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147 PRENTISS STREET, THOUSAND OAKS, CA 91306
805.423.8443 ∞ BENSONBIOLOGICAL@GMAIL.COM

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Stu Warford
Conejo Valley Church of Christ
2525 E. Hillcrest Drive
Thousand Oaks, CA 91362-3121

Subject: Biological Survey Report of Findings for the Conejo Valley Church of Christ, Ventura County, California

Dear Mr. Stu Warford:

The following report of findings presents the results of a biological resources survey completed for proposed project activities at the Conejo Valley Church of Christ property located at 2525 Hillcrest Road, Thousand Oaks, Ventura County, California. The primary objectives of the biological survey and report of findings were as follows: a) determine the type and extent of plant communities present within the property and adjacent areas, b) identify special-status flora and fauna (plants and wildlife) species, or suitable habitat for potentially occurring special-status species within the property, and c) evaluate the impacts to biological resources within the property that may result from the proposed project. In addition, this report provides recommended avoidance and minimization measures to incorporate into the project design to protect sensitive resources on the property to the greatest extent possible. This report is intended to supplement project permit applications with the City of Thousand Oaks, as necessary.

The property is located on the east side of East Hillcrest Drive, within the City of Thousand Oaks, Ventura County, California. The property occurs approximately 0.5 mile northeast of Highway 101, outside the coastal zone. The property occurs within the *Thousand Oaks* United States Geological Survey (USGS) quadrangle, at 34°10'34.41"N 118°50'15.88"W. Refer to Figure 1 and Figure 2.

Figure 1. Property Vicinity

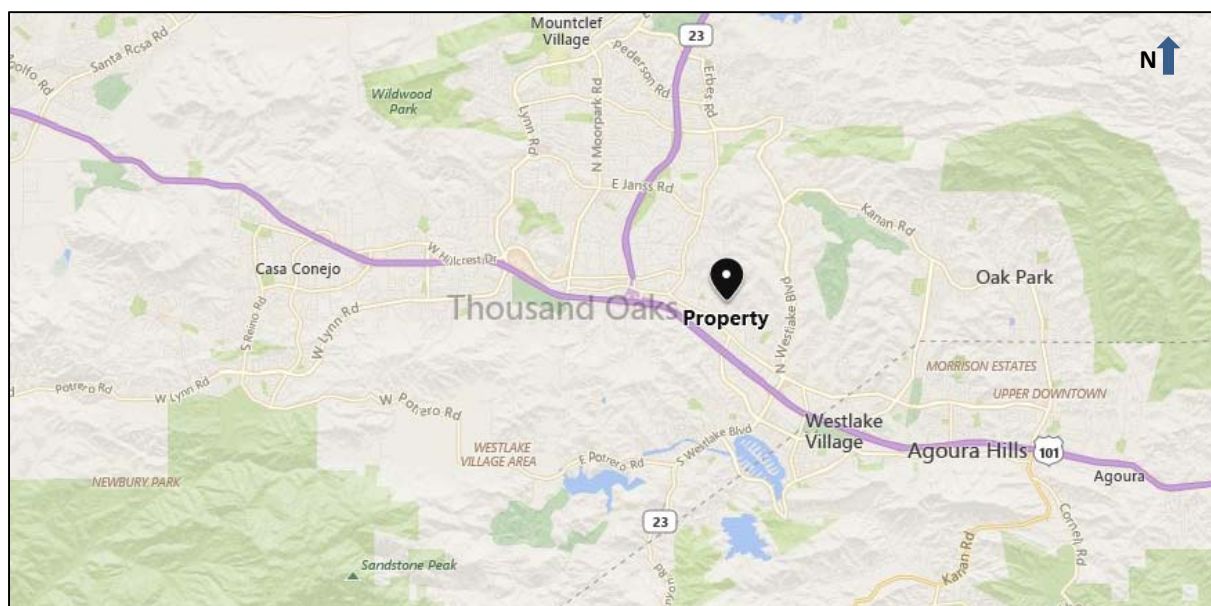
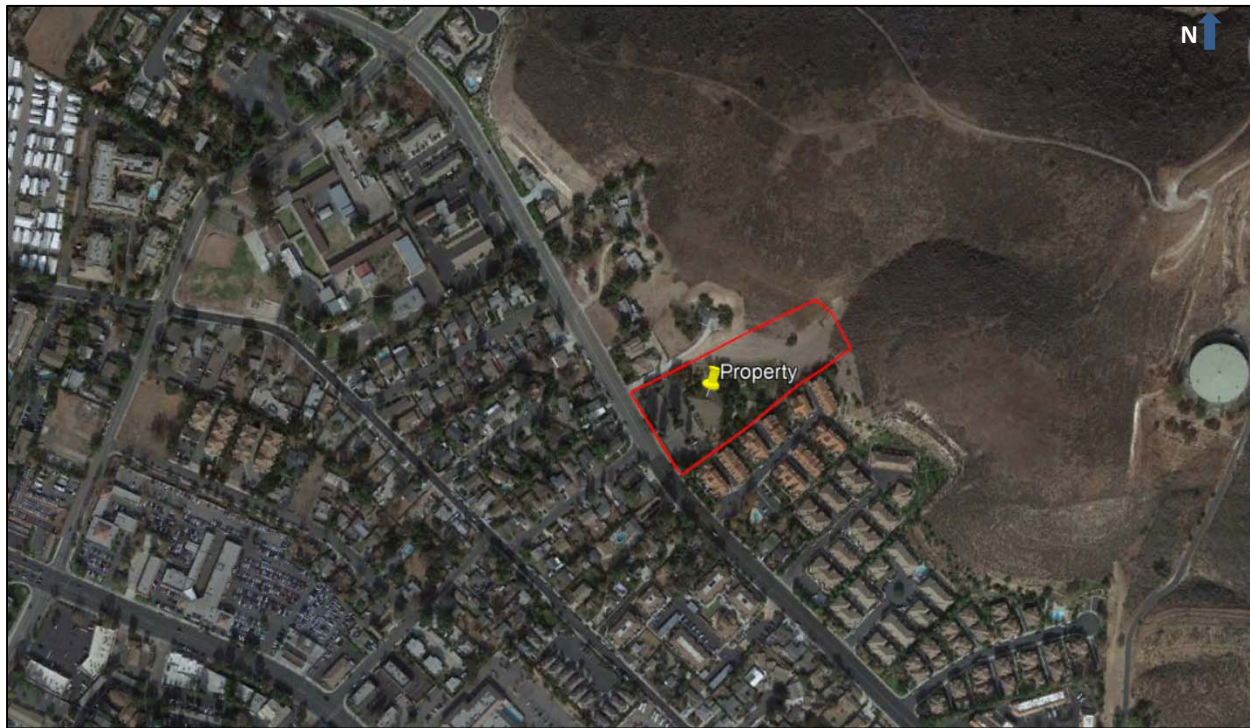


