

Appendix 3
Photographs of Surveyed Trees



Tree #301



Tree #302



Tree #303



Tree #304



Tree #305



Tree #306



Tree #307



Tree #308



Tree #309



Tree #310



Tree #311



Tree #312



Tree #313



Tree #314



Tree #315



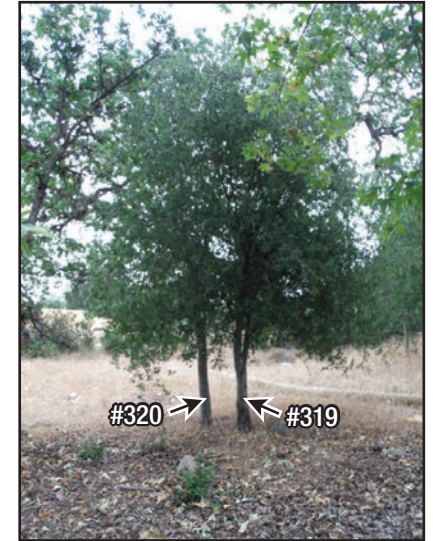
Tree #316



Tree #317



Tree #318



Trees #319 & #320



Tree #321



Tree #327



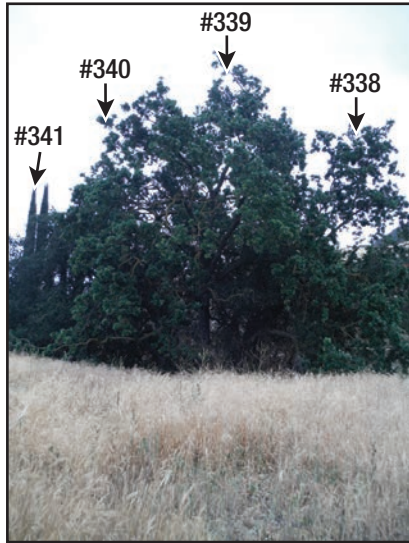
Tree #334



Tree #335



Trees #336 & #337



Trees #338, #339, #340 & #341



Tree #342



Tree #343



Tree #344



Tree #345



Tree #346



Tree #347



Tree #246



November 24, 2015

City of Agoura Hills
Department of Planning and Community Development
3001 Ladyface Court
Agoura Hills, CA 93065

Attn: Mr. Greg Ainsworth

Subj: Response to Memorandum: CUP-01150, VAR-01153-2015, OAK-01153-2015, SIGN-01152-2015 - Kruse Huntington Hotel Group - APN 2062-004-030

Dear Mr. Ainsworth:

Envicom Corporation is providing this letter in response to your comments presented in the memorandum dated October 27, 2015 regarding CUP-01150, VAR-01153-2015, OAK-01153-2015, SIGN-01152-2015 - Kruse Huntington Hotel Group - APN 2062-004-030. A summary of our responses to your comments is provided below. In addition, based on the Grading and Drainage Plan prepared by Stantec provided on November 23, 2015, response #6 addresses additional updates to the impact analyses provided in the Agoura Road Oak Tree Report dated August 2015.

1. Four (4) 36-inch box trees will be provided to offset the removal of Tree 342.
2. Based on my conversation with you, we agreed that Trees 301 and 302 remain outside the 4-foot construction buffer proposed for the retaining wall. Thus, proposed construction activities will not encroach into the TPZ associated with either of these trees.
3. No encroachments will occur within the TPZ associated with Tree 335. Based on our conversation, I understand that your comment more specifically relates to whether the proposed development would provide adequate drainage for trees 334 - 341, 343, 346, and 348. As indicated on the revised Tree Location and Project Impacts Map, the existing grades and topography in the area surrounding the subject trees will be retained. The existing topography provides drainage to the northeast away from the trees to a low area outside the TPZs of the subject trees that is approximately four feet lower in elevation. Here, water will enter a storm drain located along the eastern edge of the property designed to convey flows away from the subject trees and into the existing Los Angeles County storm drain.
4. We concur and the Tree Location and Project Impacts Map has been revised to reflect this change and has been provided on Figure 1.
5. A total of 17 additional trees, one (1) onsite and 16 offsite, were included in this survey and the Tree Location and Project Impacts Map has been revised accordingly. Based on this update, the TPZ of one additional tree, Tree #220, will be encroached into during construction of the retaining wall along the western edge of the property. Specifically, the



