
Appendix C-3

Biological Resources Report for Janss Property

BIOLOGICAL RESOURCES REPORT

**JANSS PROPERTY PROJECT
THOUSAND OAKS, VENTURA COUNTY, CALIFORNIA
(APN 522-027-0135)**

LSA

August 2023

BIOLOGICAL RESOURCES REPORT

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(APN 522-027-0135)**

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The logo for LSA, consisting of the letters 'LSA' in a bold, blue, sans-serif font.

August 2023

EXECUTIVE SUMMARY

Kimley-Horn retained LSA to conduct a Biological Resources Report for the Janss Property Project (project) on Assessor's Parcel Number 522-027-0135 in Thousand Oaks, Ventura County, California. The proposed project would result in the potential buildout of up to nine single-family units. The assessment included a literature review, a field survey, and this report.

The results of the general biological study are summarized below.

- The project would have no effects on critical habitats.
- The project site does not contain wildlife corridors, nursery sites, or natural communities of concern.
- The project site is within the range of the federal-listed endangered plant: Lyon's pentachaeta (*Pentachaeta lyonia*) and within 0.2 miles of United States Fish and Wildlife Service (USFWS) critical habitat for this species. However, the project site has no suitable habitat (grassland, chaparral, or coastal sage scrub) present that could support the annual Lyon's pentachaeta. No other federal-listed endangered plants are within the project site. Therefore, the project would have no effect on federal-listed endangered plant species.
- The project site is within the range of a federally-listed threatened bird, coastal California gnatcatcher (*Polioptila californica californica*). However, the project site has no suitable habitat present on the project site. Therefore, the project would have no effect on federally-listed threatened bird species.
- The project site provides suitable habitats for nesting birds protected under the California Fish and Game Code and the Migratory Bird Treaty Act. A pre-construction survey is recommended to avoid potential project effects on nesting birds between February 1 and August 31.
- The project site is within the range of the Southern California population of mountain lion (*Puma concolor*), a candidate for State-listing as threatened. Mountain lion is known to occur in the vicinity of the project site. Due to the absence of denning sites, the small project size, and urban location limiting foraging opportunities for their primary prey, mule deer (*Odocoileus hemionus*), mountain lion utilization of habitat of the project site is not anticipated. Implementation of the project would not permanently affect mountain lion movement nor decrease the functionality of any wildlife crossings as none are present; therefore, project-specific avoidance and minimization measures are not required.
- The project site contains no drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction by the California Department of Fish and Wildlife (CDFW), the United States Army Corps of Engineers (USACE), and/or the Regional Water Quality Control Board (RWQCB). Regulatory permits issued under Sections 401 and 404 of the Clean Water Act and Section 1602 of the California Fish and Game Code are not required.

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- Protected trees occur on the project site and include coast live oak (*Quercus agrifolia*) and holm oak (*Quercus ilex*).
 - Protected trees occur on the project site and will be subject to removal; therefore, they are required to be evaluated per a site-specific Protected Tree Survey to be conducted by an International Society of Arboriculture (ISA) Certified Arborist under Section 9-4.4309 of the City of Thousand Oaks Municipal Code.
 - The project will not conflict with any local policies or ordinances and is not within an adopted habitat conservation plan area.

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LIST OF ABBREVIATIONS AND ACRONYMS

°F	degrees Fahrenheit
amsl	above mean sea level
APN	Assessor's Parcel Number
BIOS	Biogeographic Information and Observation System
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
City	City of Thousand Oaks
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
COSCA	Conejo Open Space Conservation Agency
County	County of Ventura
CWA	Clean Water Act
ESHA	Environmentally Sensitive Habitat Areas
FESA	Federal Endangered Species Act
ft	foot/feet
IPaC	Information for Planning and Consultation
ISA	International Society of Arboriculture
NRCS	Natural Resources Conservation Service
NWI	National Wetland Inventory
project	Janss Property Project
RWQCB	Regional Water Quality Control Board
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WRCC	Western Regional Climate Center

BIOLOGICAL RESOURCES REPORT

INTRODUCTION

Kimley-Horn retained LSA to conduct a Biological Resources Report for the Janss Property Project (project), on Assessor's Parcel Number (APN) 522-027-0135. The 2.14-acre project site is located at the northeastern intersection of West Janss Road and Lynn Road, in Thousand Oaks, California. The proposed project would result in the construction of nine market rate single-family units (Figure 1; all figures are provided in Appendix A).

