

# **Appendices**

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## **Appendix IS-1**

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### Biological Resource Assessment Memorandum



## Memorandum

**Date:** February 27, 2019  
**For:** Angels Landing Partners, LLC  
**From:** Adelina Muñoz, GPA Consulting  
**Subject:** Angels Landing Biological Resource Assessment Memorandum

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### Introduction

On December 13, 2018, GPA biologists completed a reconnaissance level survey of the Angels Landing project area to identify existing biological conditions, assess the potential for project impacts, and identify appropriate measures to avoid or minimize impacts on resources to the extent feasible. The biological study area (BSA) was visually surveyed on foot, to the extent feasible. The biologists were able to either access or adequately view the entire BSA, and all plant and wildlife species observed within the BSA were identified to determine the potential for special-status species to be present in the BSA.

The survey included the permanently closed Angel's Knoll parcel, sidewalks, Metro station, and the Angels Flight Railway. The trees within the project area, the California Plaza stairways, sidewalks, and the underside of the Angels Flight Railway funicular were inspected to identify any signs of, or potential for, birds and/or bats using the vegetation and/or structures for nesting/roosting.

### Project Description

Angels Landing Partners, LLC proposes to construct the Angels Landing Project (project), a new mixed-use development on the 2.24 acre site, which is adjacent to the Angels Flight Railway in Downtown Los Angeles, California (see **Attachment A – Project Maps**). The proposed project would include 180 residential condominium units, 261 residential apartments, two hotels with 509 guest rooms, an approximately 38,977 square feet of space, which may accommodate civic, educational, or other mixed uses, and approximately 36,515 square feet of commercial space. The proposed development would include two towers with parking facilities that would accommodate 750 parking spaces. The project would also provide private and public open spaces totaling 56,881 square feet. The proposed common open space would include new plazas, gardens, courtyards, and landscaped terraces. Project activities would include excavating the entire project area, and the use of equipment such as a crane, excavator, a conveying belt to export dirt, augers, and soldier pile equipment.

### Regulatory Requirements

#### Federal Endangered Species Act

The Federal Endangered Species Act (FESA) was established in 1973 to provide a framework to conserve

and protect endangered and threatened species and their habitat. Section 10 of the FESA allows for the “incidental take” of endangered and threatened wildlife species by non-federal entities. Incidental take is defined by the FESA as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. The term “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Section 10(a)(1)(B) of the FESA authorizes the taking of federally listed wildlife or fish through an incidental take permit. Section 10(a)(2)(A) of the FESA requires an applicant for an incidental take permit to submit a conservation plan that specifies, among other things, the impacts likely to result from the taking of the species, and the measures the permit applicant will take to minimize and mitigate impacts on the species. No special-status species were observed, and based on the surveys there is no potential for federally threatened or endangered species to be in the BSA.

#### Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (50 CFR Part 10 and Part 21) protects migratory birds, their occupied nests, and their eggs from disturbance and/or destruction. “Migratory birds” include all nongame, wild birds found in the U.S. except for the house sparrow (*Passer domesticus*), European starling (*Sturnus vulgaris*), and rock pigeon (*Columba livia*).

#### California Fish and Game Code

Section 2126 of the California Fish and Game Code states that it is unlawful for any person to take any mammal that are identified within Section 2118, including all species of bats.

Sections 3503, 3513, and 3800 of the California Fish and Game Code prohibit the take of birds protected under the MBTA, and protects their occupied nests. In addition, Section 3503.5 of the California Fish and Game Code prohibits the take of any birds in the order Falconiformes or Strigiformes (birds-of-prey), and protects their occupied nests. State-listed species and those petitioned for listing by the California Department of Fish and Wildlife (CDFW) are fully protected under the California Endangered Species Act (CESA). Under Section 2080.1 of the California Fish and Game Code, if a project would result in take of a species that is both federally and state listed, a consistency determination with the findings of the FESA determination is required. Under Section 2081, if a project would result in take of a species that is state-only listed as threatened or endangered, then an incidental take permit from the CDFW is required.

Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code prohibit the take or possession of 37 fully protected bird, mammal, reptile, amphibian, and fish species. Each of the statutes states that no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to “take” the species, and states that no previously issued permit or licenses for take of the species “shall have any force or effect” for authorizing take or possession. No special-status species were observed, and based on the surveys there is no potential for state threatened or endangered species to be in the BSA.