November 24, 2015

Response to Memorandum: CUP-01150, VAR-01153-2015, OAK-01153-2015, SIGN-00152-2015 -

Kruse Huntington Hotel Group - APN 2062-004-030

Page 2 of 2

- construction buffer of the 4' retaining wall is located approximately 4' east outside the dripline, encroaching into approximately 8% of the TPZ. This minor encroachment will not require the existing grade within the dripline nor the height of the canopy to be altered. Based on these assumptions it is not anticipated that these TPZ encroachments will significantly affect the health or vigor of the tree. The proposed Project activities will remain outside the TPZ associated with the other 16 trees. The Tree Survey Data Forms and Photos of Surveyed Trees have been provided as **Appendix 1** and **Plates 1 and 2**.
6. Based upon the updated Grading and Drainage Plan, the limits of grading in the southwest corner of the property will no longer encroach into the TPZ associated with Tree #327. The Tree Location and Project Impacts Map has been revised to reflect these changes (Figure 1).

In summary, the proposed project would result in removal of one (1) landmark tree (Tree # 342) and anticipated encroachments within the TPZ of five (5) trees, including four (4) coast live oaks (Tree #s 220, 303, 304, and 347) and one (1) scrub oak (Tree # 345). This analysis does not address potential impacts resulting from construction activities associated with the Agoura Road widening along the southern edge of the property. If you have further questions, please contact me at Envicom Corporation at (818) 879-4700.

Sincerely,



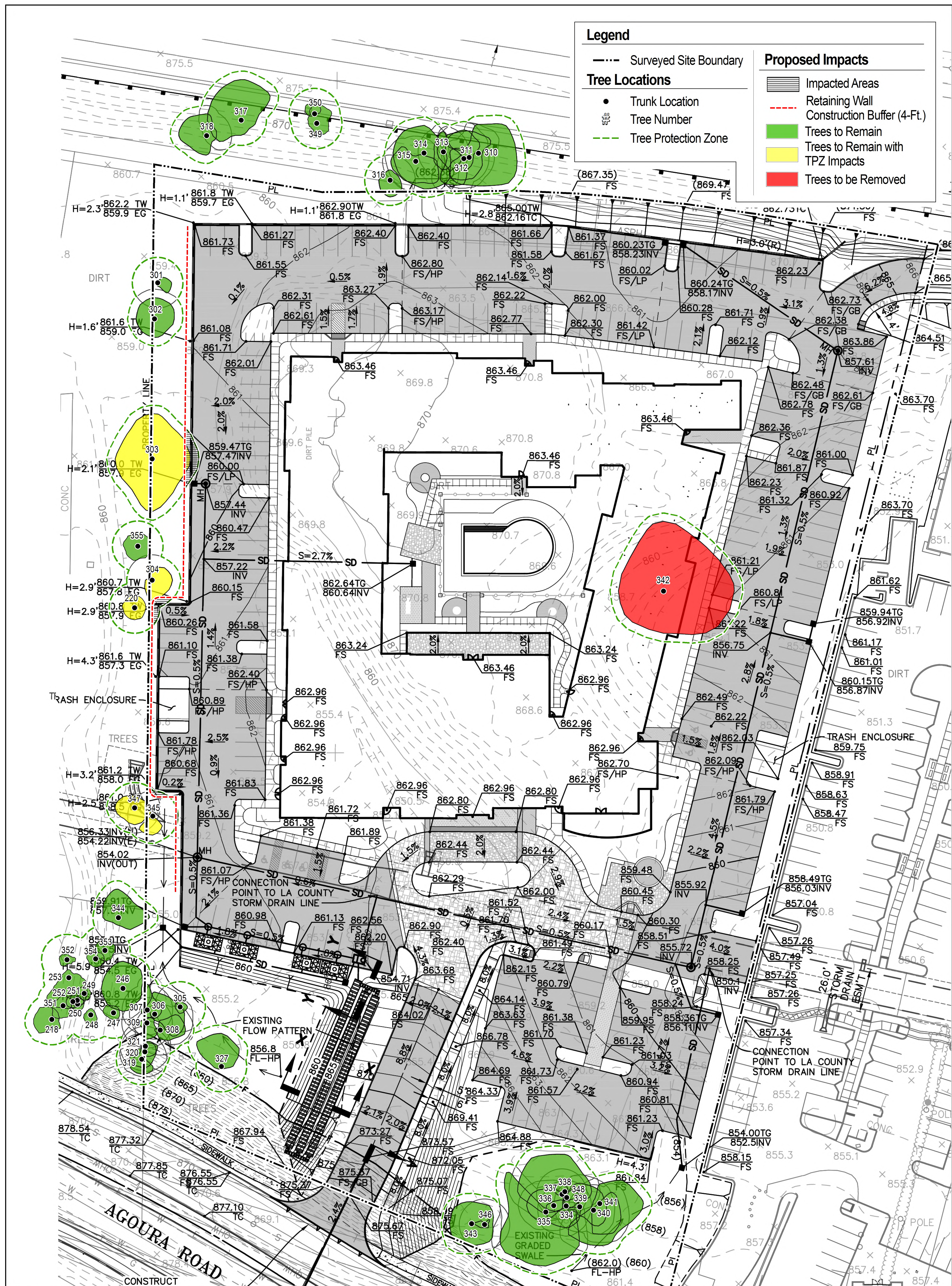
Erin Roberts
Biologist / Certified Arborist WE-10365A