Figure 2. Approximate Property Boundary

PROJECT DESCRIPTION

The project includes the expansion and renovation of the church. The project will be completed in three phases: phase one includes expansion of a new northern parking lot, development of retaining walls, creation of access roads, and development of the drainage system for the church campus; phase two includes the development of one new building (12,360 square feet [ft²]) in the existing parking lot; phase three includes renovating and expanding the existing church structure to provide more gathering places, bathrooms, playground area, and a larger auditorium. The drainage system incorporated into phase one includes the creation of a water detention basin that collects water from the northern hillsides of North Ranch. The water would be captured here and sent via drainage pipe under the new western driveway down to the City street storm drain system along Hillcrest Drive.

METHODOLOGY

The methods used for this report of findings consisted of both a literature and database review and a field survey. These methods were used to determine existing conditions within the property, and biological information recorded with regulatory agencies to assist in determining the potential presence for special-status species and/or sensitive habitats to occur within the property.

Literature and Database Review

The desktop review included a database and imagery review of the project region, consisting of the property and a two-mile radius, selected based on similar habitats of the region. The review included the incorporation of digital layers from regulatory databases on special-status species and sensitive habitats. These layers were clipped at a two-mile radius around the property after initial review. The habitats and species change as the landscape and topography change and outside the two-mile radius includes the

southern Santa Monica Mountains and volcanic rocky areas to the north and west, which would occupy a different selection of special-status species and associated habitats compared to the conditions within the property. Aerial and topographic imagery at greater extent were reviewed to analyze potential migratory routes, habitat connectivity and landscape fragmentation, and investigate surrounding land uses. The resources specifically incorporated into the desktop review included the following:

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (CDFW, 2019). This database identifies reported occurrences of special-status plant and wildlife species and sensitive habitats. The CNDDDB is a statewide digital database utilized to locate the nearest occurrences of all rare, threatened, endangered, and special-status species and natural communities in California. All wildlife taxa listed in the CNDDDB are considered “Special Animals,” which the CDFW is interested in tracking, regardless of their legal protection status. The imagery results of the CNDDDB have been reviewed as part of this assessment and are protected from public view.
- United States Fish and Wildlife Service (USFWS) Critical Habitat Portal (USFWS, 2018). This database provides locations of the federally designated Critical Habitat areas that have been provided protection for federally listed species. The USFWS Critical Habitat Portal is an online database that provides most recent datasets as well as further information on the steps towards recovery of the species.
- USFWS National Wetland Inventory (NWI) (USFWS, 2018b). This database provides a federal analysis of aquatic resources and can be provided as digital layers over the subject property. The NWI was established by the USFWS in 1974 to conduct a nationwide inventory of wetlands to provide biologists and others with information on the distribution of wetlands to aid in wetland conservation efforts.
- Other water resources that were utilized in this analysis included USGS blue-line streams identified on topographic imagery. Blue-line streams are used by regulatory agencies to assist in determination of jurisdiction and assess the extent of water resources in a given area, as well as assist in analyzing potential migratory routes for wildlife and sensitive habitats.
- CDFW, Biogeographic Information and Observation System (BIOS). BIOS is an internet-based biological data map server. This database can be incorporated into aerial imagery as digital layers to identify sensitive biological resources that have been documented in the region.
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants database, online edition, v8-03 0.39 (CNPS, 2018).
- CDFW Special Animals List. California Natural Diversity Database. October 2017 (CDFW, 2017)
- California Bird Species of Special Concern, Shuford and Gardali, Editors (Shuford and Gardali, 2008).

A review of site records from other environmental documents and range maps including Zeiner et al., (1988, 1990a, 1990b), Shuford, et. al. (2008), Sibley (2003), and online database Californiaherps.com (<http://www.californiaherps.com/>) were also utilized to determine what species have the potential to occur in the area based on life history and historical and current range maps. Vegetation types recorded during the survey were classified using information from the California Native Plant Society (CNPS) *A Manual of California Vegetation Second Edition* (Sawyer, Keeler-Wolf, Todd, and Evans, 2009).

Field Visit

The field survey was completed by County of Ventura approved biologist Ms. Thea Benson of Benson Biological. Ms. Benson completed one field visit to the property on December 28, 2018 between the hours of 8:00am and 10:00pm. The weather during the survey was clear, between 49°F and 52°F. The survey included walking all accessible areas within the property and visually observing adjacent habitats.

The field survey included the identification of plant and wildlife species within the property and vegetation communities and habitats that may support potentially occurring species. Direct visual observations, indirect signs (e.g., tracks, scat, skeletal remains, and burrows), and auditory cues (i.e., calls and songs) of animal species were documented. All identifiable plant species were recorded and presence of suitable habitat for potentially occurring special-status plants was noted. Vegetation communities were categorized into vegetation types classified based on the CNPS *A Manual of California Vegetation, Second Edition* (Sawyer et al., 2009).

During the field survey, all biological resources were documented and all findings are provided in this report. Site photographs are provided as an attachment.

FINDINGS

The following discussion of biological resources includes those that were observed within the property, those identified in the desktop review within the region, and resources that are expected to occur and/or frequent a particular area based on the presence of suitable habitat.

Setting

The property is located within the City limits of Thousand Oaks, just north of East Hillcrest Drive. It serves as a church campus and primarily developed with landscape plantings and open field in the northern extent of the property for outdoor amphitheater/events. The surrounding land uses are residential housing to the northwest, south, and west. To the northeast and east of the property, is a portion of the North Ranch Open Space, in which includes an extensive system of protected areas that conserve diverse habitats, plants, and animals. This area is primarily owned by the Conejo Open Space Conservation Agency (COSPCA). The COSPCA preserves, protects, and manages open space resources in the Conejo Valley. This area was recently burned by the Woolsey Fire occurring in early November of 2018. This area was void of vegetation during the field survey with small emergent plants becoming present. Some smaller trees also burned along the southern extent of the property.

