

Thursday, August 20, 2009

NJD, Ltd.
3300 E First Street, Suite 510
Denver, CO 80206
626-945-9180

REGARDING: UPDATED TREE CONSTRAINTS SURVEY COVERING ADDITIONAL AREA RELATED TO THE MAIN ACCESS FOR THE PROJECT. TTM 70583, WITHIN THE CITY OF SAN DIMAS CALIFORNIA

On August 17 and 19, 2009 L&L Environmental Inc. (L&L) visited the southern portion of the project (Figure 2) for the purposes of including additional area needed for the project main access road. Of the ±312 acre property previously studied in the L&L report dated July 2009 and titled Special Status Plant Species, Coastal California Gnatcatcher, Tree Constraints / Mature Significant Tree Survey and a Review of the Jurisdictional Areas of TT Map 70583, City of San Dimas, CA, which included parcels: 8665-001-004, 8665-001-005, 8665-001-009, 8665-001-012, 8665-003-001, 8678-030-033 within Sections 27 and 34 of Township 1 North, Range 10 West, (USGS Glendora 7.5' Topographic Quadrangle Map), L&L surveyed an additional ±6.5 acres of potential impact.

Consistent with our original study, L&L found the level of disturbance within this additional access road area to be moderate. Disturbances were related to previous occupational uses and existing and previous agricultural/ranching uses of the property. Evidence of recent weed abatement activity was noted during the field visit. Invasive non-native grasses are present within the more disturbed areas and in the understory of the less disturbed areas. The site is fenced and the access point is a locked gate. Steep terrain and/or dense vegetative cover prevent vehicular travel throughout much of the site. Some off-road vehicle, pedestrian, biking, and equestrian activity is evident and signs of grazing activities are present.

Several special status species were identified onsite in the original study and those species that may utilize this additional area include: Cooper's hawk and loggerhead shrike. Special status plants were not identified as present and no California gnatcatcher were observed or identified as present within this additional area.

Possible habitat for burrowing owl (low potential) is present; however, no owls, owl burrows, or owl sign were observed during site visits. Focused surveys were not conducted, nor are they recommended at this time; however, the area should be included in a preconstruction burrowing owl clearance survey prior to the start of any project related construction or disturbance, including demolition.

Trees suitable for raptor nesting are present within the additional study area. A preconstruction raptor clearance survey should be conducted prior to the start of any project related construction or disturbance, including demolition/tree removals. If nesting birds are present, avoidance of nesting areas within a distance of 500 ft. will be required until all juvenile birds have fledged and/or an authorized biologist has verified that the nest has otherwise become inactive.

The overall ownership/parcel assemblage contains an estimated four thousand (4000) trees. A July 2009 L&L study identified 220 coast live oak, 138 walnut, 5 sycamore, and 67 *Eucalyptus* trees within the proposed project footprint as meeting the City of San Dimas definition of a "mature significant tree." This addendum has identified an additional 7 coast live oaks, 1 pine, 2 hemlock, 1 *Eucalyptus*, 15 walnut, and 4 pepper (Peruvian) trees meeting the city guidelines as mature/significant trees (Table 1).

Previous documentation of the property indicates (and L&L concurs) that approximately four thousand (4,000) trees are present on the property. During the previous (July) and current (August) surveys of the DE a total of 227 coast live oak (5.7% of the estimated total trees on site), 153 walnut (3.8%), 5 sycamore (0.1%), 1 pine (0.0%), 2 hemlock (0.0%), 4 pepper trees (0.1%), and 68 (1.7%) *Eucalyptus* trees were identified and mapped that met the City of San Dimas definition of "mature significant tree." An estimated total of 460 trees may be impacted within the DE, representing approximately 11.5% of the trees present within the property. Of the trees planned for impact, only 388 (9.7% of all trees on the property) are native species.

The City of San Dimas and state and federal agencies may at their discretion require mitigation for tree removal. However, *Eucalyptus* and Pepper trees are not native to California and are generally considered a fire hazard by city/county fire departments. Furthermore, they are recognized as an invasive species and are uniformly recommended by the Department of Fish and Game for removal from jurisdictional areas, wetland systems, and drainages.

Beyond the proposed development impacts to mature and significant trees, the project proposes to impact drainages under state and federal jurisdiction. Regulatory permits (404/401/1602) and

updated ACOE forms (new Arid West Guidelines) are recommended concurrent with the CEQA process.