Site Description

The project site is northeast of the intersection of West Janss Road and Lynn Road in Thousand Oaks, Ventura County, California, as depicted on the United States Geological Survey (USGS) *Thousand Oaks, California* 7.5-minute series topographic quadrangle (USGS 1967) (Figure 1). The site is bordered to the north and east by a medical center and associated paved parking areas, to the west by Lynn Road followed by undeveloped land designated as Wildwood Park Open Space, and to the south by West Janss Road followed by residential development. The project site was developed into an asphalt-paved parking lot sometime between 1994 and 2002. The area surrounding the project is encompassed by developed lands, consisting of rural residential and commercial uses. However, the western project boundary abuts to Lynn Road and is then followed by Wildwood Park, which is part of a considerable network of conserved lands overseen by the Conejo Open Space Conservation Agency (COSCA).

Due to previous development, the site topography is relatively flat throughout most of the site with steep slopes along the west and south edges of the site where the property meets the roads. The site elevations range from 713 feet (ft) above mean sea level (amsl) to 763 ft amsl. Climate conditions are typical for a Mediterranean zone with hot, dry summers and mild, wet winters. The average annual precipitation is 14.73 inches, with the most precipitation occurring from November through May (WRCC 2023). Average temperatures typically range between 36 degrees Fahrenheit (°F) and 98°F. In recent years, however, the area has suffered from severe drought with lower than average precipitation and higher than typical temperatures.

METHODS

Literature Review

LSA conducted a literature review to assist in determining the existence or potential occurrence of special-status plant and animal species within a 1-mile radius of the project site. Database records for the *Thousand Oaks, California* and *Newbury Park, California* USGS 7.5-minute quadrangles were searched on August 11, 2023 (USGS 1967). Rare plant and animal data were reviewed in the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) application Rarefind 5 online edition (version 5.3.0) (CDFW 2023a). Habitat connectivity and wildlife corridors were determined using the CDFW Biogeographic Information and Observation System (BIOS) application online (version 6) (CDFW 2023b). The United States Fish and Wildlife Service (USFWS) listed species and designated critical habitat information were searched using the USFWS Information for Planning and Consultation (IPaC) system (USFWS 2023a). The California Native Plant

Society (CNPS) Rare Plant Program online edition (CNPS 2023) Rare Plant Inventory was searched to determine the probability of additional listed plant species. Aerial photographs (Google Earth 2023) were also reviewed. Wetland resources including riparian corridors were determined using the USFWS Wetlands Mapper online edition (USFWS 2023b). Soil types were determined using the Natural Resources Conservation Service WebSoil Survey (NRCS 2019).

Reconnaissance Field Survey

LSA Biologists Carla Cervantes conducted a general reconnaissance-level, pedestrian field survey on July 28, 2023, between the hours of 7:45 a.m. and 9:30 a.m. Weather conditions during the survey consisted of 5 percent cloud cover but sunny, with a temperature of 70–78°F, and light winds. Ms. Cervantes recorded observations on general site conditions, vegetation, and suitability of habitat for various special-status elements. Plant and animal species observed or otherwise detected are listed in Appendix B.

RESULTS

Existing Site Conditions

The site is bordered to the north and east by a medical center and associated paved parking areas, to the west by Lynn Road followed by undeveloped land designated as Wildwood Park, and to the south by West Janss Road followed by residential development. The entire project site is developed and contains ornamental landscape between parking areas and on the borders of the site. The following discusses topography and soils, vegetation, and wildlife within the project site.

Topography and Soils

The topography of the project site contains relatively flat lands throughout most of the site with steep slopes along the south and west edges of the site. The site elevation ranges from 713 to 763 ft amsl.

Two soil types are mapped by the *Natural Resource Conservation District Soil Data Mart SSURGO metadata and GIS maps* as Hambright rocky clay loam, 30 to 50 percent slopes and Cropley clay, 2 to 9 percent slopes, warm MAAT, MLRA 19 (USDA 2019) (see Table A and Figure 2). Given the developed nature of the project site, clay soils were not observed during the field survey.

Table A: Mapped Soils Classifications

Soil	Drainage Class	Frequency of Flooding	Frequency of Ponding	Hydric Soil Rating
Hambright rocky clay loam, 30% to 50% slopes	Well drained	None	None	No
Cropley clay, 2% to 9% slopes, warm MAAT, MLRA 19	Well drained	None	None	No

Source: Web Soil Survey (United States Department of Agriculture 2019).

All soils observed are disturbed and compacted from previous grading activities.

Vegetation and Land Cover

The vegetation communities were classified using A Manual of California Vegetation, Second Edition (Sawyer et al. 2009). One type of vegetation/land cover classification was mapped in the project site and is discussed below (Table B).

Table B: Mapped Vegetation/Land Cover Classifications

Vegetation/Land Cover	Project Acres
Developed	2.14
Total	2.14

Source: Compilation from field surveys conducted by LSA on July 28, 2023.

Areas mapped as “developed” on Figure 3 consist of ornamental landscaping, areas containing manmade structures, and paved areas that generally do not allow for the establishment of vegetation. This land cover was present throughout the entirety of the site.