Ecological Communities and Species Occurring within the Property

Plant Communities and Species Occurring within the Property

The majority of the plants observed within the property consist of landscaped ornamental shrubs and grasses. There are also several large pine trees throughout the southern parking lot and large eucalyptus trees within the northern extent of the property. The undeveloped portion of the property to the northeast of the existing buildings was consumed by the recent Woolsey Fire and void of shrub/scrub habitat that may have previously existed based on aerial imagery of past years. Small emergent vegetation is present and will likely re-establish a plant community similar to pre-fire conditions. Based on the desktop review of aerial imagery and identification of emergent vegetation during the field survey, the plant community to the northeast of the buildings will likely naturally re-establish as a shrub/scrub and non-native grassland habitat.

Observed Botanical Species

Species observed within the property primarily consisted of ornamental shrubs and grasses, planted oak (*Quercus sp.*), willow (*Salix sp.*) and other small trees. There are also several large blue gum eucalyptus (*Eucalyptus globulus*) and pine species (*Pinus sp.*). The survey was completed in December when most plant species are not in bloom or are just starting to emerge from the soil; therefore, many of the plants that may occur within the property during the spring and summer were not identifiable. Emergent vegetation was observed throughout the northeastern extent of the property in the burned area and consisted of mostly non-natives. Plant identified in the burned area included: summer mustard (*Hirschfeldia incana*), common fiddleneck (*Amsinckia intermedia*), horehound (*Marrubium vulgare*), prickly ox-tongue (*Picris hieracioides*), Russian thistle (*Salsola tragus*), redstem stork's bill (*Erodium cicutarium*), and California sagebrush (*Artemisia californica*) (native). Other native shrubs and grasses are likely to emerge following upcoming rain events and into the spring months these species will become identifiable.

Observed Wildlife Species

Wildlife species were visually observed or detected by track, scat, skeletal remains, burrows, and/or vocalization during the field survey conducted within the property. Complications in the quantitative assessment of terrestrial vertebrate (and terrestrial invertebrate) populations may have influenced observations made during field surveys. These complications include:

- Migrating species may occur in the area only for short periods;
- Many species of amphibians and reptiles become inactive during one or more seasons;
- Seasonal or annual fluctuations in climate or weather patterns may confound observations;
- No federal protocol-level habitat assessments or surveys were completed during field survey; and
- No mist-netting, trapping, night-time, or tracking surveys were completed during field survey.

Wildlife that were identified during the field survey or may occupy the property based on suitable habitat and range are further discussed below.

Invertebrates. Identification of invertebrates was minimal during the survey; however, the occurrences of common invertebrates are expected to occur in the property during initial ground disturbing activities, including ground beetles (Order Coleoptera) and burrowing bugs (*Aethus sp.*), spiders (Order Araneida), millipedes (Class Diplopoda), butterflies (Order Lepidoptera), and bees, wasps, and ants (Order Hymenoptera). Few of these common terrestrial invertebrates were observed during the field survey; however, they were not collected and/or further identified to the species level.

Fish. The survey does not support any aquatic habitat to support any aquatic species, including fish. One small ephemeral drainage occurs on the east side of the property to drain the surrounding hillsides; however, water flows down this drainage only temporarily immediately after rainfall.

Amphibians. The property does not support any aquatic features that may provide habitat for amphibians that rely on standing or flowing water. In addition, the tree canopy vegetation occurring along the parking lot and surrounding buildings to not provide any significant leaf litter to create cool, damp habitat to hold adequate moisture throughout the year to support upland amphibians. No amphibians were identified during the field survey in December 2018.

Reptiles. No reptiles were observed within the property during the December 2018 field survey; however, reptiles that may occur within the property based on historical range and presence of suitable habitat include, but not limited to, the following: Great Basin fence lizard (*Sceloporus occidentalis longipes*), western side-blotched lizard (*Uta stansburiana elegans*), southern alligator lizard (*Elgaria multicarinata webbii*), California kingsnake (*Lampropeltis californiae*), San Diego gopher snake (*Pituophis catenifer annectens*), and southern pacific rattlesnake (*Crotalus oreganus helleri*).