Questions related to this project addendum may be directed to the undersigned.

Sincerely,
L&L Environmental, Inc.



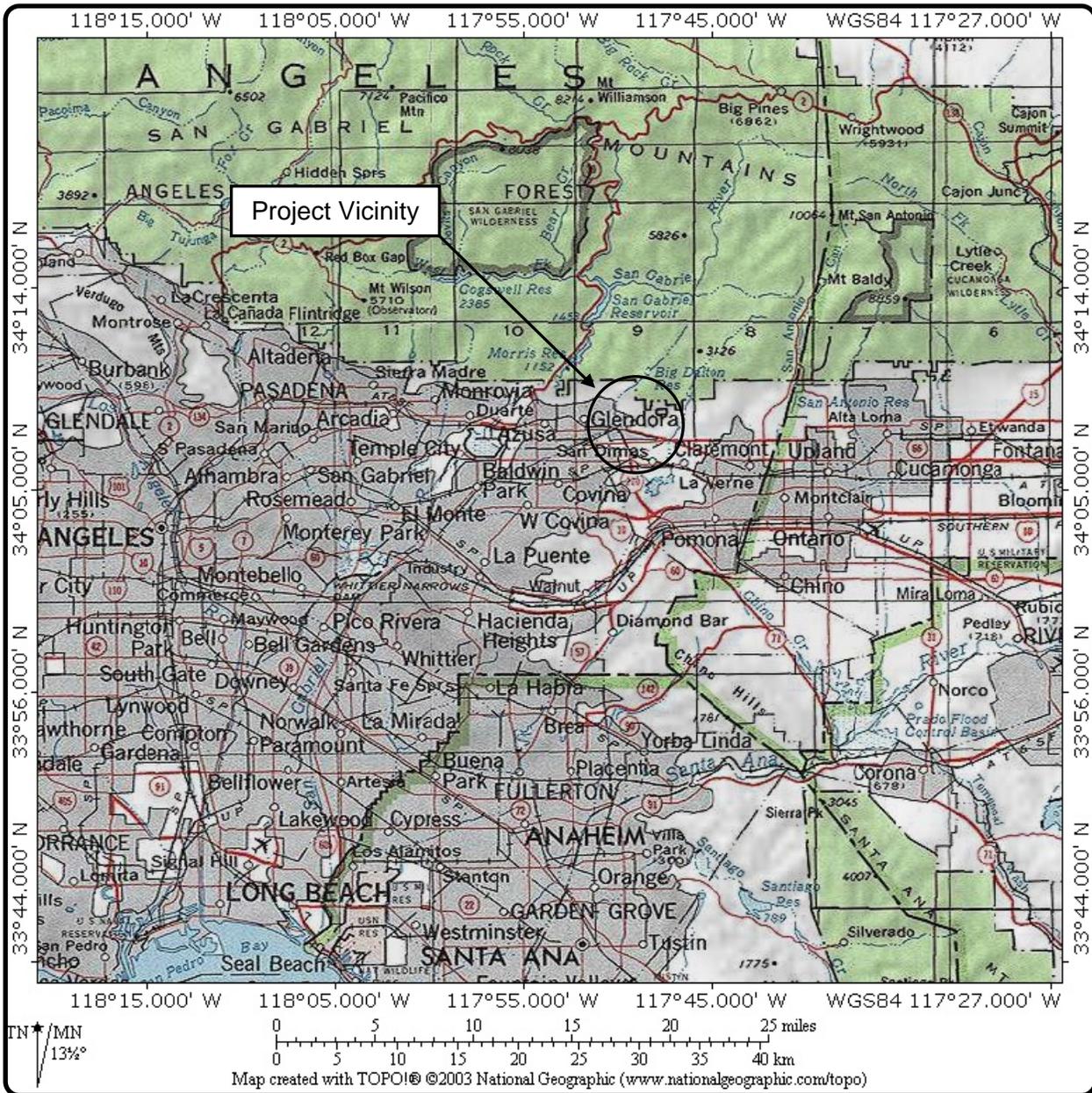
Leslie Nay Irish
Principal

LNI/nrp

Encl: Updated Project Figures 1-7

Table 1. Significant Mature Trees identified within the access road revisions area of San Dimas.

