoffiana	10	12	8r	good	good	remove
125	Syagrus romanzoffiana	10	12	8r	good	good	remove
126	Syagrus romanzoffiana	12	13	8r	good	good	remove
127	Syagrus romanzoffiana	10	21	8r	good	good	remove
128	Pinus kawakami	11	28	10/8/15/9	good	fair	remove
129	Phoenix sp.	5.5, 5.5	25	8r	poor	fair	remove
130	Phoenix canariensis	~32	35	12r	fair	fair	remove
131	Liquidambar styraciflua	9	50	8r	poor	fair	remove
132	Liquidambar styraciflua	11	55	8r	fair	fair	remove
133	Syagrus romanzoffiana	11	17	8r	good	good	remove
134	Syagrus romanzoffiana	14	80	8r	good	good	remove
135	Pinus halepensis	40	70	30/45/15/10	fair	fair	remove
136	Ficus benjamina	13.5 @ 6"	12	6r	poor	very poor	remove
137	Ficus benjamina	12 @ 6"	12	5r	good	poor	remove
138	Ficus benjamina	14 @ 3"	12	5r	poor	poor	remove
139	Ficus benjamina	11 @ 6"	12	5r	fair	poor	remove
140	Ficus benjamina	9 @ 6"	12	5r	fair	poor	remove
141	Ficus benjamina	10 @ 9"	12	5r	good	poor	remove
142	Ficus benjamina	10 @ 9"	12	5r	good	poor	remove
143	Ficus benjamina	12 @ grade	12	5r	good	poor	remove
144	Ficus benjamina	12 @ grade	12	5r	good	fair	remove
145	Pinus halepensis	25	45	10/20/12/8	fair	fair	remove
146	Syagrus romanzoffiana	11	23	8r	good	good	remove
147	Syagrus romanzoffiana	14	30	8r	good	fair	remove
148	Syagrus romanzoffiana	12	20	8r	fair	good	remove
149	Syagrus romanzoffiana	11, 10.5	25, 18	8r	fair	good	remove
150	Syagrus romanzoffiana	12.5	15	6r	poor	poor	remove
151	Syagrus romanzoffiana	10	15	8r	fair	good	remove
152	Syagrus romanzoffiana	8	20	8r	fair	fair	remove
153	Syagrus romanzoffiana	9	18	8r	fair	good	remove
154	Ulmus chinensis 'torulosa'	9	20	8r	good	good	remove
155	Syagrus romanzoffiana	11	21	8r	good	good	remove
156	Syagrus romanzoffiana	10	20	8r	fair	good	remove
157	Syagrus romanzoffiana	10.5	21	8r	good	good	remove
158	Syagrus romanzoffiana	13	17	8r	good	good	remove
159	Syagrus romanzoffiana	8	17	8r	fair	good	remove
160	Archontophoenix cunninghamiana	8	38	8r	good	good	remove
161	Syagrus romanzoffiana	~11	20	8r	good	good	remove
162	Syagrus romanzoffiana	~9	20	8r	good	good	remove
163	Pinus halepensis	52	65	20/22/28/18	fair	good	remove
164	Cedrus deodora	13	45	12r	fair	good	remove
165	Cedrus deodora	18	45	12r	poor	fair	remove
166	Cedrus deodora	19	55	12r	poor	fair	remove
167	Cedrus deodora	55	10r	poor	fair	remove	
168	Ficus microcarpa	18	40	15r	good	fair	remove
169	Ficus microcarpa	8	32	10NE	good	fair	remove
170	Ficus microcarpa	13	40	12r	fair	fair	remove
171	Ficus microcarpa	10	35	8r	good	poor	remove

* Diameter measured at the standard height of 4.5-feet above grade, unless otherwise specified.
** Height is estimated in feet.
*** For impacted protected trees, canopy is the distance to the North/East/South/West. "r" indicates canopy as a radius estimated in feet.
Protected trees: ± 4" DSH, JUCA, UMCA, PLRA, Quercus except "torulosa" (Walnut, CA Bay, Western Syc, Oaks), and LA City Street Trees
Shaded fields denote non-protected trees



Jan C. Scow
Jan C. Scow Consulting Arborists, LLC
1744-B Franklin Street
Santa Monica, CA 90404

"HOTEL PARCEL"

"Surrounding properties have been evaluated for protected trees that may be affected by the proposed construction."

"Surrounding properties have been evaluated for protected trees that may be affected by the proposed construction."

NOTE: ANTICIPATED OFFSITE IMPROVEMENTS FOR RIVER ACCESS

VEHICLE RAMP TO GARAGE

NOTE: SHARED DRIVEWAY OFFSITE IMPROVEMENTS SUBJECT TO EASEMENT AGREEMENT BETWEEN ADJOINING PROPERTY OWNERS

NOT IN PROJECT

NOTE: ANTICIPATED OFFSITE IMPROVEMENTS

VEHICLE RAMP TO GARAGE

EMERGENCY VEHICLE ACCESS (EVA)