Birds. The field survey was completed in the property during December during the non-breeding months for most birds, and only winter migrants were present (not summer migrants that would migrate into the area for breeding activities). Birds that were observed in the property during the field survey include, Anna's hummingbird (*Calypte anna*), western bluebird (*Sialia mexicana*), bushtit (*Psaltriparus minimus*), yellow-rumped warbler (*Setophaga coronata*), house finch (*Carpodacus mexicanus*), wrentit (*Chamaea fasciata*), northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaida macroura*), Bewick's wren (*Thryomanes bewickii*), Say's phoebe (*Sayornis saya*), ruby-crowned kinglet (*Regulus calendula*), and cedar waxwing (*Bombycilla cedrorum*). Birds observed within the property likely utilize habitats within the property for foraging year-round and may or may not use the property for nesting during the breeding season, which is typically between February and September. A survey occurring within the spring/summer months would be necessary to document spring/summer migratory birds and birds that may utilize the property for nesting during the breeding season. The trees occurring within the survey likely support foraging raptors, such as cooper's hawk (*Accipiter cooperii*), red-tailed hawk (*Buteo jamaicensis*), and great horned owl (*Bubo virginianus*) and may utilize the trees for nesting during the spring/summer months; however, raptors typically nest near previous nesting sites, or may even utilize the same nest year after year. Sign of raptors utilizing the site for foraging as indication of large amounts of white-wash under the larger trees and signs of plucking locations where small raptors that feed on smaller birds plucked their prey; however, no raptors or raptor nests were identified during the survey.

Mammals. Mammals observed directly and/or through signs (i.e., tracks, scat, burrows) during the field survey include, Botta's pocket gopher (*Thomomys bottae*) (burrows), coyote (*Canis latrans*) (tracks), desert cottontail (*Sylvilagus audubonii*), black rat (*Rattus rattus*), and common ground squirrel (*Otospermophilus beecheyi*) (burrows). Other common mammal species that may be expected to occur within the property based on the presence of suitable habitat and current range include, but not limited to, Virginia opossum (*Didelphis virginiana*), bobcat (*Lynx rufus*), mule deer (*Odocoileus hemionus*), striped skunk (*Mephitis mephitis*), gray fox (*Urocyon cinereoargenteus*), and raccoon (*Procyon lotor*).

Migratory Corridors

The property does consist of one small drainage that could be utilized minimally by wildlife moving from the adjacent open space to the northeastern extent of the property, into the nearby residential area; however, signs of wildlife were very limited in the drainage except for some sign of coyote. The drainage does not support adequate cover, water resources, or provide any linkage to surrounding habitats.

Regionally Occurring Sensitive Habitats

For this purpose of this report, sensitive habitats are areas afforded protection by a federal, state, or local authority, provide a unique and rare plant community, and may support special-status plants and wildlife. The desktop review documented one sensitive habit, Valley Oak Woodland, within two miles of the property. The patches of Valley Oak Woodland documented within the vicinity of the property have been determined extirpated by the expanding development in the City and no longer viable habitats.

Regionally Occurring Special-Status Species

The following provides a discussion regarding special-status species that have been documented in the project region (within two miles of the property) and/or have the potential to occur based on presence of suitable habitat. Special-status species have been evaluated with likelihood for occurrence within the property. The likelihood for occurrence was categorized as *low*, *moderate*, or *high*, as defined below; or otherwise observed within the property during field surveys.

High potential for occurrence: (1) The habitat within the property is the species’ preferred habitat and is in good condition (has not been degraded by human disturbance); and/or (2) there is record of the species occurring on or adjacent to the property.

Moderate potential for occurrence: (1) The habitat in the property is the species’ preferred habitat, but it has been disturbed or disturbance encompasses the property, reducing the quality of the habitat to below a high likelihood that the species would inhabit it; or (2) the habitat within the property is not the species’ preferred habitat, but it contains a similar structure to the preferred habitat and the species has been observed in this habitat type; or (3) the habitat within the property is not the species’ preferred habitat, but there is record of the species occurring in the immediate vicinity of the property, and there is potential for the species to forage within the habitat on-site.

Low potential for occurrence: The habitat on the property is not the species’ preferred habitat, the habitat is highly disturbed, and/or there are no records of the species occurring on or near the property.

Species may also have *No potential* for occurrence based on absence of ecological requirements for survival.