ID #	Tree Species	Height (ft.)	# of Trunks	Cummulative DBH (in.)	Overall Rating	Comments
1	Coast Live Oak	30	1	36	8	Pepper tree growing in understory
2	Coast Live Oak	55	1	60	8	
3	Pine	65	1	30	7	
4	Hemlock	65	1	24	8	
5	Hemlock	25	2	24	7	
6	Coast Live Oak	25	1	24	8	
7	Eucalyptus	70	1	60	8	
8	Walnut	45	2	36	7	Barbwire around trunk
9	Walnut	35	2	24	6	Lots of die back
10	Walnut	40	1	20	6	Significant die back
11	Walnut	30	1	12	8	
12	Walnut	30	3	44	8	
13	Pepper Tree	25	2	30	7	Dead branches
14	Pepper Tree	35	2	38	7	Significant die back
15	Walnut	25	2	30	6	Dead branches
16	Pepper Tree	30	1	30	7	Lots of die back
17	Walnut	35	1	36	8	
18	Walnut	30	1	15	7	
19	Pepper Tree	70	8	180	7	Split down the middle, still growing
20	Walnut	40	1	60	8	
21	Walnut	20	5	60	7	Brown leaves, broken branches
22	Walnut	20	2	36	7	
23	Walnut	40	2	48	7	Dead branches, woodpecker damage
24	Walnut	45	2	18	7	Woodpecker damage
25	Walnut	35	2	30	7	
26	Walnut	30	2	30	7	
27	Coast Live Oak	30	1	30	9	
28	Coast Live Oak	30	1	30	9	
29	Coast Live Oak	30	1	30	9	
30	Coast Live Oak	30	1	30	9	



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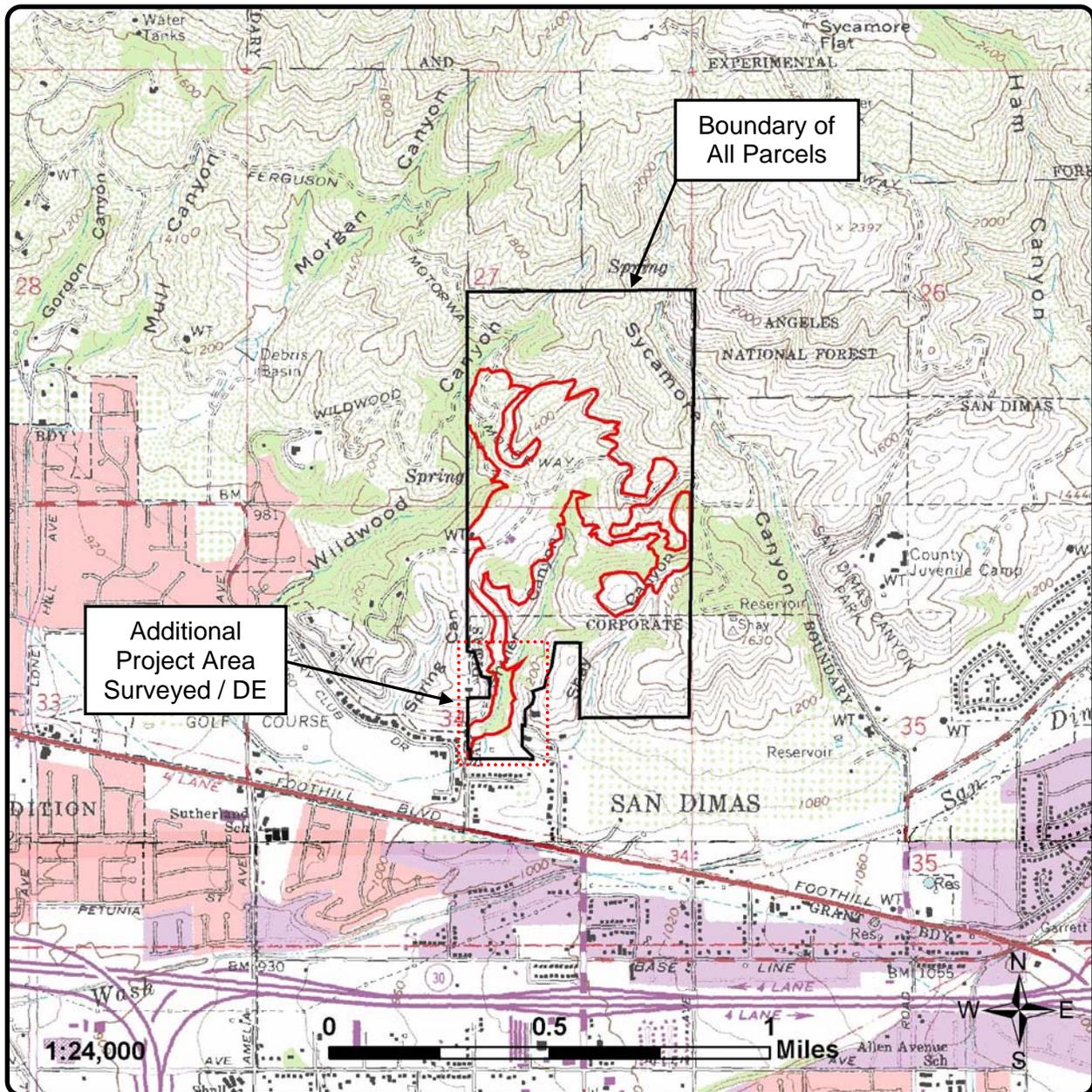
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Figure 1