Additionally, there are native and non-native oaks such as coast live oak (*Quercus agrifolia*) and holm oak (*Quercus ilex*) planted as ornamentals sporadically located along the edges of the project site (Figure 3). Additionally, non-native trees located within the project site include holm oak, Peruvian pepper tree (*Schinus molle*), Chinese elm (*Ulmus parvifolia*), American sycamore (*Platanus occidentalis*), Aleppo pine (*Pinus halepensis*), eucalyptus (*Eucalyptus* sp.), carrotwood (*Cupaniopsis anacardioides*), Canary Island pine (*Pinus canariensis*), and pine (*Pinus* sp.).

A complete plant list can be found in Appendix B. Figure 3 shows vegetation/land cover, and Figure 4 provides site photographs.

Wildlife

No federally-listed, State-listed, or other special-status species were observed during the field surveys on July 28, 2023. Wildlife species observed during the surveys were species common to the region. A list of these species is included in Appendix B.

Although the project site is developed, common wildlife species can be expected to use the ornamental landscaping present at the project site for cover, foraging, and reproduction. The project site’s western boundary is adjacent to Lynn Road, a busy roadway, followed by Wildwood Park to the west. Wildwood Park extends further west and southward, where it is joined by Conejo Canyons Open Space in the west, Lynnmere Open Space to the south, and Arroyo Conejo Nature Preserve followed by Rancho Conejo Playfield, Arroyo Conejo- South Arroyo Conejo Open Space to the south. Thus, because the busy intersection of Lynn Road and West Janss Road separates the site from Wildwood Park, mobile species such as foraging raptors, reptiles, and medium-sized mammals (coyote [*Canis latrans*]) are not expected to utilize the site’s limited resources.

Although no special-status wildlife species were documented at the project site, and given the close proximity of surrounding urban development, traffic, and daily human activity on and around the

project site, there is a limited area of ornamental landscaping present at the project site that could attract them. See Table C below for further details.

Special-Status Species

This section discusses special-status species potentially occurring within the limits of the project site. Legal protection for special-status species varies widely, from the comprehensive protection extended to listed threatened/endangered species to no legal status at present. The CDFW, USFWS, local agencies, and special-status groups publish watch lists of declining species.

Species that are candidates for State and/or federal listing, which are considered locally sensitive by the City of Thousand Oaks (City) and the County of Ventura (County), and the species on watch lists are also included in the special-status species analysis (Table C). Inclusion of species described in the special-status species analysis is based on the following criteria:

- Direct observation of the species or its sign on the project site or immediate vicinity during previous biological studies;
- Sighting by other qualified observers;
- Records reported by the CNDDDB and published by the CDFW;
- Presence or location information for specific species provided by private groups; and
- Project site lies within known distribution of a given species and contains appropriate habitat.

Table C summarizes special-status species known to occur in the region and which have CNDDDB records within a 1-mile radius of the project site or were otherwise identified during the literature review along with their status, habitat and distribution, activity/bloom period, and their probability of occurrence at the project site.

Threatened and Endangered Species

Under provisions of Section 7(a)(2) of the Federal Endangered Species Act (FESA), a federal agency that permits, licenses, funds, or otherwise authorizes a project activity must consult with the USFWS to ensure that its actions would not jeopardize the continued existence of any listed threatened or endangered species or destroy or adversely modify critical habitat. The USFWS designates as threatened or endangered species that are at risk of extinction and may also adopt recovery plans that identify specific areas that are essential to the conservation of a listed species. Critical habitat areas that may require special management considerations or protections can also be designated.

The California Endangered Species Act (CESA) is administered by the CDFW and prohibits the “take” of plant and animal species identified as either threatened or endangered in the State of California by the Fish and Game Commission (Fish and Game Code Sections 2050 to 2097). “Take” is defined as to hunt, pursue, catch, capture, or kill. Sections 2091 and 2081 of CESA allow the CDFW to authorize exceptions to the prohibition of “take” of State-listed threatened or endangered plant and animal species for purposes such as public and private development. The CDFW requires formal consultation to ensure that a proposed project’s actions would not jeopardize the continued existence of any listed species or destroy or adversely affect listed species’ habitats.