CANYON ARRIVAL

VENTURA BOULEVARD

ALCOVE AVENUE

GOODLAND AVENUE

Floor to Area Ratio	
Floor area =	sq. ft.
Lot area =	sq. ft.
FAR =	%



MARMOL RADZINER

MVE
OLIN

OWNER
SPORTSMEN'S LODGE
OWNER, LLC
1805 VENTURA BOULEVARD
STUDIO CITY, CA
TEL: (818) 403-9515

DESIGN ARCHITECT
MARMOL RADZINER
1010 WILSHIRE BLVD.
SUITE 210
LOS ANGELES, CA 90025
TEL: (310) 367-7778

ARCHITECT OF RECORD
MVE + PARTNERS
180 MAIN STREET
IRVINE, CA 92614
TEL: (949) 458-3388

LANDSCAPE ARCHITECT
OLIN
2800 WILSHIRE BLVD.
SUITE 210
LOS ANGELES, CA 90025
TEL: (310) 367-7778

STRUCTURAL ENGINEER
MIYAMOTO
707 WILSHIRE BLVD.
SUITE 510
LOS ANGELES, CA 90017
TEL: (310) 407-7778

CIVIL ENGINEER
KPF
705 S. FLOWER STREET
SUITE 210
LOS ANGELES, CA 90017
TEL: (213) 751-5477

MEP ENGINEER
TK15C
215 S. FIGUEROA STREET
SUITE 200
LOS ANGELES, CA 90012
TEL: (213) 751-5477

THE RESIDENCES AT
SPORTSMEN'S LODGE
12825 VENTURA BLVD.
STUDIO CITY, CA 91604

DEC. 3, 2020

TREE SURVEY OVERLAY FOR TREE REPORT
PROTECTED TREE PLAN
SPORTSMEN'S LODGE HOTEL PARCEL

STAMP

2019107

LX.XX

Jan C. Scow Consulting Arborists, LLC

Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

1744 Franklin St. Unit B
Santa Monica, CA 90404
(818) 789-9127

1/20/21

Ben Besley
Sportsmen's Lodge Owner, LLC
12825 Ventura Blvd
Los Angeles, CA 91604

SUBJECT: Tree Inventory and Protected Tree Report at Sportsmen's Lodge Hotel (the "Hotel Parcel")

REFERENCE: Proposal for Protected Tree Report within "Hotel Parcel"..., dated 8/16/20, Scow

1. TREE MAP and INVENTORY: see enclosed Protected Tree Plan and Field Inventory Data sheets

2. SUMMARY OF DATA:

Table 1.

Total number of protected native trees listed on map (over 4" diameter).....	1
Total number of dead protected native trees listed on map (over 4" diameter).....	0
Total number of protected native tree stumps.....	0
Total number of protected native trees to be removed (including dead trees/stumps)...	0
Total number of protected native trees not removed, but impacted by construction)....	1
Total number of protected native trees not removed and/or impacted.....	0
Total number of street trees listed on map.....	7
Total number of street trees to be removed.....	4
Total number of street trees not removed and/or impacted.....	3

3. SCHEDULE OF PROPOSED PROTECTED NATIVE TREE REMOVALS:

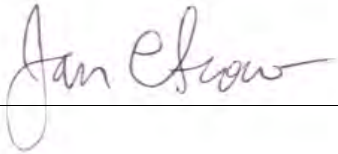
The proposed project does not cause the removal of any protected native trees. There are four street trees that will be removed by the proposed project; these are addressed under "Tree removals" below.

4. SCHEDULE OF PROTECTED NATIVE TREES TO BE RETAINED:**Table 2.** (Tree is a coast live oak.)

Tree #	Health/Structure Rating	General Location	DSH* (inches)	Disposition
OP130	Good/fair	Off property at NE corner	~27	Encroach

*Diameter at standard height of 4.5' unless otherwise specified.

5. The above information is true and correct.


 (Name)


 (License Number)

BACKGROUND

The applicant is proposing demolition of the existing Sportsmen's Lodge Hotel and construction of a new residential complex in the Studio City neighborhood of the City of Los Angeles. There are protected native trees and street trees near the property, requiring an inventory of all trees and an arborist report to satisfy the LA City Protected Tree Ordinance #177404 and the LA City Street Tree Ordinance #153500.

We visited the site on October 13, 2020, and did a complete inventory of all trees on the property (the "Hotel Parcel" as shown on the enclosed Protected Tree Plan) and all protected native trees on or near the property. All information below is based on our site visit, upon discussion with the applicant's project team, and upon the site plans that were provided.

"Surrounding properties have been evaluated for protected native trees that may be affected by the proposed construction."

ASSIGNMENT

We agreed to do the following work:

Tree Inventory and Assessment

- Inventory all trees deemed "significant" on the "Hotel Parcel", including protected species on or adjacent to the property
- Place a numbered tag on each tree (new tag numbers to start at 201)
- Create an inventory table with the following information:
 - Tree number
 - Species
 - Trunk diameter(s)
 - Estimated canopy spread
 - Estimated height
 - Health
 - Structure
 - Disposition
- Create a Protected Tree Plan showing the approximate locations of all trees and their identifying tag number.

Protected Tree Report

Create a Protected Tree Report, Protected Tree Plan, and Mitigation Plan (if necessary) for this project addressing all protected trees that will be removed and any protected trees that may be impacted. The report will include all necessary information to satisfy the LA City Tree Ordinance, including measures to protect trees in place as deemed appropriate, photographs of all protected trees, and a mitigation plan, as required, for all protected trees that will be removed by the project.

