

Arborist Report

Project:

*200 Room Hotel
20401 Ventura Boulevard
Woodland Hills, California 91364*

Prepared for:

*Attention: Kamyar Marouni
Mega International Trading Group, Inc.
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Prepared by:

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Date:

February 28, 2017

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Mature Tree Report

*200 - Room Hotel
20401 Ventura Boulevard
Woodland Hills, California 91364*

INTRODUCTION

This arborist report was prepared at the request of Mr. Kamyar Marouni, Mega International Trading Group, Inc. Mega International Trading Group proposes to construct an eight-story, 200-room hotel to include four levels of underground parking on the property located at 20401 Ventura Boulevard, Woodland Hills, California. Currently the site contains restaurant.

Twenty-two mature trees, defined as trees having a diameter of eight inches or greater at breast height, were found on the project site. Four of the 22 trees are City of Los Angeles street trees. All 22 mature trees, including the four street trees, will be removed to allow for construction of the new hotel as proposed. Other than the street trees, no protected trees were found on or adjacent to the property.

The purpose of this Arborist Report is to document findings related to a ground-level visual analysis of the subject trees and to provide a project impact analysis, tree photographs and tree location map and to discuss a mitigation plan for the subject trees in relation to the project as proposed.

SCOPE OF WORK

The subject property is 53,433 square feet in size. The topography slopes upward gradually from the southeasterly corner of the site toward the north and the west. The developer proposes to construct an eight-story, 200-room hotel that would include a roof pool deck and a four-level subterranean parking garage. The proposed first-floor building footprint is 16,734 square feet.

The species, trunk diameter, canopy diameter, height, health, appearance, and condition of 22 mature trees, including four street trees, were observed and recorded on December 19, 2016 by associate Registered Consulting Arborist Ann Burroughs. The trees were tagged on their northerly sides using round aluminum tags numbered '180' through '201'.

A photograph of each tree is provided in Appendix B for general reference and record purposes. A Tree Location Map is included in Appendix C. The tree map is depicted on the proposed site plan as prepared by Architectural Dimensions.

All information provided by the preparer is certified to be true and correct as of the date of the field observations.

TREE CHARACTERISTICS AND SITE CONDITIONS

As noted above, 22 mature trees, including four street trees, exist within the study area. The tree inventory included nine species in total, as shown on Table 1 in Appendix A. American sweetgum (*Liquidambar styraciflua*) is predominant.

The mature trees are a mix of various ornamental species that were either planted or self-generated at various times over the years. The trees range in condition from good to poor. Three of the trees are shiny xylosma (*Xylosma congesta*) along the northerly property line that are suppressed by adjacent trees and are declining. Three shamel ash (*Fraxinus uhdei*), all of which were likely self-generated, are also in very poor condition. Two evergreen pear (*Pyrus kawakamii*) exhibit poor form and extensive die-back. The remaining landscape consists of smaller ornamental trees, shrubs and groundcover.

Caltrans right-of-way is located immediately adjacent to the site's northerly property line. The right-of-way at this point contains numerous *Eucalyptus* spp. some of which are in close proximity to the proposed construction. These trees are in very poor condition, exhibiting very sparse canopies, dieback, old failures and tortoise beetle infestation. The condition of these trees is likely due to a combination of factors, primarily repeated defoliation by pests and the prolonged drought.

The subject trees' scientific name, common name, diameter at breast height, average canopy width, overall height, health rating, appearance rating, and significant comments are summarized in Table 2 in Appendix A.

IMPACT ANALYSIS

The developer proposes to demolish the existing restaurant building and construct a new 200-room hotel. The proposed hotel will consist of eight stories plus four levels of underground parking. The project as proposed would result in the removal of 18 mature trees and four street trees. The disposition, general location and reason for the proposed removals are summarized in Table 3 in Appendix A.

Due to their poor condition, construction of the proposed project may exacerbate the decline of the above-mentioned *Eucalyptus*. This situation should be reviewed with the appropriate Caltrans representative and an agreement reached concerning the trees.

Specific comments with respect to potentially impacted trees are as follows:

Tree #'s 185, 186 and 189 – These three mature trees include one Aleppo pine (*Pinus halepensis*), one Mexican fan palm (*Washingtonia robusta*) and one Chinese juniper (*Juniperus chinensis*). These trees are located near the northerly property line and are within the limits of grading for the proposed hotel and parking structure and would therefore need to be removed to construct the project as proposed.