Attachments:

Figure 1 - Revised Tree Location and Project Impacts Map

Appendix 1 - Tree Survey Data Forms

Plates 1 and 2 - Photos of Surveyed Trees



Source: Stantec, provided November 23, 2015.

AGOURA ROAD HOTEL - OAK TREE REPORT



Tree Location and Project Impacts Map

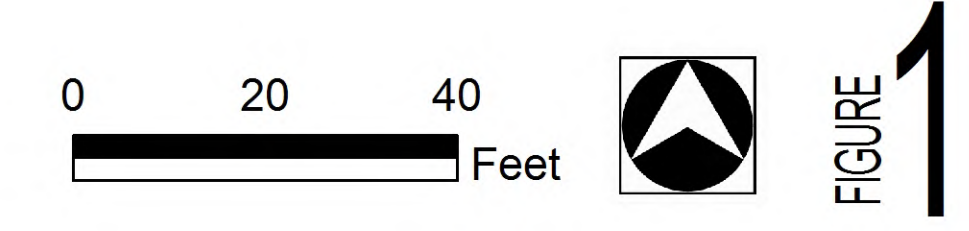


FIGURE 1

PROJECT: Agoura Rd. Hotel

DATE: November 2015

PREPARER: E. Roberts

	TREE NUMBER	218	220	247
SPECIES	<i>Quercus agrifolia</i>	X	X	X
	<i>Quercus lobata</i>			
	<i>Quercus berberidifolia</i>			
	Other			
FORM	TREE HEIGHT (~ FEET)	23.0	20.0	23.0
	LEAN	S		W
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	9.9/31.0	8.0/25.0	7.5/23.5
PHYSICAL CONDITION	TRUNK CAVITY			
	TRUNK EXUDATION			
	TRUNK DAMAGE			
	BURIED ROOT COLLAR			
	EXPOSED ROOTS			
	WEAK CROTCH			
	FUNGAL DISEASE			
	INSECT DAMAGE			X
	FIRE DAMAGE (NEW/OLD)			
	BRANCH CAVITIES			
	MAINSTEM DIEBACK			
	TWIG/BRANCH DIEBACK			
	EPICORMIC GROWTH			X
	THIN FOLIAGE			
	DROUGHT STRESSED			
	UNBALANCED CROWN			
	EXC. HORIZONTAL BRANCH.			
	VIGOR (GOOD/MOD/POOR)	GOOD	GOOD	GOOD
TERRAIN (SLOPE/LEVEL)	SLOPE	LEVEL	SLOPE	
TREATMENT	REMOVE DEADWOOD			
	INSECT TREATMENT			
	DISEASE TREATMENT			
	SAFETY PRUNE			
RATING	HERITAGE			
	HEALTH	A	A	A
	AESTHETICS & CONFORMITY	A	A	A
		NOTES:	NOTES:	NOTES: Located on a slight slope; Scale insects present on underside of leaves.