OBSERVATIONS***Site description:***

The site, known as the Sportsmen's Lodge Hotel (the "Hotel Parcel"), is an irregularly shaped parcel that fronts Ventura Blvd, Coldwater Canyon Avenue, and the Los Angeles River. The "Hotel Parcel" is a developed site containing a multi-story hotel building, a pool and spa, various landscape and water features, and parking areas at the front along Ventura Blvd, along the east side of the parcel, and at the rear along the River. This parcel is adjacent to the "Events Center Parcels" where construction for a separate project is already taking place. Vegetation on the site consists of mature non-native trees and shrubs.

Project description:

The proposed project includes demolition of the entire "Hotel Parcel", and construction of several multi-story, residential buildings. The project will include underground parking with access from Ventura Blvd and Coldwater Canyon Avenue. The grade of the site will be lowered on the north side along the River. The project also includes several landscaped courtyard areas as well as improvements to the River trail along the property.

Tree description:

We inventoried all qualifying trees within the project boundary and all qualifying native trees near the project boundary. There are a total of 96 trees on or near the Hotel property, including one off-property protected coast live oak (*Quercus agrifolia*) tree and seven street trees. For a full description of all trees within or near the project boundary, please refer to the attached ***Field Inventory Data sheets***. For locations of the trees, please refer to the enclosed ***Protected Tree Plan***. The report below addresses protected trees only and there will be no further discussion regarding non-protected trees.

"Surrounding properties have been evaluated for protected native trees that may be affected by the proposed construction."

Tree safety:

We have not evaluated trees on this property for safety. Without a thorough and focused "risk assessment," it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an assessment, there are no guarantees that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe.

IMPACTS

Impact assumptions:

This impact analysis is based on several assumptions, as stated below. Should these assumptions prove to be incorrect, additional impacts could result from the project.

- 1) All protective mitigation measures will be followed carefully as described.
- 2) We have a complete and correct understanding of the proposed project.
- 3) The proposed project design will not change significantly.
- 4) We have correctly identified the property lines and project boundary lines.
- 5) All trees are mapped correctly.

Tree removals:

The proposed project will remove four street trees for a required loading zone on Ventura Blvd. Below is a table briefly summarizing the street trees to be removed as a result of the proposed project:

Tree #	Species	Location	Reason for Removal
ST69	<i>Washingtonia robusta</i>	Ventura Blvd	Loading zone
ST70	<i>Washingtonia robusta</i>	Ventura Blvd	Loading zone
ST71	<i>Pistacia chinensis</i>	Ventura Blvd	Loading zone
ST72	<i>Washingtonia robusta</i>	Ventura Blvd	Loading zone

Tree encroachments:

We anticipate significant impacts to Tree OP130 as a result of the proposed project. However, we expect that these impacts will be reduced if our mitigation measures are followed carefully. There are no other protected native trees in or near the project boundary that will be impacted by the proposed project.

Note: Before removing or impacting any tree that is on or near a property line it is the owner's responsibility to discuss this with the adjacent property owners and we advise that they be notified in writing before doing anything that may affect jointly-owned or off-property trees.

Demolition- The existing parking area along the River (at the rear of the site) is a cantilevered structure, including at the northeast corner of the site near Tree OP130. This parking area will be demolished as part of the proposed project. If the demolition contractor is not careful, demolition equipment and/or debris could mechanically damage the canopy, trunk, or roots of Tree OP130.

Excavation- Excavation for a shoring wall is proposed within 30 inches of Tree OP130¹. Excavation at such a close distance to the tree would most likely result in its removal. To avoid removal of, and significant harm to, Tree OP130, we have recommended a project design change that will move the excavation an acceptable distance away from the tree and reduce impacts to moderate or less.

Clearance pruning- Pruning on the western side of the canopy of Tree OP130 will most likely be necessary for equipment, building, and/or scaffolding clearance.

¹ Per email from Andy Thompson at Marmol Radziner, dated 1/6/21 at 1:55PM.

Landscaping- The proposed project includes landscape and hardscape installation within the canopy dripline of Tree OP130. Impacts to the tree are possible as a result of root cutting during planting, irrigation trenching, or hardscape installation, as well as due to changes to the watering regime of this tree for the new landscape.

MITIGATION

Tree replacement:

The proposed project causes the removal of four street trees. Street tree removals shall be mitigated at a ratio of 1:1, meaning four new street trees will need to be planted. Replacement tree species, size, and location should be determined in coordination with the Los Angeles Bureau of Street Services Urban Forestry Division.

Specific tree protection measures:

Design Change- In order to reduce impacts to Tree OP130, we recommend altering the proposed project design such that there will be no excavation of any kind (over-excavation, shoring, footings, etc.) within 15 feet of the trunk of that tree. This may mean adjusting the proposed building footprint near this tree, changes to the grading plan, alterations to the proposed landscape and hardscape design, etc. ***The Project Arborist should review the revised project design once complete.***

Contractor responsibility- The project applicant will ensure that all contractors have read and are familiar with the requirements laid out in these tree protection measures. A copy of this document and the Protected Tree Plan shall be kept on site at all times. It is the contractors' responsibility to become familiar with all tree protection measures described below and to adhere to them as they apply to their portion of the work.