Project Vicinity Map

*City of San Dimas
County of Los Angeles, California*



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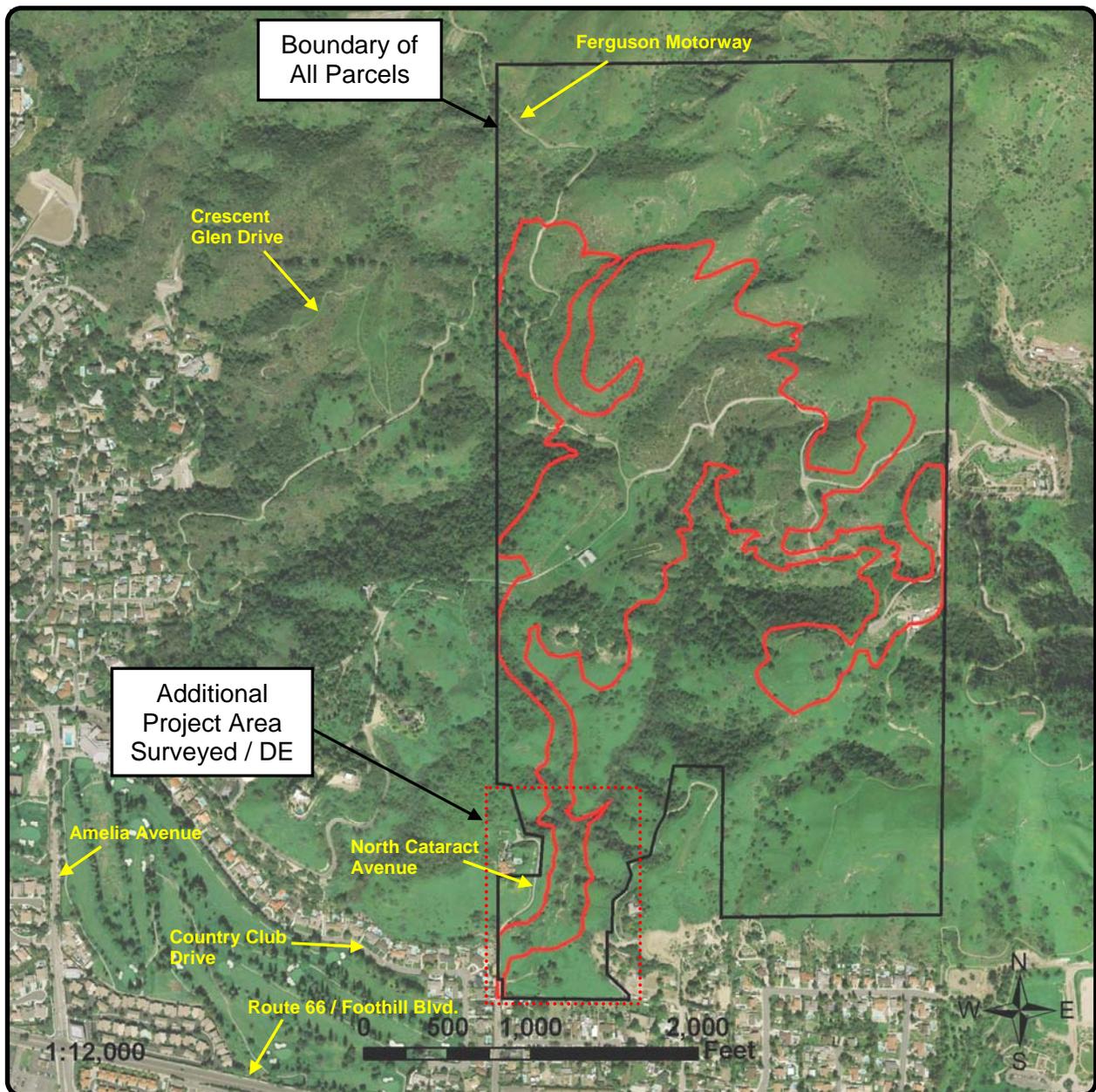
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Figure 2