#### City of Los Angeles General Plan

The City of Los Angeles General Plan (General Plan) is a document that has several elements which consists of the plans for the City’s 35 Community Plan Areas. The General Plan was approved by the City

Planning Commission in July 1995 and adopted by the City Council in December 1996 (City of Los Angeles, 2001). The Conservation Element of the General Plan includes goals, objectives, and policies that are relevant to the project. Relevant policies include:

- Continue to require evaluation, avoidance, and minimization of potential significant impacts, as well as mitigation of unavoidable significant impacts on sensitive wildlife and plant species and their habitats and habitat corridors relative to land development activities;
- Continue to administer city-owned and managed properties so as to protect and/or enhance the survival of sensitive plant and wildlife species to the greatest practical extent;
- Continue to work cooperatively with other agencies and entities in protecting local habitats and endangered, threatened, sensitive and rare species; and
- Continue to support legislation that encourages and facilitates protection of local native plant and wildlife habitats.

#### City of Los Angeles – Protected Tree Relocation and Replacement Ordinance

The City of Los Angeles passed an ordinance for protected trees and their replacement (Ordinance no. 177404) which was passed on April 23, 2006 (City of Los Angeles, 2006). The ordinance protects the following native tree species: California black walnut (*Juglans californica*), California bay (*Umbellularia californica*), western sycamore (*Platanus racemosa*), and all oak tree species (*Quercus* sp.). This ordinance applies to trees that have a diameter of four inches or greater and 4.5 feet above the ground. Removal of protected trees requires a permit by the City of Los Angeles Department of Public Works (LADPW). Based on a survey of the BSA, there are no trees protected under the City tree ordinance within the BSA.

#### Significant Ecological Area Ordinance

Significant Ecological Areas (SEA) are officially designated areas within Los Angeles County (County) with irreplaceable biological resources. A SEA Ordinance is administered by the Los Angeles County Department of Regional Planning and establishes the permitting, design standards, and processes for review for development within the SEAs, balancing preservation of County's natural biodiversity with private property rights (Los Angeles County Department of Regional Planning, 2018). Based on research of the project area, there are no SEA areas within the BSA.

### **Methodology**

California Natural Diversity Database (CNDDDB) (for Los Angeles and Hollywood 7.5-foot topographic quadrangles), United States Fish and Wildlife Service (USFWS), and California Native Plant Society (CNPS) species lists were obtained to identify special-status plant and wildlife species with potential to be in the project area (see **Attachment B – CNDDDB, USFWS, and CNPS Species Lists**). The CDFW Biogeographic Information and Observation System (BIOS) Habitat Connectivity Viewer was queried to identify potential wildlife corridors in the project area. Based on the results of the database search and survey, no special-status plant or wildlife species have potential to be in the BSA.

In addition, the BSA was visually surveyed on foot, to the extent feasible, binoculars were used to visually scan inaccessible areas, and all plant and wildlife species were identified to determine the potential for protected species to be in the BSA. Based on a review of habitat requirements, database results, and the existing conditions in the BSA, it was determined that there is no potential for special-status or sensitive plant or wildlife species to be in the BSA; and additional surveys were not needed. Nomenclature for common, widespread plants and animals conforms to the Jepson eFlora (Jepson Flora Project, 2018) and the CNDDDB.

### **Existing Biological Setting**

The BSA is a 2.24-acre project area located at 361 South Hill Street in the downtown portion of the City of Los Angeles. The BSA is located within the permanently closed Angel's Knoll parcel and is surrounded by urban development, including commercial and residential land uses. The BSA is generally bounded by Olive Street and the California Plaza to the west, the historic Angels Flight funicular to the north; Hill Street to the east; 4th Street to the south, and a Metro station at the southern corner of the BSA (see **Attachment C – Biological Study Area Photos**).

#### Vegetation Communities

Vegetation within the BSA is dominated by weedy and ornamental non-native species, including blue jacaranda (*Jacaranda mimosifolia*), London plane tree (*Platanus x acerifolia*), silk floss tree (*Chorisia speciosa*), shepherd's purse (*Capsella bursa-pastoris*), Russian thistle (*Salsola tragus*), and other low shrubs and grasses. There are no natural vegetation communities in the BSA. The vegetation surrounding the BSA is mainly ornamental and some of these trees are dying. There is no habitat within the BSA for special-status plants or wildlife.