Project Arborist- There are certain situations where the ***Project Arborist is required to be on-site.*** It is the applicant's responsibility to contract a ***Project Arborist*** that will be present for construction monitoring and project milestones as indicated in this report. We will provide our ***Project Arborist*** contract if requested by the applicant, but the applicant may hire any qualified arborist of their choosing to fulfill this role. It is also the applicant's responsibility to notify the ***Project Arborist*** when those milestones requiring arborist presence are reached.

96-hour notice- The ***Project Arborist*** will be notified at least 96 hours before:

- the project area is to be cleared or graded;
- any digging, excavating, trenching, or building within the canopy dripline of any protected tree commences;
- any pruning of any protected tree's canopy or roots takes place;
- commencement of any other activity within the canopy dripline of any protected tree.

Order of operations- The following order of operations shall be consulted and followed in order to ensure best implementation of our protection measures:

1. Chain link fencing is already in place along the eastern property line near Tree OP130. This fencing should be retained as Phase 1 protective fencing during demolition of the project site. Protective fencing should also be installed around Trees ST73, ST74, and ST75.
2. After protective fencing is installed and verified by the ***Project Arborist***, demolition activities may commence.

3. After demolition activities are complete in the northeast corner of the site near Tree OP130 and before construction on the site commences, Phase 2 protective fencing should be installed 15 feet from the trunk of Tree OP130. Protective fencing shall be retained as is around street trees.
4. After phase 2 protective fencing is installed and verified by the ***Project Arborist***, construction activities may commence.
5. Only after all demolition and construction activities outside the protective fencing areas is complete, protective fencing may be removed and work inside the protective fencing areas may commence.

Protective fencing- Existing chain link fencing along the eastern property line near Tree OP130 shall be retained in place as Phase 1 protective fencing for that tree; additional protective fencing shall be installed around Trees ST73, ST74, and ST75 as shown on the enclosed Protected Tree Plan². After demolition on the site is complete, especially near Tree OP130, Phase 2 protective fencing shall be installed 15 feet from the trunk of Tree OP130 as shown on the enclosed Protected Tree Plan. ***The Project Arborist shall inspect all protective fencing upon installation.***

If it is done properly, protective fencing around trees in construction zones is the best possible means of minimizing impacts related to construction. Fencing will be chain-link, at least 5 feet high, and held in place by steel stakes driven directly into the ground. Gates will be installed as required for operational access, but shall not be utilized for construction activities. All protective fencing shall remain intact until construction is completed.

No workers shall enter the fenced protection zones. No debris or equipment storage, waste disposal, equipment cleanout, outhouse, or vehicle parking will be allowed within the fenced areas. The purpose is to keep the tree's root zone area free from any disturbance of any sort throughout the period of construction activity.

Protective fencing shall only be removed once all demolition and construction activities outside the fenced areas are complete and work inside the protective fencing areas is ready to begin.

Demolition- The cantilevered parking area along the River should be demolished in a backwards direction within 15 feet of the trunk of Tree OP130. Demolition should take place from on top of the parking area, and demolition debris should be pulled away from the tree and onto the remaining parking area. No debris should be allowed to fall within 15 feet of Tree OP130, and all demolition equipment and personnel should be kept out of the 15-foot protection zone around the tree.

Exploratory trenching near Tree OP130- ***In the event that any excavation of any kind must happen within 15 feet of the trunk of Tree OP130, the following measures for exploratory trenching apply:*** Prior to excavation at the northeast corner of the "Hotel Parcel" near Tree OP130, an exploratory trench shall be dug along the proposed limit of

² Please note that the City of LA Urban Forestry Department will require that protective fencing be installed and photographed prior to submittal, and that photos of the installed fencing be submitted with this report. If the fencing is not installed, photographed, and photos submitted with this report, the report may be rejected. Installation and photographs of protective fencing is not within our scope and is the responsibility of the applicant.

excavation within 15 feet of the trunk of Tree OP130. The trench shall be as deep as the required excavation, and as wide as necessary (away from the tree) to accommodate digging. **The exploratory trench shall be dug using hand tools or an AirSpade only**, and any roots less than two inches in diameter shall be cut cleanly using a sharp saw or pruning tool. No roots two inches or larger in diameter shall be cut during digging. The **Project Arborist** shall inspect the exploratory trench and the exposed roots that are two inches or larger in diameter and provide mitigation recommendations accordingly.

Excavation- If roots two inches or greater in diameter are encountered during excavation near Tree OP130, cuts should be made cleanly with a sharp saw or pruning tool, far enough behind any damage that all split and cracked root portions are removed. The cut should be made at right angles to the root so that the wound is no larger than necessary. When practical, cut roots back to a branching lateral root. Do not apply any pruning wound treatment to cuts.

Clearance pruning- The **Project Arborist** shall be consulted prior to clearance pruning of Tree OP130. All pruning will be carried out by an ISA Certified Arborist, or under the oversight of the **Project Arborist**. All pruning shall conform to ANSI A-300 standards at a minimum.

