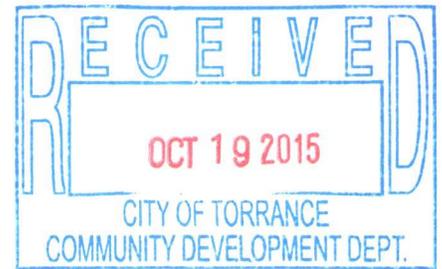


COOKE & ASSOCIATES  
400 E. COMPTON BLVD.  
COMPTON CA 90221  
310-722-2707



August 31, 2015

Mr. Ali Awad, Prairie Inc.  
11916 Prairie Ave.  
Hawthorne, California 90250

RE: Senior Housing: 176th St. & Prairie Ave. Biological Resources Survey  
Prairie Inc. Job No. 3256

Mr. Awad,

The present Report has been prepared to summarize the results of a biological resources survey of one parcel totaling 1.7 acres in the City of Torrance, in South Los Angeles County (Figure 1).

#### **A. Project Location and Description**

The property is north-east of the intersection of Prairie Avenue and 176<sup>th</sup> Street, immediately west of Interstate 405 freeway (I-405) and south of the Artesia Boulevard onramp. An existing carwash (17500 Prairie Avenue) and the I-405 freeway abuts the northern site boundary. The property is bound by Prairie Avenue to the west and I-405 freeway to the east.

The legal description reads as follows: *Those portions of Lot 3 and 4 of the resurvey of R. O. Hickman Tract, as shown on map recorded in book 5, page 193 of maps in the office of County Recorder of said County, as acquired by the State of California in parcel 56058-1 of final order of condemnation, Superior Court case No. C 34 207, in and for said County, a certified copy of which was recorded August 14, 1979, as Instrument NO.79-898744 of official records in said office.*

The applicant is proposing to construct a mixed-use building with three (3) commercial units and fifty-eight (58) senior condominium units with associated parking and landscaping on the site. Access would be provided off of Prairie Avenue.

## B. Survey Methods and Limitations

The property was surveyed on foot on August 31, 2015 between 10:30 A.M. and 12:30 P.M. The weather was clear with temperatures in the upper 70s, low 80s. Field observations were noted, including plant species occurring on-site. Vegetation was mapped (Figure 3), and photographs were also taken to document site conditions (Figures 4 and 5).

## C. Existing Conditions

The site does not lie within any FEMA Flood Zones or Los Angeles County Floodways. Elevations average around 78 feet above mean sea level (AMSL).

**Vegetation.** The majority of the on-site vegetation is non-existent. A significant portion to the ground surface is paved. The remainder of the ground surface is disturbed soil with no irrigation to support plantings.

The majority of the on-site vegetation is non-native. The ground surface has been mulched and irrigation has not been installed to support spaced plantings of native golden bush (*Socoma veneta*) interspersed with a non-native species of sage (*Salvia* sp.)

Other areas are barren and disturbed, as shown in the photographs. A few native golden bush and coyote brush (*Baccharis pilularis*) occur on the eastern tip of the property, but no native vegetative communities occur on or adjacent to the site. The only other plants observed on the property were weedy species (nettle, mustards, and garland chrysanthemum).

**Wildlife.** The project site is a single parcel located South-East of the intersection of Prairie Avenue and 175th Place. No birds, mammals, or reptiles were observed on or adjacent to the property. It is expected that bird species common in urban areas may utilize portions of the site, particularly trees located in adjacent lots, when leafed out.

**Rare and/or Endangered or Sensitive Species.** No federal, state, or locally-listed plant or animal species were observed or are expected to occur due to surrounding development and the disturbed nature of the property.