#### Wildlife

Wildlife species observed during surveys were mostly urban species, including rock dove (*Columba livia*), mourning dove (*Zenaid macroura*), yellow-rumped warbler (*Setophaga coronata*), northern mockingbird (*Mimus polyglottos*), and yellow-chevroned parakeet (*Brotogeris chiriri*). No other wildlife was observed, although there were a few small mammal burrows observed at the southern corner of the parcel on the hill. There was an unoccupied bird nest observed under the staircase along Olive Street. There is no potential for special-status wildlife species to be in the BSA; however, various urban wildlife species may use the BSA for local movement and foraging. The trees in the BSA, and the underside of the Angels Flight Railway (which is not part of the project area), were inspected to determine whether bats might be roosting in the funicular. Although bats or their sign were not observed in the BSA, bats may roost in trees and other structures in the BSA.

#### Special-Status Plant Species

Range and habitat information were used to determine the likelihood for these species to be within the BSA. The BSA is located in an urban area and based on existing habitat and range, no plant species were identified as having potential to be in the BSA.

### Special-Status Wildlife Species

Range and habitat information were used to determine the likelihood for these species to be within the BSA. The BSA is located in an urban area and based on existing habitat and range, no special-status wildlife species were identified as having potential to be in the BSA.

It is noted that the auto-generated USFWS species list obtained as part of the database research listed the potential for the federally threatened coastal California gnatcatcher (*Polioptila californica californica*) to be in the area based on geographical distribution (see **Appendix B**). The list also states that the BSA is not located within or near any critical habitat for this species. The coastal California gnatcatcher is found in coastal scrub and coastal bluff scrub. This species is an obligate, permanent resident of coastal sage scrub below 2,500 feet in Southern California and in low, coastal sage scrub in arid washes, mesas, and slopes (CNDDDB, 2019). The closest known occurrence of this species is approximately 10 miles (Baldwin Hills/Culver City) from the BSA, and that occurrence was of a single bird in 1980 that is presumed extant (CNDDDB, 2019). Because the habitat required by this species is not in the BSA, there is no evidence that this species would be in the project area, and this species is not expected to be in the BSA.

### Wildlife Corridors/Nursey Sites

There are no California essential habitat connectivity areas within the BSA (CDFW BIOS, 2018a). The BSA is within a developed area with minimal habitat for wildlife and is not used as a wildlife corridor. However, the BSA may be used for local foraging and movement by local wildlife species from the surrounding areas. Native migratory birds may use the trees and structures in this area as a nursery site (nesting). Trees in the BSA include the Mexican fan palm, London plane tree, common fig, and the Indian laurel fig. An unoccupied nest was observed under the stairway along Olive Street.

### Jurisdictional Areas

There are no wetlands or waters that fall under the jurisdiction of United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or CDFW within the BSA.

## **Project Impacts**

### Vegetation Communities

Construction activities would include removal of vegetation, grading, excavation, and soil removal. Vegetation removal would result in permanent impacts on existing vegetation; however, vegetation impacts would be on non-native ornamental vegetation. No natural communities exist in the BSA; therefore, impacts are not anticipated. All existing trees and vegetation would be removed as part of the project.

### Wildlife

Excavation, grading, and other ground-disturbing activities would have the potential to affect common/urban wildlife species, if they are present during project construction. In particular, wildlife species using small mammal burrows, birds nesting in vegetation, bats roosting in trees or structures, or

plants growing within the BSA could be impacted directly by these activities. Ornamental vegetation would be removed for construction of the new development, which could affect foraging habitat for the urban wildlife species, particularly birds and bats. However, the area of impact would be minor, and foraging opportunities for urban wildlife species would not be substantially affected. Measures are recommended below to avoid or reduce the potential for impacts on wildlife species. With implementation of these measures, impacts on special-status species are not expected.

#### Special-Status Plants

There are no special-status plant species with the potential to be within the BSA; therefore, there would be no impacts.

#### Special-Status Wildlife

There are no special-status wildlife species with the potential to be within the BSA; therefore, there would be no impacts.

