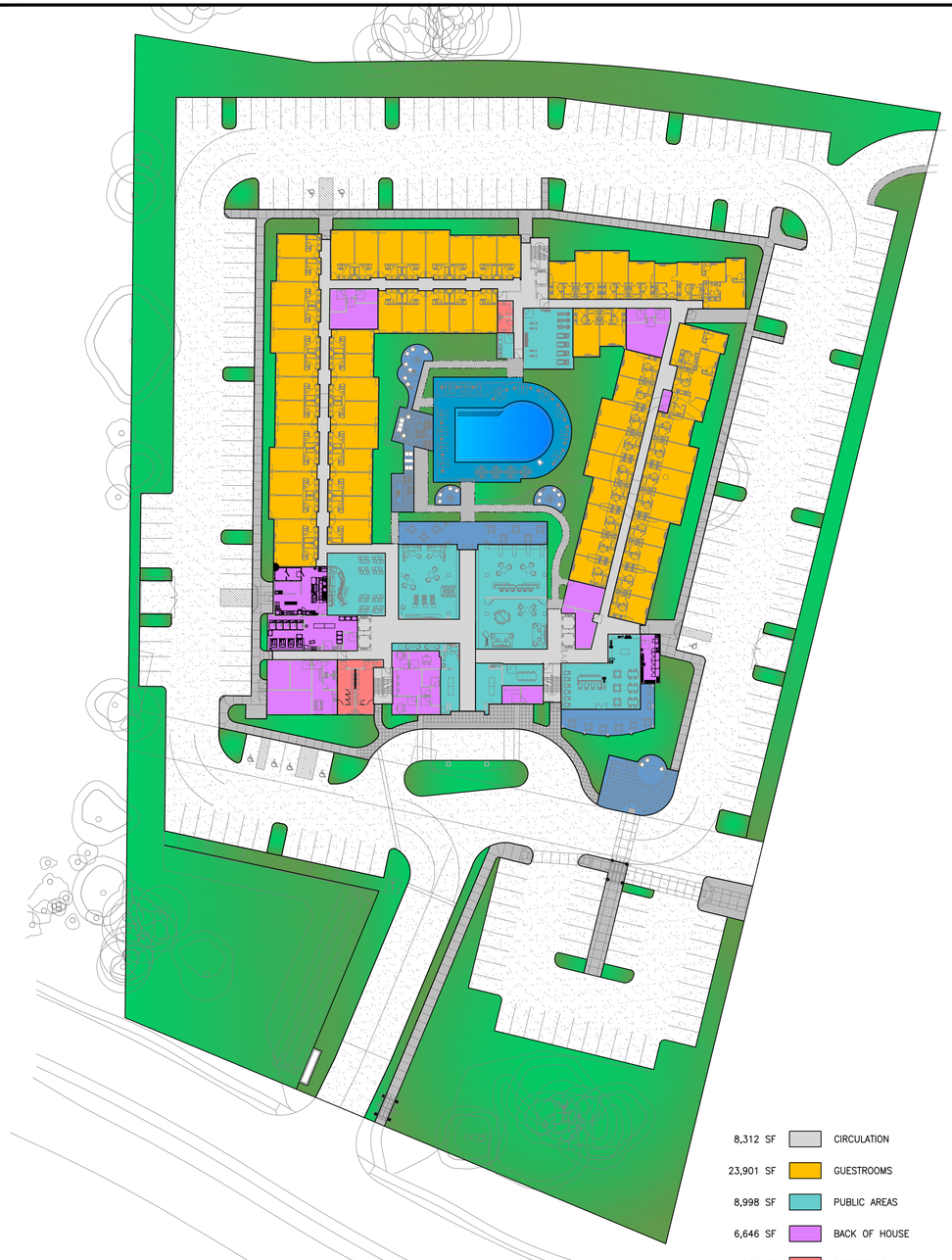
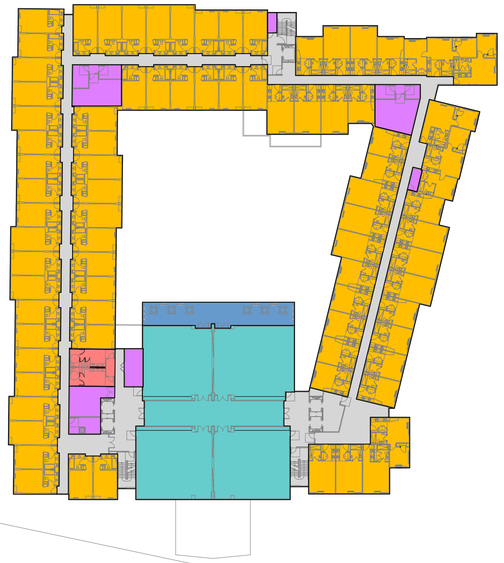


8,312 SF	CIRCULATION
23,901 SF	GUESTROOMS
8,998 SF	PUBLIC AREAS
6,646 SF	BACK OF HOUSE
838 SF	RESTROOMS
4,705 SF	OUTDOOR PATIO
79,136 SF	LANDSCAPE
93,075 SF	HARDSCAPE
12,166 SF	SIDEWALK
4,284 SF (POOL 1,700 SF)	POOL DECK

GROUND FLOOR PLAN

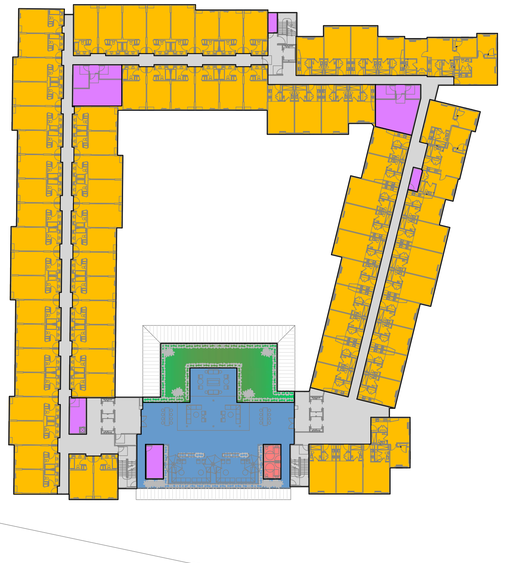
SCALE 1" = 40'-0" 0 20' 40' 80'



SECOND FLOOR PLAN

SCALE 1" = 40'-0" 0 20' 40' 80'

7,045 SF	CIRCULATION
30,299 SF	GUESTROOMS
8,180 SF	PUBLIC AREAS
2,120 SF	BACK OF HOUSE
530 SF	RESTROOMS
1,131 SF	OUTDOOR PATIO
–	LANDSCAPE
–	HARDSCAPE
–	SIDEWALK
–	POOL DECK



THIRD FLOOR PLAN

SCALE 1" = 40'-0" 0 20' 40' 80'

6,919 SF	CIRCULATION
30,984 SF	GUESTROOMS
–	PUBLIC AREAS
1,757 SF	BACK OF HOUSE
192 SF	RESTROOMS
4,255 SF	OUTDOOR PATIO
1,731 SF	LANDSCAPE
–	HARDSCAPE
–	SIDEWALK
–	POOL DECK

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
AMBRY COOK ROGERS MCGILL ARCHITECTS + INTERIORS
PROJECT ARCHITECT
REGISTERED ARCHITECT SHAWN W. McGILL No. C 21059 EXPIRES ON: 10/31/17 STATE OF CALIFORNIA
11/23/15 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

DATE RCE NO. EXP DATE

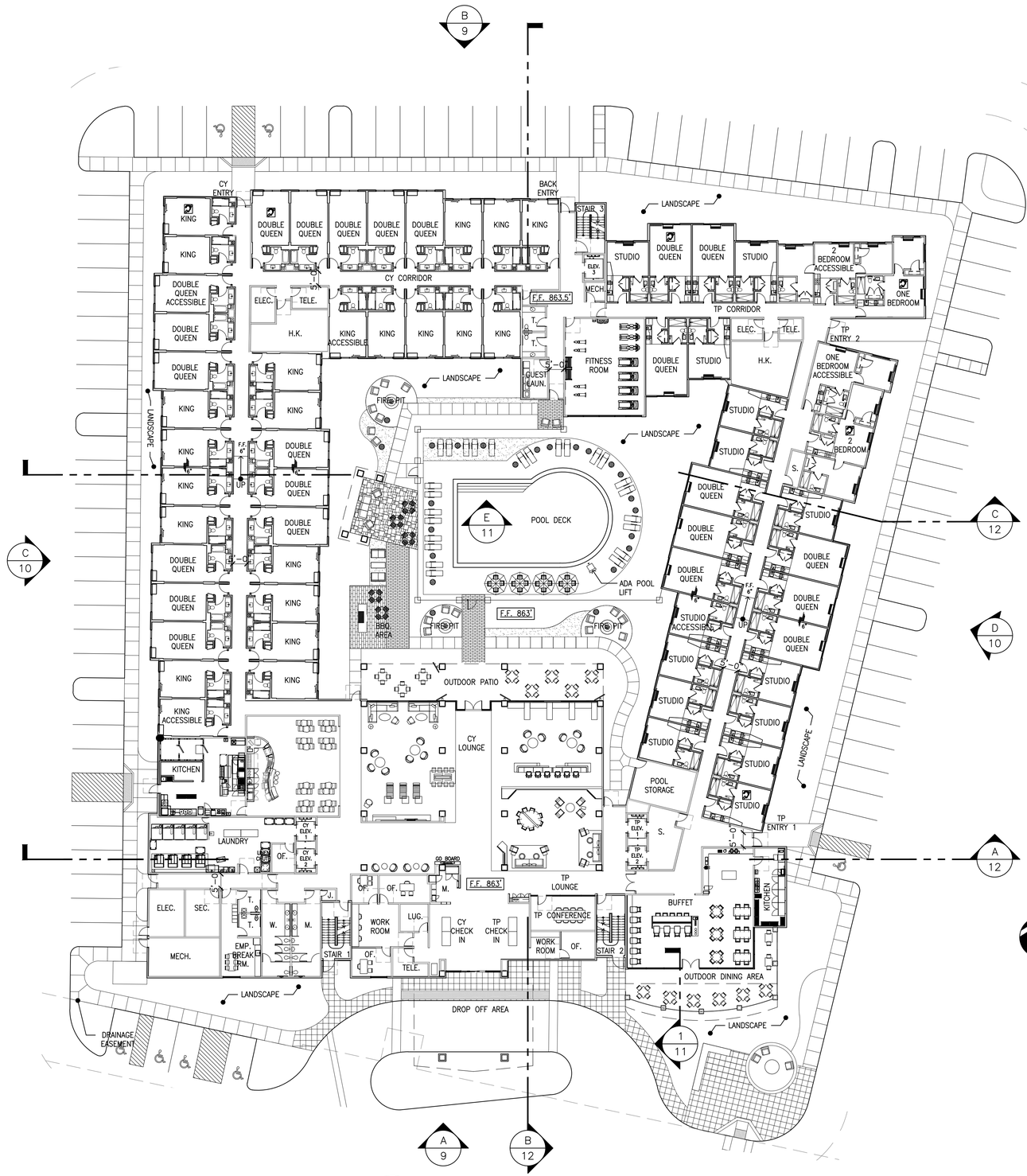
CITY OF AGOURA HILLS

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 4a OF ____

CITY OF AGOURA HILLS DWG. NO. _____



GROUND FLOOR PLAN

SCALE 1" = 20'-0" 0 10' 20' 40'

FLOOR DATA
TOTAL SF: 48,716 SF

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
AWBREY COOK BORRES MCGILL ARCHITECTS + INTERIORS
PROJECT ARCHITECT
REGISTERED ARCHITECT Scott W. McGill No. C 21059 EXPIRES ON: 10/31/17 STATE OF CALIFORNIA
11/23/15
DATE

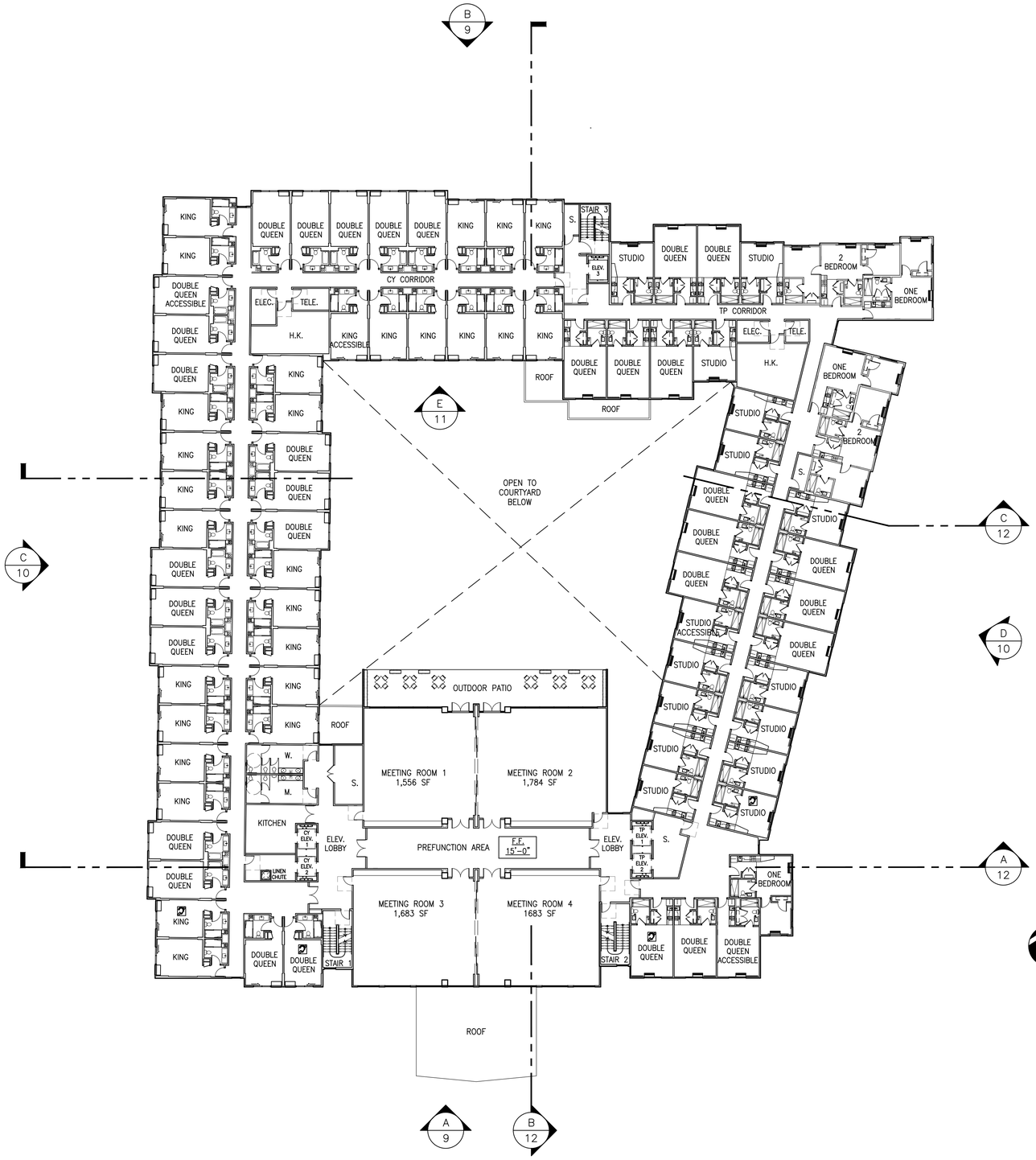
CITY OF AGOURA HILLS APPROVAL
REVIEWED BY DATE
DATE RCE NO. EXP DATE

CITY OF AGOURA HILLS

MARRIOTT COURTYARD & TOWNEPLACE SUITES
29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 5 OF ____