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Plants				
<i>Dudleya parva</i> Conejo dudleya	US: Threatened CA:1B.2	Coastal scrub, valley and foothill grassland. In clay or volcanic soils on rocky slopes and grassy hillsides. 90–380 m (295–1,250 ft). In California, known from Ventura County.	Blooms May through June (perennial herb)	Absent. Suitable habitat (coastal sage scrub, grassland, and rocky slopes) is not present within the project site. The project site is developed with ornamental landscaping. One CNDDDB record from 2010 occurs 0.97 mile north of the site.
<i>Pentachaeta lyonii</i> Lyon's pentachaeta	US: Endangered CA: 1B.1	Annual herb, found in open areas of valley and foothill grassland, chaparral, and coastal sage scrub. Prefers exposed, rocky red clay soils of volcanic origin that exhibit a microbiotic crust. Elevation 100–2,265 ft.	Blooms March through August	Absent. Suitable habitat (open areas of grassland, chaparral, and coastal sage scrub) is not present within the project site. The project site is developed with ornamental landscaping. Two CNDDDB records occur within 1 mile. One record from 1988 occurs 0.97 mile north of the site. Another record from 2012 occurs 0.38 mile west of the site.
<i>Senecio aphanactis</i> chaparral ragwort	US: - CA:2B.2	Openings (especially alkaline flats) in cismontane woodland, coastal sage scrub, and chaparral at 15 to 800) m (50–2,600 ft) elevation. Known in California from Alameda, Contra Costa, Fresno, Los Angeles, Merced, Monterey, Orange, Riverside, Santa Barbara, Santa Clara, San Diego, San Luis Obispo, Solano, and Ventura Counties. Also occurs in Baja California.	Blooms January through April (annual herb)	Absent. Suitable habitat (cismontane woodland, coastal sage scrub, and chaparral) is not present within the project site. The project site is developed with ornamental landscaping. One CNDDDB record from 2009 occurs 0.38 mile west of the site.
Reptiles				
<i>Emys marmorata</i> western pond turtle	US: - CA: SSC	Inhabits permanent or nearly permanent water. Absent from desert regions, except in the Mojave Desert along the Mojave River and its tributaries. Requires basking sites such as partially submerged logs, rocks, or open mud banks.	Year-round with reduced activity November through March	Absent. No suitable wet areas on site. The project site is developed with ornamental landscaping. One CNDDDB record from 1970 occurs 0.62 mile northwest of the site.
Birds				
<i>Poliioptila californica californica</i> coastal California gnatcatcher	US: Threatened CA: SSC	Inhabits coastal sage scrub in low-lying foothills and valleys up to about 1,640 ft in elevation in cismontane of southwestern California.	Year-round resident. Nests February through August.	Absent. Suitable habitat (coastal sage scrub in low-lying foothills and valleys) is not present within the project site. Two CNDDDB records occur within 1 mile of the site. One record from 2016 occurs 0.47

Table C: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
				mile southwest of the site. Another record from 2012 occurs 1 mile north of the site.
Mammals				
<i>Puma concolor</i> Mountain lion (Southern California/Central Coast ESU)	US: – CA: SCT	Found in nearly all habitats, except xeric regions of the Mojave and Colorado deserts that do not support mule deer populations. Excluded from croplands in the Central Valley. Most abundant in riparian areas, and brushy stages of most habitats. Ranging from sea level to alpine meadows.	Year-round	Low. The species has not been documented passing through the project site. The species is unlikely to utilize the project site due to its small size, the amount of development on the site and adjacent to the site, and lack of food sources on site. Suitable foraging habitat and suitable denning habitat is absent from the project site. However, this species is known to occur in urban areas in close proximity to natural areas. Recorded regionally in Wildwood Park, which is in close proximity to the project site.

Source: Compiled by LSA (2023).

US: Federal Classifications

FE Listed as Endangered.

CA: State Classifications

SCT Candidate for State-listing as Threatened.

SSC Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.

SA Special Animal. Refers to any other animal monitored by the California Natural Diversity Database, regardless of its legal or rarity status.

1B California Native Plant Society Rare Plant Rank 1B – Rare, threatened or endangered in California and elsewhere.

2B California Native Plant Society Rare Plant Rank 2B – Rare, threatened or endangered in California, but more common elsewhere.

CNDDDB = California Natural Diversity Database

ft = foot/feet

m = meters

As identified in Table C, the following federally/State-listed species have the potential to occur on the project site based on the literature review:

- **Conejo dudleya (*Dudleya parva*):** Federally listed as threatened and State plant rank 1B.2;
- **Lyon's pentachaeta (*Pentachaeta lyonii*):** Federally listed as endangered and State plant rank 1B.1;
- **Coastal California gnatcatcher (*Polioptila californica californica*):** Federally listed as threatened and State Species of Special Concern; and
- **Mountain lion (*Puma concolor*):** Candidate species for State-listing as threatened.

Because the project site is presently developed as a paved parking lot with only ornamental landscape plantings, no suitable habitat exists within the project site for three of the four species identified above (i.e., Conejo dudleya, Lyon's pentachaeta, and coastal California gnatcatcher).

The mountain lion (Southern California/Central Coast evolutionarily significant unit [ESU]), has a low potential to occur on the project site. Mountain lion has not been documented on the project site but is listed by COSCA as occurring within Wildwood Park, which is west of the project site beyond Lynn Road. The mountain lion is not anticipated to utilize the project site due to the absence of denning sites, small project site size, existing parking lot, and proximity to an existing urban area that restricts wildlife movement.