Landscaping- When designing and installing landscape, irrigation, and hardscape around existing protected oak trees, the following guidelines shall be followed:

- No planting of any type, irrigation, or irrigation overspray shall occur within 10 feet of any oak trunk;
- Only drought tolerant or native plants shall be planted within 20 feet of any oak trunk;
- No lawn or groundcover requiring frequent irrigation shall be planted within the canopy dripline of any oak tree;
- Three to four inches of organic mulch (freshly chipped tree trimmings) should be maintained within 20 feet of oak trunks, wherever possible;
- Underground irrigation lines should be kept out of the oak canopy dripline to the extent possible, and should be installed (when they are necessary within the dripline) without doing any root damage to the oak tree. **Irrigation trenching within the canopy dripline of any oak shall be done using hand tools only.**
- Hardscape (including walkways, planter walls, benches/tables, etc.) within the canopy dripline of any oak tree should be installed above grade, or with as minimal of a subgrade layer as possible.

General tree protection measures:

The following additional measures should be applied where they are relevant. If there is a conflict between the Specific tree protection measures for this project (see above) and any of these general tree protection measures, the Specific tree protection measures supersede.

1. All work conducted in the ground within the root protection zone of any protected tree should be accomplished with hand tools only. The root protection zone is defined as the area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy.

2. Where structural footings are required and major roots will be impacted, the footing depth should be reduced to 12". This may require additional "rebar" for added strength. An alternative would involve bridging footings over roots and covering each root with plastic cloth and 2-4" of Styrofoam matting before pouring concrete.
3. Any required trenching which has multiple trench path options should be routed in such a manner to minimize root damage. Radial trenching is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or perpendicular to them. Whenever possible trenching should work around roots rather than cutting them. Place pipes and cables below uncut roots and utilize the same trench for as many utilities as possible.
4. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of each tree as construction permits. At no time during or after construction should soil be in contact with the trunk of the tree above natural grade.
5. In areas where grade will be lowered, or where footings will be dug, some root cutting may be unavoidable. Cuts should be made cleanly with a sharp saw or pruning tool, far enough behind the damage that all split and cracked root portions are removed. The cut should be made at right angles to the root so that the wound is no larger than necessary. When practical, cut roots back to a branching lateral root. Do not apply any pruning wound treatment to cuts.
6. When removing pavement, as little disruption of soil as necessary should be attempted.
7. Pruning of oaks should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Pruning oaks excessively is harmful to them. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety. 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. All pruning should be done in accordance with ANSI A300 pruning standards. No pruning wound treatment (e.g. "Tree Seal") should be applied.
8. To minimize soil compaction, keep all activity and traffic to a minimum within the root protection zone.
9. It is important that the root protection zone not be subjected to flooding incidental to the construction work, or to disposal of construction debris such as paints, plasters, or chemical solutions. No equipment fueling or chemical mixing should be done within the root protection zone.
10. In general, it is best to minimize the amount of environmental change which trees will be subjected to. This includes drastic changes in watering practices from historic conditions, including drastic increases as well as decreases in the amount or frequency of water applied.
11. Care should be exercised not to allow equipment to physically damage the tree's trunk, root crown, or lower scaffold branches during construction. This includes but is not

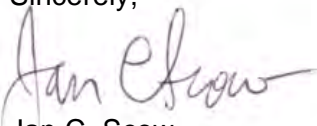
limited to 1) impact damage by scrapers, buckets, or hoes; or 2) damage by tires, wheels, or tracks from operating in close proximity to trees.

CONCLUSIONS

There are 96 trees located on or near the "Hotel Parcel". The proposed project causes the removal of all non-protected trees, four street trees, and impacts to one off-property protected native tree. Mitigation will include replanting an equivalent number of street trees. There are no other protected trees on or near the "Hotel Parcel" that will be impacted by the proposed project.

Please let us know if we can be of any further assistance or if you have any additional questions. Our goal is to satisfy our clients and help them to better care for their trees in the most effective way possible. We look forward to working with you toward that goal!

Sincerely,



Jan C. Scow
ASCA Registered Consulting Arborist #382
Board Certified Master Arborist # WE-1972B



Attached: Photos (8)
 Field Inventory Data sheets
 Site Location Map
 Arborist Disclosure Statement
 Arborist Qualification Certificate

Enclosed: Protected Tree Plan (30 x 42")

Tree ST69 (center)



Tree ST70 (center)



Tree ST71



Tree ST72 (center)



Tree ST73 (center)



Tree ST74 (center)



Tree ST75 (center)