CITY OF AGOURA HILLS DWG. NO. _____



2ND FLOOR PLAN

SCALE 1" = 20'-0" 0 10' 20' 40'

FLOOR DATA

TOTAL SF: 48,198 SF

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:

ACRM ARMBEY COOK ROBBINS MOBILL ARCHITECTS + INTERIORS

PROJECT ARCHITECT

REGISTERED ARCHITECT SCOTT W. MCCOY No. C 21059 EXPIRES: ON 10/31/17 STATE OF CALIFORNIA

11/23/15 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

DATE RCE NO. EXP DATE

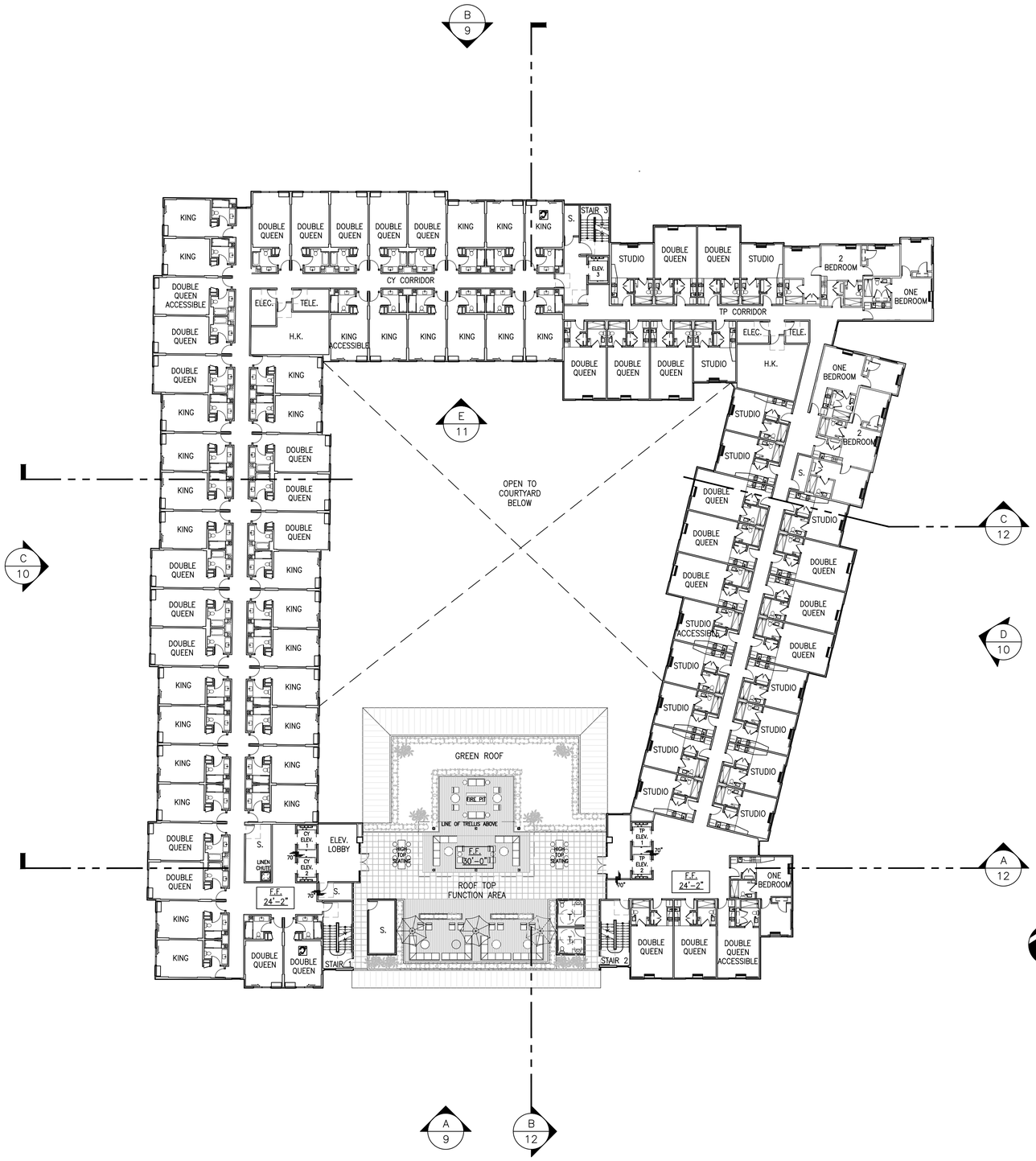
CITY OF AGOURA HILLS

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 6 OF ____

CITY OF AGOURA HILLS DWG. NO. _____



3RD FLOOR PLAN

SCALE 1" = 20'-0" 0 10' 20' 40'

FLOOR DATA
TOTAL SF: 39,494 SF

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
AWBREY COOK ROGERS MCGILL ARCHITECTS + INTERIORS
PROJECT ARCHITECT
REGISTERED ARCHITECT SCOTT W. McGILL No. C 21059 EXPIRES ON: 10/31/17 STATE OF CALIFORNIA
11/23/15
DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

DATE RCE NO. EXP DATE

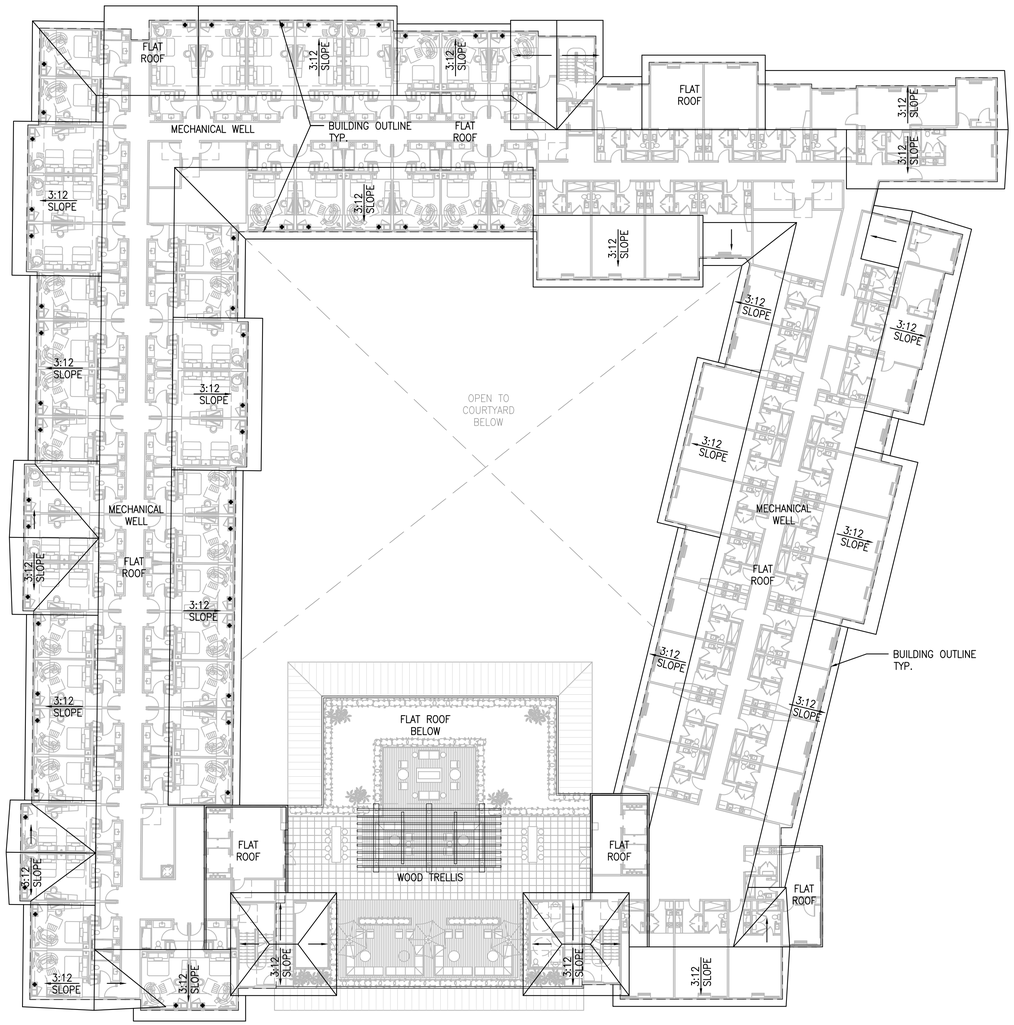
CITY OF AGOURA HILLS

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 7 OF ____

CITY OF AGOURA HILLS DWG. NO. _____



ROOF PLAN

SCALE 1" = 20'-0" 0 10' 20' 40'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
AWBREY COOK ROGERS MOBILL ARCHITECTS + INTERIORS
PROJECT ARCHITECT
REGISTERED ARCHITECT — SCOTT W. McGILL — No. C 21059 — EXPIRES ON 10/31/17 — STATE OF CALIFORNIA
11/23/15
DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY _____ DATE _____

_____ DATE _____ RCE NO. _____ EXP DATE _____

CITY OF AGOURA HILLS

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 8 OF ____

CITY OF AGOURA HILLS DWG. NO. _____

A SOUTH ELEVATION

SCALE 3/32" = 1'-0" 0 4' 8' 16'

B NORTH ELEVATION

SCALE 3/32" = 1'-0" 0 4' 8' 16'

KEYNOTES

1. ANODIZED ALUMINUM STOREFRONT SYSTEM
2. PAINTED EIFS WITH REVEALS
3. MANUFACTURED ASHLAR PATTERN STONE
4. WOOD PAINTED TRELLIS
5. BUTT JOINT GLASS RAILING
6. STANDING SEAM METAL ROOF
7. WOOD PAINTED OUTRIGGER, SEE DETAIL 2/11
8. WOOD PAINTED FASCIA
9. SPANDREL METAL PANEL
10. WOOD PAINTED EYEBROWS
11. LED ILLUMINATED ALUMINUM CHANNEL LETTERS WITH ACRYLIC FACE
12. PORTE CHOCHERE
13. PRECAST CONCRETE BASE
14. HORIZONTAL EIFS TRIM

NOTE:
ALL WINDOWS WILL BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL PANE, OR A 20 MIN RATED WINDOW OR GLASS BLOCKS PER SECTION 704A.3.2.2 OF THE 2010 CALIFORNIA BUILDING CODE

FINISH SCHEDULE

1. ARCADIA AB-4, MEDIUM BRONZE
2. 1" CLEAR INSULATED GLAZING
3. DAVIS COLORS, GREEN SLATE #3685
4. CORONADO STONE, PAVILION STONE
5. ATAS STEEL, 03 MEDIUM BRONZE
6. ATAS STEEL, 06 SANDSTONE
7. BENJAMIN MOORE HC-81 MANCHESTER TAN
8. BENJAMIN MOORE HC-141 HOLLINGSWORTH GREEN
9. BENJAMIN MOORE HC-22 BLAIR GOLD
10. BENJAMIN MOORE HC-19 NORWICH BROWN

KEY MAP

N.T.S.

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
ACRM
AWBREY COOK ROBBINS MOBILL ARCHITECTS + INTERIORS
PROJECT ARCHITECT

REGISTERED ARCHITECT
SCOTT W. McCOY
No. C 21059
EXPIRES ON 10/31/17
STATE OF CALIFORNIA

11/23/15
DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

DATE RCE NO. EXP DATE

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 9 OF ____

CITY OF AGOURA HILLS DWG. NO. _____

C WEST ELEVATION

SCALE 3/32" = 1'-0" 0 4' 8' 16'

D EAST ELEVATION

SCALE 3/32" = 1'-0" 0 4' 8' 16'

KEYNOTES

1. ANODIZED ALUMINUM STOREFRONT SYSTEM
2. PAINTED EIFS WITH REVEALS
3. MANUFACTURED ASHLAR PATTERN STONE
4. WOOD PAINTED TRELLIS
5. BUTT JOINT GLASS RAILING
6. STANDING SEAM METAL ROOF
7. WOOD PAINTED OUTRIGGER, SEE DETAIL 2/11
8. WOOD PAINTED FASCIA
9. SPANDREL METAL PANEL
10. WOOD PAINTED EYEBROWS
11. LED ILLUMINATED ALUMINUM CHANNEL LETTERS WITH ACRYLIC FACE
12. PORTE CHOCHERE
13. PRECAST CONCRETE BASE
14. HORIZONTAL EIFS TRIM

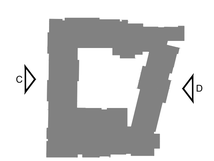
NOTE:
ALL WINDOWS WILL BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL PANE, OR A 20 MIN RATED WINDOW OR GLASS BLOCKS PER SECTION 704A.3.2.2 OF THE 2010 CALIFORNIA BUILDING CODE

FINISH SCHEDULE

1. ARCADIA AB-4, MEDIUM BRONZE
2. 1" CLEAR INSULATED GLAZING
3. DAVIS COLORS, GREEN SLATE #3685
4. CORONADO STONE, PAVILION STONE
5. ATAS STEEL, 03 MEDIUM BRONZE
6. ATAS STEEL, 06 SANDSTONE
7. BENJAMIN MOORE HC-81 MANCHESTER TAN
8. BENJAMIN MOORE HC-141 HOLLINGSWORTH GREEN
9. BENJAMIN MOORE HC-22 BLAIR GOLD
10. BENJAMIN MOORE HC-19 NORWICH BROWN

KEY MAP

N.T.S.



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
ACRM
AWBREY COOK ROGERS MCGILL
ARCHITECTS + INTERIORS
REGISTERED ARCHITECT
SCOTT W. McGILL
No. C 21059
EXPIRES ON 10/31/17
STATE OF CALIFORNIA
PROJECT ARCHITECT 11/23/15 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

DATE RCE NO. EXP DATE

MARRIOTT COURTYARD & TOWNEPLACE SUITES

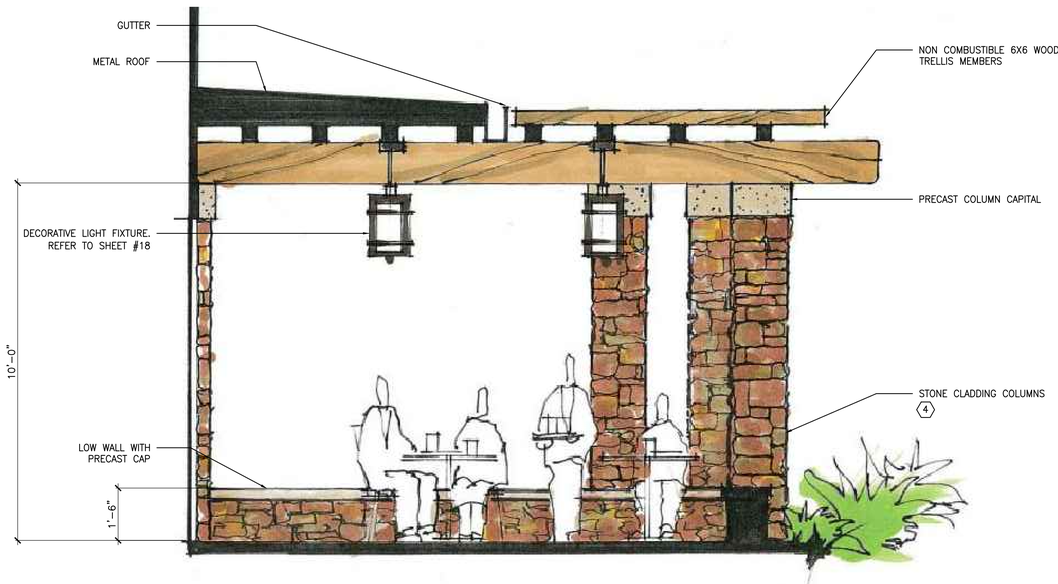
29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 10 OF ____

CITY OF AGOURA HILLS DWG. NO. _____

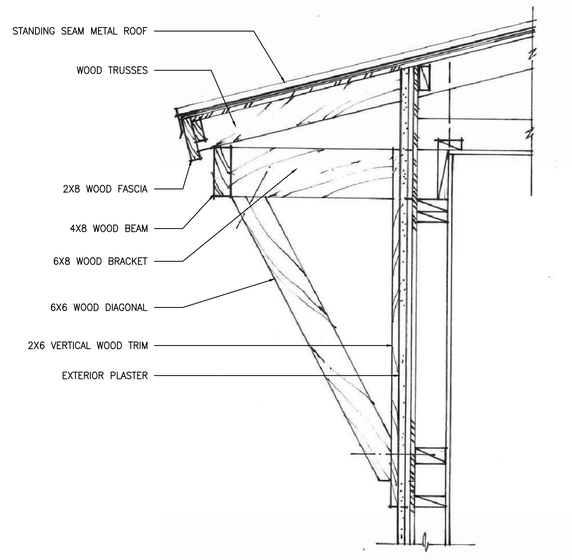
E TYPICAL COURTYARD ELEVATION

SCALE 3/32" = 1'-0" 0 4' 8' 16'



1 OUTDOOR DINING AREA SECTION / ELEVATION

SCALE 1/2" = 1'-0" 0 1' 2' 4'



2 OUTRIGGER DETAIL

N.T.S.