## D. Project Impacts and Mitigation Measures

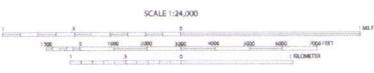
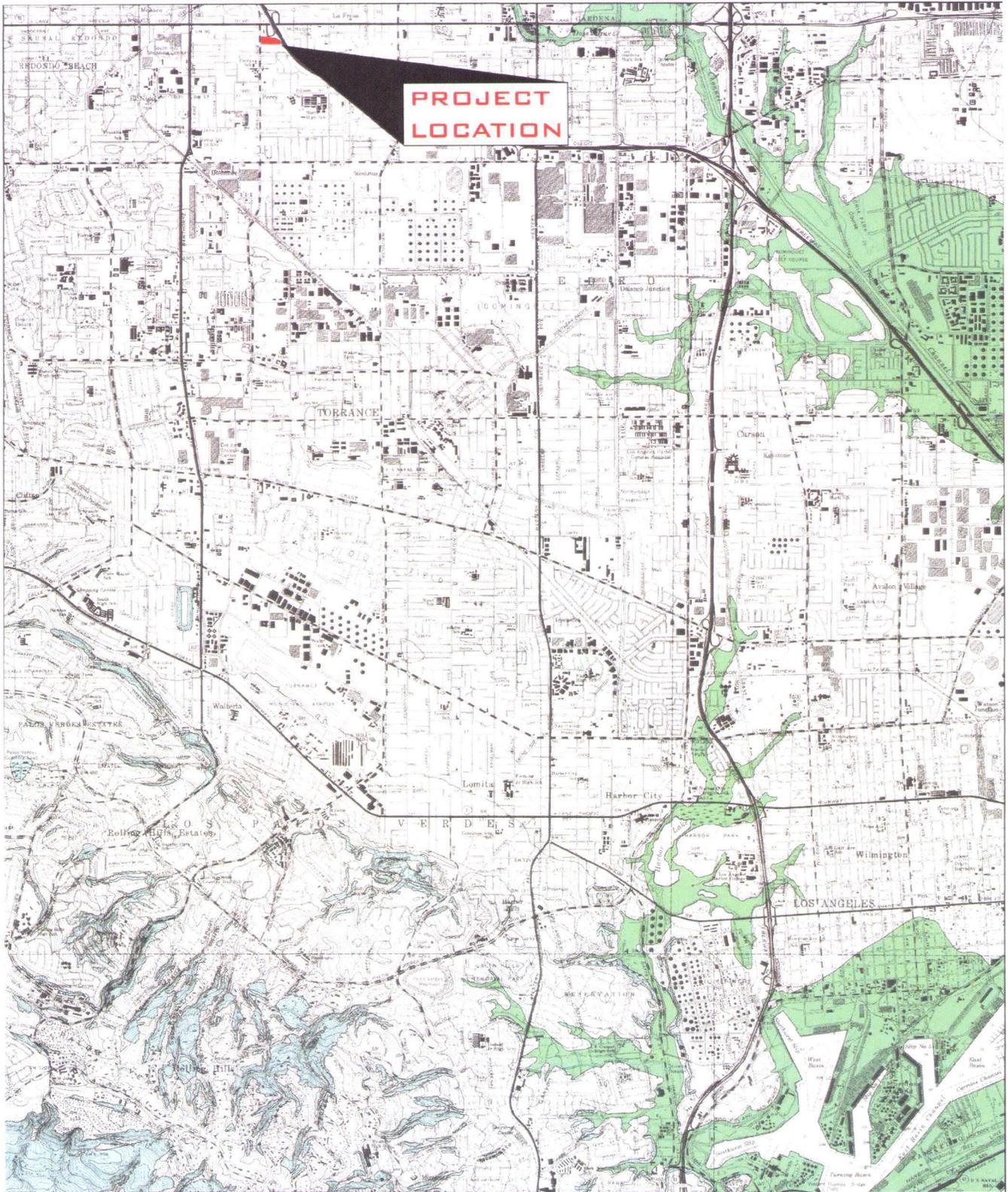
The proposed site plan is shown in Figure 6. No direct or indirect biological impacts are expected to occur and thus no mitigation measures are required.