Although mountain lion is not expected, there is a low potential for the species to occur on or near the project site. Potential noise, vibration, light, dust, or human disturbance associated with project activities would only temporarily deter wildlife from using areas in the immediate vicinity. These indirect effects could temporarily alter migration behaviors, territories, or foraging habitats in select areas. However, because these are temporary effects, it is likely that any wildlife already living and/or moving in close proximity to the project site would alter their normal functions for the duration of development, and then re-establish these functions once all temporary construction have ceased. Project activities would not place any permanent barriers within any known wildlife movement corridors or interfere with habitat connectivity. Therefore, the project would not substantially limit wildlife movement and would have no effects related to wildlife corridors or nursery sites.

No USFWS designated critical habitat is present on the project site. The closest USFWS critical habitat is for Lyon's pentachaeta, which is federally listed as endangered and a State plant rank 1B.1 species, located 0.2 miles west of the project site. The project site has no suitable habitat within the project site that could support the annual Lyon's pentachaeta. Therefore, the project would have no effects on Lyon's pentachaeta nor would the project have an effect on USFWS designated critical habitat.

Non-Listed Special-Status Species

The two other non-listed special-status species identified and discussed in Table C, chaparral ragwort (*Senecio aphanactis*) and western pond turtle (*Emys marmorata*), are considered absent

from the project site based on lack of suitable habitat. The project site does not offer any suitable wet areas for western pond turtle and lacks cismontane woodland, coastal sage scrub, and chaparral habitats required for chaparral ragwort. Although no special-status bird species were identified in Table C with potential to occur, the project site has suitable ornamental vegetation present that could support nesting birds. Nesting bird species are protected under the Migratory Bird Treaty Act. Therefore, implementation of a pre-construction survey measure to avoid impacts to nesting birds is recommended as described in the Nesting Birds section below.

Nesting Birds

Although the project site is developed, ornamental vegetation (i.e., large trees and shrubs) exists within the project site that is suitable for nesting bird species. Nesting birds are protected by California Fish and Game Code Sections 3503, 3503.5, and 3800, and by the Migratory Bird Treaty Act (16 United States Code 703–711). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey.

To avoid potential effects to nesting birds, implementation of the following measure is recommended:

- **Construction Activity:** If possible, vegetation removal should be avoided during the nesting bird season (February 1–August 31). If nesting bird season is unavoidable, prior to construction activities, including vegetation removal, a pre-construction nesting bird survey will be conducted by a qualified biologist no more than 3 days (72 hours) prior to any construction activities and vegetation removal. Should nesting birds be found, an exclusionary buffer will be established by the qualified biologist. The buffer will be clearly marked in the field by construction personnel under guidance of the qualified biologist. No construction activities will be allowed within this zone until the qualified biologist determines that the young have fledged, or the nest is no longer active.
- **Night Work Lighting:** If possible, night work (i.e., between dusk and dawn) should be avoided during the nesting bird season (February 1–August 31). If night work is anticipated within 100 ft of an active bird nest and/or nest exclusionary buffer, night lighting will be used only in areas of active work and focused on the direct area(s) of work and away from nesting locations to the greatest extent practicable. The qualified biologist may adjust the exclusionary buffer size to decrease the possibility of disturbance by night work, if warranted. This measure would minimize disturbance and prevent nest failure. If birds are showing signs of distress, such as flushing from their nests, work activities shall be modified to prevent the nest from being abandoned.

Jurisdictional Waters

The United States Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a direct or indirect connection to interstate commerce. The USACE regulatory jurisdiction pursuant to Section 404 of the federal Clean Water Act (CWA) is founded on a connection, or nexus, between the waterbody in question and interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional

navigable waters used in interstate or foreign commerce), or it may be indirect (through a nexus identified in the USACE regulations). To be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics, each with its unique set of mandatory wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology.

The CDFW, under Sections 1600 through 1616 of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams (defined by the presence of a channel bed and banks, and at least an intermittent flow of water) where fish or wildlife resources may be adversely affected.

The Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the CWA. Typically, the areas subject to jurisdiction of the RWQCB coincide with those of the USACE (i.e., waters of the United States, including any wetlands). The RWQCB may also assert authority over “waters of the State” under waste discharge requirements pursuant to the Porter-Cologne Water Quality Control Act.

No drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction by the CDFW, USACE, and/or RWQCB were found within the project site. A search of the National Wetland Inventory (NWI) resulted in no wetland records within the project site. Neither CWA Section 404 and 401 permits nor a CDFW streambed alteration agreement or RWQCB Waste Discharge Requirements are necessary for project implementation. The findings represent the professional opinion of LSA and are subject to verification by the regulatory agencies.

