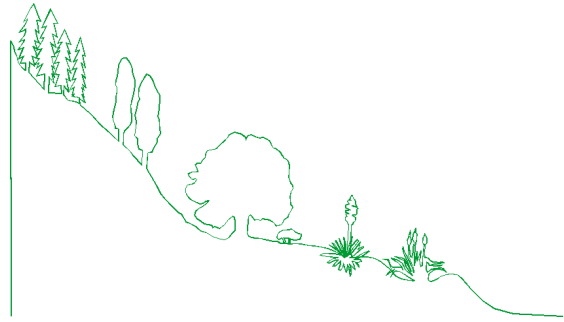


Appendix B

Biological Review

January 6, 2023

Tom Wood | Cruzan
9171 Wilshire Blvd., Suite 500
Beverly Hills, CA 90210
tom@cruzan.co
Transmitted Via E-mail



Biological Assessment Services

Subject: Biological Resources Review for the property at 1300 Lawrence Drive, Thousand Oaks. CA 91320

Dear Mr. Wood:

Introduction - This letter reports on the biological conditions present on the above property. A brief floristic survey of the site was conducted on December 26, 2022. The skies were clear, there was a light breeze with temperature at 80°f. at 2:00 pm. The purpose of the survey was to determine the general biologic character of the site and to determine if any sensitive resources or resources protected or administered by regulatory agencies were present on the site. No attempt was made to thoroughly catalogue all of the species present on the property, however, easy access to the entire site insured that no species present were overlooked. The California Natural Diversity Database and the California Native Plant Society's lists of sensitive plants were accessed for the nine quadrangle area surrounding the site. The potential for the occurrence of any species found on these lists was evaluated. An arborist report has been prepared for the project so potential impacts and required mitigation measures for trees will not be addressed here. However, all of the plants noted on the property are listed.

Site Description – The property is located in the city of Thousand Oaks in the heavily developed west San Fernando Valley. The area is characterized by light industry with many surrounding lots occupied by commercial, manufacturing, and warehouse buildings. The subject property is presently a parking lot with typical landscaping around the perimeter and on scattered islands within the lot.

Vegetation – As noted above, the property is a typical parking lot. The vegetation present is characterized by remnants of the original landscaping, supplemented by volunteers from surrounding landscaped areas and scattered ruderal (weedy) species. The following are characteristic of the nonnative species noted at the time of the survey:

Common Name	Scientific Name	Common Name	Scientific Name
rosemary	<i>Salvia rosmarinus</i>	Acacia	<i>Acacia sp.</i>
Indian hawthorn	<i>Rhaphiolepis indica</i>	carrotwood	<i>Cupaniopsis anacardioides</i>
lantana	<i>Lantana sp.</i>	jacaranda	<i>Jacaranda mimosifolia</i>
firethorn	<i>Pyracantha angustifolia</i>	glossy privet	<i>Ligustrum lucidum</i>

lily of the Nile	<i>Agapanthus orientalis</i>	Brazilian pepper	<i>Schinus terebenthifolia</i>
honeysuckle	<i>Lonicera periclymenum</i>	golden rain tree	<i>Koelreuteria paniculata</i>
English ivy	<i>Hedra helix</i>	Chinese elm	<i>Ulmus parviflora</i>
Asparagus fern	<i>Asparagus (densiflorus?)</i>	Mexican fan palm	<i>Washingtonia robusta</i>
mock orange	<i>Pittosporum tobira</i>	late cotoneaster	<i>Cotoneaster lacteus</i>
red-ironbark Euc.	<i>Eucalyptus sideroxylon</i>	ash	<i>Fraxinus sp.</i>
blue gum	<i>Eucalyptus camaldulensis</i>	holly oak	<i>Quercus ilex</i>
camphor tree	<i>Cinnamomum camphora</i>	crepe myrtle	<i>Lagerstroemia indica</i>
Canary Island pine	<i>Pinus canariensis</i>		
Aleppo pine	<i>Pinus halepensis</i>	Bermuda grass	<i>Cynodon dactylon</i>

Two native species were also present in the lot, each represented by just a few individual plants. These were coyote brush (*Baccharis pilularis*) and two-colored cudweed (*Pseudognaphalium biolettii*). These species are adapted to take advantage of soil disturbances and are often considered weeds in the garden but also provide resources for native wildlife.