Tree #'s 180 through 184, 187, 188, 191 and 192 – These nine mature trees include three shiny xylosma, two evergreen pear trees, one Mexican fan palm, one California juniper (*Juniperus californica*) and two shamel ash. The trees are located near the northerly property line. The limits of excavation for the proposed hotel and parking structure would occur within their critical root zones, closer than five times diameter at

breast height (dbH) from their trunks. The trees would therefore need to be removed to construct the project as proposed.

Tree #'s 190, 194, 195 and 196 – These four mature trees include one Aleppo pine, two Canary Island pines (*Pinus canariensis*) and one Mexican fan palm. They are located within planters adjacent to the existing structure. The trees are within the footprint of the proposed hotel and parking structure and would therefore need to be removed to construct the project as proposed.

Tree #193 – This shamel ash is located within the northeasterly corner of the property. The tree is a poor specimen with severe included bark and would be removed to install the project landscaping as proposed.

Tree #'s 197 through 199 – These three mature American sweetgums are street trees located adjacent to Ventura Boulevard. Construction of a new sidewalk and paving would occur throughout the trees' drip lines and construction of a city standard curb would occur within less than two feet of the trunks on their southerly sides. The trees would therefore need to be removed to construct the project as proposed.

Tree #200 – This American sweetgum is a street tree located adjacent to Ventura Boulevard. The tree is within the footprint of the proposed westerly driveway and would therefore need to be removed to construct the project as proposed.

Tree #201 – This mature California juniper is located immediately east of the westerly property line, three feet from the limits of excavation for the proposed hotel and parking structure. The tree would therefore need to be removed to construct the project as proposed.

The project impacts to the 22 mature trees in the immediate vicinity of the proposed construction may be summarized as follows:

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------|----|
| Total number of protected trees listed on map (4" diameter and larger) | 0 |
| Total number of mature trees (8" diameter and larger) and street trees listed on map | 22 |
| Total number of dead trees at site | 0 |
| Total number of mature trees to be removed (not including dead trees, including mature trees where natural grade within dripline is changed) | 22 |
| Total number of mature trees to be impacted by construction (within driplines) | 0 |
| Total number of mature trees and street trees not dead, not to be removed, and/or where natural grade is unchanged | 0 |

MITIGATION

As shown on the Tree Location Map in Appendix C, 18 mature trees and four City street trees would be removed to construct the project as proposed. The City of Los Angeles requires mitigation for the approved removal of a significant mature tree. Currently the Board of Public Works requires a 1:1 mitigation ratio for significant mature tree removals.

The shiny xylosma, California juniper and shamel ash are in poor to very poor condition. The Chinese juniper and evergreen pear trees, by virtue of their size and form, do not make a significant contribution to the landscape. These 11 trees would therefore not be considered significant.

If the trees were to be deemed significant, their removal would require the planting of 18 24-inch box size mitigation trees on the property. The project's landscape plan proposes the installation of 32 36-inch box-size trees and three 48-inch box-size trees. Therefore, a determination as to the significance of the 18 trees to be removed is a moot point. Proposed locations of 35 mitigation trees are illustrated on the Preliminary Landscape Plan contained in Appendix D.

The City of Los Angeles requires mitigation for the approved removal of a street tree. Currently the Board of Public Works requires a 2:1 mitigation ratio for street tree removals. The removal of the four street trees would therefore require the planting of eight 24-inch box-size mitigation trees within the City right-of-way.

There is sufficient planting space for eight small trees within the existing right-of-way along Ventura Boulevard. Small trees are required, as there are overhead power lines above the parkway and the expected mature canopy height of the trees should be limited to trees that will not interfere with these lines. Proposed locations of the eight mitigation trees are illustrated on the Preliminary Landscape Plan contained in Appendix D. Final locations and species will be specified by the project landscape architect in consultation with the City of Los Angeles Urban Forestry Division.

GENERAL RECOMMENDATIONS

The following general recommendations should be followed to establish and maintain a healthy cultural environment for trees. It must be understood that these recommendations apply to trees in general; specific questions should always be referred to the arborist.