KEYNOTES

1. ANODIZED ALUMINUM STOREFRONT SYSTEM
2. PAINTED EIFS WITH REVEALS
3. MANUFACTURED ASHLAR PATTERN STONE
4. WOOD PAINTED TRELLIS
5. BUTT JOINT GLASS RAILING
6. STANDING SEAM METAL ROOF
7. WOOD PAINTED OUTRIGGER, SEE DETAIL 2/11
8. WOOD PAINTED FASCIA
9. SPANDREL METAL PANEL
10. WOOD PAINTED EYEBROWS
11. LED ILLUMINATED ALUMINUM CHANNEL LETTERS WITH ACRYLIC FACE
12. PORTE CHOCHERE
13. PRECAST CONCRETE BASE
14. HORIZONTAL EIFS TRIM

NOTE:
ALL WINDOWS WILL BE TEMPERED ON AT LEAST ONE SIDE OF THE DUAL PANE, OR A 20 MIN RATED WINDOW OR GLASS BLOCKS PER SECTION 704A.3.2.2 OF THE 2010 CALIFORNIA BUILDING CODE

FINISH SCHEDULE

1. ARCADIA AB-4, MEDIUM BRONZE
2. 1" CLEAR INSULATED GLAZING
3. DAVIS COLORS, GREEN SLATE #3685
4. CORONADO STONE, PAVILION STONE
5. ATAS STEEL, 03 MEDIUM BRONZE
6. ATAS STEEL, 06 SANDSTONE
7. BENJAMIN MOORE HC-81 MANCHESTER TAN
8. BENJAMIN MOORE HC-141 HOLLINGSWORTH GREEN
9. BENJAMIN MOORE HC-22 BLAIR GOLD
10. BENJAMIN MOORE HC-19 NORWICH BROWN

KEY MAP

N.T.S.

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
AWBREY COOK ROGERS MOBLE ARCHITECTS + INTERIORS
REGISTERED ARCHITECT Scott M. McGillivray No. C 21059 EXPIRES ON 10/31/17 STATE OF CALIFORNIA
PROJECT ARCHITECT — 11/23/15 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

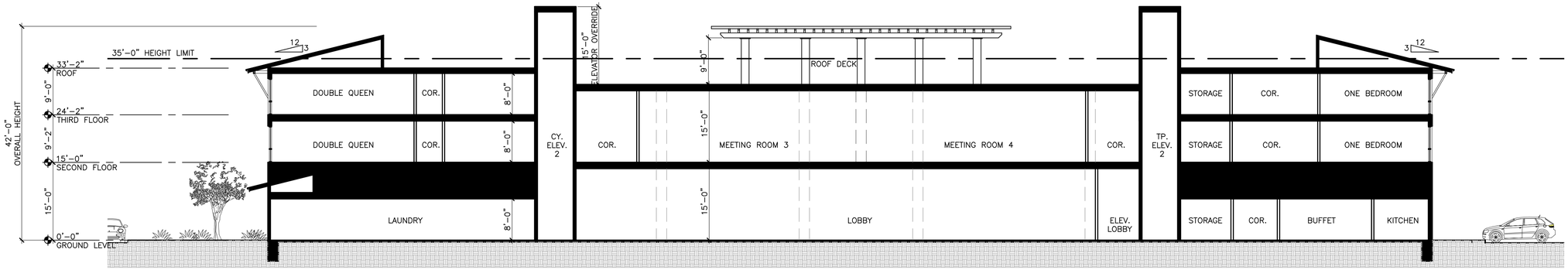
DATE — RCE NO. — EXP DATE

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

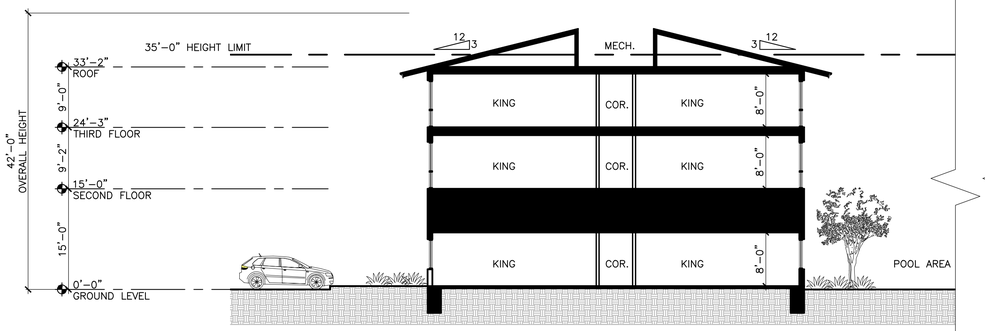
SHEET 11 OF ____

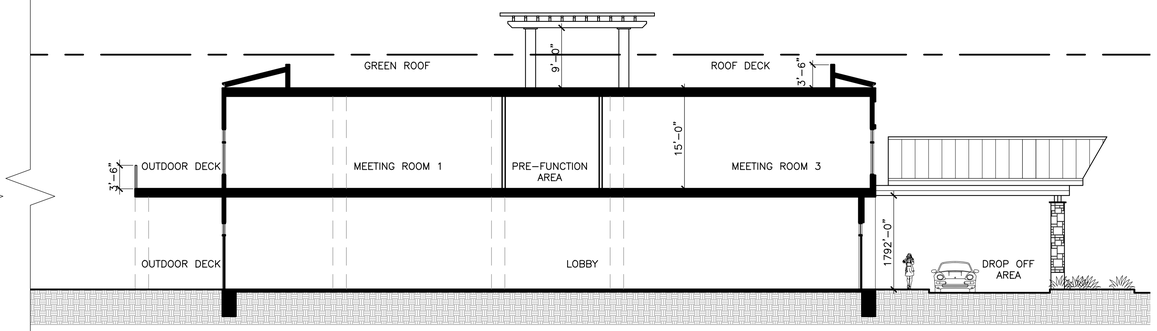
CITY OF AGOURA HILLS DWG. NO. _____



A SECTION

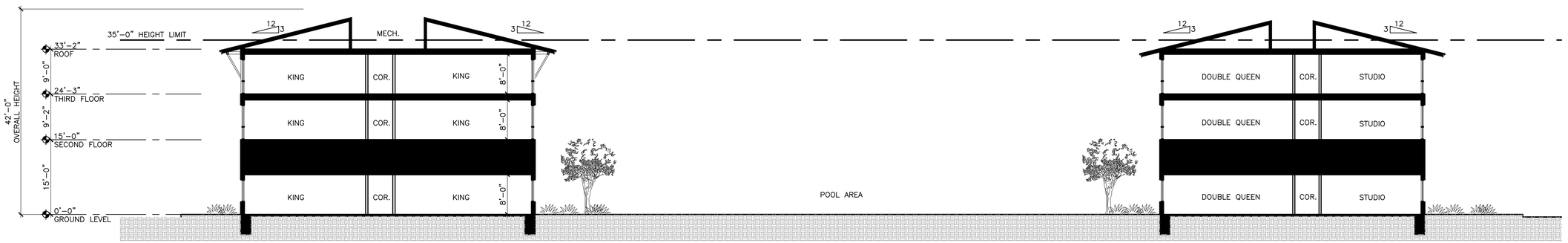
SCALE 3/32" = 1'-0" 0 4' 8' 16'





B SECTION

SCALE 3/32" = 1'-0" 0 4' 8' 16'



C SECTION

SCALE 3/32" = 1'-0" 0 4' 8' 16'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:

ACRM
AWBREY COOK ROGERS MOBILL
ARCHITECTS + INTERIORS

REGISTERED ARCHITECT
No. C 21059
EXPIRES ON: 10/31/17
STATE OF CALIFORNIA

PROJECT ARCHITECT

11/23/15
DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

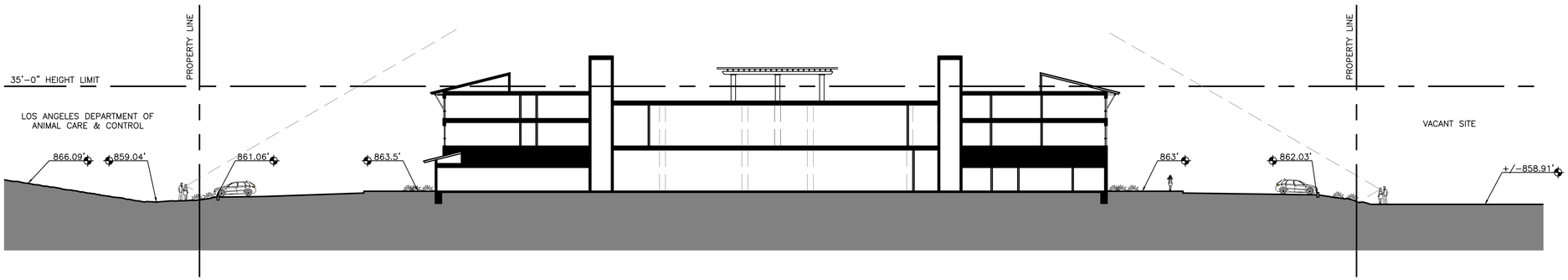
DATE RCE NO. EXP DATE

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

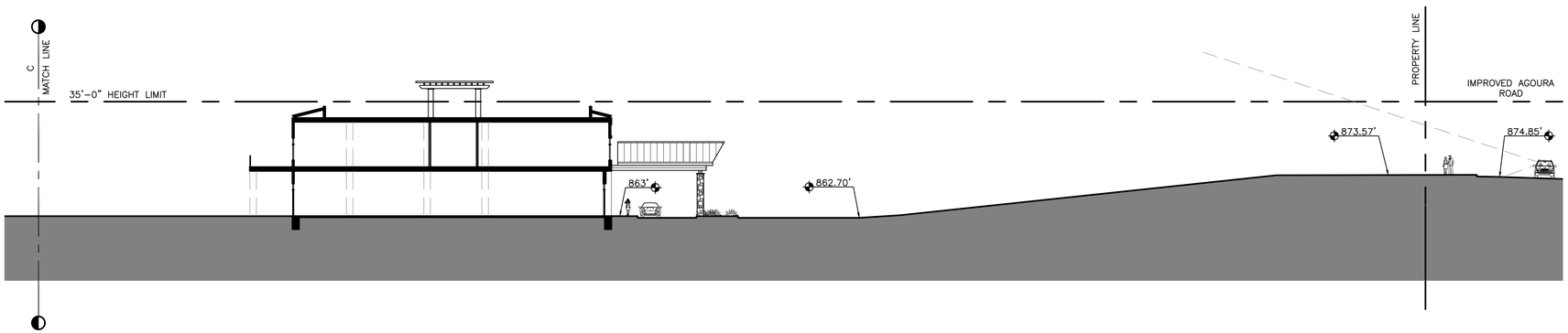
SHEET 12 OF ____

CITY OF AGOURA HILLS DWG. NO. _____



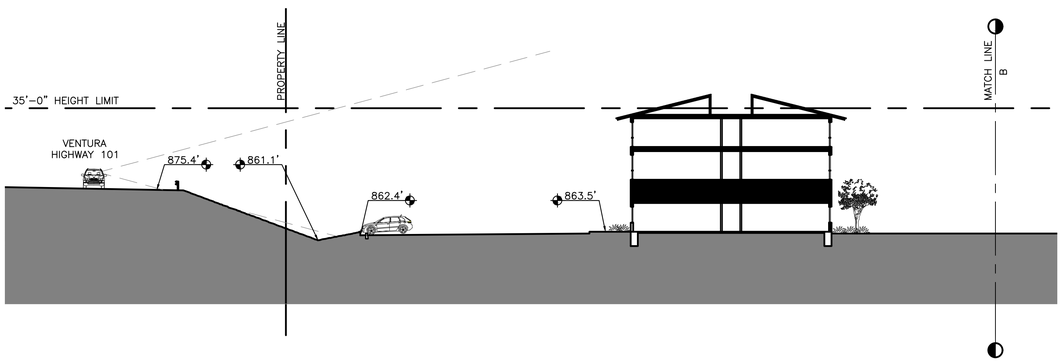
A LINE OF SIGHT STUDY - WEST - EAST

SCALE 1" = 20'-0" 0 10' 20' 40'



B LINE OF SIGHT STUDY - NORTH - SOUTH

SCALE 1" = 20'-0" 0 10' 20' 40'



C LINE OF SIGHT STUDY - NORTH - SOUTH

SCALE 1" = 20'-0" 0 10' 20' 40'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
AMBEY COOK BOGERS MCGILL ARCHITECTS + INTERIORS
PROJECT ARCHITECT
REGISTERED ARCHITECT — JOHN W. McGILL — No. C 21059 — EXPIRES ON: 10/31/17 — STATE OF CALIFORNIA
11/23/15
DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

DATE RCE NO. EXP DATE

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 13 OF ____

CITY OF AGOURA HILLS DWG. NO. _____

TOTAL AREA: 87 SQ. FT.

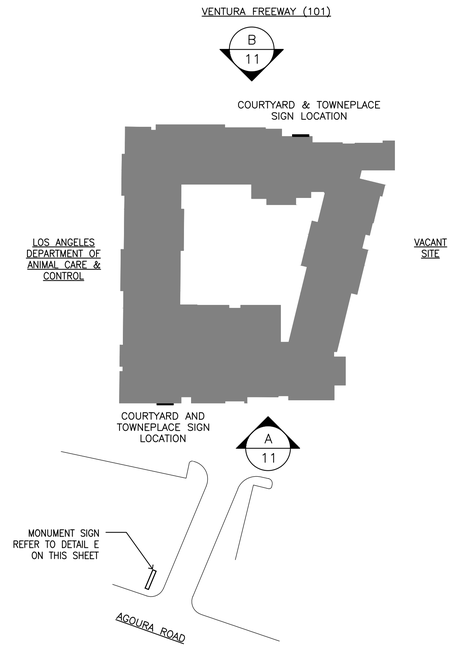
A SOUTH ELEVATION - SIGN LOCATION

SCALE 1" = 20'-0" 0 10' 20' 40'

TOTAL AREA: 87 SQ. FT.

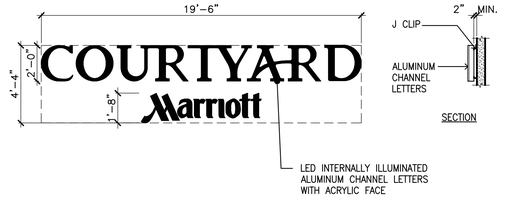
B NORTH ELEVATION - SIGN LOCATION

SCALE 1" = 20'-0" 0 10' 20' 40'

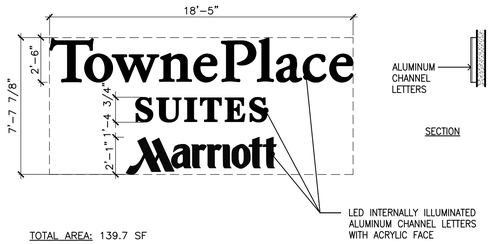


C PLAN - SIGN LOCATION

N.T.S.