Project Location Map
(USGS Glendora [1972] quadrangle)

City of San Dimas
County of Los Angeles, California



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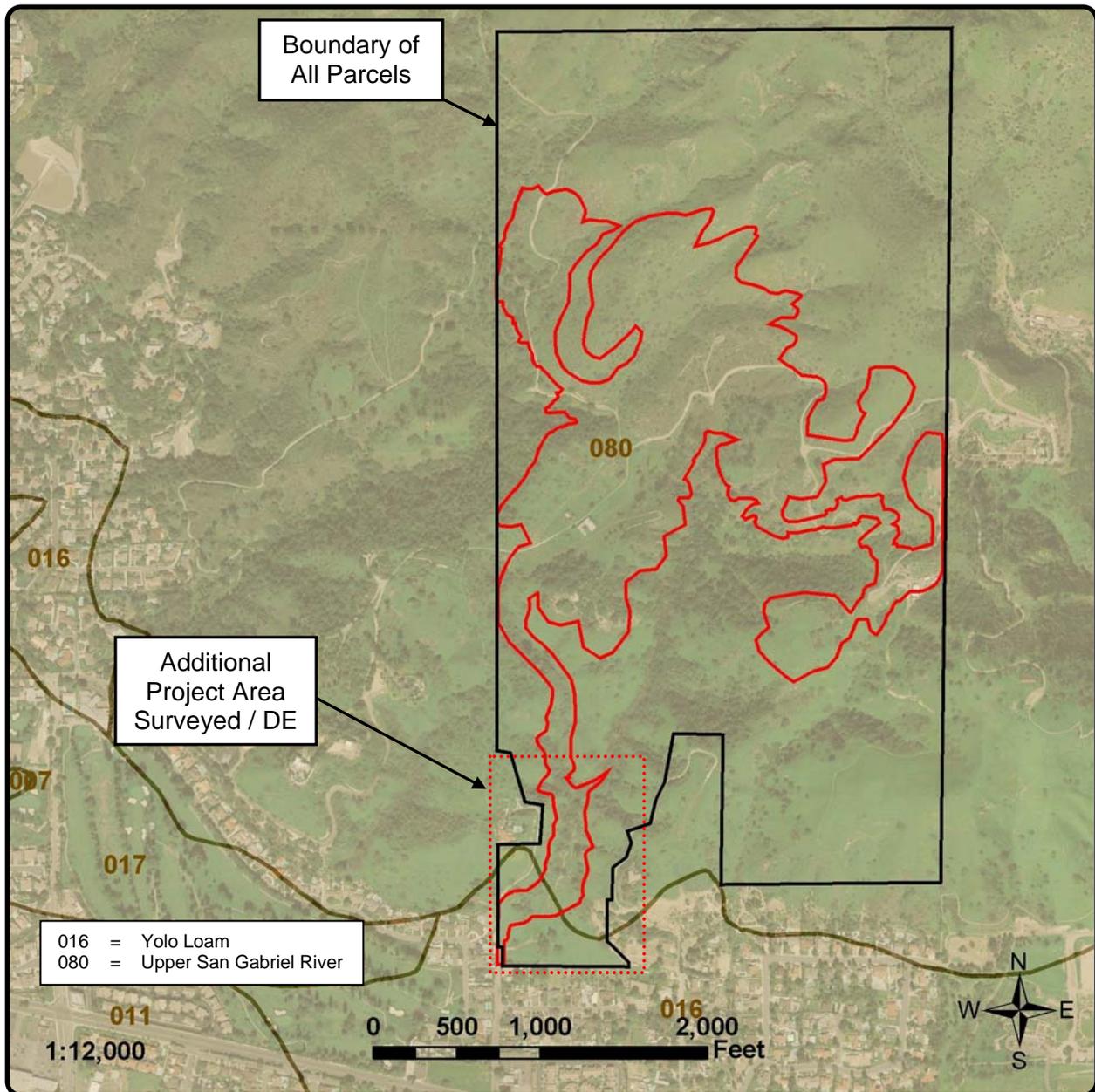
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Figure 3