Conway Cooke, P.E. Lic. 77195  
Conway Cook and Associates

Attachments





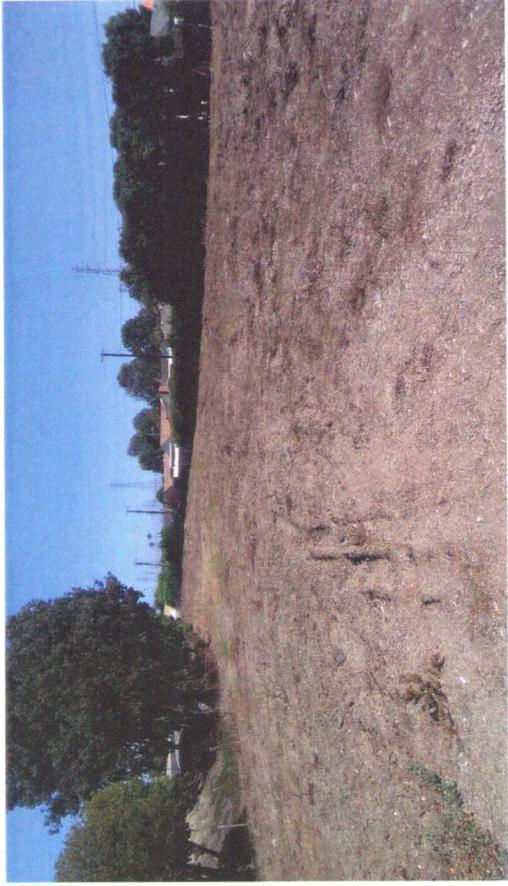


**PRAIRIE INC.**  
 11444 ACACIA AVE.  
 HAWTHORNE, CA 90250

**PROJECT LOCATION ON USGS 7.5'  
 TORRANCE QUADRANGLE**

**FIGURE 2**





**PRAIRIE INC.**  
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HAWTHORNE, CA 90250

**LANDSCAPED AND DISTURBED AREAS**

**FIGURE 4**



LANDSCAPED FRONTAGE



NON-NATIVE VEGETATION



NON-NATIVE VEGETATION

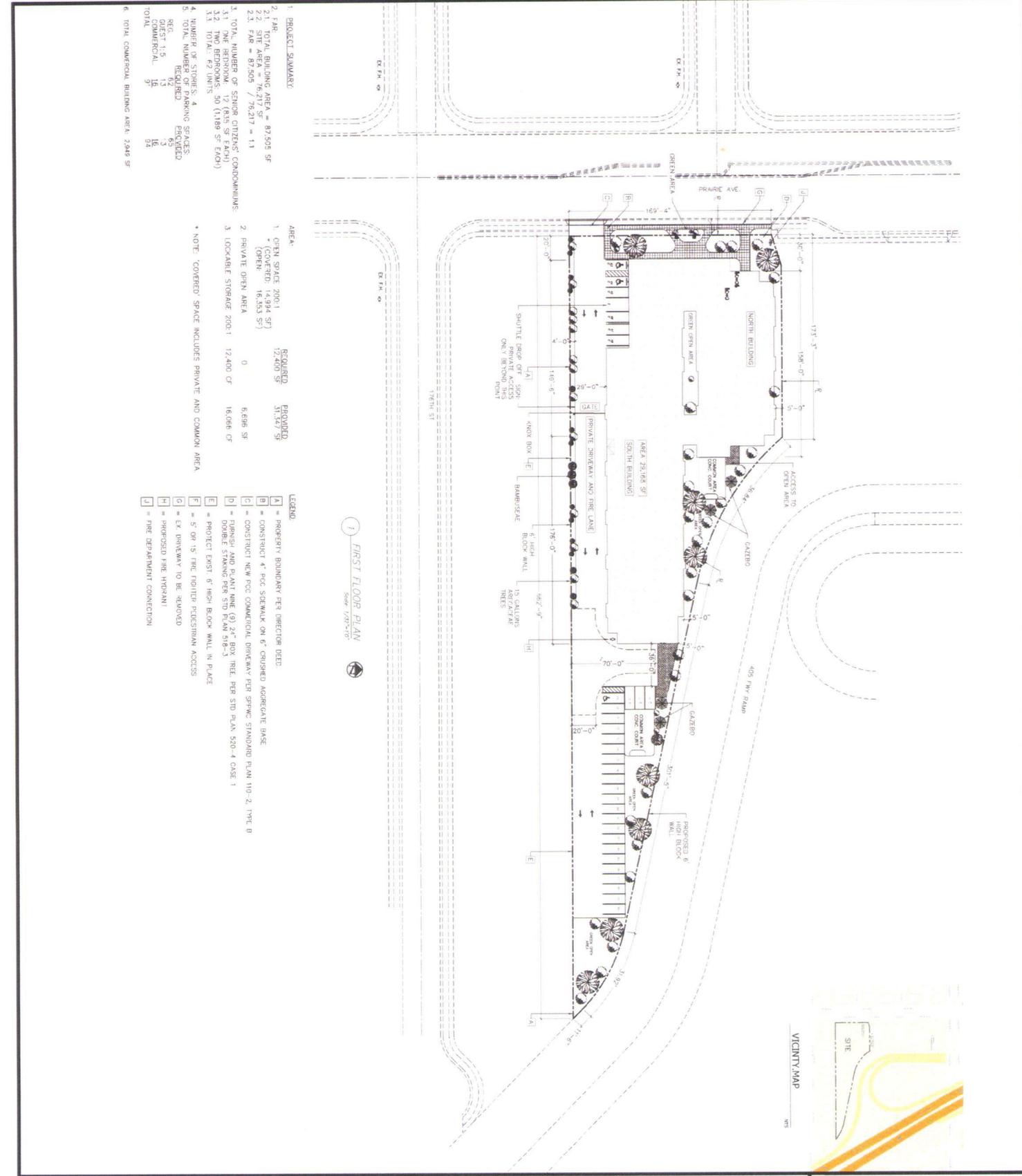


NON-NATIVE VEGETATION

**PRAIRIE INC.**  
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HAWTHORNE, CA 90250

**ONSITE VEGETATION**

**FIGURE 5**



1. PROJECT SUMMARY

- 2.1 PAR. TOTAL BUILDING AREA = 87,505 SF
- 2.2 SITE AREA = 76,217 SF
- 2.3 PAR = 87,505 / 76,217 = 1.1

3. TOTAL NUMBER OF SENIOR CITIZENS CONDOMINIUMS

- 3.1 ONE BEDROOM: 12 (835 SF EACH)
- 3.2 TWO BEDROOMS: 50 (1,188 SF EACH)