PROJECT: Agoura Rd. Hotel

DATE: November 2015

PREPARER: E. Roberts

	TREE NUMBER	251		252		253
SPECIES	<i>Quercus agrifolia</i>	X		X		X
	<i>Quercus lobata</i>					
	<i>Quercus berberidifolia</i>					
	Other					
FORM	TREE HEIGHT (~ FEET)	15.0		15.0		18.0
	LEAN	S		S		SE
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	3.5/11.0		4.5/14.0		11.8/37.0
PHYSICAL CONDITION	TRUNK CAVITY					
	TRUNK EXUDATION					
	TRUNK DAMAGE					
	BURIED ROOT COLLAR					
	EXPOSED ROOTS					
	WEAK CROTCH					
	FUNGAL DISEASE					
	INSECT DAMAGE					
	FIRE DAMAGE (NEW/OLD)					
	BRANCH CAVITIES					
	MAINSTEM DIEBACK					
	TWIG/BRANCH DIEBACK					
	EPICORMIC GROWTH					
	THIN FOLIAGE	X		X		X
	DROUGHT STRESSED					
	UNBALANCED CROWN					
	EXC. HORIZONTAL BRANCH.					
VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD	
TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		SLOPE	
TREATMENT	REMOVE DEADWOOD					
	INSECT TREATMENT					
	DISEASE TREATMENT					
	SAFETY PRUNE					
RATING	HERITAGE					
	HEALTH	B		B		B
	AESTHETICS & CONFORMITY	B		B		C
			NOTES:		NOTES:	NOTES: Heavy lean

	TREE NUMBER	348		349		350	
SPECIES	<i>Quercus agrifolia</i>	X		X		X	
	<i>Quercus lobata</i>						
	<i>Quercus berberidifolia</i>						
	Other						
FORM	TREE HEIGHT (~ FEET)	8.0		20.0		14.0	
	LEAN	SE		NE & N		N	
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	2.2/7.0		11.8/37.0		2.9/9.0	
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X				X	
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH						
	THIN FOLIAGE	X		X			
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
	VIGOR (GOOD/MOD/POOR)	MOD		GOOD		GOOD	
TERRAIN (SLOPE/LEVEL)	LEVEL		SLOPE		SLOPE		
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	C		B		A	
	AESTHETICS & CONFORMITY	C		B		A	
		NOTES: Scale insects present on underside of leaves.				NOTES: Slight dieback of understory branches.	
						NOTES: Galls	

	TREE NUMBER	354		355					
SPECIES	<i>Quercus agrifolia</i>	X	NOTES: DBH measured below fork approximately 2.4' from base.	X	NOTES:	NOTES:			
	<i>Quercus lobata</i>								
	<i>Quercus berberidifolia</i>								
	Other								
FORM	TREE HEIGHT (~ FEET)	15.0					20.0		
	LEAN	S							
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	6.4/20.0					12.1/38.0		
PHYSICAL CONDITION	TRUNK CAVITY								
	TRUNK EXUDATION								
	TRUNK DAMAGE								
	BURIED ROOT COLLAR								
	EXPOSED ROOTS								
	WEAK CROTCH								
	FUNGAL DISEASE								
	INSECT DAMAGE								
	FIRE DAMAGE (NEW/OLD)								
	BRANCH CAVITIES								
	MAINSTEM DIEBACK								
	TWIG/BRANCH DIEBACK								
	EPICORMIC GROWTH								
	THIN FOLIAGE	X							
	DROUGHT STRESSED								
	UNBALANCED CROWN								
EXC. HORIZONTAL BRANCH.									
VIGOR (GOOD/MOD/POOR)	GOOD			GOOD					
TERRAIN (SLOPE/LEVEL)	SLOPE			LEVEL					
TREATMENT	REMOVE DEADWOOD								
	INSECT TREATMENT								
	DISEASE TREATMENT								
	SAFETY PRUNE								
RATING	HERITAGE								
	HEALTH	B		A					
	AESTHETICS & CONFORMITY	B		A					