Tree OP130



Jan C. Scow Consulting Arborists, LLC

14 of 20

Tree #	Species	DSH (inches)*	Height**	Spread***	Health	Structure	Disposition
ST69	<i>Washingtonia robusta</i>	16.5	~75	12r	good	fair	remove
ST70	<i>Washingtonia robusta</i>	16	~75	12r	good	fair	remove
ST71	<i>Pistacia chinensis</i>	4	12	4r	good	fair	remove
ST72	<i>Washingtonia robusta</i>	17.5	~75	12r	good	fair	remove
ST73	<i>Washingtonia robusta</i>	13	~75	12r	good	fair	save
ST74	<i>Washingtonia robusta</i>	19	~75	12r	good	fair	save
ST75	<i>Washingtonia robusta</i>	17.5	~75	12r	good	fair	save
77	<i>Pinus halepensis</i>	23	25	18r	good	fair	remove
78	<i>Pinus halepensis</i>	41.5	80	30r	good	fair	remove
82	<i>Syagrus romanzoffiana</i>	12.5	32	6r	good	good	remove
83	<i>Archontophoenix cunninghamiana</i>	8,8,8	30	12r	good	good	remove
84	<i>Howea forsteriana</i>	6.5,6.5,6.5	15	12r	good	good	remove
85	<i>Syagrus romanzoffiana</i>	14,13,10.5	38	15r	good	good	remove
89	<i>Archontophoenix cunninghamiana</i>	10,9,9	30	12r	good	good	remove
90	<i>Syagrus romanzoffiana</i>	16	32	12r	good	good	remove
91	<i>Syagrus romanzoffiana</i>	16,12,11	32	15r	good	good	remove
92	<i>Syagrus romanzoffiana</i>	15.5	32	6r	good	good	remove
93	<i>Syagrus romanzoffiana</i>	15.5	35	6r	good	good	remove
94	<i>Syagrus romanzoffiana</i>	18.5	40	6r	good	good	remove
96	<i>Syagrus romanzoffiana</i>	12	32	6r	fair	poor	remove
97	<i>Syagrus romanzoffiana</i>	11.5	20	6r	fair	poor	remove
99	<i>Syagrus romanzoffiana</i>	12	32	6r	fair	good	remove
100	<i>Syagrus romanzoffiana</i>	13 @ 4'	20	6r	good	fair	remove
101	<i>Syagrus romanzoffiana</i>	16	20	6r	good	good	remove
102	<i>Syagrus romanzoffiana</i>	15.5	25	6r	good	good	remove
103	<i>Syagrus romanzoffiana</i>	15	25	6r	good	good	remove
119	<i>Ficus microcarpa</i>	20	60	12r	good	fair	remove
120	<i>Ficus microcarpa</i>	21 @ 3'	60	12r	fair	fair	remove
121	<i>Ficus microcarpa</i>	22 @ 3'	60	12r	fair	fair	remove
122	<i>Ficus microcarpa</i>	21 @ 3'	60	12r	fair	fair	remove

Sportsmen's Lodge Hotel

1/20/21

Jan C. Scow Consulting Arborists, LLC

15 of 20

Tree #	Species	DSH (inches)*	Height**	Spread***	Health	Structure	Disposition
123	<i>Ficus microcarpa</i>	22.5 @ 3'	60	12r	fair	fair	remove
124	<i>Ficus microcarpa</i>	23 @ 3'	60	12r	fair	fair	remove
125	<i>Ficus microcarpa</i>	24 @ 3'	60	12r	good	fair	remove
126	<i>Ficus microcarpa</i>	24 @ 3'	60	12r	good	fair	remove
127	<i>Ficus microcarpa</i>	24	60	12r	good	fair	remove
128	<i>Ficus microcarpa</i>	26 @ 2.5	60	12r	good	fair	remove
OP130	<i>Quercus agrifolia</i>	~27	50	~33r	good	fair	encroach
131	<i>Ulmus parvifolia</i>	18	55	20r	good	fair	remove
132	<i>Ulmus parvifolia</i>	17	50	20r	good	fair	remove
133	<i>Ulmus parvifolia</i>	19 @ 3'	50	20r	good	fair	remove
134	<i>Ulmus parvifolia</i>	18 @ 3'	55	20r	good	fair	remove
135	<i>Ulmus parvifolia</i>	15	30	15r	good	very poor	remove
136	<i>Ulmus parvifolia</i>	17	45	20r	good	fair	remove
201	<i>Viburnum sp.</i>	10 @ 3'	25	8r	good	good	remove
202	<i>Syagrus romanzoffiana</i>	10	15	8r	good	good	remove
203	<i>Syagrus romanzoffiana</i>	10	15	8r	good	good	remove
204	<i>Syagrus romanzoffiana</i>	12	13	8r	good	good	remove
205	<i>Syagrus romanzoffiana</i>	10	12	8r	fair	good	remove
206	<i>Syagrus romanzoffiana</i>	10	12	8r	good	good	remove
207	<i>Syagrus romanzoffiana</i>	11	13	8r	good	good	remove
208	<i>Syagrus romanzoffiana</i>	12	13	8r	good	good	remove
209	<i>Syagrus romanzoffiana</i>	10	21	8r	good	good	remove
210	<i>Pyrus kawakamii</i>	11	28	10/8/15/9	good	fair	remove
211	<i>Phoenix sp.</i>	5 x 8	25	8r	poor	fair	remove
212	<i>Phoenix canariensis</i>	~32	35	12r	fair	fair	remove
213	<i>Liquidambar styraciflua</i>	9	50	8r	poor	fair	remove
214	<i>Liquidambar styraciflua</i>	11	55	9r	fair	fair	remove
215	<i>Syagrus romanzoffiana</i>	11	17	8r	good	good	remove
216	<i>Syagrus romanzoffiana</i>	14	60	8r	good	good	remove
217	<i>Pinus halepensis</i>	40	70	30/45/15/10	fair	fair	remove