Special-Status Plants

Special-status plants are either listed as Endangered or Threatened under Federal and/or California Endangered Species Acts, considered Rare under the California Native Plant Protection Act, or considered rare (but not legally listed) by resources agencies, professional organizations, and the scientific community.

Table 1 provides a list of species identified within a two-mile radius of the property (CDFW, 2019). Table 1 lists the current protection status, habitat description, and likelihood for occurrence within the property. Those species that may have a likelihood for occurrence within the property based on suitable habitat conditions and nearest documented occurrence, are further discussed below.

Table 1. Special-Status Plant Species Documented within Two-Miles of Property

Scientific Name <i>(Sorted alphabetically by scientific name)</i>	Common Name	Status ¹	Documented within the property? (Yes or No)	Habitat Description <i>As described by CDFW, 2017 and CNPS, 2017</i>	Likelihood for Occurrence within Property
<i>Orcuttia californica</i>	California Orcutt grass	FE, SE, RPR 1B.1	No	Occurs in valley grasslands, freshwater wetlands, wetland-riparian habitats and vernal pools.	Presumed Extant. No potential for occurrence.

Scientific Name <i>(Sorted alphabetically by scientific name)</i>	Common Name	Status ¹	Documented within the property? (Yes or No)	Habitat Description <i>As described by CDFW, 2017 and CNPS, 2017</i>	Likelihood for Occurrence within Property
<i>Pentachaeta lyonia</i>	Lyon’s pentachaeta	FE, SE, RPR 1B.1	No	Occurs in chaparral and valley grasslands in openings in habitat.	Presumed Extant. No potential for occurrence
<i>Astragalus brauntonii</i>	Braunton’s milk-vetch	FE, RPR 1B.1	No	Occurs in chaparral, valley grasslands, coastal sage scrub, closed-cone pine forests and disturbed habitats.	Presumed Extant. No potential for occurrence.
¹ Status Codes: FE Federally Endangered (USFWS) SE State Endangered (CDFW) Rare Plant Rank (RPR) List 1B Plants rare, threatened, or endangered in California and elsewhere (CNPS) 0.1 Seriously endangered in California 0.2 Fairly endangered in California 0.3 Not very endangered in California List 2 Plants rare, threatened or endangered in California, a review list (CNPS) List 4 Plants of limited distribution, a watch list (CNPS)					

The special-status species that have been recorded within a two-mile radius of the property have been presumed extant and are no longer occurring at those locations. The habitat observed within the property during December 2018 field survey does not support these special-status species as the habitat primarily consists of non-native disturbed ground, developed, and landscaped grounds. In addition, the vegetation along the entire northern extent of the property was burned by the Woolsey Fire in early November 2018. For a complete inventory of plants that may occur in the property, a second survey during the spring months to document blooming plants and other plants and other plants that emerge following the fire would be necessary; however, it is unlikely that any special-status plants would be present.

Special-Status Wildlife

Special-status wildlife species are either listed as Endangered or Threatened with the Federal and/or California Endangered Species Acts, considered Rare by resources agencies, professional organizations, and the scientific community.

Table 2 lists the special-status wildlife species documented within approximately two-miles from the property, their current protection status, habitat description, nearest known occurrence to the property, and likelihood for occurrence within the property.

Table 2. Special-Status Wildlife Species Documented within Two-Miles of the Property

Scientific Name	Common Name	Status ¹	Documented within the property? (Yes or No)	Habitat Description	Likelihood for Occurrence within Project Footprint
<i>Anniella stebbinsi</i>	Southern California legless lizard	SSC	No	Occurs in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans.	No potential for occurrence
¹ Status Codes: SSC Species of Special Concern (CDFW)					

No special-status species were documented within the property during the field survey and no special-status species have been previously documented within the property. California legless lizard has been documented within two miles of the property; however, this species was recorded by the CDFW during a collection in 1952 in the area in which the Moorpark Freeway was being constructed. This species occurs in moist warm loose soil with plant cover, requiring moisture, in beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. The property does not support oak woodland habitat with dense, moist leaf-litter in which this species typically occurs in the Thousand Oaks area; therefore, not likely to occur within the property.