WORK WITHIN THE CRITICAL ROOT ZONE

The critical root zone is an area surrounding a tree and varies by tree age, size and species. Great care must be taken when work is conducted within the critical root zone. Specifically:

Observation -- All work conducted within the critical root zone of any tree should be performed within the presence of a qualified arborist. Usually this work will also require a permit from the local government. This will help to insure that work is performed in a manner that will not harm a tree.

Notice -- Forty-eight hours' notice should be provided to the arborist prior to the planned start of work. This notification must usually be provided to the local government also. The notice will insure that the project receives the highest possible scheduling priority and avoid delays.

Hand Tools -- All work should be accomplished with the use of hand tools only. Except under special circumstances, tractors, backhoes and other vehicles cannot be operated

in a manner that will preserve major tree roots, minimize soil compaction, and insure the safety of both the vehicle operator and the tree.

Certification -- All work conducted within the critical root zone should be certified by a qualified arborist. For work performed under a permit, this may be a requirement of the local government.

PLANTING WITHIN THE CRITICAL ROOT ZONE

Planting within the critical root zone of a tree is discouraged. Ideally, the leaf litter from the tree should be allowed to collect beneath the tree, creating a natural mulch and fertilizer. If planting is necessary or the natural leaf litter is removed, the following should be considered:

Irrigation -- No spray-type irrigation systems should be used within the dripline. It is important that sprinkler systems do not throw water against the trunk of any tree. A continuously wet soil condition near the root crown, the area where the tree trunk meets the ground, favors the growth of predatory disease organisms. The two most prominent organisms in Southern California are avocado root rot (*Phytophthora cinnamomi*) and oak root fungus (*Armillaria mellea*). As an absolute minimum, all irrigation should be at least 15 feet from the trunk.

Resistant Varieties -- Avoid plants that are susceptible to either avocado root rot or oak root fungus. Many trees are particularly susceptible to these diseases in developed areas. Avoiding other plants susceptible to these diseases will also help to keep the diseases in a dormant state. Consult publications by the University of California Cooperative Extension for plant lists.

Mulch -- Place a three-inch thick layer of organic mulch throughout the protected zone of each tree. Aesthetically pleasing options include crushed walnut hulls and shredded bark. These mulches are beneficial when the natural leaf litter is not available, minimizing evaporation and providing weed control.

TREE MAINTENANCE AND PRUNING OPERATIONS

Most trees require very little pruning, with the exception of periodic dead-wooding. However, if a tree has a major defect, the employment of proper pruning practices may be more desirable than the uncontrolled damage that could otherwise occur. Always consult qualified professionals for advice.

Ornamental or Aesthetic Pruning -- Removal of live tissue for the purpose of altering the appearance of tree is not desirable. Activities such as thinning out, heading up, or other similar practices contribute to the onset of insect and disease attacks.

Dead-wooding -- Removal of dead tissue, regardless of size, may usually be performed without a permit. All pruning should follow standards endorsed by the International Society of Arboriculture.

Other Pruning Operations -- Branches that are considered to be unsafe due to decay, cavities, cracks, physical imbalance, fire damage, disease, or insects should be referred to a qualified oak tree consultant for inspection, especially if the branches exceed two

inches in diameter. A permit is generally required to remove such branches. A brief written report will be prepared by the arborist to provide the basis for the request.

Cavities and Hollows -- Cavities and hollows should be kept free of loose debris. Some contain decayed wood; these should generally be referred to a qualified arborist for treatment. Concrete or other materials should not be used to seal or fill in cavities or hollows. These materials create a haven for diseases and insects over time. Openings may be covered with screening to prevent debris build-up.

Wound Seal -- Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A proper pruning cut will heal naturally over a short period of time.

WATERING AND FERTILIZATION

Winter rains should be sufficient to provide the water needed for trees in natural areas. Trees in landscaped areas will usually receive enough water from adjacent plantings. If you suspect that your tree is in need of supplemental water, contact a qualified arborist for advice.

Watering -- If supplemental water is required, use a water probe, such as a "Ross Root Feeder" to apply the water. Alternatively, a low volume soaker hose could be utilized. Apply the water at various locations, just outside the dripline of the tree. A total of 15 to 20 hours of low volume application should suffice. Repeat this watering cycle every one to two months as needed.

Fertilization -- Fertilizer can be applied along with the water. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. However, ask your local certified nurseryman for a specific recommendation and follow the manufacturer's directions carefully. Over-fertilization can be deadly.