Sportsmen's Lodge Hotel

1/20/21

Jan C. Scow Consulting Arborists, LLC

16 of 20

Tree #	Species	DSH (inches)*	Height**	Spread***	Health	Structure	Disposition
218	<i>Ficus benjamina</i>	13,5 @ 6"	12	6r	poor	very poor	remove
219	<i>Ficus benjamina</i>	12 @ 6"	12	5r	good	poor	remove
220	<i>Ficus benjamina</i>	14 @ 3"	12	5r	poor	poor	remove
221	<i>Ficus benjamina</i>	11 @ 6"	12	5r	fair	poor	remove
222	<i>Ficus benjamina</i>	9 @ 6"	12	5r	fair	poor	remove
223	<i>Ficus benjamina</i>	10 @ 9"	12	5r	good	poor	remove
224	<i>Ficus benjamina</i>	10 @ 9"	12	5r	good	poor	remove
225	<i>Ficus benjamina</i>	10 @ grade	12	5r	good	poor	remove
226	<i>Ficus benjamina</i>	12 @ grade	12	5r	good	fair	remove
227	<i>Pinus halepensis</i>	25	45	10/20/12/8	fair	fair	remove
228	<i>Syagrus romanzoffiana</i>	11	23	8r	good	good	remove
229	<i>Syagrus romanzoffiana</i>	14	30	8r	good	fair	remove
230	<i>Syagrus romanzoffiana</i>	12	20	8r	fair	good	remove
231	<i>Syagrus romanzoffiana</i>	11,10.5	25,18	8r	fair	good	remove
232	<i>Syagrus romanzoffiana</i>	12,6	15	6r	poor	poor	remove
233	<i>Syagrus romanzoffiana</i>	10	15	8r	fair	good	remove
234	<i>Syagrus romanzoffiana</i>	8	20	8r	fair	fair	remove
235	<i>Syagrus romanzoffiana</i>	9	18	8r	fair	good	remove
236	<i>Juniperus chinensis 'Torulosa'</i>	9	20	8r	good	good	remove
237	<i>Syagrus romanzoffiana</i>	11	21	8r	good	good	remove
238	<i>Syagrus romanzoffiana</i>	10	20	8r	fair	good	remove
239	<i>Syagrus romanzoffiana</i>	10.5	21	8r	good	good	remove
240	<i>Syagrus romanzoffiana</i>	13	17	8r	good	good	remove
241	<i>Syagrus romanzoffiana</i>	8	17	8r	fair	good	remove
242	<i>Archontophoenix cunninghamiana</i>	8	38	6r	good	good	remove
243	<i>Syagrus romanzoffiana</i>	~11	20	8r	good	good	remove
244	<i>Syagrus romanzoffiana</i>	~9	20	8r	good	good	remove
245	<i>Pinus halepensis</i>	52	65	20/22/28/19	fair	good	remove
246	<i>Cedrus deodara</i>	13	45	12r	fair	good	remove
247	<i>Cedrus deodara</i>	18	45	12r	poor	fair	remove

Sportsmen's Lodge Hotel

1/20/21


Tree #	Species	DSH (inches)*	Height**	Spread***	Health	Structure	Disposition
248	<i>Cedrus deodara</i>	19	55	12r	poor	fair	remove
249	<i>Cedrus deodara</i>	17	55	10r	poor	fair	remove
250	<i>Ficus microcarpa</i>	18	40	15r	good	fair	remove
251	<i>Ficus microcarpa</i>	8	32	10NE	good	fair	remove
252	<i>Ficus microcarpa</i>	13	40	12r	fair	fair	remove
253	<i>Ficus microcarpa</i>	10	35	8r	good	poor	remove

* Diameter measured at the standard height of 4.5-feet above grade, unless otherwise specified.

** Height is estimated in feet.

*** For impacted protected trees, canopy is the distance to the North/East/South/West. "r" indicates canopy as a radius estimated in feet.