TOTAL AREA: 84.5 SF



TOTAL AREA: 139.7 SF

D SIGN DESIGN

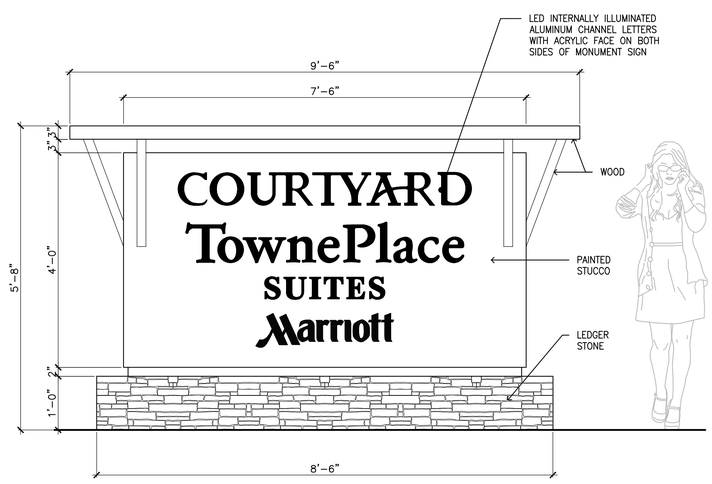
SCALE 1" = 20'-0" 0 10' 20' 40'

COURTYARD DAYTIME VIEW:
LETTER APPEAR GREEN AND
WHITE DURING THE DAY

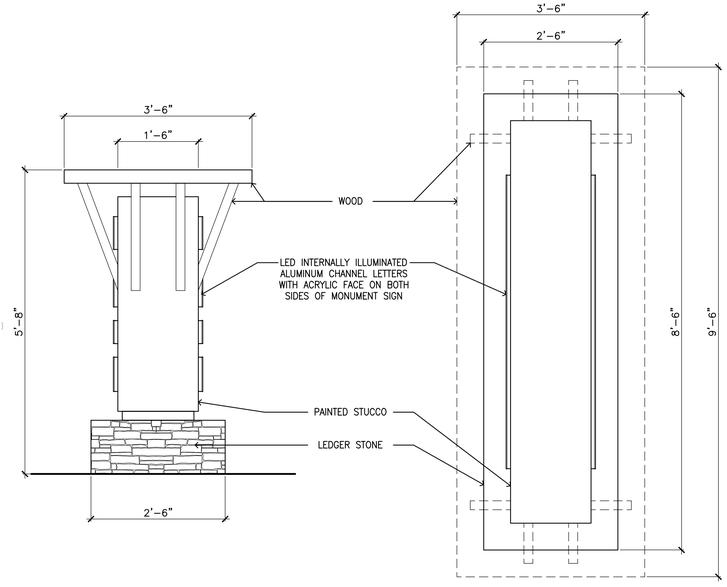
COURTYARD NIGHTTIME VIEW:
LETTER ILLUMINATE WHITE AND
RED AT NIGHT

TOWNEPLACE DAYTIME VIEW:
LETTER APPEAR GREEN AND
WHITE DURING THE DAY

TOWNEPLACE NIGHTTIME VIEW:
LETTER ILLUMINATE WHITE AND
RED AT NIGHT



FRONT VIEW



SIDE VIEW

PLAN VIEW

REALISTIC VIEW (N.T.S.)

E MONUMENT SIGN DESIGN

SCALE 3/4" = 1'-0" 0 4" 8" 16"

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
AWBREY COOK ROBERTS MCGILL
ARCHITECTS + INTERIORS
PROJECT ARCHITECT

REGISTERED ARCHITECT
SEAN W. McGILL
No. C 21059
EXPIRES ON: 10/31/17
STATE OF CALIFORNIA

11/23/15
DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

DATE RCE NO. EXP DATE

CITY OF AGOURA HILLS

MARRIOTT COURTYARD & TOWNEPLACE SUITES

29505 & 29515 AGOURA ROAD
AGOURA HILLS, CALIFORNIA 91301

SHEET 14 OF ____

CITY OF AGOURA HILLS DWG. NO. _____

Appendix B

Air Quality Report

Courtyard and Towneplace Suites Hotel Project Air Quality Study

TABLE OF CONTENTS

Page

List of Tables

Appendix

This page intentionally left blank.

COURTYARD AND TOWNEPLACE SUITES HOTEL PROJECT
AGOURA HILLS, CITY OF AGOURA HILLS
AIR QUALITY STUDY

This report is an analysis of the potential air quality impacts of the proposed Courtyard and Towneplace Suites Hotel project located in the City of Agoura Hills. The report has been prepared by Rincon Consultants, Inc. under contract to City of Agoura Hills for use by the City of Agoura Hills, in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). The purpose of this study is to analyze the proposed project's air quality emissions and the associated impacts. This analysis considers both temporary the air quality impacts that would result from project construction and potential long-term air quality impacts associated with the location and operation of the proposed project.

PROJECT DESCRIPTION

The Courtyard and Townplace suites hotel project would involve the construction of a 225-room, dual brand, hotel on a 5.52-acre vacant parcel in the City of Agoura Hills. The site is generally situated between the 101 Freeway and Agoura Road west of Roadside Road, in the POM-FC – Planned Office Manufacturing (POM) and Freeway Corridor (FC) zones.

The project involves the construction of a new 3-story, 225 room hotel, with an outdoor swimming pool, a bar and lounge, a roof deck, and a parking lot. The site is currently vacant therefore no demolition would be required in order to construct the project. The site would be graded in order to construct the project, however, cut and fill would be balanced on site.

AIR QUALITY BACKGROUND

Local Climate and Meteorology

The project area is within the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area in Riverside County. The regional climate within the SCAB is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the SCAB is primarily influenced by meteorology and a wide range of emissions sources, such as dense population centers, substantial vehicular traffic, and industry.

Air pollutant emissions within the SCAB are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat. Area sources are widely distributed and include such sources as residential and commercial

water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products. Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources may be legally operated on roadways and highways. Off-road sources include aircraft, ships, trains, and self-propelled construction equipment. Air pollutants can also be generated by the natural environment such as when high winds suspend fine dust particles.

Air Quality Regulation

The federal and state governments have established ambient air quality standards for the protection of public health. The United State Environmental Protection Agency (USEPA) is the federal agency designated to administer air quality regulation, while the Air Resources Board (ARB) is the state equivalent in the California EPA. County-level Air Pollution Control Districts (APCDs) provide local management of air quality. The ARB has established air quality standards and is responsible for the control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The ARB has established 14 air basins statewide.

The USEPA has set primary national ambient air quality standards (NAAQS) for ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), PM_{10}, $PM_{2.5}$, and lead (Pb). Primary standards are those levels of air quality deemed necessary, with an adequate margin of safety, to protect public health. In addition, the State of California has established health-based ambient air quality standards for these and other pollutants, some of which are more stringent than the federal standards. Table 1 lists the current federal and state standards for regulated pollutants.

The South Coast Air Quality Management District (SCAQMD) the designated air quality control agency in the SCAB. The SCAB is designated in nonattainment for the federal and state one-hour and eight-hour ozone standards, the federal and state PM_{10} standards, the federal 24-hour $PM_{2.5}$ standard, and the state annual $PM_{2.5}$ standard. The SCAB is designated unclassifiable/attainment for all other federal and state standards. Characteristics of ozone, carbon monoxide, nitrogen dioxide, and suspended particulates are described below.

Table 1
Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	---	0.09 ppm
	8-Hour	0.070 ppm	0.070 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.030 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	---	---
	24-Hour	---	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM_{10}	Annual	---	20 $\mu g/m^3$
	24-Hour	150 $\mu g/m^3$	50 $\mu g/m^3$
$PM_{2.5}$	Annual	12 $\mu g/m^3$	12 $\mu g/m^3$
	24-Hour	35 $\mu g/m^3$	---
Lead	30-Day Average	---	1.5 $\mu g/m^3$
	3-Month Average	0.15 $\mu g/m^3$	---

ppm = parts per million;
$\mu g/m^3$ = micrograms per cubic meter
Source: ARB, October 2015, Ambient Air Quality Standards
http://www.arb.ca.gov/research/aaqs/aaqs2.pdf

Ozone. Ozone is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides (NO_X) and reactive organic gases (ROG[1]). NO_X is formed during the combustion of fuels, while reactive organic gases are formed during combustion and evaporation of organic solvents. Because ozone requires sunlight to form, it mostly occurs in substantial concentrations between the months of April and October. Ozone is a pungent, colorless, toxic gas with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors.

Carbon Monoxide. CO is a local pollutant that is found in high concentrations only near fuel combustion equipment and other sources of carbon monoxide. The primary source of CO, a colorless, odorless, poisonous gas, is automobile traffic. Elevated concentrations, therefore, are usually only found near areas of high traffic volumes. CO's health effects are related to its affinity for hemoglobin in the blood. At high concentrations, CO reduces the amount of oxygen in the blood, causing heart difficulty in people with chronic diseases, reduced lung capacity and impaired mental abilities.

[1] *Organic compound precursors of ozone are routinely described by a number of variations of three terms: hydrocarbons (HC), organic gases (OG), and organic compounds (OC). These terms are often modified by adjectives such as total, reactive, or volatile, and result in a rather confusing array of acronyms: HC, THC (total hydrocarbons), RHC (reactive hydrocarbons), TOG (total organic gases), ROG (reactive organic gases), TOC (total organic compounds), ROC (reactive organic compounds), and VOC (volatile organic compounds). While most of these differ in some significant way from a chemical perspective, from an air quality perspective two groups are important: non-photochemically reactive in the lower atmosphere, or photochemically reactive in the lower atmosphere (HC, RHC, ROG, ROC, and VOC). SCAQMD uses the term VOC to denote organic precursors.*

Nitrogen Dioxide. NO_2 is a by-product of fuel combustion, with the primary source being motor vehicles and industrial boilers and furnaces. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts rapidly to form NO_2, creating the mixture of NO and NO_2 commonly called NO_X. Nitrogen dioxide is an acute irritant. A relationship between NO_2 and chronic pulmonary fibrosis may exist, and an increase in bronchitis in young children at concentrations below 0.3 parts per million (ppm) may occur. NO_2 absorbs blue light and causes a reddish brown cast to the atmosphere and reduced visibility. It can also contribute to the formation of PM_{10} and acid rain.

Suspended Particulates. Atmospheric particulate matter is comprised of finely divided solids and liquids such as dust, soot, aerosols, fumes, and mists. The particulates that are of particular concern are PM_{10} (which measures no more than 10 microns in diameter) and $PM_{2.5}$, (a fine particulate measuring no more than 2.5 microns in diameter). The characteristics, sources, and potential health effects associated with the small particulates (those between 2.5 and 10 microns in diameter) and $PM_{2.5}$ can be different. Major man-made sources of PM_{10} are agricultural operations, industrial processes, combustion of fossil fuels, construction, demolition operations, and entrainment of road dust into the atmosphere. Natural sources include windblown dust, wildfire smoke, and sea spray salt. The finer, $PM_{2.5}$ particulates are generally associated with combustion processes as well as being formed in the atmosphere as a secondary pollutant through chemical reactions. $PM_{2.5}$ is more likely to penetrate deeply into the lungs and poses a serious health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the small and fine particulate matter that is inhaled into the lungs remains there, which can cause permanent lung damage. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.

Current Air Quality

The SCAB monitoring station located nearest to the project site is the Reseda monitoring station located approximately 5 miles northeast of the project site. Table 2 indicates the number of days each of the standards has been exceeded at this station in each of the last three years for which data is available. As shown, the ozone concentration exceeded state standards in 2012 on 18 days, in 2013 on seven days, and in 2014 on six days. The $PM_{2.5}$ concentration exceeded federal standards on two days in 2012 and one day in 2013, however the $PM_{2.5}$ concentrations did not exceed federal standards in 2014. No exceedances of either the state or federal standards for NO_2 or CO have occurred at either monitoring station in the last three years. Background CO levels are well within standards.

Table 2
Ambient Air Quality at the Reseda Monitoring Station

Pollutant	2012	2013	2014
Ozone (ppm), Worst Hour	0.129	0.124	0.116
Number of days of State exceedances (>0.09 ppm)	18	7	6
Number of days of Federal exceedances (>0.12 ppm)	1	0	0
Nitrogen Dioxide (ppb) - Worst Hour	70	58	58
Number of days of State exceedances (>0.25 ppm)	0	0	0
Carbon Monoxide (ppm), Highest 8-Hour Average	2.70	*	*
Number of days of above State or Federal standard (>9.0 ppm)	0	0	0
Particulate Matter <2.5 microns, $\mu g/m^3$, Worst 24 Hours	41.6	41.8	27.2
Number of days above Federal standard (>35 $\mu g/m^3$)	2	1	0

Data collected for the Reseda monitoring station
** There was insufficient (or no) data available to determine the value.*
Source: ARB Top Four Summary available at http://www.arb.ca.gov/adam/topfour/topfour1.php

Air Quality Management Plan

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the plan every three years. Each iteration of the SCAQMD's Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. SCAQMD staff is currently developing the 2016 AQMP. The 2012 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2007 AQMP. The SCAQMD adopted the 2012 AQMP in February 2013.

The Final 2012 AQMP also addresses several state and federal planning requirements, incorporating new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and new meteorological air quality models. This Plan builds upon the approaches taken in the 2007 AQMP for the South Coast Air Basin for the attainment of federal PM and ozone standards, and highlights the significant amount of reductions needed and the urgent need to engage in interagency coordinated planning to identify additional strategies, especially in the area of mobile sources, to meet all federal criteria pollutant standards within the timeframes allowed under the federal Clean Air Act. The Final 2012 AQMP also includes a discussion of the emerging issues of ultrafine particle and near-roadway exposures, an analysis of the energy supply and demand issues that face the Basin and their relationship to air quality. The Plan also includes new demonstrations of 1-hour ozone attainment and vehicle miles travelled (VMT) emissions offsets, as per recent U.S. EPA requirements. The 2012 AQMP is incorporated by reference and available to download at http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan.

Sensitive Receptors

Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The majority of sensitive receptor locations are therefore, schools and hospitals. Sensitive receptors likely to be affected by air quality impacts associated with project construction include residential areas near the project site. The closest sensitive receptor is the multifamily residential development located 570 feet northwest of the site, across US 101. Typically sensitive receptors that are separated from a site by a freeway are not used due to the fact that the freeway acts as a barrier for emissions. This is because of the mixing effect that occurs when the cars are passing through the area. However, for this project, the multifamily residences are the closest sensitive receptor by at least one half mile. Therefore, in order to employ a more conservative approach, the multifamily residences are being considered the closest sensitive receptors for this analysis.

IMPACT ANALYSIS

Methodology and Significance Thresholds

This air quality analysis conforms to the methodologies recommended in the SCAQMD's *CEQA Air Quality Handbook* (1993). The handbook includes thresholds for emissions associated with both construction and operation of proposed projects.

The construction activities associated with development would generate diesel emissions and dust. Construction equipment that would generate criteria air pollutants includes excavators, graders, dump trucks, and loaders. Some of this equipment would be used during grading activities as well as when structures are constructed. It is assumed that all construction equipment used would be diesel-powered. The regional construction emissions associated with development of the proposed project were calculated using the California Emissions Estimator Model (CalEEMod) software developed for the SCAQMD by estimating the types and number of pieces of equipment that would be used on-site during each of the construction phases. These construction emissions are analyzed using the regional thresholds established by the SCAQMD and published in the *CEQA Air Quality Handbook*.