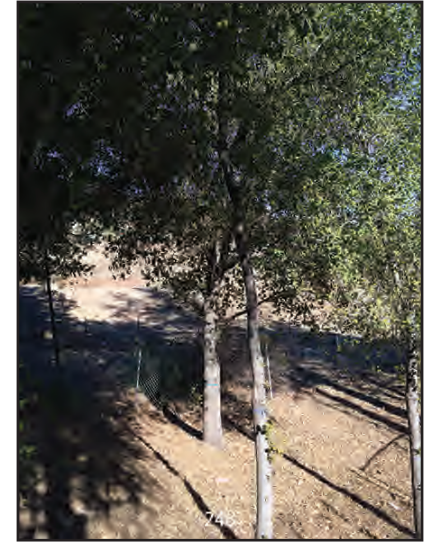
Tree #218



Tree #220



Tree #247



Tree #248



Tree #249



Trees #252, #251, #250



Tree #253



Tree #348



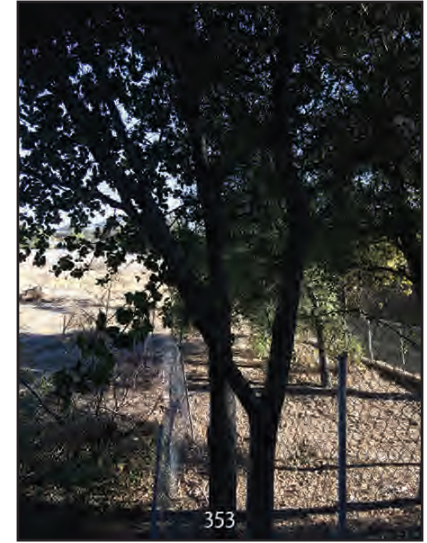
Tree #349



Tree #350



Tree #352



Tree #353



Tree #354



Tree #355



November 24, 2015

City of Agoura Hills
Department of Planning and Community Development
3001 Ladyface Court
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November 24, 2015

Response to Memorandum: CUP-01150, VAR-01153-2015, OAK-01153-2015, SIGN-00152-2015 -

Kruse Huntington Hotel Group - APN 2062-004-030

Page 2 of 2

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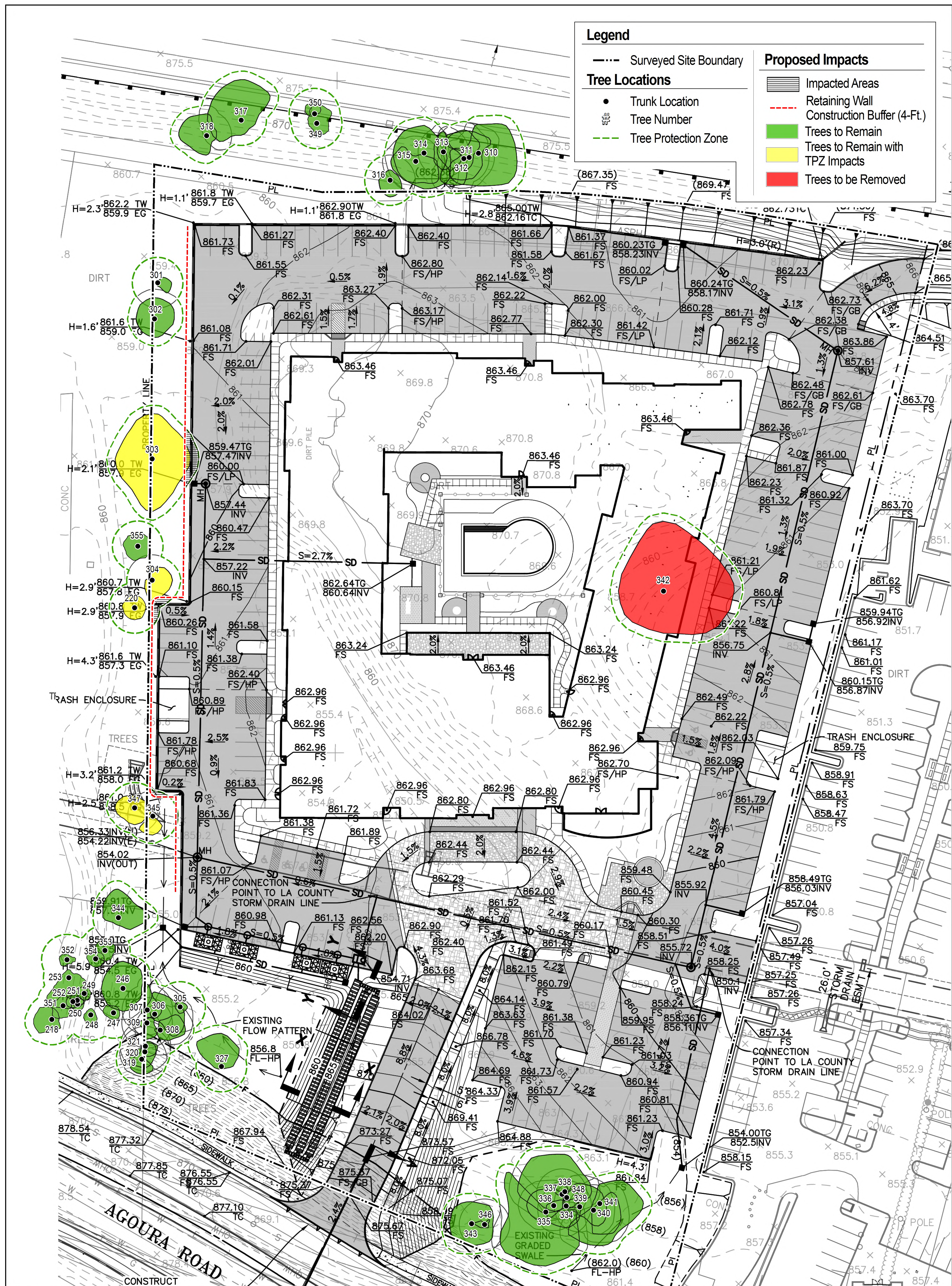
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Appendix 1 - Tree Survey Data Forms