#### Wildlife Corridors/Nursery Sites

According to the CDFW BIOS, there are no essential wildlife connectivity areas or natural landscape blocks in the BSA. Therefore, the BSA would not be used as a migration or travel corridor. The BSA may be used for local wildlife movement in the area. Vegetation removal during construction could disturb nesting birds, if the vegetation removal were to be conducted during nesting season (typically February 1 through September 15). Measures are recommended below to avoid or reduce the potential for impacts on nesting birds.

#### Jurisdictional Areas

There are no wetlands or waters within the BSA; therefore, impacts are not anticipated.

#### Local Policies/Ordinances

The project would not conflict with any local policies or ordinances; therefore, impacts are not anticipated.

#### **Anticipated Regulatory/Local Permits**

No permits are needed or anticipated for this project.

#### **Recommended Avoidance and Minimization Measures**

The following measures are recommended to avoid or minimize project impacts on biological resources:

- If vegetation trimming or clearing is conducted during the nesting season (typically February 1 through September 15), nesting bird surveys would be completed by a qualified biologist within 300 feet of suitable bird nesting habitat and 500 feet of suitable raptor nesting habitat no more than 48 hours prior to trimming/removal activities to determine if nesting birds are within the affected vegetation. Surveys would be repeated if trimming or removal activities are suspended for five days or more.



- If nesting birds/raptors are found in the construction area, appropriate buffer areas (typically up to 300 feet for songbirds and 500 feet for raptors) would be implemented to ensure that nesting birds and active nests are not harmed.
- During the summer months (June to August) prior to construction, a bat roosting habitat assessment would be conducted of all trees and structures to be removed or otherwise impacted during construction. If the assessment determines that bat could be roosting in the BSA during construction, then visual and acoustic surveys would be conducted for at least two nights at identified roosting habitat in the BSA to assess the presence of roosting bats. If presence of a roost is detected, then a count and species analysis would be completed to help assess the type of colony and usage.
- If the presence or absence of bats cannot be confirmed during the potential roosting habitat assessment, then a qualified biologist would be onsite during removal or disturbance of this area. If the biologist determines that bats are being disturbed during this work, work would be suspended until bats have left the vicinity on their own or can be safely excluded under direction of the biologist. Work may resume upon approval by a qualified biologist, in compliance with this measure.
- In the event that a maternal colony of bats is found on the project area, no work would be conducted within 100 feet of the maternal roosting site until the maternal season is finished or the bats have left the site, or as otherwise directed by a qualified biologist.

## References

- CDFW. 2018. CNDDDB. Database query search for the Los Angeles and Hollywood 7.5-minute series topographic quadrangles. Rare Find 5 California Department of Fish and Game, Habitat Conservation Division. Accessed January 4, 2019 from <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>
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- Cornell Lab of Ornithology. 2018. All About Birds. Retrieved December 2018, from <https://www.allaboutbirds.org/>
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Los Angeles County Department of Regional Planning. 2018. SEA Program. Accessed December 17, 2018 from <http://planning.lacounty.gov/site/sea/>

National Audubon Society. 2018. Guide to North American Birds. Accessed December 2018. Retrieved from <https://www.audubon.org/bird-guide>