Operational emissions associated with existing and proposed on-site development were estimated using CalEEMod. Operational emissions include mobile source emissions, energy emissions, and area source emissions. Mobile source emissions are generated by the increase in motor vehicle trips to and from the project site associated with operation of on-site development. Emissions attributed to energy use include natural gas consumption for space and water heating. Area source emissions are generated by landscape maintenance equipment, consumer products and architectural coating. To determine whether a regional air quality impact would occur, the increase in emissions should be compared with the SCAQMD's recommended regional thresholds for operational emissions.

Regional Thresholds. To determine whether a proposed project would have a significant impact to air quality, Appendix G of the *CEQA Guidelines* questions whether a project would:

a) Conflict with or obstruct implementation of the applicable air quality plan;
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors);
d) Expose sensitive receptors to substantial pollutant concentrations; or
e) Create objectionable odors affecting a substantial number of people.

The SCAQMD has developed specific numeric thresholds that apply to projects within the South Coast Air Basin. The SCAQMD has established the following significance thresholds for temporary construction activities within the South Coast Air Basin:

- *75 pounds per day of ROG*
- *100 pounds per day of NO_X*
- *550 pounds per day of CO*
- *150 pounds per day of PM_{10}*
- *55 pounds per day of $PM_{2.5}$*

The SCAQMD has also established the following significance thresholds for long-term project operation within the South Coast Air Basin:

- *55 pounds per day of ROG*
- *55 pounds per day of NO_X*
- *550 pounds per day of CO*
- *150 pounds per day of SO_X*
- *150 pounds per day of PM_{10}*
- *55 pounds per day of $PM_{2.5}$*

Localized Significance Thresholds. In addition to the above thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the *CEQA Air Quality Handbook*. LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, distance to the sensitive receptor, etc. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_X, CO, PM_{10} and $PM_{2.5}$. LSTs are not applicable to mobile sources such as cars on a roadway (SCAQMD, June 2003). As such, LSTs for operational

emissions do not apply to on-site development, as the majority of emissions would be generated by cars on the roadways.

LSTs have been developed for emissions within construction areas up to five acres in size. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. The project site is approximately 5.52-acres and is located in Source Receptor Area 6 (SRA-6) (SCAQMD, 2008). LSTs for construction on a 5.52-acre site in SRA-6 are shown in Table 3. LSTs are provided for receptors at a distance of 82 to 1,640 feet (25 to 500 meters) from the project boundary. As described above, the sensitive receptor closest to the project site is multi-family residential development located approximately 570 feet northwest of the project site.

Table 3
SCAQMD LSTs for Construction (SRA-6)

Pollutant	Allowable emissions from a 5-acre site in SRA-6 for a receptor 328 feet away
Gradual conversion of NO_x to NO_2	226
CO	2,438
PM_{10}	51
$PM_{2.5}$	13

Source: SCAQMD, October 2009, http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2 *accessed online March 2016.*

Construction Impacts

Project construction would generate temporary air pollutant emissions. These impacts are associated with fugitive dust (PM_{10} and $PM_{2.5}$) and exhaust emissions from heavy construction vehicles and soil hauling trucks, in addition to ROG that would be released during the drying phase upon application of architectural coatings. Construction would generally consist of grading, erection of the proposed buildings, paving and architectural coating.

The grading phase involves the greatest amount of heavy equipment and the greatest generation of fugitive dust. For the purposes of construction emissions modeling, it was assumed that the project would comply with the SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Therefore, the following conditions, which would be required to reduce fugitive dust in compliance with SCAQMD Rule 403, were included in CalEEMod for the site preparation and grading phases of construction.

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

The architectural coating phase involves the greatest release of ROG. The emissions modeling also includes the use of low-VOC paint (150 g/L for non-flat coatings) as required by SCAQMD Rule 1113.

Table 4 summarizes the estimated maximum daily emissions of pollutants during each year of the construction period with compliance with the above described requirements, but without any additional mitigation.

Table 4
Estimated Construction Maximum Daily Air Pollutant Emissions without Mitigation Measure (lbs/day)

Construction Phase[1]	Maximum Emissions (lbs/day)					
	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$	SO_x
2017 Maximum lbs/day	53.1	51.9	40.5	11.1	7.1	0.1
2018 Maximum lbs/day	52.5	28.6	29.6	3.2	2.0	0.1
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**55**	**150**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
2017 Maximum On-site lbs/day	49.2	51.8	39.4	10.9	7.0	0.0
2018 Maximum On-site lbs/day	49.2	23.3	17.5	1.5	1.4	0.0
Local Significance Thresholds[2] (LSTs) (On-site only)	n/a	226	2,438	51	13	n/a
Threshold Exceeded?	**n/a**	**No**	**No**	**No**	**No**	**n/a**

Notes: All calculations were made using CalEEMod. See the Appendix for calculations. Grading, Paving, Building Construction and Architectural Coating totals include worker trips, soil export hauling trips, construction vehicle emissions and fugitive dust. Numbers may not add up due to rounding error
1. Grading phases incorporate anticipated emissions reductions from the conditions listed above, which are required by SCAQMD Rule 403 to reduce fugitive dust. The architectural coating phases incorporate anticipated emissions reductions from the conditions listed above, which are required by Rule 1113.
2. LSTs are for a 5-acre project in SRA-6 within a distance of 328 feet from the site boundary.

Emissions of CO, NO_X and ROG would not exceed SCAQMD regional or local significance thresholds. With adherence to the conditions listed above, as required by SCAQMD Rule 403, emissions of fugitive dust (PM_{10} and $PM_{2.5}$) would not exceed SCAQMD regional or local significance thresholds. Therefore, impacts would be less than significant and no mitigation would be required.

Long-Term Regional Impacts

AQMP Consistency. A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The 2012 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan socioeconomic forecast projections of regional population, housing and employment growth.

The proposed project involves the construction of a hotel, which would not cause a direct increase in the City's population. However, the project could cause an indirect increase in population through the creation of jobs. SCAG's *Employee Density Study* (2001) states that in Los Angeles County, hotels generate one employee per 1,179 sf. Based on this rate, the proposed third hotel would generate an estimated 116 employees. Most of these employees would likely be drawn from the local work force and, even if they were not, the increase in population would be within the City's projected 2020 population of 20,700. Therefore, the project would not

conflict with the AQMP. The project would be consistent with the AQMP and this impact would be less than significant.

Carbon Monoxide Hotspot Analysis. Areas with high vehicle density, such as congested intersections, have the potential to create high concentrations of CO, known as CO hotspots. A project's localized air quality impact is considered significant if CO emissions create a hotspot where either the California one-hour standard of 20 ppm or the federal and state eight-hour standard of 9.0 ppm is exceeded. This typically occurs at severely congested intersections (level of service [LOS] E or worse). Pursuant to SCAQMD guidance, a CO hotspot analysis should be conducted for intersections where the proposed project would have a significant impact at a signalized intersection, causing the LOS to change to E or F, or when the volume to capacity ratio (V/C) increases by 2% or more as a result of a proposed project for intersections rated D or worse (SCAQMD, 2003). The proposed project is forecast to result in 119 vehicle trips (70 inbound trips and 40 outbound trips) during the AM peak hour and 135 vehicles trips (69 inbound trips and 66 outbound trips) during the PM peak hour (ATE, November 2015). The proposed project would not result in a decrease in LOS at any local intersections, and would not result in a CO hotspot.

Operational Air Pollutant Emissions. Operational emissions associated with proposed on-site development were estimated using CalEEMod. Table 5 summarizes the emissions associated with operation of the proposed project. The majority of project-related operational emissions would be due to vehicle trips to and from the site. Existing and project traffic generation rates from the Traffic Impact Analysis prepared by Associated Transportation Engineers (November 2015) were used for the traffic analysis in order to provide a conservative estimate of the potential traffic generation impacts.

Table 5
Project Operational Emissions

Emissions Source	Estimated Emissions (lbs/day)					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Vehicles	5.5	13.4	53.7	0.1	9.6	2.8
Energy	0.1	1.3	1.1	<0.1	0.1	0.1
Area	5.0	<0.1	<0.1	<0.1	<0.1	<0.1
Maximum lbs/day	**10.6**	**14.7**	**54.9**	**0.1**	**9.6**	**2.8**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

See Appendix for CalEEMod computer model output. Note: Numbers may not add up due to rounding.

As shown in Table 5, project generated emissions would not exceed the SCAQMD thresholds for ROG, NO_X, CO, SO_X, PM_{10}, or $PM_{2.5}$. Air quality impacts associated with operation of the proposed project would therefore, be less than significant.

Toxic Air Contaminants. The California Air Resources Board's (ARB's) *Air Quality and Land Use Handbook: A Community Health Perspective* (April 2005) recommends against siting sensitive receptors within 500 feet of a freeway. The primary concern with respect to freeway adjacency is the long-term effect of diesel exhaust particulates, a toxic air contaminant, on sensitive receptors. The primary source of diesel exhaust particulates is heavy-duty trucks on freeways and high-volume arterial roadways. The project involves the construction of a hotel. A hotel is not considered a sensitive receptor for air pollutant emissions. Therefore additional analysis is not required.

Odors. The 1993 SCAQMD CEQA Air Quality Handbook identifies land uses associated with odor complaints. Residential uses are not identified on Figure 5-5, Land Uses Associated with Odor Complaints, of the 1993 SCAQMD CEQA Air Quality Handbook. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people.

REFERENCES

California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

California Air Resources Board. *Ambient Air Quality Standards.* Updated February 7, 2012. http://www.arb.ca.gov/research/aaqs/aaqs2.pdf

California Air Resources Board. 2012, 2013, & 2014 Annual Air Quality Data Summaries. http://www.arb.ca.gov/adam/topfour/topfour1.php

California Department of Finance (DOF). January 2015. E-5 County/State Population and Housing Estimates. Accessed December 16, 2015. Accessed at: http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php

Associated Transportation Engineers [ATE]. Traffic and Circulation Study, Courtyard and Towneplace Suites Hotel Project. November 30, 2015.

South Coast Air Quality Management District. *California Emissions Estimator Model User Guide*. Prepared by ENVIRON International Corporation. February 2011.

South Coast Air Quality Management District (SCAQMD). *CEQA Air Quality Handbook*. November 1993.

SCAQMD. *Final Localized Significance Threshold Methodology.* June 2003. Revised July 2008.

SCAQMD. *Final 2012 Air Quality Management Plan.* June 2012

SCAG. *2012 RTP Forecast by City.* Adopted April 2012. http://gisdata.scag.ca.gov/Pages/SocioEconomicLibrary.aspx?keyword=Forecasting#

This page intentionally left blank.

Appendix C

Biological Constraints Analyses

BIOLOGICAL CONSTRAINTS ANALYSIS

COURTYARD & TOWNEPLACE SUITES
APN: 2061-004-030
AGOURA HILLS, CALIFORNIA

LOS ANGELES COUNTY, CALIFORNIA

(USGS Thousand Oaks, CA Quad.; Township 1 North, Range 18 West, Section 20)

Prepared for:

Agoura Hills HHG Hotel Development LP
105 Decker Court, Suite 500
Irving, TX 75602

Prepared by:

RCA Associates, LLC
15555 Main Street, #D4-235
Hesperia, California 92345
Principal Investigators
Randall Arnold
Parker Smith
(760) 956-9212
Project No: RCA#2015-64

September 30, 2015

Table of Contents

SECTION 1 - INTRODUCTION

Biological surveys were conducted on September 28, 2015 on the Courtyard & Towneplace Suites project site located in the City of Agoura Hills in Los Angeles County, California (Section 20, Township 1 North, Range 18 West). As part of the assessment, a compendium of plants and animals observed on the site or those species likely to inhabit the site was prepared. The site was also evaluated for the presence of any sensitive habitats (e.g., blueline channels, etc.). The results of the field investigations, the impacts that may be associated with the proposed development, and potential mitigation measures are also included.

1.1 Project Location

The property is located in the City of Agoura Hills south of the 101 Freeway (U.S. Highway 101) off of Agoura Road between Kanan Road (east) and Reyes Adobe Road (west). The site is about 5.5-acres in size and is located at an elevation ranging from about 950 to 1,000 feet (MSL) (Appendix A, Figures 1, 2, and 3). The site is bordered on the north by U.S. Highway 101, vacant lands to the east, Agoura Road and vacant lands to the south, and a commercial development to the west (Figure 4).

1.2 Project Description

The project proponent is proposing to construct a commercial development (i.e., Courtyard & Towneplace Hotel) on the property. The project will consist of a single 3-story structure approximately 50,673 square feet in size with an adjacent parking lot and two entrances/exits to the site. The total building area is approximately 136,334 square feet.

1.3 Regulatory Overview

For the purpose of this report, potential impacts to biological resources were analyzed based on the following statues:

- California Environmental Quality Act (CEQA)
- Federal Endangered Species Act (ESA)
- California Endangered Species Act (CESA)
- Federal Clean Water Act (CWA)
- California Fish and Game Code (CFGC)
- Migratory Bird Treaty Act (MBTA)
- The Bald and Golden Eagle Protection Act
- Porter-Cologne Water Quality Control Act
- Los Angeles County General Plan

The site is located outside of any existing critical habitats or any Wildlife Management Area (DWMA)

1.4.1 Significance Criteria

The following threshold criteria were used to evaluate potential environmental effects. The proposed project could have a significant effect on biological resources if any of the following issues are determined to be applicable to the project.

1. Have a substantial adverse effect, either directly or through habitat modifications on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS.

3. Have a substantial adverse effect on federal wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

SECTION 2 - METHODOLOGY

Biological surveys were conducted on September 28, 2015 to evaluate the existing biological resources on the property, and methodologies utilized for the field investigations are summarized below.

2.1 Literature Review

Prior to the start of the field surveys, RCA Associates LLC reviewed literature on biological resources that could potentially occur on the project site and in the surrounding area. The literature review included information available in peer-reviewed journals and standard reference materials (e.g. Holland 1986, Hickman 1993, Stebbins 2003, American Ornithologists Union 2010, USACE 2008, etc.). In addition, databases which provide distribution data on sensitive species were reviewed, and these sources included the CDFG California Natural Diversity Data Base (CNDDB), Biogeographic Information and Observation System (BIOS – www.bios.dfg.ca.gov), USFWS Critical Habitat Portal (http;//criticalhabitat.fws.gov), and the California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants of California (California Native Plant Society 2012). Additionally, the U.S. Fish and Wildlife Service (USFWS) website was reviewed for the presence of any federally listed plant or animal species occurring near the site.

Sensitive species which have been documented within approximately 10-15 miles of the site are presented in Table 1 (Appendix A). Other sources of information utilized included aerial photographs, topographic maps, soil survey maps, geologic maps, climatic data, and project plans.

2.2 Focused Surveys

Based on the review of existing biological data and a preliminary review of the site conditions, focused surveys were conducted for the burrowing owl (*Athene cunicularia*); however, no owls or owl sign (i.e., whitewash, castings, etc.) were observed during the September 2015 surveys, nor were any suitable burrows identified.

2.2.1 Special Status Plant Species

Prior to conducting the field surveys, a CNDDB search of the Thousand Oaks, California USGS quadrangle was conducted for recorded occurrences of special status plant and animal taxa within an approximately 10-15-mile radius of the study area. A 10-15-mile radius encompasses a sufficient distance to provide adequate information on the potential presence of sensitive species on the site. Based on this review, seventeen (17) sensitive plant species have been observed in the area within 10-15-miles of the property (Appendix A: Table 1).