Wildlife Movement, Corridors, and Nursery Sites

Movement of wildlife can occur daily for foraging or during seasonal migration through corridors. Larger mammals like mountain lion (*Puma concolor*) or coyote can freely move through areas known as migration corridors. Riparian corridors provide cover for migrating birds, routes between breeding waters, and upland habitat for amphibians, and nursery sites provide habitat used by juveniles of aquatic species.

The project site is highly developed as an asphalt-paved parking lot dating back until at least 2002 and surrounded by urban development, therefore, it does not contain nursery sites. The project site is bordered by a medical center and associated parking areas to the north and east, to the west by Lynn Road followed by Wildwood Park, and to the south by West Janss Road. As a result, the project site does not correspond to any natural landscape blocks, essential connectivity areas or potential riparian connections, as documented in the California Essential Habitat Connectivity Project report (Spencer et al. 2010). Therefore, the project site is not considered a wildlife movement corridor and would not substantially limit wildlife movement.

Natural Communities of Concern

The CDFW CNDDDB lists Southern Sycamore Alder Riparian Woodland as historically occurring less than 1 mile west of the project site, within Wildwood Park. Southern Sycamore Alder Riparian Woodland is an ecologically important natural community occurring in California that has a rank of S4 (S ranks 1-3 are considered sensitive).

The CNDDDB database search did not list any communities of concern occurring within the project site. The field visit conducted on July 28, 2023, verified that Southern Sycamore Alder Riparian Woodland or other natural communities of concern, including those that have a state rank of S1-S3, are absent from the project site, as vegetation was limited to developed land cover with ornamental landscape plantings. Therefore, the proposed project will have no effects related to natural communities of concern.

Local Policies and Ordinances

City and county general plans and development ordinances may include regulations or policies governing biological resources. For example, policies may require tree preservation or designate local species survey areas, species of interest, or significant ecological areas.

Protected Trees

Per City of Thousand Oaks Municipal Code, Sections 9-4.4203–9-4.4205, all oak trees within the City limits are protected, including those on private land. Oaks are defined as any tree of the genus *Quercus* including, but not limited to, valley oak, coast live oak, and scrub oak. Two oak species, coast live oak and holm oak, were observed on the project site during the field survey on July 28, 2023 (Figure 3). Oak trees mapped had a height larger than 4 ft; however, several seedlings exist within landscaped areas and are also considered protected trees. Thus, project implementation would require an oak tree permit or complete avoidance and preservation of all oak trees on site.

An “Oak tree permit” is an entitlement issued by the city authorizing specific work within the protected zone of an oak tree. Per City of Thousand Oaks Municipal Code, Section 9-4.4204, a permit is required to cut, remove, encroach into the protected zone, or relocate any oak tree on any public or private property within the City limits, regardless of the size.

In addition, the City of Thousand Oaks Landmark Trees Preservation and Protection Ordinance (Municipal Code Section 9-4.4303) has similar provisions prohibiting the removal of landmark trees and also requires a “landmark trees permit.” A landmark tree is defined as a tree that, because of its size, age, or unique and irreplaceable values to the community, needs to be preserved as a symbol of the City’s heritage, beauty, and image.

This includes mature tree specimens of the following species that reached the designated diameter as measured from 4.5 ft above natural grade: western sycamores with >12-inch diameter, California bay laurels (*Umbellularia californica*) with >8-inch diameter, California walnuts (*Juglans californica*) with >8-inch diameter, and toyon (*Heteromeles arbutifolia*) with >8-inch diameter. These landmark trees are deemed to have reached maturity if the sum of the trunk diameters exceeds the required “maturity” diameter plus 2 inches (City of Thousand Oaks 2023). None of these species are present within the project site. Thus, project implementation would not conflict with the City of Thousand Oaks’ Landmark Trees Preservation and Protection Ordinance.

Protected trees, including the 12 mapped oaks and any additional oak seedlings, that occur on the project site include coast live oak and holm oak as they both fall within the *Quercus* genus. The project is expected to fully develop the site.

Due to the presence of protected trees on the project site, the following measure is recommended:

- Protected trees occurring on the project site will be subject to removal; therefore, they are required to be evaluated per a site-specific Protected Tree Survey to be conducted by an International Society of Arboriculture (ISA) Certified Arborist under City of Thousand Oaks Municipal Code Section 9-4.4309.

Adopted Habitat Conservation Plans

California Coastal Act

According to California Public Resources Code, Division 20, California Coastal Act, Section 30107.5, Environmentally Sensitive Habitat Areas (ESHAs) are designated areas in the Coastal Zone of Ventura County in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and could be easily disturbed or harmed by development (County of Ventura 2023). The project site is well outside the designated Coastal Zone and therefore not within an ESHA. No other adopted habitat conservation plans occur in close proximity to the project site.