Birds of Prey. Cooper's hawk, (*Accipiter cooperii*), great horned owl (*Bubo virginianus*), and turkey vulture (*Cathartes aura*) are wide ranging birds of prey (raptors) that could use the property for the purposes of hunting and/or roosting. Raptors may also utilize the large trees within the property for nest sites, which are protected by federal and/or state agencies. All raptor nests (active or inactive) are specifically protected under California Fish and Game Code Section 3503.5. The field survey was completed during the non-breeding season; however, raptors tend to use the same nest year to year and may still occupy their breeding area for foraging throughout the year. During the field survey, no indications of raptor nests, were observed. There remains a low likelihood of nesting raptors in the property during the breeding season due the presence of large trees. To avoid and minimize potential impacts to birds of prey that may utilize the property during the breeding season, recommended measures have been provided below.

Nesting Birds. A number of bird species were identified during the field survey within the property. No nests were identified within the property; however, the survey was completed in late December outside the typically nesting bird season. Active nest sites are protected under the provisions of the USFWS Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503. The MBTA restricts the killing, taking, collecting, and selling or purchasing of native bird species or their parts, nests, or eggs. In the event tree removal or initial grading activities plan to occur during the nesting bird season (February thru September), in effort to avoid and minimize potential impacts to nesting birds, recommended measures have been provided below.

Roosting Bats. Bats may occur roosting in tree trunks, tree foliage, building overhangs, and other crevices that create a small, dark, safe site. Maternal colonies for most bats occur between April and August. Most bat species will migrate from maternal roosts to wintering sites and some bats will migrate out of the area to warmer climates during the winter months. Bats species may occur within the property for day roosting, and/or foraging, however, no evidence of roosting or maternal roost sites were identified within the property. No night or other specific bat surveys were completed as part of the survey; however, it is likely that bat numbers are increased in area due to the lighting in the parking lot along the southwestern extent of the property. The lighting will attract small flying insects at night and thus increase a prey base for bats to forage. Due to the potential increase in foraging bats at night, there is a low likelihood for occurrence of day roosting bats in the large trees within the property. Roosting bats will likely move elsewhere during project disturbances and not be impacted. No evidence of maternal colonies for breeding were identified and not likely to occur within the property.

IMPACT ASSESSMENT

The following includes a discussion of direct and indirect impacts resulting in temporary and permanent impacts from project activities specific to ecological communities, plants, and wildlife. Temporary impacts include disturbance to above-ground vegetation, minor soil displacement, and wildlife disturbance. Permanent impacts include loss of habitat and wildlife displacement.

The project design has incorporated the protection of the majority of trees within the property; however, some of the trees within the southern extent of the property will be removed for parking lot renovations and new development. Trees that occur within the property are non-native landscaped plants but they still provide habitat for a variety of wildlife, including nesting birds during the breeding spring/summer season. In addition, it is important to note that tree removal permits may also be necessary for the removal of native and non-native trees within the City of Thousand Oaks.

No special-status plants were identified during the December 2018 field survey; however, a spring botanical survey would be necessary during the appropriate blooming period to document a complete inventory of plants within the property. Special-status plant species, however, are not expected to occur on the property due to documented occurrences within the project vicinity and current habitat conditions; therefore, this measure has not been included in the recommended avoidance and minimization measures below.

Heavy equipment operation and associated noise, dust generated by grading activities, and the increase of human presence may disrupt foraging and denning activities of some wildlife. This could potentially result in mortality of less mobile species, particularly species such as Botta's pocket-gopher, ground squirrel, lizards, and snakes that inhabit burrows underground. During grading activities, local wildlife will be temporarily displaced into adjacent habitats and disruptions from the increased human presence and use of equipment may disrupt nesting birds if project activities are completed during the spring and summer months between February and September and may result in nest abandonment, stress-related reduced fecundity, reduced foraging efficiency, and increased flight response. These disruptions may indirectly result in difficulty in providing food to young, possibly leading to loss of young. Due to the small size of this project and minimal wildlife documented within the property during the field survey, these impacts to wildlife will be indirect and temporary and will not be affect the overall population of these common species. In effort to reduce impacts to wildlife during initial grading and construction activities, recommended avoidance and minimization measures are provided below.