2.2.2 Burrowing Owl

The property is located within the known distribution of the burrowing owl (*Athene cunicularia*) and several documented observations have been noted within several miles (~10-15 miles) of the site. Although there are no known owl colonies within 5-miles, a focused burrowing owl survey was conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). The survey was conducted on September 28, 2015 to determine if suitable habitat was present on the site for the species. Burrowing owls are typically found in a wide variety of habitats including disturbed grassland, agricultural areas, and open desert plant communities. Following completion of the initial habitat assessment, a protocol survey was performed utilizing parallel belt transects. Transects were walked in a north-south direction until the property had been checked for owls and/or owl sign (burrows, tracks, scats, etc.). The survey protocol also requires that zone of influence (ZOI) surveys be conducted in the surrounding area out to a distance of 500-feet; however, ZOI surveys were unable to be performed due to the adjacent property being fenced.

All transects were walked at a pace that allowed careful observations along the transect routes and in the immediate vicinity. Field notes were recorded regarding native plant assemblages, wildlife sign, and human affects in order to determine the presence or absence of suitable owl habitat. Surveys were performed on the site from about 0900 to about 1230 hours. Focused surveys combined with identification of the habitat on the site and in the surrounding area typically provide sufficient data to determine the presence or absence of burrowing owls. Temperatures during the September 2015 survey were in the mid-70's to mid-80's (°F), wind speeds of about 0 to 5 mph, and 0 to 5 percent cloud coverage. No precipitation was recorded during the survey.

2.2.3 Special Status Raptors

No focused surveys were performed for any special status raptors; however, the existing trees on the property were surveyed for any raptor nests. Binoculars were also used to aid in the identification of any soaring hawks over the site and nearby areas.

2.3 Special Status Wildlife Species

There are eighteen (18) sensitive wildlife species that occur in the general region and these species are compiled in Appendix A (Table 1). Although these species occur in the area, the probability of any of these species inhabiting the site is very low given the low population levels in the region of these species, the level of past disturbance which has occurred on the site, and the absence of suitable habitat foe many of these species (See Appendix A: Table 1 for specific habitat requirements.). However, during the surveys performed for the general vegetation and wildlife resources, the site was evaluated for the potential presence of the various sensitive wildlife species as well as their habitats.

2.4 Jurisdictional Waters Evaluation

RCA Associates LLC conducted an evaluation of the site for the presence of any potential jurisdictional resources on the site and in immediately adjacent areas. The evaluation consisted of a general characterization of the vegetative and any drainages noted. The evaluation was conducted in accordance with:

- USACE Wetlands Delineation Manual (1987)
- USACE Guidelines for Jurisdictional Determinations for Waters of the United States in the Arid Southwest (2001)
- USACE Jurisdictional Determination Form Instructional Guidebook (2007)
- USACE Regional Supplement to the Corps Wetland Delineation Manual: Arid West Region (2008)
- USACE A Field Guide to the Identification of the Ordinary High Water mark (OHWM) in the Arid West Region of the Western United States (2008)
- Section 1602(a) of the California Fish and Game Code
- Porter-Cologne Water Quality Control Act

SECTION 3.0 - RESULTS

3.1 General Biological Resources

The site supports a disturbed, non-native grassland dominated by brome grasses (*Bromus* sp.), ricegrass (*Oryzopsis* sp.), erodium (*Erodium texanum*), fiddleneck (*Amsinckia tessellata*) and wild oats (*Avena fatua*). Other species observed included California buckwheat (*Eriogonum fasciculatum*), matchweed (*Gutierrezia sarothrae*), and common sunflower (*Helianthus annuus*) (Figure 3). Table 2 (Appendix A) provides a compendia of plants observed on the site and in the surrounding area. No stream channels or other drainage features were observed nor was any riparian vegetation noted during the field investigations. Oak trees (*Quercus agrifolia*) and eucalyptus trees (*Eucalyptus globulus*) are located along the edge of the property boundaries.

The only bird species identified during the surveys were ravens (*Corvus corax*), and California ground squirrels (*Spermophilus beecheyi*) were the only mammals observed during the field investigations. Reptile observations were limited to the common side-blotched lizards (*Uta stansburiana*). No distinct wildlife corridors were identified on the site or in the immediate surrounding area, and no breeding activities were observed among any of the wildlife. Table 3 (Appendix A) provides a compendia of wildlife species.

3.2 Special Status Plant Species

There are seventeen (17) sensitive plant species documented within a 10-15-mile radius of the site; however, none of the 17 species were observed on the site during the general field investigations nor are any of these plants expected to occur on the site based on the absence of suitable habitat (See Appendix A: Table 1).

3.3 Burrowing Owl

The site supports marginal habitat for burrowing owls based on the results of the initial survey, and the focused/protocol survey conducted on the site did not identify any owls or occupiable burrows on the site. Owls typically utilize burrows which have been excavated by other animals (e.g., coyotes, dogs, etc.) and the absence of occupiable burrows significantly limits the potential for the species occurring on the site in the future. Based on the absence of any owl sign or occupiable burrows, no additional surveys (i.e., owl surveys, census, and mapping during nesting season survey and winter survey) were conducted as per the survey protocol outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012).

3.4 Special Status Wildlife Species

No sensitive wildlife species which have been documented in the surrounding region (See

Appendix A: Table 1) were observed on the property during the field investigations conducted on September 28, 2015. In addition, no raptor nests were observed in any of the trees present on the site and there is a low probability of any raptors nesting on the site in the near future.

3.5 Jurisdictional Waters

No blueline channels or jurisdictional waters are present on the site according to the USGS Thousand Oaks, CA quadrangle, nor were any drainage channels observed during the field investigations (Figure 2).

SECTION 4.0 – MITIGATION MEASURES

Based on current site conditions, no mitigation measures are recommended; however, if any sensitive species are observed during future activities, the following mitigation measures may be required by various State and Federal agencies, as well as Los Angeles County. The potential measures may be required to ensure adverse effects to sensitive biological resources are avoided and/or minimized where necessary, to achieve an impact level of less than significant. Also, the resources agencies (CDFW, etc.) may require all construction and operations personnel undergo environmental awareness training provided by a qualified biologist prior to the start of site clearing/construction activities.

4.1 Special Status Plant Species

As discussed in Section 3.2, no special status plant species were observed during the field investigations, and no sensitive plants are expected to occur on the site in the future and on current site conditions and the absence of suitable habitat. No mitigation measures are recommended for the site; however, if sensitive plants are observed on the site during future construction activities, CDFW should be contacted to discuss mitigations which may be required.

4.2 Burrowing Owl

No owls or suitable (i.e., occupiable) burrows are present on the site at the present time; therefore, no mitigation measures are recommended. However, additional surveys may be required by CDFW 30-days prior to the start of future site clearing and construction activities as per CDFW regulations to determine if this mobile species has moved onto the site since the September 28, 2015 surveys. If burrowing owls are observed in the future, the following mitigation measures may apply and will follow the guidelines developed by CDFW (2012). However, mitigation requirements under CEQA are established at the discretion of the lead agency.

1. If burrowing owls are found during the 30-day clearance surveys, a burrowing owl Mitigation and Monitoring Plan will be developed. The plan shall provide the framework for implementing the following tasks:

   a. Unless otherwise authorized by CDFW, avoid disturbance within 50 meters (164 feet) of occupied burrows during the non-breeding season (September 1 through January 31) or within 75 meters (246 feet) during the breeding season (February 1 through August 31).

   b. Passively relocate burrowing owls during non-breeding season owls to a suitable off-site location. Passive relocation is defined as encouraging owls to move from occupied burrows to alternate natural or artificial burrows that are beyond 50 meters from the impact zone and that are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair of owls.

c. A minimum of one natural or artificial burrow shall be provided for each active burrow that will be excavated in the project area.

d. The project area shall be monitored daily for one week to confirm owl use of the alternate burrows before excavating burrows in the impact zone.

e. Burrows shall be excavated using hand tools and refilled to prevent re-occupation.

f. Provide compensatory mitigation if the project will reduce the amount of suitable foraging habitat contiguous to occupied burrows on or adjacent to the site below the 6.5 acre threshold (per pair or individual owl).

4.3 Special Status Raptors and Nesting Birds

No sensitive raptors were observed on the property or in adjacent areas and no raptor nests were identified in any of the trees on the site. However, if sensitive raptors (e.g., coopers hawk, etc.) are identified on the site during future activities, the following measures may be required by CDFW to ensure that potential direct or indirect impacts to nesting raptors, as well as nesting birds, are avoided and/or minimized:

If construction activities occur during the breeding season (February – August), a qualified biologist shall conduct a nesting bird/raptor survey immediately prior to the start of construction to determine the presence/absence, location, and status of any active nests on the project site. The survey methodology established by CDFW and USFWS will be utilized.

4.4 Jurisdictional Waters

No blueline channels or jurisdictional waters are present on the site according to the USGS Thousand Oaks, CA quadrangle and no channels were observed during the field surveys (Figure 2).

SECTION 5.0 – SUMMARY AND CONCLUSIONS

No special status plant or animal species were observed on the site during the field investigations, and the site is not expected to support any populations of special status species given the level of past disturbance to on-site habitats and the absence of suitable habitat for the species (Appendix A: Table 1). The site does support marginal habitat for the burrowing owl; although, no owls or owl sign were seen on the site during the field investigations. In addition, no occupiable burrows were observed which significantly reduces the potential use of the site in the future by burrowing owls.

No sensitive raptors were identified and no raptor nests were observed in any of the trees on the site. Raptors are not expected to nest on the site in the near future; although, some raptors may be seen occasionally flying over the site during hunting activities. The site does support habitat for various passerine birds (e.g., sparrows, etc.) and some nesting activities may occur during early spring; although, the site supports limited habitat. If development activities occur during the nesting period (Feb – August) CDFW may require a nesting bird survey as outlined in Section 4.3.

REFERENCES

Baldwin, Bruce G, et. al.
2002. The Jepson Desert Manual. Vascular Plants of Southeastern California. University of California Press, Berkeley, CA.

California Department of Fish and Game
2012. Staff Report on Burrowing Owl Mitigation. CDFG. 32 pp.

California Burrowing Owl Consortium
1993. Burrowing Owl Survey Protocol and Mitigation Guidelines

California Department of Fish and Game
1990. California Wildlife: Volume 1 (Amphibians and Reptiles), Volume II (Birds), and Volume III (Mammals).

California Department of Fish and Game
1995. Staff Report on Burrowing Owl Mitigation.

California Department of Fish and Game
2015. Rarefind 3 Natural Diversity Database. Habitat and Data Analysis Branch. Sacramento, CA.

California Native Plant Society
2001. Inventory of Rare and Endangered Plants of California (sixth edition). Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. California Native Plant Society. Sacramento, CA x + 388 pp.

Ehrlich, P., Dobkin., Wheye, D.
Birder's Handbook. A Field Guide to the Natural History of North American Birds. Simon & Schuster Building Rockefeller Center 1230 Avenue of the Americas. New York, New York 10020.

Hickman, James C.
The Jepson Manual Higher Plants of California. University of California Press. Berkeley, CA. 3rd Edition. 1996.

Jaeger, Edmund C.
1969. Desert Wild Flowers. Stanford University Press, Stanford, California. 321 pp.

Kays, R. W. & Wildson, D. E.
Mammals of North America. Princeton University Press, Princeton, New Jersey. 2002.

Munz, Philip A.
1974. A Flora of Southern California. University of California Press, Berkeley, California. 1086 pp.

Sibley, David Allen.
National Audubon Society. The Sibley guide to Birds. Alfred A Knopf, Inc. 2000.

Stebbins, Robert C.
A Field Guide to Western Reptiles and Amphibians. Houghton Mifflin Company. 2003.

Whitaker, John O.
The Audubon Society Field Guide to North American Mammals. Alfred A Knopf, Inc. 1980.

APPENDIX A

Tables and Figures

TABLE 1 – SPECIAL STATUS SPECIES WHICH OCCUR WITHIN 10-15 MILES OF THE SITE (CNDDB 2015).

SCIENTIFIC NAME	COMMON NAME	STATUS	HABITAT PREFERENCE	OCCURRENCE ON SITE
Athene cunicularia	burrowing owl	None	Disturbed grasslands, desert scrub	Species not present on site. Not expected to occur on site.
Astragalus brauntonii	Braunton's milk-vetch	FE	Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Calochortus plummerae	Plummer's mariposa-lily	None	Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Dudleya parva	Conejo dudleya	FT	Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Emys marmorata	western pond turtle	None	Aquatic Artificial flowing waters	Species not present on site. No suitable habitat on site.
Vireo bellii pusillus	Least Bell's vireo	FT ST	Riparian habitat	Species not present on site. Not expected to occur on site.
Phrynosoma blainvilliii	Coast horned lizard	SSC	Desert scrub habitat	Species not present on site. Not expected to occur on site.
Rana draytonii	California red-legged frog	FT SSC	Near ponds and permanent waters	Species not present on site. Not expected to occur on site.
Anniella pulchra pulchra	Silvery legless lizard	SSC	Gravelly banks along streams	Species not present on site. Not expected to occur on site.
Nolina cismontana	chaparral nolina	None	Chaparral, Coastal scrub	Species not present on site. Not expected to occur on site.
Pentachaeta lyonii	Lyon's pentachaeta	FE SE	Chaparral Coastal scrub Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Elanus leucurus	white-tailed kite	None	Riparian woodland Valley & foothill grassland	Species not present on site. Not expected to occur on site.

Polioptila californica californica	coastal California gnatcatcher	FT	Coastal sage scrub communities	Species not present on site. Not expected to occur on site.
Streptocephalus woottoni	Riverside fairy shrimp	FE	Vernal pools	Species not present on site. Not expected to occur on site.
Calochortus clavatus var. gracilis	slender mariposa-lily	None	Chaparral Coastal scrub Valley & foothill grassland	Species not present on site. Not expected to occur on site.
California macrophylla	round-leaved filaree	None	Cismontane woodland Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Aspidoscelis tigris stejnegeri	coastal whiptail	None	Desert scrub	Species not present on site. Not expected to occur on site.
Atriplex coulteri	Coulter's saltbush	None	Coastal scrub Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Dudleya cymosa ssp. marcescens	marcescent dudleya	FT Rare	Chaparral communities	Species not present on site. Not expected to occur on site.
Dudleya cymosa ssp. ovatifolia	Santa Monica dudleya	FT	Chaparral Coastal scrub	Species not present on site. Not expected to occur on site.
Falco peregrinus anatum	American peregrine falcon	Delisted	Wetlands, lakes, rivers	Species not present on site. No suitable habitat on site.
Accipiter cooperii	Cooper's hawk	None	Riparian forest Riparian woodland	Species not present on site. Not expected to occur on site.
Taxidea taxus	American badger	None	Alkali marsh Alkali playa Alpine, Chaparral	Species not present on site. Not expected to occur on site.
Tortula californica	California screw moss	None	Chenopod scrub Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	None	Chaparral Cismontane woodland	Species not present on site. Not expected to occur on site.
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	None	Valley & foothill grassland	Species not present on site. Not expected to occur

				on site.
Dudleya verityi	Verity's dudleya	None	Chaparral Cismontane woodland Coastal scrub	Species not present on site. Not expected to occur on site.
Eriogonum crocatum	conejo buckwheat	Rare	Chaparral Coastal scrub Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	None	Chaparral Cismontane woodland	Species not present on site. Not expected to occur on site.
Oncorhynchus mykiss irideus	steelhead	FE	Aquatic South coast flowing waters	Species not present on site. No suitable habitat on site
Pentachaeta lyonii	Lyon's pentachaeta	FE SE	Chaparral Coastal scrub Valley & foothill grassland	Species not present on site. Not expected to occur on site.
Thamnophis hammondii	two-striped garter snake	None	Marsh & swamp Riparian scrub Riparian woodland Wetland	Species not present on site. Not expected to occur on site.
Catostomus santaanae	Santa Ana sucker Fish	FT	Aquatic South coast flowing waters	Species not present on site. Not expected to occur on site.
Empidonax traillii extimus	southwestern willow flycatcher	FE SE	Riparian woodland	Species not present on site. Not expected to occur on site.
Gasterosteus aculeatus williamsoni	unarmored threespine stickleback Fish	FE SE	Aquatic South coast flowing waters	Species not present on site. No suitable habitat on site

ST = State threatened
FT = Federal threatened
FE = Federally endangered
SE = State Endangered
CNPS = California Native Plant Society
SSC = Species of special concern
S = Sensitive

TABLE 2 – PLANT COMPENDIA LIST

Scientific Name	Common Name	Location
Quercus agrifolia	Oak tree	On-site
Eucalyptus globulus	Eucalyptus tree	"
Amsinckia tessellata	Fidleneck	"
Bromus sp.	Brome grasses	"
Schismus barbatus	Schismus	"
Erodium texanum	Erodium	"
Oryzopsis sp.	Ricegrass	"
Eriogonum fasciculatum	Buckwheat	"
Helianthus annuus	Common sunflower	"
Encelia farinose	Encelia	"
Erodium texanum	Erodium	"
Gutierrezia sarothrae	Yellow-green matchweed	"
Avena fatua	Wild oats	"

Note: The above plant list is not a comprehensive list of every plant that may occur on the site. The very dry conditions that have existed over the last several months prevent a full compilation of all plants which may occur on the property.