Aeration -- Ventilation of the root system can be very beneficial in areas where soil has been compacted. Hand dig holes six inches in diameter to a depth of two feet. Do not cut any roots in excess of one inch in diameter. Dig the holes two feet on center, in concentric circles around the trunk, throughout the dripline. If possible, add holes outside of the dripline. Fill the holes with an organic matter. If leaf litter is not available, a mixture such as 50 percent "Kellogg's Nitrohumus" and fifty-percent nitrolized redwood shavings will be beneficial. This organic matter will be decomposed, producing a year-round source of fertilizer for the oak tree.

DISEASES AND INSECTS

Effective pest control starts with observation by the homeowner. Changes, such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed and expert inspection is required. Homeowners should be very careful when using pesticides around a tree. Herbicides should never be utilized within one hundred feet of tree, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

GRADE CHANGES

Any change to the grade at the root crown of a tree can have a negative impact. As little as six inches can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If fill soil exists, use a shovel to remove the excess soil. The flare at the root crown should just be visible.

INSPECTION

Trees should be inspected on a periodic basis by a qualified arborist. The inspection basis should be determined by the relative hazard value of the tree. For example, trees surrounding a high-use business should be inspected on a quarterly basis, whereas trees located within a low-use open space might only require bi-annual inspection. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by the arborist.

WARRANTY

The trees discussed herein were generally reviewed for physical, biological, functional, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures: an at-grade, macro-visual observation only. No extensive microbiological, soil/root excavation, upper crown examination, nor internal tree investigation was conducted and therefore, the reportings herein reflect the overall visual appearance of the trees on the date reviewed. No warranty is implied as to the potential failure, health or demise of any part or the whole of any tree described in this report.

Clients are advised that should physical or biological concerns be evidenced for any specimen within this report, prudent further investigation, detailed analysis or remedial action may be required.

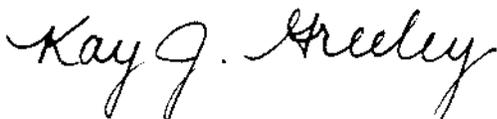
As living organisms, plants continually exhibit growth and response to environmental changes that influence the development, health and vigor of the specimen. These influences may not be externally visible and may be present or develop over various time periods depending on the site conditions.

It is recommended that due to the general nature of plant development and continued environmental and physical influences on vegetation at a specific site, regular monitoring by a qualified arborist is scheduled.

Locations of property lines or exact tree locations, site amenities, structures or easements are assumed to be as illustrated on any enclosed maps. They are a composite of information provided by the client, records of fact and/or on-site field review. No investigation was made to verify these conditions.

This report represents the independent opinion of the preparer and was conducted per the client's scope of request. The report is therefore limited to the extent described herein.

Respectfully submitted,



Kay J. Greeley

Landscape Architect 4035

Board Certified Master Arborist WE-1140B

CREDENTIALS

CALIFORNIA ARCHITECTS BOARD
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 575-7230

STATE OF CALIFORNIA
dca
DEPARTMENT OF CONSUMER AFFAIRS



CERTIFICATE NO. **Landscape Architect**
4035

EXPIRATION
08/31/17

KAY JEWELL GREELEY
100 BRADY LANE
HAMILTON MT 59840

Signature *Kay J. Greeley*

RECEIPT NO.
51800371



International
Society
of Arboriculture
**BOARD-CERTIFIED
MASTER ARBORIST**
Kay J. Greeley

Certificate Number: WE-1140B
Expiration Date: Dec 31, 2018

APPENDIX A – SUMMARY TABLES

**TABLE 1
SPECIES LIST**

| Species | | Quantity |
|--------------------------------|--------------------|-----------------|
| Scientific Name | Common Name | |
| <i>Fraxinus uhdei</i> | evergreen ash | 3 |
| <i>Juniperus californica</i> | California juniper | 1 |
| <i>Juniperus chinensis</i> | Chinese juniper | 2 |
| <i>Liquidambar styraciflua</i> | American sweetgum | 4 |
| <i>Pinus canariensis</i> | Canary Island pine | 2 |
| <i>Pinus halepensis</i> | Aleppo pine | 2 |
| <i>Pyrus kawakamii</i> | evergreen pear | 2 |
| <i>Washingtonia robusta</i> | Mexican fan palm | 3 |
| <i>Xylosma congesta</i> | shiny xylosma | 3 |
| Total | | 22 |