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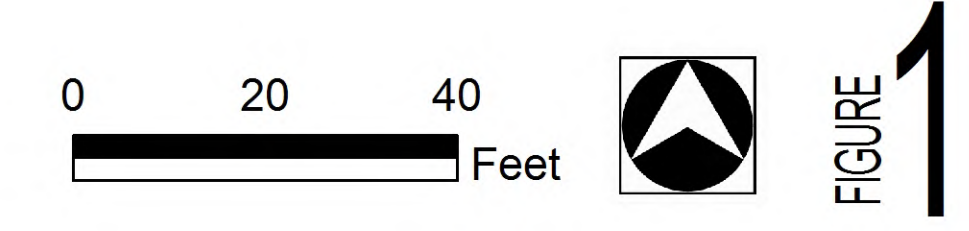


Source: Stantec, provided November 23, 2015.

AGOURA ROAD HOTEL - OAK TREE REPORT



Tree Location and Project Impacts Map



PROJECT: Agoura Rd. Hotel

DATE: November 2015

PREPARER: E. Roberts

	TREE NUMBER	218		220		247
SPECIES	<i>Quercus agrifolia</i>	X		X		X
	<i>Quercus lobata</i>					
	<i>Quercus berberidifolia</i>					
	Other					
FORM	TREE HEIGHT (~ FEET)	23.0		20.0		23.0
	LEAN	S				W
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	9.9/31.0		8.0/25.0		7.5/23.5
PHYSICAL CONDITION	TRUNK CAVITY					
	TRUNK EXUDATION					
	TRUNK DAMAGE					
	BURIED ROOT COLLAR					
	EXPOSED ROOTS					
	WEAK CROTCH					
	FUNGAL DISEASE					
	INSECT DAMAGE					X
	FIRE DAMAGE (NEW/OLD)					
	BRANCH CAVITIES					
	MAINSTEM DIEBACK					
	TWIG/BRANCH DIEBACK					
	EPICORMIC GROWTH					X
	THIN FOLIAGE					
	DROUGHT STRESSED					
	UNBALANCED CROWN					
	EXC. HORIZONTAL BRANCH.					
	VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD
TERRAIN (SLOPE/LEVEL)	SLOPE		LEVEL		SLOPE	
TREATMENT	REMOVE DEADWOOD					
	INSECT TREATMENT					
	DISEASE TREATMENT					
	SAFETY PRUNE					
RATING	HERITAGE					
	HEALTH	A		A		A
	AESTHETICS & CONFORMITY	A		A		A
			NOTES:		NOTES:	
						NOTES: Located on a slight slope; Scale insects present on underside of leaves.