TABLE 3 – ANIMAL COMPENDIA LIST

Scientific Name	Common Name	Location
Corvus corax	Raven	Observed on site
Zenaida macroura	Mourning dove	May occur on site
Melospiza melodia	Song sparrow	"
Corvus brachyrhynchos	Crow	"
Anna's hummingbird	Calypte anna	"
Callipepla californicus	California quail	"
Eremophila alpestris	Horned lark	"
Aphelocoma californica	Western scrub jay	"
Buteo jamaicensis	Red-tailed hawk	"
Cnemidophorus tigris	Western whiptail lizard	"
Uta stansburiana	Side-blotched lizard	Observed on site
Canis latrans	Coyote	Occurs in area
Ammospermophilus leucurus	Antelope ground squirrel	May occur on site
Lepus californicus	Jackrabbit	"
Sylvilagus auduboni	Cottontail rabbit	"

Note: The above animal list is only a partial list of wildlife which may occur on the site. Numerous other species may occur on the site during early spring months when migrations occur.

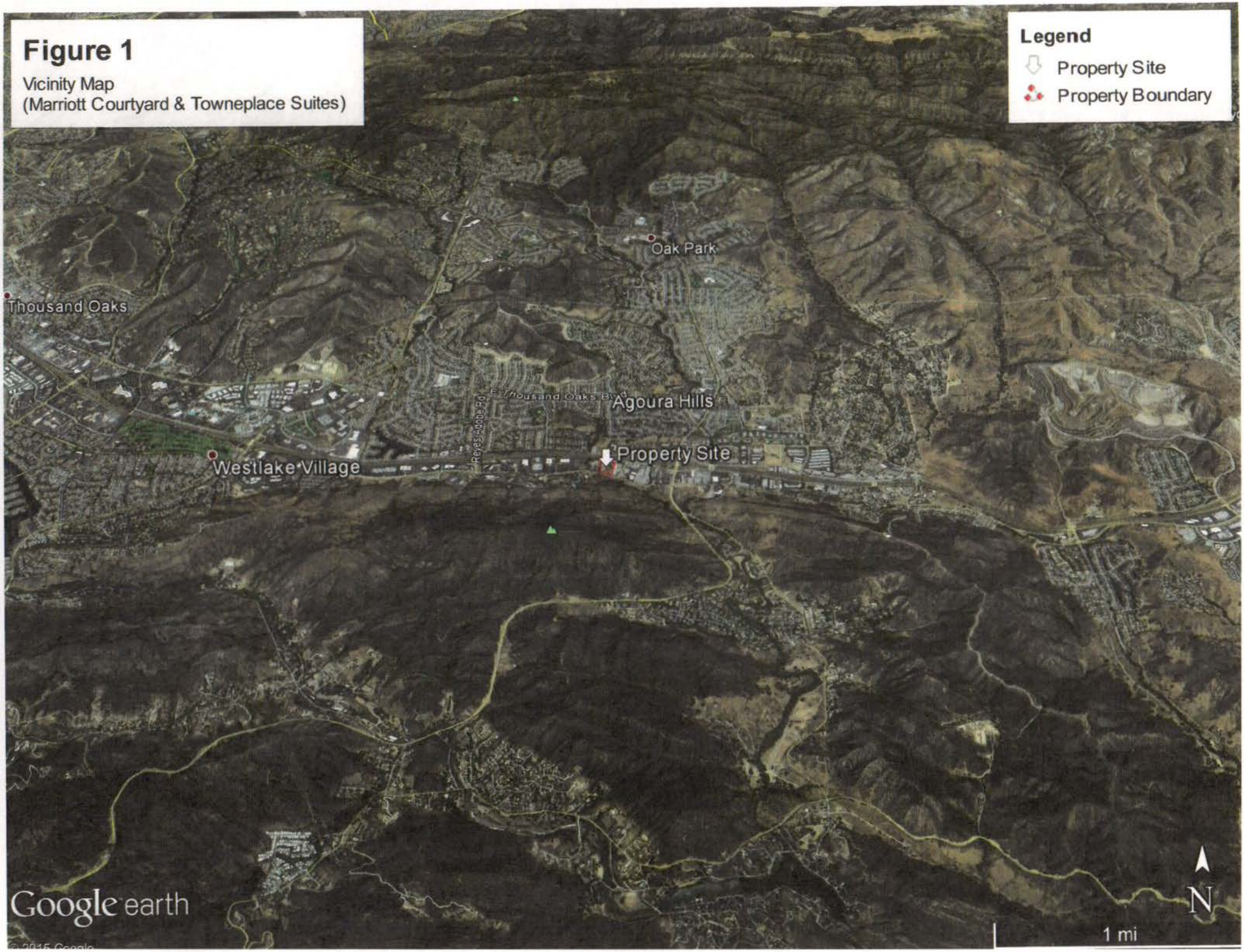
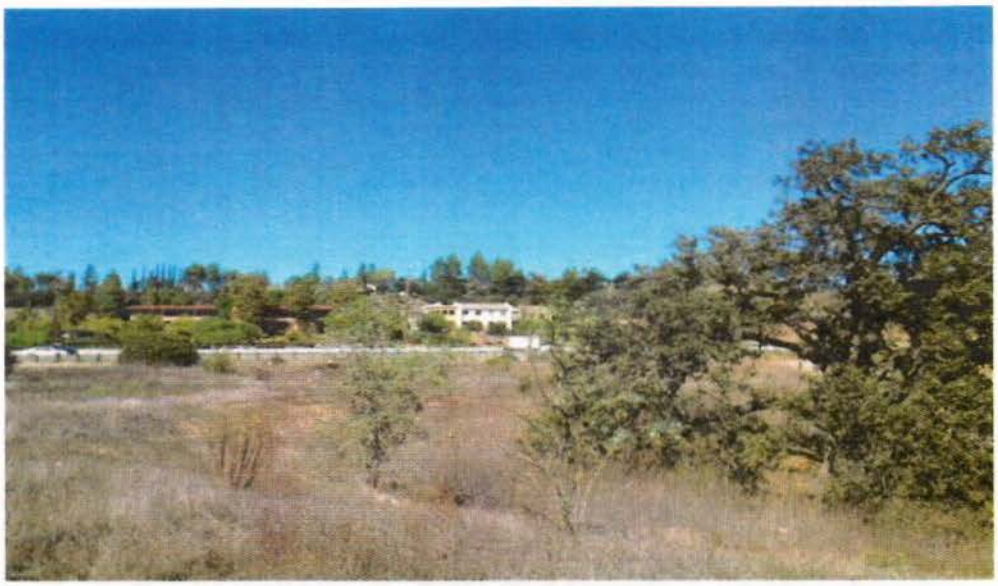


Figure 1
Vicinity Map
(Marriott Courtyard & Towneplace Suites)
Legend
Property Site
Property Boundary
Oak Park
Thousand Oaks
E Thousand Oaks Blvd
Agoura Hills
Peyes Adobe Rd
Westlake Village
Property Site
Google earth
N
1 mi


UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
STATE OF CALIFORNIA
DIRECTOR OF PUBLIC WORKS
THOUSAND OAKS QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)
SIMI VALLEY
S I M I
H I L L S
SANTA MONICA MOUNTAINS
NAT REC AREA
Simi Peak
E L C O N E J O
THOUSAND OAKS
PROJECT SITE
RUSSELL VALLEY
L A S V I R G E N E S
S A N T A M O N I C A M O U N T A I N S
Mapped, edited, and published by the Geological Survey
THOUSAND OAKS, CALIF.
1950

FIGURE 2

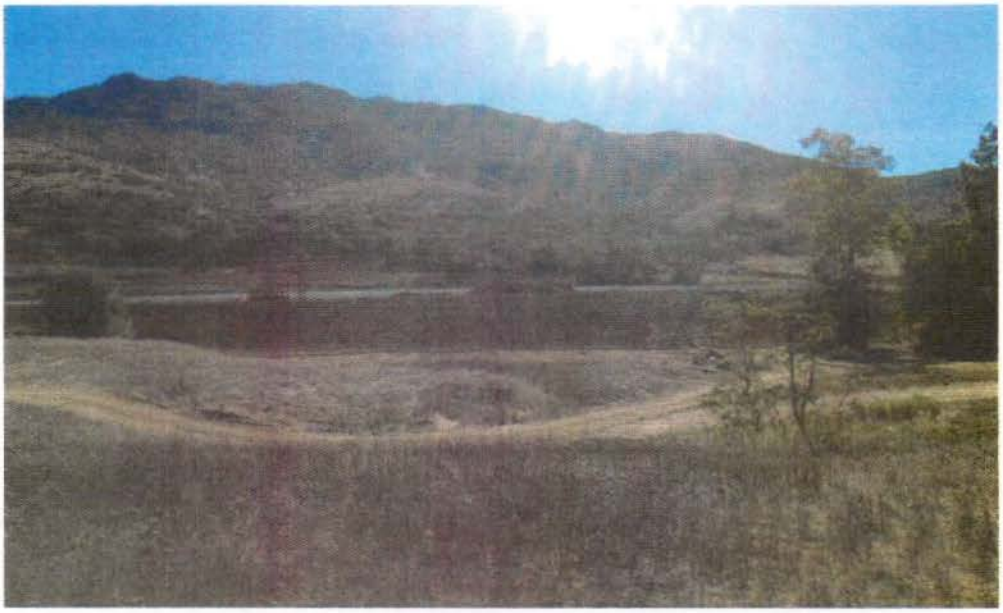


CENTER OF SITE LOOKING NORTH

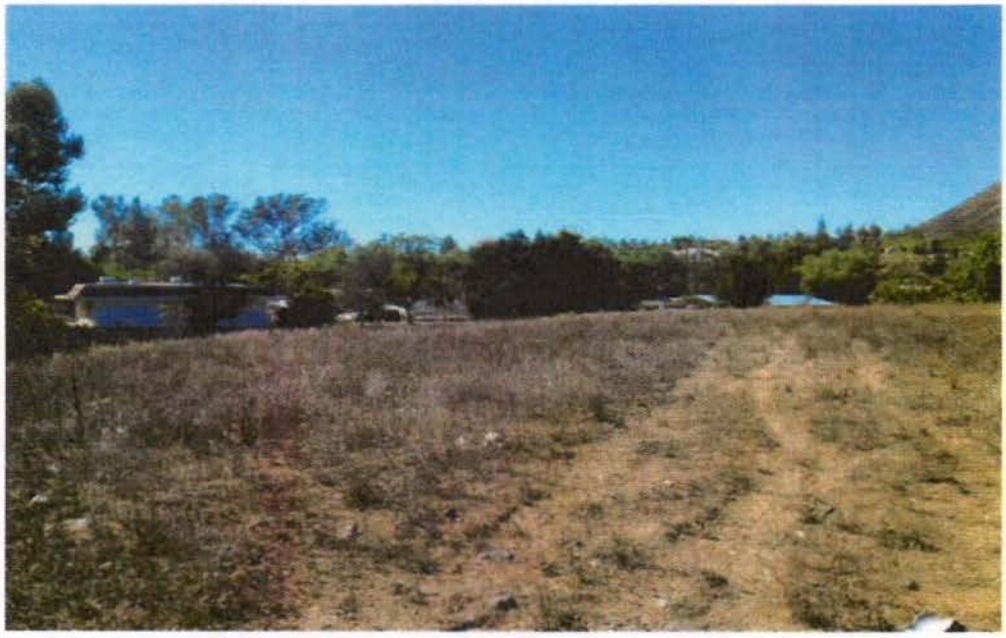
CENTER OF SITE LOOKING EAST

FIGURE 3

PHOTOGRAPHS OF SITE



CENTER OF SITE LOOKING SOUTH



CENTER OF SITE LOOKING WEST

FIGURE 3 CONT.

PHOTOGRAPHS OF SITE


Figure 4
Ariel View of Site
(Marriott Courtyard & Towneplace Suites)
Legend
Property Boundary
Property Site
Property Site
Roadside Dr
Agoura Rd
N
300 ft
Google earth
© 2015 Google

RCA Associates LLC

15555 Main Street, #D4-235
Hesperia, California 92345
(760) 956-9212 fax (760) 244-0791
rca123@aol.com
www.rcaassociatesllc.com

April 13, 2016

Mr. Peter J. Kruse, President
Kruse Development Services Group, Inc.
3247 Sitio Oceano
Carlsbad, CA 92009

Re: Addendum Report – Courtyard & Towneplace Suites, Agoura Hills, California
RCA#2015-64A

Dear Mr. Kruse:

At your request, we conducted additional biological surveys on the project site referenced above on April 11, 2016. This spring survey was performed to evaluate site conditions and compare the results of the April survey to those observed during previous surveys conducted on September 28, 2015. A Biological Constraints Analysis report was previously prepared in September 2015 and was submitted under separate cover. The September report provided a detailed summary of biological issues regarding the property and an analysis of potential impacts to biological resources. However, given the time when the previous surveys were performed (i.e., early fall), it was deemed necessary to conduct spring surveys to evaluate the site for the presence of any sensitive plants. Specially, biologists from RCA Associates LLC surveyed the site for the presence of two special status species which have been documented in the area. The two special status plants of particular concern are: Lyon's pentachaeta (*Pentachaeta lyonii*) and Ojai navarretia (*Navarretia ojaiensis*). In addition, the site was surveyed for the presence of any sensitive wildlife species, including the burrowing owl (*Athene cunicularia*).

Lyon's pentachaeta is an annual which is endemic to Southern California where is now only found in a few areas along the coastlines of Los Angeles and Ventura Counties. According to the California Natural Diversity Data Base (CNDDB, 2016) there are only about 21 populations left in Southern California. The plant is listed as an endangered species by the State of California and the federal government, and is also listed as a List 1B.1 by the California Native Plant Society (CNPS). *Navarretia ojaiensis* is an annual herb that is native to California and is severely threatened by development activities and grazing by livestock. Distribution of this species is very limited with only about 10 populations known to occur in Los Angeles County according to the CNDDB (2016). It is listed by the CNPS as a List 1B.1 species. No

sensitive wildlife species (including the burrowing owl) have been documented on the site, or in the immediate area, based on a review of the CNDDB (2016); although, numerous special status wildlife have been documented within about a ten mile radius of the site (CNDDB, 2016).