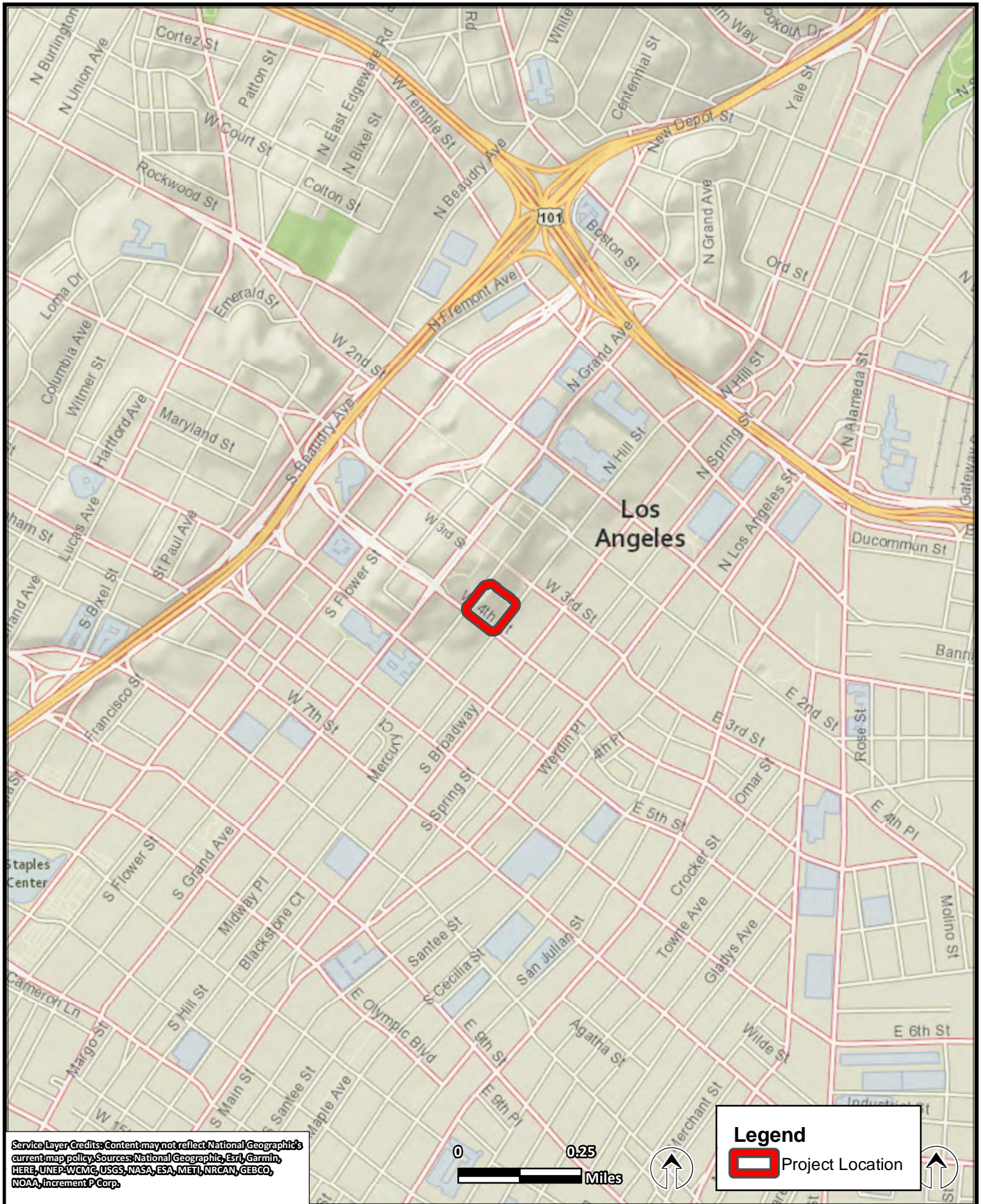
USFWS. 2018. Information for Planning and Conservation. Accessed December 12, 2018 from <https://ecos.fws.gov/ipac/location/index>

# Attachment A

## Project Maps



**FIGURE 1. REGIONAL LOCATION  
Angels Landing Project**



Service Layer Credits: Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, Increment P Corp.

**FIGURE 2. PROJECT LOCATION  
Angels Landing Project**



**FIGURE 3. BIOLOGICAL STUDY AREA  
Angels Landing Project**

# Attachment B

## CNDDDB, USFWS, and CNPS Species Lists



**Selected Elements by Scientific Name**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



**Query Criteria:** Quad<span style='color:Red'> IS </span>(Los Angeles (3411812)<span style='color:Red'> OR </span>Hollywood (3411813))