PROJECT: Agoura Rd. Hotel

DATE: November 2015

PREPARER: E. Roberts

	TREE NUMBER	251		252		253
SPECIES	<i>Quercus agrifolia</i>	X	NOTES:	X	NOTES:	X
	<i>Quercus lobata</i>					
	<i>Quercus berberidifolia</i>					
	Other					
FORM	TREE HEIGHT (~ FEET)	15.0		15.0		18.0
	LEAN	S		S		SE
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	3.5/11.0		4.5/14.0		11.8/37.0
PHYSICAL CONDITION	TRUNK CAVITY					
	TRUNK EXUDATION					
	TRUNK DAMAGE					
	BURIED ROOT COLLAR					
	EXPOSED ROOTS					
	WEAK CROTCH					
	FUNGAL DISEASE					
	INSECT DAMAGE					
	FIRE DAMAGE (NEW/OLD)					
	BRANCH CAVITIES					
	MAINSTEM DIEBACK					
	TWIG/BRANCH DIEBACK					
	EPICORMIC GROWTH					
	THIN FOLIAGE	X	X	X		
	DROUGHT STRESSED					
	UNBALANCED CROWN					
	EXC. HORIZONTAL BRANCH.					
VIGOR (GOOD/MOD/POOR)	GOOD	GOOD	GOOD			
TERRAIN (SLOPE/LEVEL)	SLOPE	SLOPE	SLOPE			
TREATMENT	REMOVE DEADWOOD					
	INSECT TREATMENT					
	DISEASE TREATMENT					
	SAFETY PRUNE					
RATING	HERITAGE					
	HEALTH	B	B	B		
	AESTHETICS & CONFORMITY	B	B	C		
				NOTES: Heavy lean		

	TREE NUMBER	348		349		350			
SPECIES	<i>Quercus agrifolia</i>	X	NOTES: Scale insects present on underside of leaves.	X	NOTES: Slight dieback of understory branches.	X	NOTES: Galls		
	<i>Quercus lobata</i>								
	<i>Quercus berberidifolia</i>								
	Other								
FORM	TREE HEIGHT (~ FEET)	8.0				20.0			14.0
	LEAN	SE				NE & N			N
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	2.2/7.0				11.8/37.0			2.9/9.0
PHYSICAL CONDITION	TRUNK CAVITY								
	TRUNK EXUDATION								
	TRUNK DAMAGE								
	BURIED ROOT COLLAR								
	EXPOSED ROOTS								
	WEAK CROTCH								
	FUNGAL DISEASE								
	INSECT DAMAGE	X							X
	FIRE DAMAGE (NEW/OLD)								
	BRANCH CAVITIES								
	MAINSTEM DIEBACK								
	TWIG/BRANCH DIEBACK								
	EPICORMIC GROWTH								
	THIN FOLIAGE	X		X					
	DROUGHT STRESSED								
	UNBALANCED CROWN								
	EXC. HORIZONTAL BRANCH.								
VIGOR (GOOD/MOD/POOR)	MOD		GOOD		GOOD				
TERRAIN (SLOPE/LEVEL)	LEVEL		SLOPE		SLOPE				
TREATMENT	REMOVE DEADWOOD								
	INSECT TREATMENT								
	DISEASE TREATMENT								
	SAFETY PRUNE								
RATING	HERITAGE								
	HEALTH	C		B		A			
	AESTHETICS & CONFORMITY	C		B		A			

	TREE NUMBER	351		352		353	
SPECIES	<i>Quercus agrifolia</i>	X		X		X	
	<i>Quercus lobata</i>						
	<i>Quercus berberidifolia</i>						
	Other						
FORM	TREE HEIGHT (~ FEET)	20.0		10.0		16.0	
	LEAN	W					
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	11.1/35.0		4.1/13.0		4.8/15.0	
				3.8/12.0		5.4/17.0	
				2.5/8.0			
PHYSICAL CONDITION	TRUNK CAVITY						
	TRUNK EXUDATION						
	TRUNK DAMAGE						
	BURIED ROOT COLLAR						
	EXPOSED ROOTS						
	WEAK CROTCH						
	FUNGAL DISEASE						
	INSECT DAMAGE	X		X			
	FIRE DAMAGE (NEW/OLD)						
	BRANCH CAVITIES						
	MAINSTEM DIEBACK						
	TWIG/BRANCH DIEBACK						
	EPICORMIC GROWTH			X			
	THIN FOLIAGE			X		X	
	DROUGHT STRESSED						
	UNBALANCED CROWN						
	EXC. HORIZONTAL BRANCH.						
VIGOR (GOOD/MOD/POOR)	GOOD		GOOD		GOOD		
TERRAIN (SLOPE/LEVEL)	SLOPE		SLOPE		LEVEL		
TREATMENT	REMOVE DEADWOOD						
	INSECT TREATMENT						
	DISEASE TREATMENT						
	SAFETY PRUNE						
RATING	HERITAGE						
	HEALTH	A		B		A	
	AESTHETICS & CONFORMITY	A		B		A	
		NOTES: Evidence of leaf miners.				NOTES: Scale insects present on underside of leaves.	
						NOTES:	