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APPENDIX A

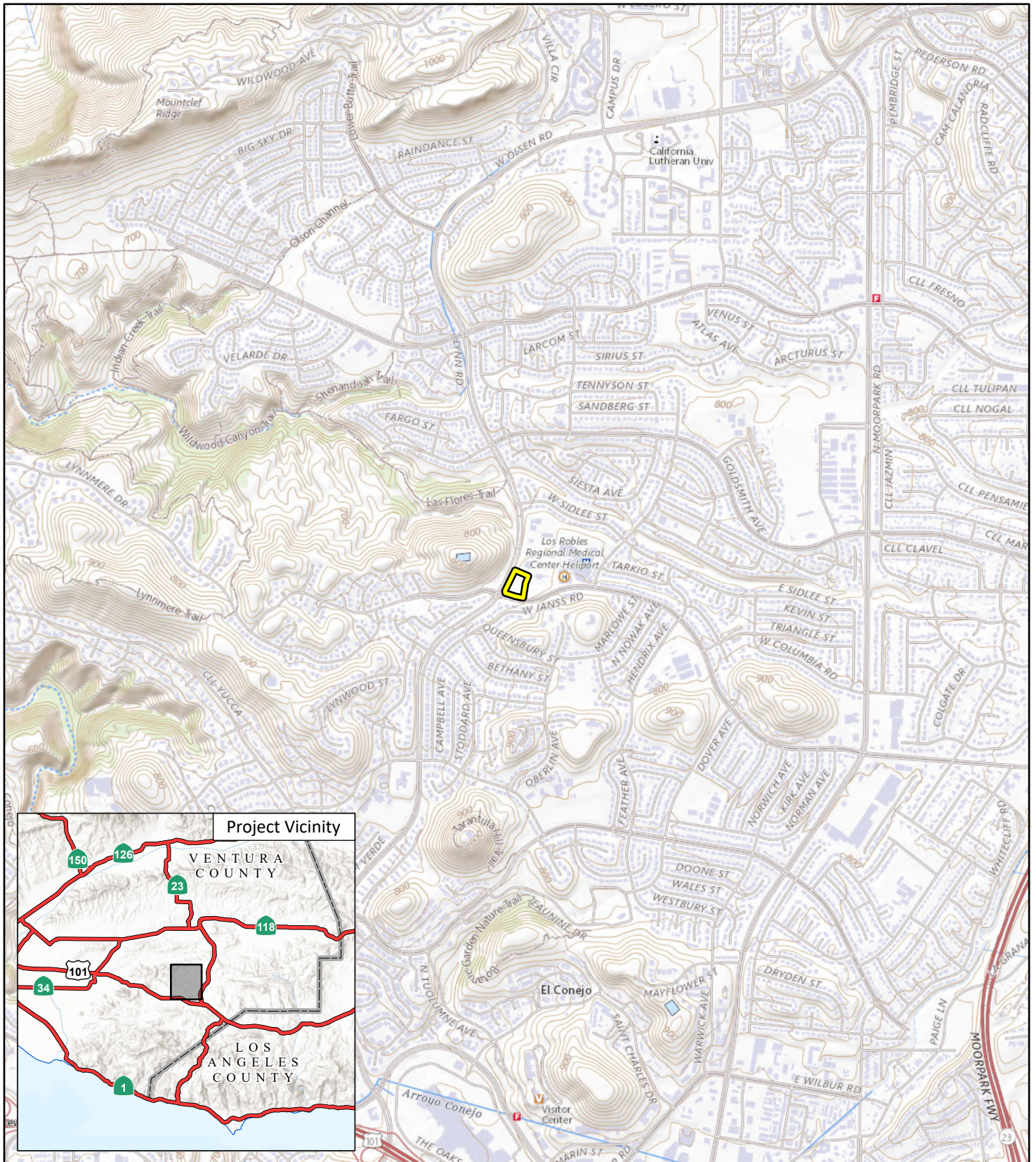
FIGURES 1–4

Figure 1: Regional and Project Location

Figure 2: Soils

Figure 3: Vegetation, Land Use, and Photo Locations

Figure 4: Site Photographs




 Project Location

FIGURE 1

LSA



0 1000 2000
FEET

SOURCE: USGS The National Map


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Janss Property Project
Regional and Project Location





FIGURE 2

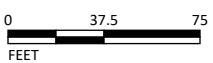
LSA

 Project Location

Soils

 CyC - Cropley clay, 2 to 9 percent slopes, warm MAAT, MLRA 19

 HbF - Hambricht rocky clay loam, 30 to 50 percent slopes



Janss Property Project
Soils






SOURCE: Google Imagery (2022), USDA NRCS (2023)

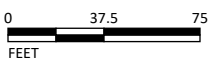
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FIGURE 3

LSA

-  Project Location
-  Developed (2.14 acres)
- Trees
 -  Coast live oak (*Quercus agrifolia*)
 -  Holm oak (*Quercus ilex*)
 -  Photo Points



SOURCE: Google Imagery (2022)

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Janss Property Project
Vegetation, Land Use, and Photo Locations



Photo 1: View from northwestern corner looking east.