Angels Landing Project

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S3	WL
<i>Anniella stebbinsi</i> southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Arenaria paludicola</i> marsh sandwort	PDCAR040L0	Endangered	Endangered	G1	S1	1B.1
<i>Arizona elegans occidentalis</i> California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
<i>Astragalus brauntonii</i> Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Atriplex serenana var. davidsonii</i> Davidson's saltscallion	PDCHE041T1	None	None	G5T1	S1	1B.2
<i>Berberis nevinii</i> Nevin's barberry	PDBER060A0	Endangered	Endangered	G1	S1	1B.1
<i>Bombus crotchii</i> Crotch bumble bee	IIHYM24480	None	None	G3G4	S1S2	
<i>California Walnut Woodland</i> California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
<i>Calochortus plummerae</i> Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
<i>Calystegia felix</i> lucky morning-glory	PDCON040P0	None	None	G1Q	S1	1B.1
<i>Carolella busckana</i> Busck's gallmoth	IILEM2X090	None	None	G1G3	SH	
<i>Centromadia parryi ssp. australis</i> southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
<i>Coturnicops noveboracensis</i> yellow rail	ABNME01010	None	None	G4	S1S2	SSC
<i>Dudleya multicaulis</i> many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
<i>Empidonax traillii extimus</i> southwestern willow flycatcher	ABPAE33043	Endangered	Endangered	G5T2	S1	
<i>Eumops perotis californicus</i> western mastiff bat	AMACD02011	None	None	G5T4	S3S4	SSC
<i>Helianthus nuttallii ssp. parishii</i> Los Angeles sunflower	PDAST4N102	None	None	G5TH	SH	1A





Selected Elements by Scientific Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Horkelia cuneata</i> var. <i>puberula</i> mesa horkelia	PDR0S0W045	None	None	G4T1	S1	1B.1
<i>Lasiurus cinereus</i> hoary bat	AMACC05030	None	None	G5	S4	
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
<i>Microtus californicus stephensi</i> south coast marsh vole	AMAFF11035	None	None	G5T1T2	S1S2	SSC
<i>Nasturtium gambelii</i> Gambel's water cress	PDBRA270V0	Endangered	Threatened	G1	S1	1B.1
<i>Navarretia prostrata</i> prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	G2	S2	1B.1
<i>Nyctinomops macrotis</i> big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
<i>Phrynosoma blainvillii</i> coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
<i>Polioptila californica californica</i> coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T2Q	S2	SSC
<i>Pseudognaphalium leucocephalum</i> white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
<i>Quercus dumosa</i> Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1
<i>Ribes divaricatum</i> var. <i>parishii</i> Parish's gooseberry	PDGRO020F3	None	None	G5TX	SX	1A
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<i>Sidalcea neomexicana</i> salt spring checkerbloom	PDMAL110J0	None	None	G4	S2	2B.2
<i>Southern Sycamore Alder Riparian Woodland</i> Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
<i>Symphotrichum defoliatum</i> San Bernardino aster	PDASTE80C0	None	None	G2	S2	1B.2
<i>Symphotrichum greatae</i> Greata's aster	PDASTE80U0	None	None	G2	S2	1B.3
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
<i>Vireo bellii pusillus</i> least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	
<i>Walnut Forest</i> Walnut Forest	CTT81600CA	None	None	G1	S1.1	

Record Count: 40



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Carlsbad Fish And Wildlife Office  
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<http://www.fws.gov/carlsbad/>

In Reply Refer To:  
Consultation Code: 08ECAR00-2019-SLI-0312  
Event Code: 08ECAR00-2019-E-00704  
Project Name: Angel's Landing

December 12, 2018

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

## To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
-

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Carlsbad Fish And Wildlife Office**

2177 Salk Avenue - Suite 250

Carlsbad, CA 92008-7385

(760) 431-9440

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## Project Summary

Consultation Code: 08ECAR00-2019-SLI-0312

Event Code: 08ECAR00-2019-E-00704

Project Name: Angel's Landing

Project Type: DEVELOPMENT

Project Description: The Project is a new mixed-use development that includes an integrated mix of residential, hospitality, civic, and commercial uses. Specifically, the Project proposes 180 residential for-sale condominium units, 271 residential apartments (including a mix of market rate and affordable units), two hotels with a combined total of 530 guest rooms and food and beverage spaces, an approximately 42,940-squarefootflex space, which may accommodate civic or other mixed uses, and approximately 39,270 square feet of commercial space. The Project would result in up to 1,269,349 square feet and a maximum floor area ratio (FAR) of 13:1. The proposed uses would be provided in two towers (referred to as Tower A and Tower B). Tower A would include 64 floors with an approximate height of 854 feet. Tower B would include 48 floors with an approximate height of 542 feet. The proposed parking facilities would include 750 parking spaces contain in seven subterranean levels and one level partially above grade. The Project would provide a variety of open spaces totaling 67,713 square feet. he proposed common open space would be generally publicly accessible during daytime hours in the form of new plazas (the Hill Street Plaza and Angels Terrace), gardens, courtyards, and landscaped terraces.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/34.0509907215156N118.25057898700251W>