**TABLE 2
MATURE TREE INVENTORY**

| Tree Number | Species | | dBH (inches) | Canopy (feet) | Height (feet) | Health | Appearance | Comments |
|-------------|------------------------------|--------------------|----------------------------|---------------|---------------|--------|------------|------------------------------------------|
| | Scientific Name | Common Name | | | | | | |
| 180 | <i>Xylosma congesta</i> | shiny xylosma | 10 | 18 | 25 | D+ | D | Suppressed by pine |
| 181 | <i>Xylosma congesta</i> | shiny xylosma | 11 @ 2.4' | 15 | 23 | D+ | D | Suppressed by pine |
| 182 | <i>Xylosma congesta</i> | shiny xylosma | 13 | 22 | 30 | C- | C- | |
| 183 | <i>Pyrus kawakamii</i> | evergreen pear | 11 | 20 | 25 | C- | C- | Dieback |
| 184 | <i>Pyrus kawakamii</i> | evergreen pear | 9 | 18 | 21 | C- | C- | Dieback |
| 185 | <i>Pinus halepensis</i> | Aleppo pine | 24 (est.) | 35 | 55 | C | B | Lean, bow |
| 186 | <i>Washingtonia robusta</i> | Mexican fan palm | 18 (est.) | 12 | 40 | C | C | |
| 187 | <i>Washingtonia robusta</i> | Mexican fan palm | 16 (est.) | 16 | 48 | C | C | |
| 188 | <i>Fraxinus uhdei</i> | evergreen ash | 11 | 30 | 45 | C | C | |
| 189 | <i>Juniperus chinensis</i> | Chinese juniper | 12, 8 | 12 | 28 | C | C | Cavity at root crown, somewhat one-sided |
| 190 | <i>Pinus halepensis</i> | Aleppo pine | 15, 12 | 30 | 32 | B | B | 12-inch trunk embedding planter wall |
| 191 | <i>Juniperus californica</i> | California juniper | 4, 5, 5 @ 1.0', 3, 2, 1 | 15 | 13 | D | D | Moderate to severe necrotic foliage |
| 192 | <i>Fraxinus uhdei</i> | evergreen ash | 6, 6 | 10 | 28 | C- | D | Sparse, one trunk topped at five feet |

**TABLE 2
MATURE TREE INVENTORY**

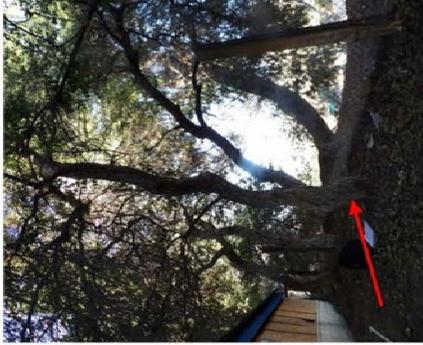
| Tree Number | Species | | dBH (inches) | Canopy (feet) | Height (feet) | Health | Appearance | Comments |
|-------------|--------------------------------|--------------------|----------------|---------------|---------------|--------|------------|---------------------------------------------------------------------|
| | Scientific Name | Common Name | | | | | | |
| 193 | <i>Fraxinus uhdei</i> | evergreen ash | 9 (est.), 15 | 23 | 30 | C- | C- | Mostly out of leaf, tip burn on leaflets, included bark |
| 194 | <i>Pinus canariensis</i> | Canary Island pine | 20 | 20 | 45 | C | B- | |
| 195 | <i>Pinus canariensis</i> | Canary Island pine | 23 | 24 | 55 | C | B | |
| 196 | <i>Washingtonia robusta</i> | Mexican fan palm | 15 (est.) | 12 | 60 | C | C | |
| 197 | <i>Liquidambar styraciflua</i> | American sweetgum | 20 | 38 | 35 | C- | C- | Street tree, topped, under utility lines, raising sidewalk and curb |
| 198 | <i>Liquidambar styraciflua</i> | American sweetgum | 24 @ 3.5' | 35 | 35 | C- | C- | Street tree, topped, under utility lines, raising sidewalk and curb |
| 199 | <i>Liquidambar styraciflua</i> | American sweetgum | 21 | 35 | 35 | C- | C- | Street tree, topped, under utility lines, raising sidewalk and curb |
| 200 | <i>Liquidambar styraciflua</i> | American sweetgum | 19 @ 3.8' | 38 | 35 | C- | C- | Street tree, topped, under utility lines, raising sidewalk and curb |
| 201 | <i>Juniperus chinensis</i> | Chinese juniper | 9, 9, 3 (est.) | 17 | 22 | C- | C- | |