Photo 2: View from northeastern corner looking southwest.



Photo 3: View from eastern side looking north.



Photo 4: View from southeastern corner looking west.



Photo 5: View from southwestern corner looking east.



Photo 6: View from southwestern corner looking north.

APPENDIX B

PLANT AND ANIMAL SPECIES OBSERVED

VASCULAR PLANT SPECIES OBSERVED

* Introduced species not native to California

Gymnosperms

Pinaceae

- * *Pinus canariensis*
- * *Pinus halepensis*
- * *Pinus* sp.

Pine Family

- Canary Island pine
 - Aleppo pine
 - Pine
-

Eudicots

Anacardiaceae

- * *Schinus molle*

Sumac Family

- Peruvian pepper tree

Asteraceae

- Pseudognaphalium biolettii*
- * *Sonchus asper*

Sunflower Family

- Two-color rabbit-tobacco
- Prickly sow thistle

Bignoniaceae

- * *Jacaranda mimosifolia*

Bignonia Family

- Jacaranda

Caryophyllaceae

- * *Polycarpon tetraphyllum*

Pink Family

- Fourleaf manyseed

Cistaceae

- * *Cistus incanus*

Rock Rose Family

- Hairy rockrose

Fagaceae

- Quercus agrifolia*
- * *Quercus ilex*

Oak Family

- Coast live oak
- Holm oak

Myrtaceae

- * *Eucalyptus* sp.

Myrtle Family

- Eucalyptus

Platanaceae

- Platanus occidentalis*

Sycamore Family

- American sycamore

Sapindaceae

- * *Cupaniopsis anacardioides*

Soapberry Family

- Carrotwood

Ulmaceae

- * *Ulmus parvifolia*

Elm Family

- Chinese elm
-

Taxonomy and scientific nomenclature generally conform to Baldwin, B.G., D.H. Goldman et al., eds. (2012; The Jepson Manual: Vascular Plants of California, 2nd edition; University of California Press, Berkeley and Los Angeles, California).

Common names for each taxa generally conform to Roberts, F.M., Jr. (2008; The Vascular Plants of Orange County, California: An Annotated Checklist; F.M. Roberts Publications, San Luis Rey, California) except where Abrams, L. (1923, 1944, and 1951; Illustrated Flora of the Pacific States: Washington, Oregon, and California, vols. I–III; Stanford University Press, Stanford, California) and Abrams, L. and Ferris, R.S. (1960; Illustrated Flora of the Pacific States: Washington, Oregon, and California, vol. IV; Stanford University Press, Stanford, California) were used, particularly when species-specific common names were not identified in Roberts, F.M., Jr. (2008).

ANIMAL SPECIES OBSERVED

* Introduced species not native to California.

Birds

Columbidae

Zenaida macroura

Corvidae

Corvus brachyrhynchos

Aegithalidae

Psaltriparus minimus

Fringillidae

Haemorhous mexicanus

Passerellidae

Melospiza crissalis

Pigeons and Doves

Mourning dove

Crows and Jays

American crow

Long-Tailed Tits and Bushtits

Bushtit

Fringilline and Cardueline Finches and Allies

House finch

New World Sparrows

California towhee

Taxonomy and nomenclature are based primarily on the following:

- **Damselflies and Dragonflies:** Paulson, D. (2009, Dragonflies and Damselflies of the West, Princeton University Press, Princeton, New Jersey).
- **Butterflies:** North American Butterfly Association (2001, NABA Checklist and English Names of North American Butterflies, Second Edition, North American Butterfly Association, Morristown, New Jersey, 2003 update in American Butterflies 11: 24-27; see <http://www.naba.org/pubs/checklst.html>).
- **Fishes:** Page, L. M. et al. (2013, Common and Scientific Names of Fishes from the United States, Canada, and Mexico. Seventh Edition. American Fisheries Society Special Publication 34).
- **Amphibians and Reptiles:** Crother, B.I., ed. (2017, Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in our Understanding. Eighth Edition. Herpetological Circular 43.) for species

taxonomy and nomenclature; AmphibiaWeb (<https://amphibiaweb.org/>) and The Reptile Database (www.reptile-database.org/) for higher order taxonomy; see also California Herps (<http://www.californiaherps.com/index.html>).

- **Birds:** Chesser, R.T., et al. 2021. Checklist of North American Birds (online). American Ornithological Society. <http://checklist.aou.org/taxa>.
- **Mammals:** Bradley, R.D., et al. (2014, Revised Checklist of North American Mammals North of Mexico, 2014. Museum of Texas Tech University Occasional Papers No. 327).