A number of bird species could potentially nest in the large trees and shrubs within the property, specifically species identified during the field survey and raptors species. Nest destruction from vegetation-clearing/tree removal activities could destroy nests, nestlings, or hatchlings, and result in a violation of the Migratory Bird Treaty Act (MTBA) (16 USC 703-712). Some unoccupied nests are legally protected by statutes other than the MBTA, including nests of birds of prey (raptors). All raptors, raptor nests (active or inactive) are specifically protected under California Fish and Game Code Section 3503.5. In addition, the destruction of unoccupied nests during or near the nesting season could result in a significant level of take. With the implementation of recommended measures provided below, such as avoiding vegetation removal during the nesting bird season or conducting a pre-activity nesting bird survey prior to vegetation clearing, these impacts may be avoided or minimized. including pre-activity surveys by a qualified biologist, Project activities will minimize these impacts to nesting birds to less than significant.

A wide variety of bats have potential to occur within the property for day roosting and night foraging. Bats may be impacted by the increased presence of human activity and disturbance to foraging habitat;

however, impacts to bats, are considered temporary and no permanent impacts to roosting or foraging habitat will result from project activities. Bats that may occur during the day time for roosting will likely move during the initiation of project activities and seek refuge elsewhere.

RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

The following provides avoidance and minimization measures recommended based on results of a desktop review and field survey. These are recommendations in which the City of Thousand Oaks may incorporate into project permitting, as necessary. It is important to note, that all measures provided in project permitting shall also be adhered to and may not be included in this list of measures.

- 1. Environmental Sensitivity Orientation.** A project-specific environmental sensitivity orientation shall be prepared by a biologist familiar with the project region and shall be required for project personnel working on-site. The purpose of this orientation is to educate project personnel on local biological resources within the project area and to provide an overview of the avoidance and minimization measures and any project permit mitigation measures to be adhered to during the project.
- 2. Pre-Activity Nesting Bird Survey.** Prior to initial vegetation removal and ground clearing activities, a pre-activity nesting bird survey shall be completed by a qualified biologist. No active nests of native bird species protected by the MBTA will be removed by project activities and appropriate buffers will be incorporated into the project plans to ensure the protection of the nest. Buffers will be delineated by a biologist based on an appropriate distance to minimize disturbance to the active nest, a standard of 300 feet for passerines and 500 feet for raptors. These buffers may be minimized by a biologist on a case-by-case basis, and consistent with permit conditions, where birds are not impacted by project activities. All nests identified shall be documented on aerial imagery. Nest site(s) will be observed by the biologist for approximately four hours to document nesting status and bird activities around the nest. Documentation of bird activities shall be utilized to set appropriate project buffers around the nest to minimize disturbance to the birds to the greatest extent possible. Results of the nesting bird survey shall be submitted to the City for review prior to initial ground disturbing activities. Additional monitoring reports shall be submitted weekly if any nests have been observed and Project activities commence.

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In summary, no sensitive biological resources are likely to occur within the property and no special-status plant or wildlife species were identified within the property during the December 2019 field survey. If you have any questions and/or require additional information, please contact me at 805.423.8443 or bensonbiological@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thea Benson', with a long horizontal flourish extending to the right.

Thea Benson

BENSON BIOLOGICAL

Attachments:

Site Photographs

Cc: Paul Beigh

Site Photographs



Photo 1. Main structure within property (aspect: east; December 28, 2018).



Photo 2. Western parking lot in front of main structure (aspect: south; December 28, 2018).



Photo 3. Western parking lot in front of main structure (aspect: northwest; December 28, 2018).



Photo 4. North side of main structure, landscaped shrubs (aspect: south; December 28, 2018).



Photo 5. Large trees on northeast of main structure (aspect: northeast; December 28, 2018).



Photo 6. Large trees on northeast of main structure (aspect: west; December 28, 2018).



Photo 7. Northeast of main structure, in back area (aspect: north; December 28, 2018).



Photo 8. Open area behind main structure to the northeast (aspect: northeast; December 28, 2018).



Photo 9. Open area northeast extent of property, drainage in foreground (aspect: north; December 28, 2018).



Photo 10. Open area northeast extent of property, looking into the burned North Ranch area (aspect: east; December 28, 2018).



Photo 11. Open area northeast extent of property, looking into the burned area (aspect: north; December 28, 2018).



Photo 12. Looking north into burned area and northeastern extent of property (aspect: north; December 28, 2018).