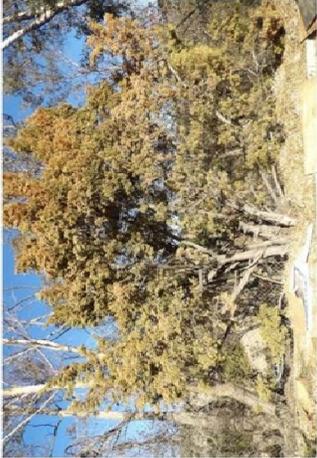
**TABLE 3
TREE DISPOSITION LIST**

| Tree Number | Disposition | General Location | Impacts |
|--------------------|--------------------|-----------------------------------------|-------------------------------------------|
| 180 | remove | just south of northerly property line | grading for new building |
| 181 | remove | just south of northerly property line | grading for new building |
| 182 | remove | just south of northerly property line | grading for new building |
| 183 | remove | just south of northerly property line | grading for new building |
| 184 | remove | just south of northerly property line | grading for new building |
| 185 | remove | just south of northerly property line | grading for new building |
| 186 | remove | just south of northerly property line | grading for new building |
| 187 | remove | just south of northerly property line | grading for new building |
| 188 | remove | just south of northerly property line | grading for new building |
| 189 | remove | just south of northerly property line | grading for new building |
| 190 | remove | planter at northeast corner of building | within footprint of new building |
| 191 | remove | north of existing parking lot | grading for new building |
| 192 | remove | north of existing parking lot | grading for new building |
| 193 | remove | north of existing parking lot | new landscape |
| 194 | remove | planter at front of building | within footprint of new parking structure |
| 195 | remove | planter at front of building | within footprint of new building |
| 196 | remove | planter at front of building | within footprint of new building |
| 197 | remove | street tree along Ventura Blvd. | construction of new City standard curb |
| 198 | remove | street tree along Ventura Blvd. | construction of new City standard curb |
| 199 | remove | street tree along Ventura Blvd. | construction of new City standard curb |
| 200 | remove | street tree along Ventura Blvd. | within footprint of new driveway |
| 201 | remove | near westerly property line | grading for new building |

| Impact Summary: | |
|------------------------|-----------|
| Preserve | 0 |
| Encroach | 0 |
| Remove | 22 |
| Total | 22 |