Project Location and Project Description

The property is located in the City of Agoura Hills south of the 101 Freeway (U.S. Highway 101) off of Agoura Road between Kanan Road (east) and Reyes Adobe Road (west). The site is about 5.5-acres in size and is located at an elevation ranging from about 950 to 1,000 feet (MSL) (Appendix A, Figures 1, 2, 3, and 4). The site is bordered on the north by U.S. Highway 101, vacant lands to the east, Agoura Road and vacant lands to the south, and a commercial development to the west (Figure 4). The project proponent is proposing to construct a commercial development (i.e., Courtyard & Towneplace Hotel) on the property. The project will consist of a single 3-story structure approximately 50,673 square feet in size with an adjacent parking lot and two entrances/exits to the site. The total building area is approximately 136,334 square feet.

Methodologies

Surveys were conducted on the 5.5-acre parcel on April 11, 2016 from about 0800 to 1130 hours during which parallel transects were walked in a north-south direction throughout the site to identified any populations of Lyon's pentachaeta and Ojai navarretia. In conjunction with the plant surveys, the site was evaluated for the presence of any sensitive wildlife species, including the burrowing owl. The survey transects varied in width from about 10 to 15 meters. The property is located within the known distribution of the burrowing owl (*Athene cunicularia*) and several documented observations have been observed within about ten miles of the site. Therefore, a focused burrowing owl survey was conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG, 2012), and in conjunction with the sensitive plant surveys.

All transects were walked at a pace that allowed careful observations along the transect routes and in the immediate vicinity for the presence of any sensitive plants, as well as sensitive wildlife species. Focused surveys combined with identification of the habitat on the site and in the surrounding area typically provide sufficient data to determine the presence or absence of any sensitive plant and wildlife species.

Results

The spring surveys conducted on April 11, 2016 did not identify any populations of Lyon's pentachaeta or Ojai navarretia on the site, nor were any other sensitive plant species observed

during the field investigations. In addition, no sensitive wildlife species were observed on the property; furthermore, no burrowing owls or owl sign were observed within the boundaries of the property. In addition, no suitable owl burrows were identified within the boundaries of the site during the survey; therefore, burrowing owls are not expected to occur on the site in the future. No raptor nests were identified in any of the trees on the property, nor was any nesting activities (i.e., nest building, mating behavior, etc.) observed during the field investigations.

Based on the results of the spring surveys for sensitive plants and wildlife, it is the opinion of RCA Associates LLC the site does not support any populations of sensitive plant species including Lyon's pentachaeta and Ojai navarretia. Additionally, the site does not support any sensitive wildlife species at the present time, and no mitigation measures are recommended at the present time. If you have any questions please call me at (760) 956-9212 or email me at rca123@aol.com.

Sincerely,

Randall C. Arnold, Jr.
Principal & Senior Biologist

References

California Department of Fish and Game
1995. Staff Report on burrowing owl mitigation. September 25, 2003. 8 pp.

California Department of Fish and Game
1990. California's Wildlife, Volumes 1, 2, and 3. Sacramento.

California Department of Fish and Game
2016. Natural Diversity Data Base. Sacramento

RCA Associates LLC
September 30, 2016. Biological Constraints Analysis: Courtyard & Towneplace Suites, Agoura Hills, California. 28 pp

APPENDIX A

Figures

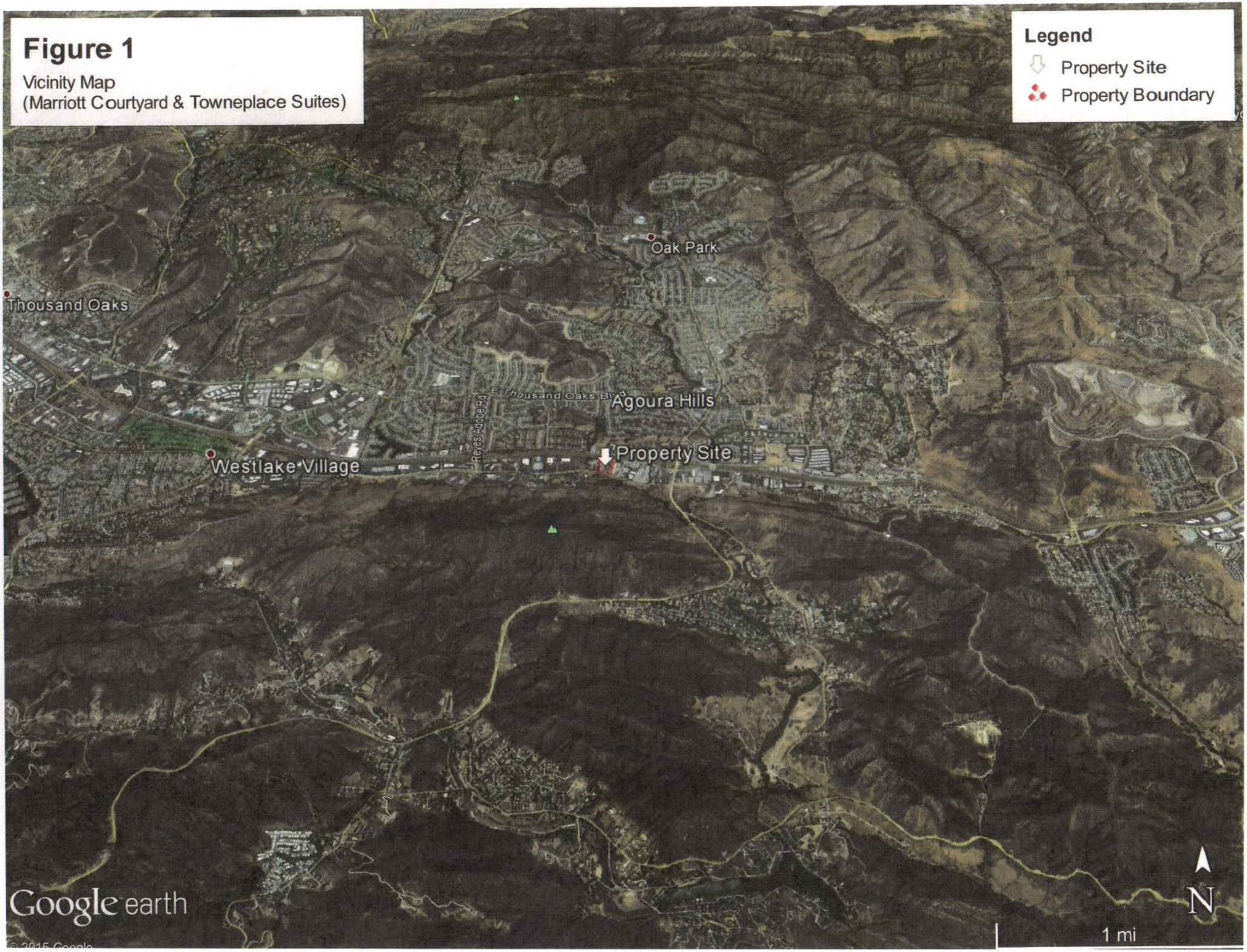
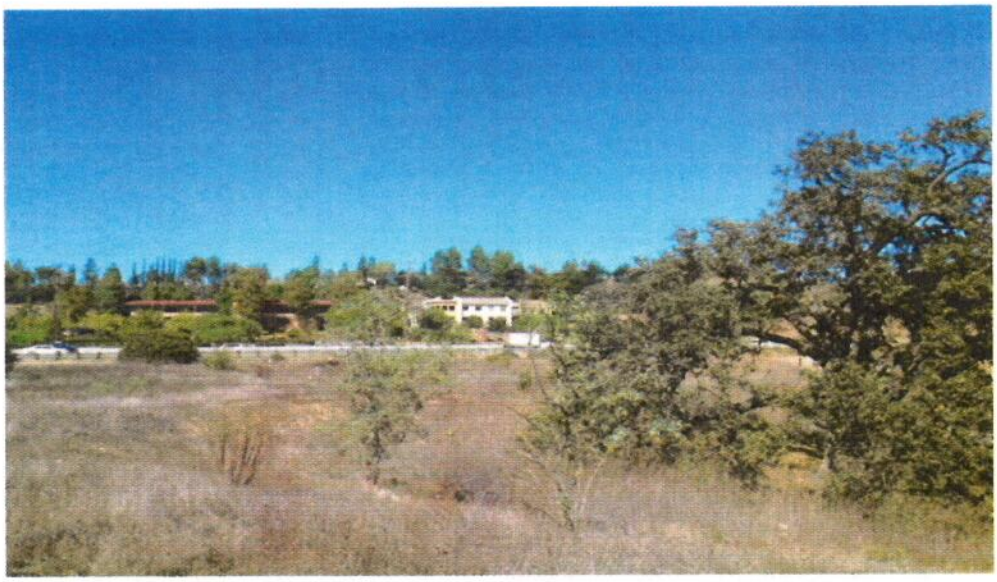


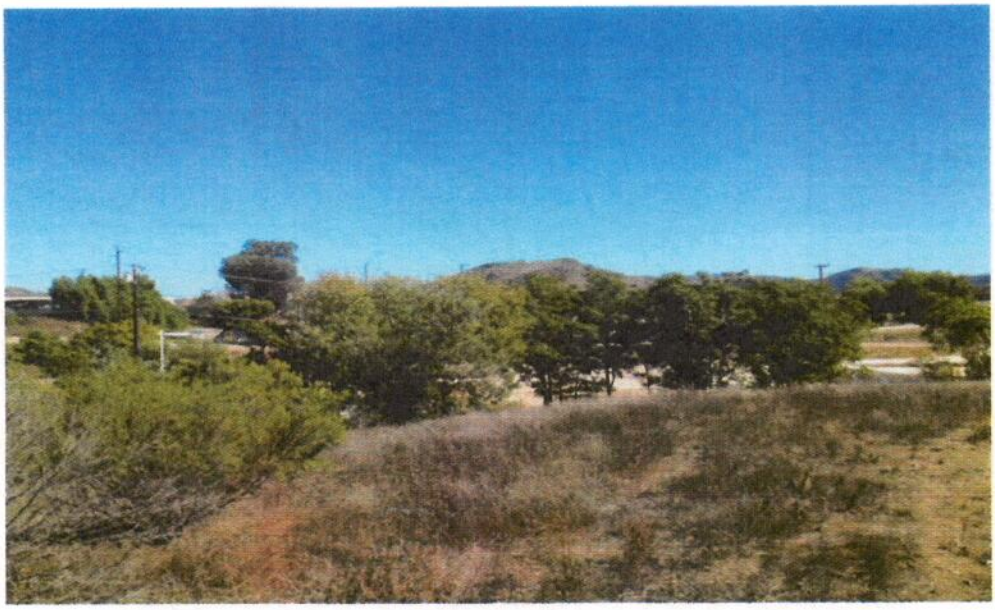
Figure 1
Vicinity Map
(Marriott Courtyard & Towneplace Suites)
Legend
Property Site
Property Boundary
Oak Park
Thousand Oaks
E Thousand Oaks Blvd
Reyes Adobe Rd
Agoura Hills
Property Site
Westlake Village
Google earth
N
1 mi


UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
STATE OF CALIFORNIA
DIRECTOR OF PUBLIC WORKS
THOUSAND OAKS QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)
S I M I
H I L L S
SIMI VALLEY
SANTA MONICA MOUNTAINS
NAT REC AREA
Simi Peak
E L C O N E J O
THOUSAND OAKS
PROJECT SITE
RUSSELL VALLEY
L A S V I R G E N E S
S A N T A M O N I C A M O U N T A I N S
Mapped, edited, and published by the Geological Survey
THOUSAND OAKS, CALIF.
1950

FIGURE 2



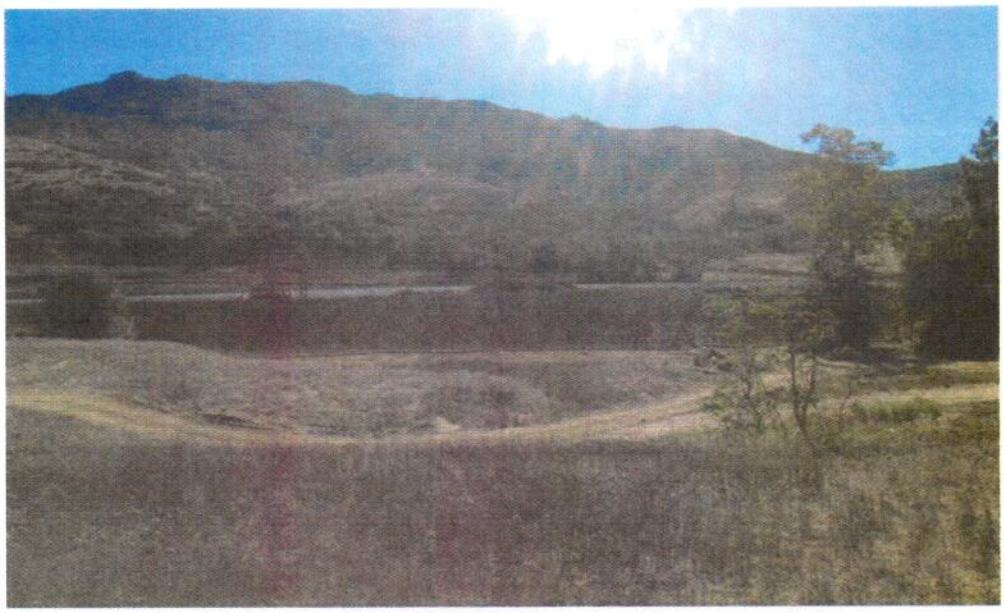
CENTER OF SITE LOOKING NORTH



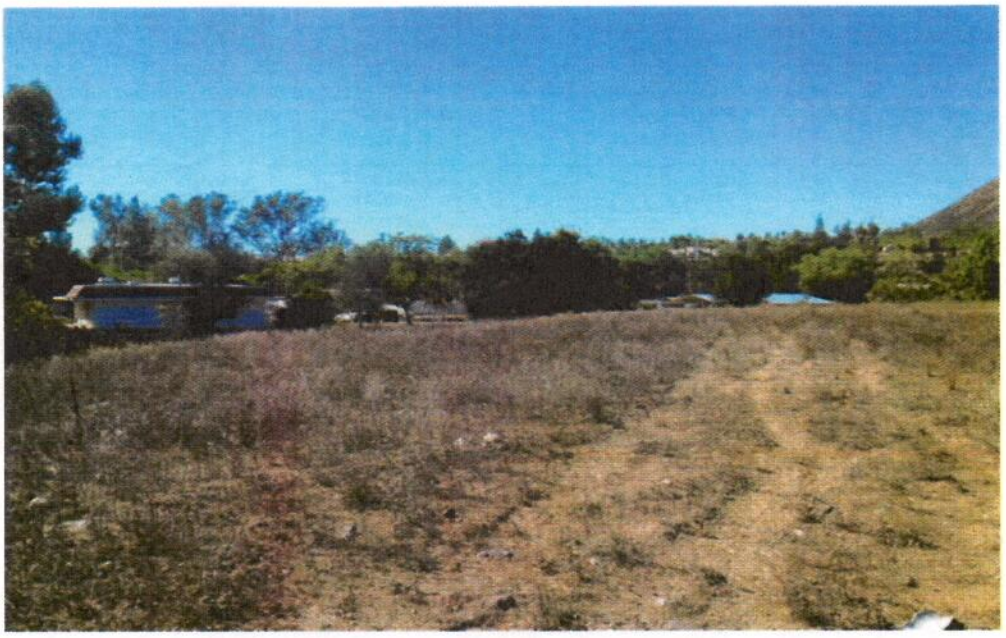
CENTER OF SITE LOOKING EAST

FIGURE 3

PHOTOGRAPHS OF SITE



CENTER OF SITE LOOKING SOUTH



CENTER OF SITE LOOKING WEST

FIGURE 3 CONT.

PHOTOGRAPHS OF SITE


Figure 4
Ariel View of Site
(Marriott Courtyard & Towneplace Suites)
Legend
Property Boundary
Property Site
Property Site
Roadside Dr
Agoura Rd
N
300 ft
Google earth
© 2015 Google

Appendix D

Oak Tree Report and Memorandum from City Oak Tree Consultant