Aerial Photograph

(Photo provided by GlobeXplorer, 2008-03-01)

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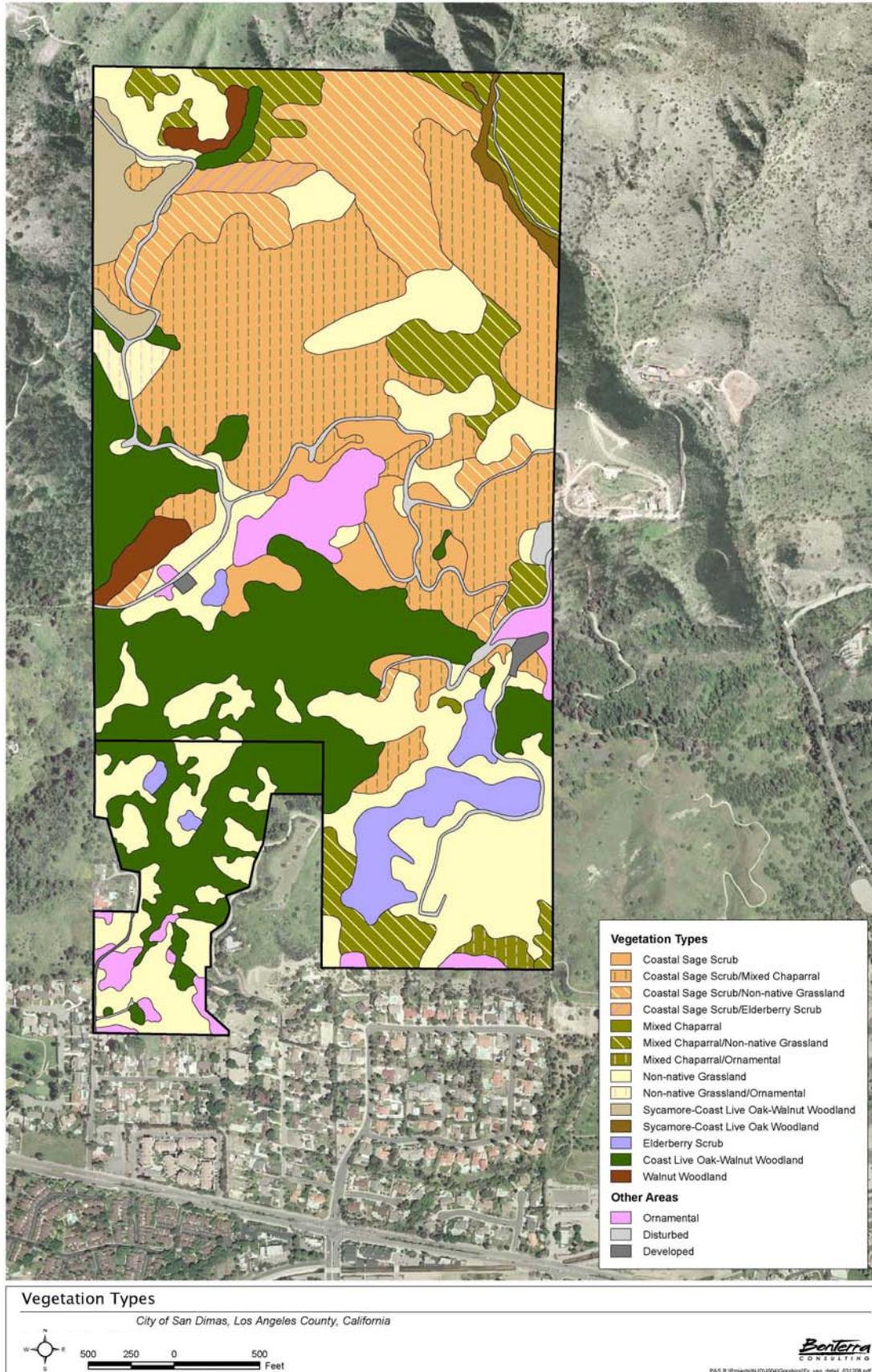
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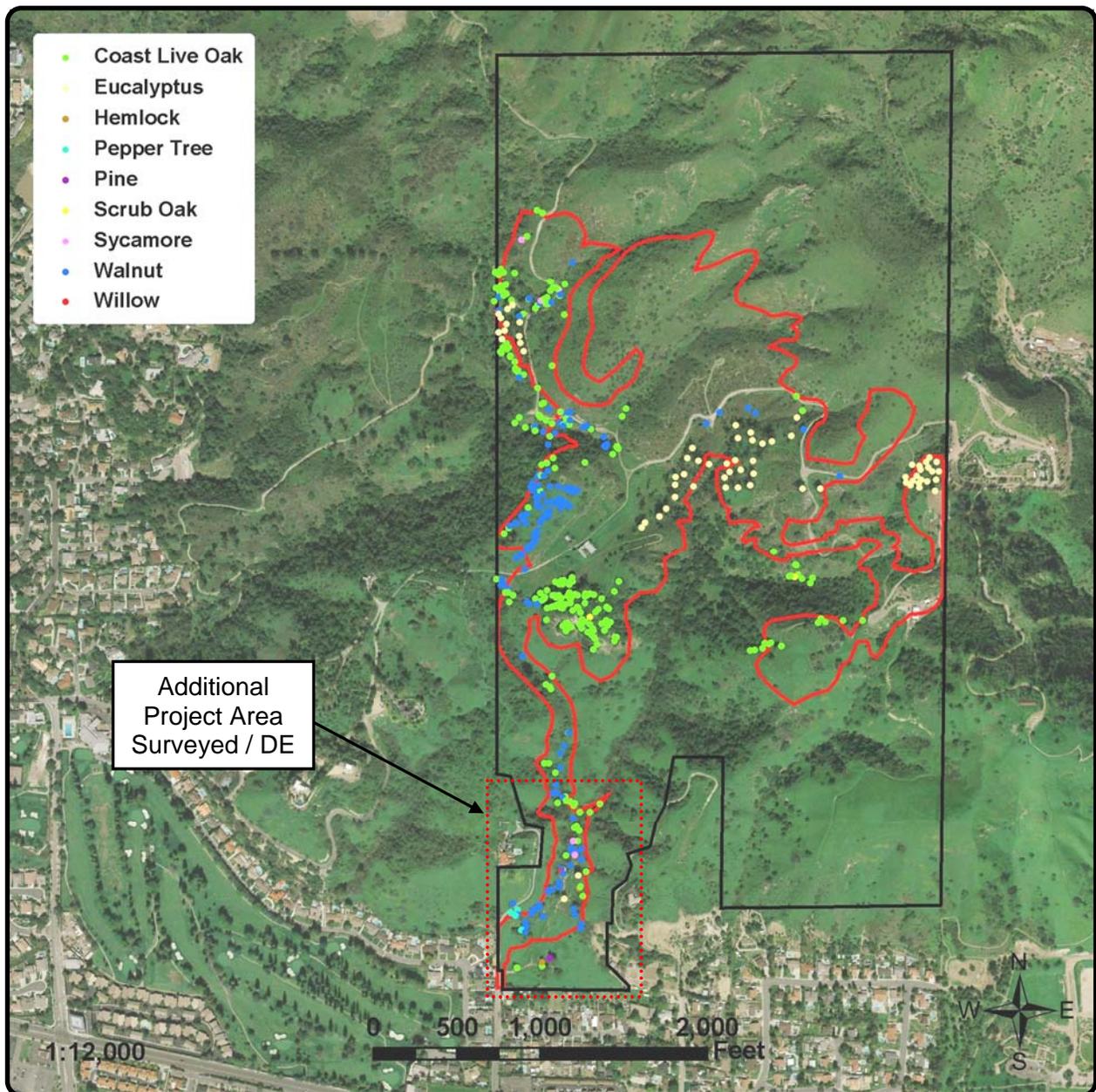
Figure 4