APPENDIX B – PHOTOGRAPHS

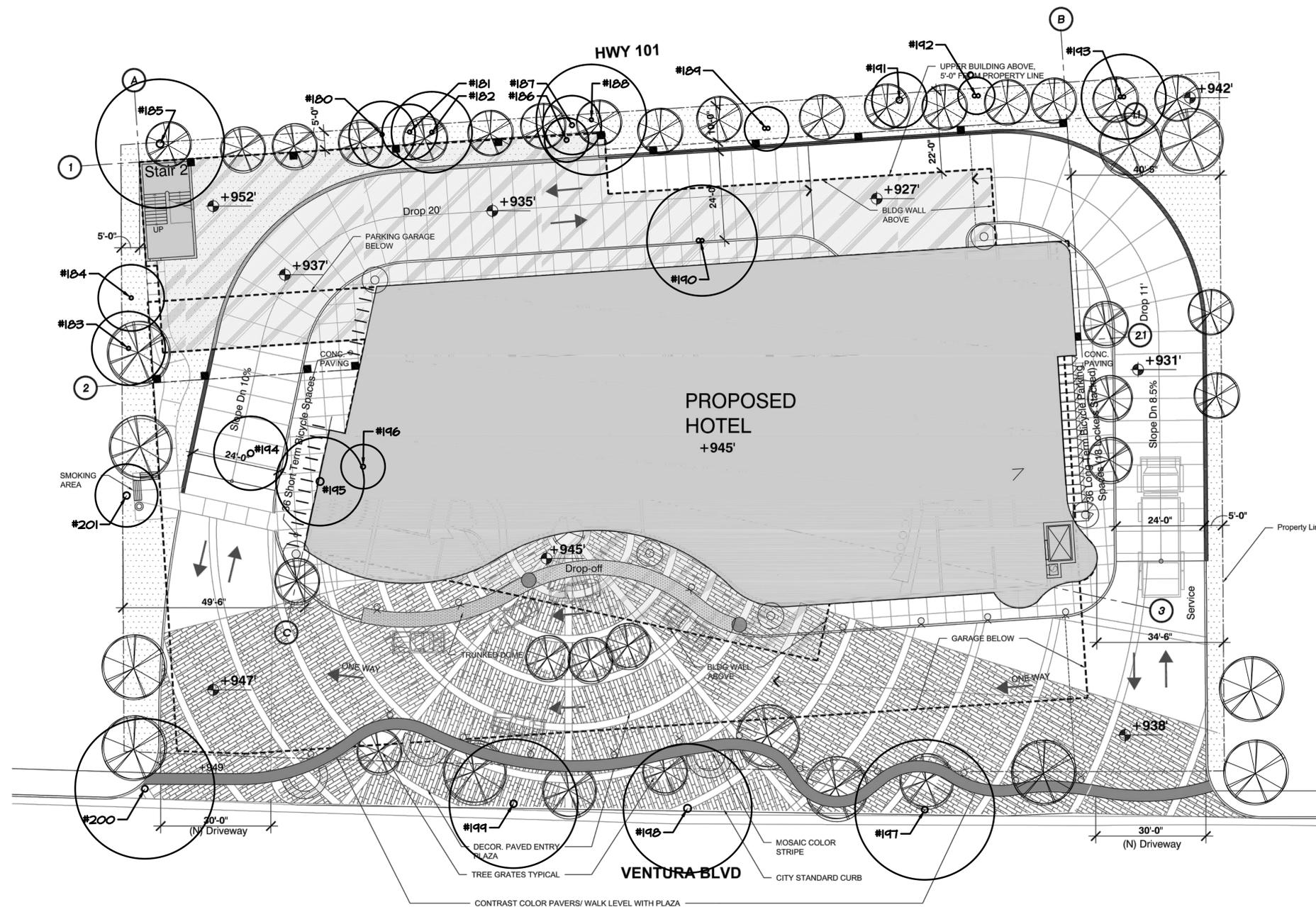
| | |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  |  <p>Tree #182</p> <p>Tree #185</p> |
|  |  <p>Tree #181</p> <p>Tree #184</p> |
|  |  <p>Tree #180</p> <p>Tree #183</p> |

| | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  | <p>Tree #188</p>  |
|  | <p>Tree #190</p>  |
|  | <p>Tree #189</p>  |

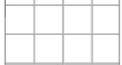
| | | | |
|-------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------|------------------|
|  | <p>Tree #192</p> |  | <p>Tree #195</p> |
|  | <p>Tree #193</p> |  | <p>Tree #196</p> |
|  | <p>Tree #194</p> |  | <p>Tree #197</p> |

| | |
|--------------------------------------------------------------------------------------|-----------|
|  | Tree #200 |
|  | Tree #199 |
|  | Tree #198 |
|  | Tree #201 |

APPENDIX C - TREE LOCATION MAP



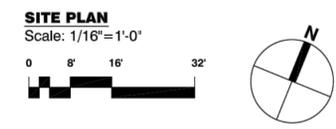
SITE PLAN LEGEND

-  LANDSCAPED AREAS
-  STANDARD CONCRETE PAVING
-  DECORATIVE PAVING (POROUS)
-  (N) TREES
-  SECURITY CAMERAS
-  BOLLARDS (WITH LIGHT)
-  BENCH SEATING

TREE LOCATION MAP
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NOTES
 MATURE TREE - SEE REPORT FOR SPECIES
 TREES TO BE REMOVED (22)

LOT SIZE - 53,433 SQUARE FEET
 BUILDING FOOTPRINT - 16,734 SQUARE FEET

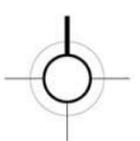


APPENDIX D – MITIGATION PLAN



PRELIMINARY LANDSCAPE

SCALE: 1" = 10'-0"



Sheet Title: VENTURA HOTEL
 Date: 01/31/17
 Drawn by: SMC
 Checked by: SMC
 Title Number: DR-4.2



V E N T U R A B O U L E V A R D



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 LANDSCAPE ARCHITECT

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 6862 HAYVENHURST AVENUE
 VAN NUYS, CA

2017-01-31
 DATE

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NOTE:

POTENTIAL LANDSCAPE AREA = (SITE)53,432 S.F.- (BUILDING)6,620 S.F.= 36,812 S.F. LANDSCAPE PROVIDED = 4,641 S.F.