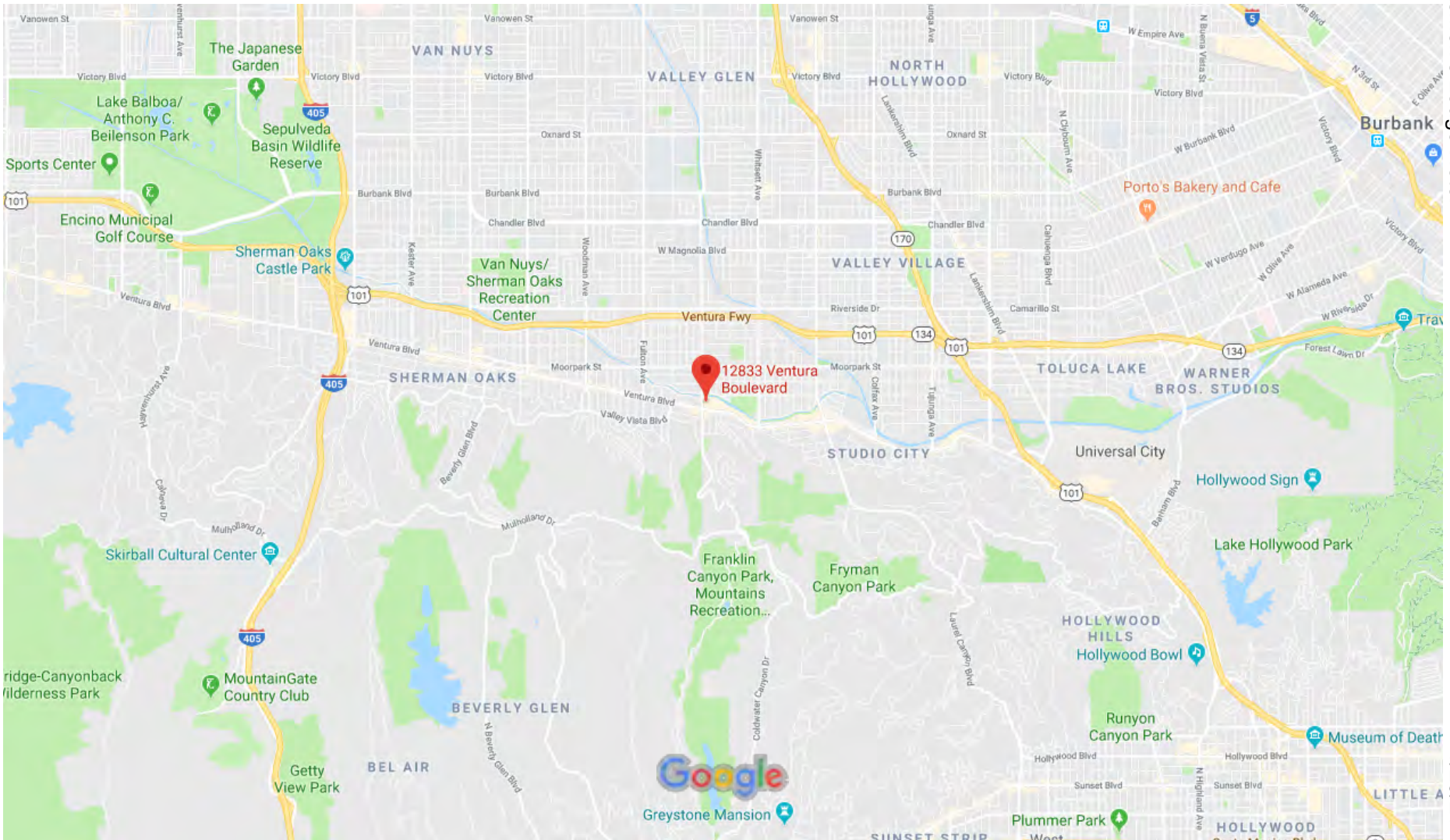
Protected trees: ≥ 4 "DSH, JUCA, UMCA, PLRA, *Quercus* except "*dumosa*" (Walnut, CA Bay, Western Syc, Oaks), and LA City Street Trees

 Shaded fields denote non-protected trees

Google Maps 12833 Ventura Blvd

Jan C. Scow Consulting Arborists, LLC

18 of 20



Sportsmen's Lodge Hotel

1/20/21

Jan C. Scow Consulting Arborists, LLC

Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 789-9127

ARBORIST DISCLOSURE 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 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, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Please note the following important considerations:

- You should never authorize or do any work on any tree unless you are certain of that tree's ownership, and you have confirmed that you solely own the tree, or that anyone else having a claim to the tree has given you permission in writing authorizing your proposed action.
- Before removing a tree, be sure it is your tree to remove.
- Trees on property lines belong to both properties.
- Working on trees hanging into or over your yard that belong to a neighbor may result in "unreasonable damage" to their tree and could expose you to litigation.

The American Society of Consulting Arborists

*upon recommendation of the Membership Committee, and in recognition of professional
qualifications in the field of Arboricultural Consultation,
confers upon*

Jan C. Scow

Registered Membership

*with all the rights, privileges, and responsibilities provided
by the Bylaws and Standards of Professional Practice of the Society.*

Registered Member Number #382



Registered Member Since July 14, 1999

John T. Moran
President
Ben W. Pelys
Executive Director

Jan C. Scow Consulting Arborists, LLC

Disease and Pest Diagnosis, Hazard Evaluation, Restorative Pruning Advice, Value Assessment

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 789-9127

3/18/21

Ben Besley
Sportsmen's Lodge Owner, LLC
12825 Ventura Blvd
Los Angeles, CA 91604

SUBJECT: Addendum to Protected Tree Report at Sportsmen's Lodge Hotel (the "Hotel Parcel")

REFERENCES:

- 1) Tree Inventory and Protected Tree Report..., dated 1/20/21, Scow
- 2) City of Los Angeles Protected Tree Ordinance #186873, dated 2/4/21
- 3) Email, dated 3/10/21 at 5:34AM, Besley (requesting addendum)

We completed the referenced protected tree report for the subject property in January 2021 prior to adoption of the new LA City Protected Tree Ordinance in February 2021. Two shrub species were added to the protected species list under the LA City Protected Tree Ordinance #186873: Mexican elderberry (*Sambucus nigra* ssp. *cerulea*¹) and toyon (*Heteromeles arbutifolia*). We were asked to revisit the subject site and inspect it for the new protected shrub species.

We visited the site on 3/16/21 and inspected the subject site and surrounding properties. ***There are no Mexican elderberries or toyons located on or near this site under the LA City Protected Tree Ordinance #186873*** that would be impacted by the proposed project. We did not observe evidence that these species had ever existed on this site.

Please let us know if we can be of any further assistance or if you have any additional questions.

Sincerely,

Jan C. Scow
ASCA Registered Consulting Arborist #382
Board Certified Master Arborist #WE-1972B



¹ The ordinance refers to Mexican elderberry as *Sambucus mexicana*, but *Sambucus nigra* ssp. *cerulea* is the current accepted botanical name for the species.