- 3.3 TOTAL: 62 UNITS

4. NUMBER OF STORES: 4

5. TOTAL NUMBER COMMON SPACES

REG.	62	PROVIDED
OBJECT	13	2
COMMERCIAL	9	92
TOTAL		

6. TOTAL COMMERCIAL BUILDING AREA: 2,945 SF

AREA:

1. OPEN SPACE 200.1	REQUIRED	PROVIDED
* (COVERED: 14,994 SF)	12,500 SF	5,120 SF
2. PRIVATE OPEN AREA	0	6,596 SF
3. LOCKABLE STORAGE 200.1	12,400 CF	16,086 CF

LEGEND

A	= PROPERTY BOUNDARY PER DIRECTOR DEED
B	= CONSTRUCT 4" PCC SIDEWALK ON 6" CRUSHED AGGREGATE BASE
C	= CONSTRUCT NEW PCC COMMERCIAL DRIVEWAY PER SFPWC STANDARD PLAN 110-2, TYPE B
D	= FINISH AND PLANT NINE (9) 24" BOX REE. PER STD. PLAN 500-4 CASE 1
E	= PROTECT EXIST. 6" HIGH BLOCK WALL IN PLACE
F	= 5" OR 15" FIRE RIGIDITY PEDESTRIAN ACCESS
G	= EX. DRIVEWAY TO BE REMOVED
H	= PROPOSED FIRE HYDRANT
J	= FIRE DEPARTMENT CONNECTION

1 FIRST FLOOR PLAN  
Scale: 1/32"=1'-0"

**PRAIRIE INC.**  
11444 ACACIA AVE.  
HAWTHORNE, CA 90250

**SITE PLAN**

**FIGURE 6**