LANDSCAPE POINT SYSTEM

| REQUIRED | | | |
|-----------------|--------------------------------------------------------------------------------------|--------|----------|
| REFERENCE NO. | UNIT TYPE | POINTS | SQ. FEET |
| N/A | ENTIRE SITE | 30 | 53,432 |
| TOTAL REQUIRED: | | 30 | |
| PROVIDED | | | |
| A | 3 TREE TAXON THAT DO NOT EXIST IN 1000 FT. RADIUS 5 PTS PER TREE UP TO 50% OF POINTS | 15 | N/A |
| B | 7-STREET TREES 3 FT PER 36 INCH BOX | 21 | N/A |
| TOTAL PROVIDED: | | 36 | |

WATER MANAGEMENT POINT SYSTEM

| REQUIRED | | | |
|-----------------|----------------------------------------------------------------------------------------|--------|----------|
| REFERENCE NO. | UNIT TYPE | POINTS | SQ. FEET |
| N/A | ENTIRE SITE | 400 | 53,432 |
| TOTAL REQUIRED: | | 400 | |
| PROVIDED | | | |
| N/A | AUTOMATIC CONTROLLERS | 5 | N/A |
| C | PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER 643 X 2 PTS. | 1,386 | N/A |
| TOTAL PROVIDED: | | 1,391 | |

NOTE:

INSTALL A ROOT BARRIER DEVICE AROUND THE BASE OF ALL TREES WITHIN 5' OF PAVEMENT.

TREE LEGEND

| SYMBOL | BOTANICAL NAME / COMMON NAME / SIZE / QUANTITY / WUGOLS |
|--------|-------------------------------------------------------------------------------|
| | 1- EXISTING TREE TO REMAIN |
| | (A) CERCIDILUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE / 48 INCH BOX / 3 |
| | PINUS CANARIENSIS / CANARY ISLAND PINE / 36 INCH BOX / 18 |
| | PLATANUS RACEMOSA / CALIFORNIA SYCAMORE / 36 INCH BOX / 22 |

SHRUB LEGEND

| SYMBOL | BOTANICAL NAME / COMMON NAME / SIZE / QUANTITY |
|--------|-------------------------------------------------------------------------|
| | (C) AGAVE 'BLUE FLAME' / 5G / 25 |
| | (C) AGAVE WEBERI / WEBER AGAVE / 5G / 15 |
| | AKEBIA QUINATA / FIVELEAF AKEBIA / 15G / 15 - STAKED |
| | (C) BACCHARIS P. 'POZO SURF' / POZO SURF COYOTE BUSH / 5G / 100 |
| | BUXUS M.J. 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD / 5G / 150 |
| | ILEX V. 'STOKES DWARF' / STOKES DWARF HOLLY / 5G / 10 |
| | (C) OLEA E. 'LITTLE OLLIE' / 5G / 100 |
| | (C) PENNISETUM O. 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS / 1G / 100 |
| | (C) PENNISETUM S. 'SKY ROCKET' / SKY ROCKET FOUNTAIN GRASS / 1G / 100 |
| | (C) PHROMIUM 'BLACK ADDER' / BLACK ADDER NEW ZEALAND FLAX / 5G / 50 |
| | (C) SALVIA L. 'SANTA BARBARA' / SANTA BARBARA SAGE / 5G / 50 |
| | (C) SPHAERALCEA A. 'DESERT MALLOW' / DESERT MALLOW / 5G / 50 |
| | (C) WESTRINGIA F. 'MUNDI' / MUNDI WESTRINGIA / 5 G / 100 |
| | (C) WESTRINGIA F. 'MUNDI' / MUNDI WESTRINGIA / 5 G / 100 |



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VENTURA HOTEL

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MEGA INT'L TRADING GROUP, INC.

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 Date: 1/31/2017
 File: DR-4.2