Soils Map

(Photo provided by GlobeExplorer, 2008-03-01,
Soils from - <http://ladpw.org/wrd/publication>)

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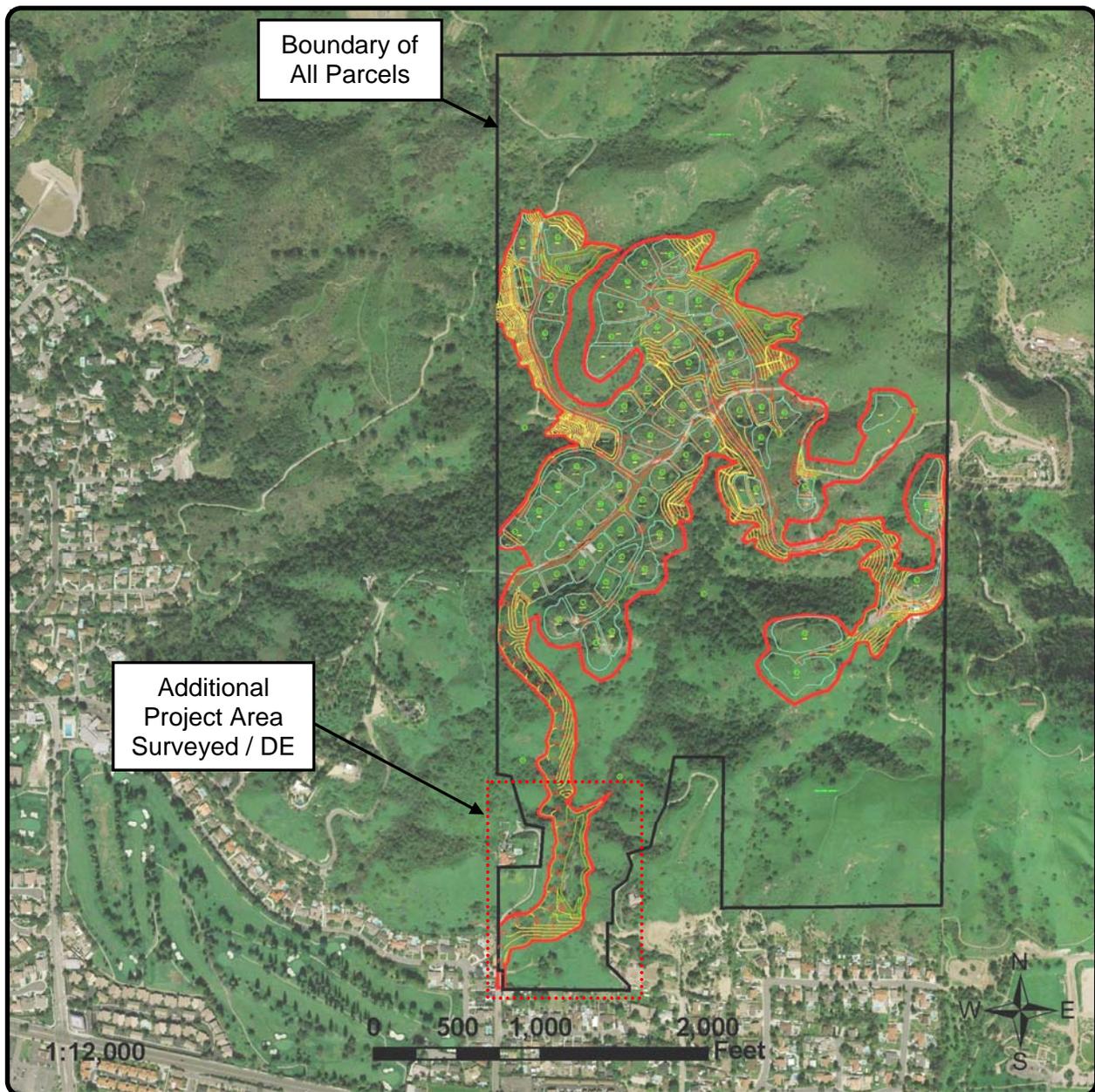
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Figure 6

Mature Significant Trees
(Photo provided by GlobeExplorer, 2008-03-01)

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Figure 7

Development Plan

(Photo provided by GlobeXplorer, 2008-03-01,
Plan provided by Fuscoe Engineering, 2009-07-27)

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