There is a drainage to the southeast that is believed to be offsite but does convey runoff from at least part of the property. In this area there are some coast live oaks (*Quercus agrifolia*) and narrow-leaved willows (*Salix exigua*).

Wildlife - The cursory nature of the site survey conducted in support of a constraints analysis resulted in few wildlife observations. No reptiles or amphibians were noted at the time of the survey, but the western fence lizard may occur there. Any mammal species found in the suburban areas of southern California may utilize or traverse the site on occasion including numerous rodent species, raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and eastern fox squirrel (*Sciurus niger*). Birds were the only wildlife directly observed during the brief survey. Birds observed include both common suburban species and migrating or winter resident species. The species seen were Allan’s hummingbird, Audubon’s warbler, American crow, common raven, northern mockingbird, lesser goldfinch, dark-eyed junco, white-throated nuthatch, and the invasive Eurasian collard dove. There were several inactive bird nests noted in the trees and shrubs onsite.

None of these species are Listed as threatened or Endangered and none are specifically protected by state or federal Endangered Species Acts. All native bird species that occur on the site are protected from nest disturbance by the federal Migratory Bird Treaty Act and the California Fish and Game Code. These regulations prohibit the disturbance of nesting birds in any manner that may cause reproductive failure. In general, this means that land clearing must be accomplished during winter months while the birds are not nesting. If clearing cannot be accomplished during the non-nesting season (Currently considered to be from September 30 through January 1 per CDFW) nesting bird surveys must be conducted, and any nests discovered must be avoided during construction. In general, nesting bird surveys are required for any construction that takes place between January 1 and September 30. Because the buffer distances recommended by CDFW (500 feet for raptors and 300 feet for all other species) extend far beyond the property limits in many cases, nest detection and avoidance

may be difficult or impossible on adjacent private properties. In these cases, appropriate nest avoidance strategies may be determined by a qualified biological monitor who is onsite if land clearance is scheduled during nesting season.

Sensitive Biological Resources –

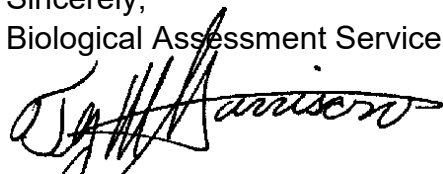
There are 109 species and habitats reported in the nine-quad area surrounding the site that are protected pursuant to Federal and/or State endangered species laws, or have been designated as Species of Concern by the USFWS or Species of Special Concern by the CDFW. In addition, Section 15380(b) of the California Environmental Quality Act (CEQA) Guidelines provides a definition of rare, endangered or threatened species that are not included in any listing. Species recognized under these terms are collectively referred to as “special-status species.” For purposes of this analysis, special-status species include:

- Plant and wildlife species listed as rare, threatened or endangered under the Federal or State Endangered Species Acts;
- Species that are candidates for listing under either Federal or State law;
- Species designated by the USFWS as Proposed or Candidates for listing and/or species designated as Species of Special Concern by CDFW;
- Species protected by the Federal Migratory Bird Treaty Act (16 U.S.C. 703-711);
- Bald and golden eagles protected by the Federal Bald Eagle Protection Act (16 U.S.C. 668); and
- Species such as candidate species that may be considered rare or endangered pursuant to Section 15380(b) of the CEQA Guidelines.

Conclusion - The site survey revealed that the property is practically devoid of vegetation and what is present consists of nonnative landscape and common weedy species limited to the perimeter of, and islands within, the parking lot. There is no chance that any of the sensitive species reported as occurring in the surround area would reside on the property.

It is a pleasure working with you and I look forward to the opportunity to continue assisting with this project if the need arises.

Sincerely,
Biological Assessment Services



Ty M. Garrison
Principal / Biologist