	TREE NUMBER	354		355					
SPECIES	<i>Quercus agrifolia</i>	X	NOTES: DBH measured below fork approximately 2.4' from base.	X	NOTES:	NOTES:			
	<i>Quercus lobata</i>								
	<i>Quercus berberidifolia</i>								
	Other								
FORM	TREE HEIGHT (~ FEET)	15.0					20.0		
	LEAN	S							
	TRUNK DIAMETER / CIRCUMFERENCE (INCHES)	6.4/20.0					12.1/38.0		
PHYSICAL CONDITION	TRUNK CAVITY								
	TRUNK EXUDATION								
	TRUNK DAMAGE								
	BURIED ROOT COLLAR								
	EXPOSED ROOTS								
	WEAK CROTCH								
	FUNGAL DISEASE								
	INSECT DAMAGE								
	FIRE DAMAGE (NEW/OLD)								
	BRANCH CAVITIES								
	MAINSTEM DIEBACK								
	TWIG/BRANCH DIEBACK								
	EPICORMIC GROWTH								
	THIN FOLIAGE	X							
	DROUGHT STRESSED								
	UNBALANCED CROWN								
EXC. HORIZONTAL BRANCH.									
VIGOR (GOOD/MOD/POOR)	GOOD			GOOD					
TERRAIN (SLOPE/LEVEL)	SLOPE			LEVEL					
TREATMENT	REMOVE DEADWOOD								
	INSECT TREATMENT								
	DISEASE TREATMENT								
	SAFETY PRUNE								
RATING	HERITAGE								
	HEALTH	B		A					
	AESTHETICS & CONFORMITY	B		A					



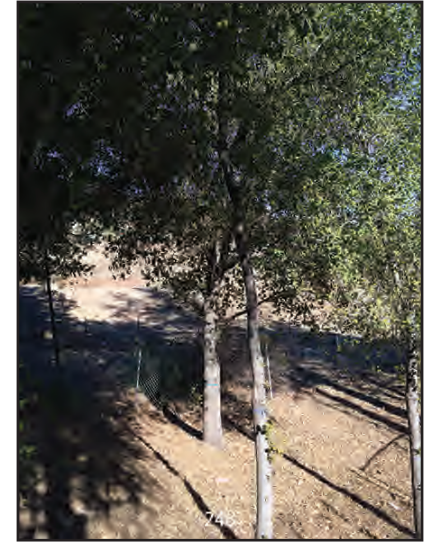
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Trees #252, #251, #250



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Tree #348



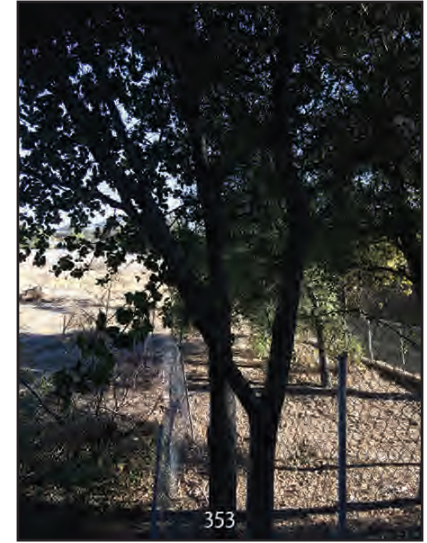
Tree #349



Tree #350



Tree #352



Tree #353



Tree #354



Tree #355