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Counties: Los Angeles, CA

## Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## Birds

NAME	STATUS
Coastal California Gnatcatcher <i>Polioptila californica californica</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/8178">https://ecos.fws.gov/ecp/species/8178</a>	Threatened

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

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## Plant List

25 matches found. [Click on scientific name for details](#)

### Search Criteria

Found in Quads 3411813 and 3411812;

[Modify Search Criteria](#)
[Export to Excel](#)
[Modify Columns](#)
[Modify Sort](#)
[Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
<a href="#">Arenaria paludicola</a>	marsh sandwort	Caryophyllaceae	perennial stoloniferous herb	May-Aug	1B.1	S1	G1
<a href="#">Astragalus brauntonii</a>	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	1B.1	S2	G2
<a href="#">Astragalus pycnostachyus var. lanosissimus</a>	Ventura marsh milk-vetch	Fabaceae	perennial herb	(Jun)Aug-Oct	1B.1	S1	G2T1
<a href="#">Atriplex serenana var. davidsonii</a>	Davidson's saltscale	Chenopodiaceae	annual herb	Apr-Oct	1B.2	S1	G5T1
<a href="#">Berberis nevinii</a>	Nevin's barberry	Berberidaceae	perennial evergreen shrub	(Feb)Mar-Jun	1B.1	S1	G1
<a href="#">Calochortus catalinae</a>	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	4.2	S3S4	G3G4
<a href="#">Calochortus plummerae</a>	Plummer's mariposa lily	Liliaceae	perennial bulbiferous herb	May-Jul	4.2	S4	G4
<a href="#">Calystegia felix</a>	lucky morning-glory	Convolvulaceae	annual rhizomatous herb	Mar-Sep	1B.1	S1	G1Q
<a href="#">Camissoniopsis lewisii</a>	Lewis' evening-primrose	Onagraceae	annual herb	Mar-May(Jun)	3	S4	G4
<a href="#">Centromadia parryi ssp. australis</a>	southern tarplant	Asteraceae	annual herb	May-Nov	1B.1	S2	G3T2
<a href="#">Clinopodium mimuloides</a>	monkey-flower savory	Lamiaceae	perennial herb	Jun-Oct	4.2	S3	G3
<a href="#">Convolvulus simulans</a>	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	4.2	S4	G4
<a href="#">Dudleya multicaulis</a>	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	1B.2	S2	G2
<a href="#">Helianthus nuttallii ssp. parishii</a>	Los Angeles sunflower	Asteraceae	perennial rhizomatous herb	Aug-Oct	1A	SH	G5TH
<a href="#">Hordeum intercedens</a>	vernal barley	Poaceae	annual herb	Mar-Jun	3.2	S3S4	G3G4
<a href="#">Horkelia cuneata var. puberula</a>	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	1B.1	S1	G4T1
<a href="#">Juglans californica</a>	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	4.2	S4	G4
<a href="#">Lepidium virginicum var. robinsonii</a>	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	4.3	S3	G5T3
<a href="#">Nasturtium gambelii</a>	Gambel's water cress	Brassicaceae	perennial rhizomatous herb	Apr-Oct	1B.1	S1	G1
<a href="#">Navarretia prostrata</a>	prostrate vernal pool	Polemoniaceae	annual herb	Apr-Jul	1B.1	S2	G2



	navarretia							
<a href="#">Phacelia hubbyi</a>	Hubby's phacelia	Hydrophyllaceae	annual herb	Apr-Jul	4.2	S4	G4	
<a href="#">Pseudognaphalium leucocephalum</a>	white rabbit-tobacco	Asteraceae	perennial herb	(Jul)Aug-Nov(Dec)	2B.2	S2	G4	
<a href="#">Sidalcea neomexicana</a>	salt spring checkerbloom	Malvaceae	perennial herb	Mar-Jun	2B.2	S2	G4	
<a href="#">Symphyotrichum defoliatum</a>	San Bernardino aster	Asteraceae	perennial rhizomatous herb	Jul-Nov(Dec)	1B.2	S2	G2	
<a href="#">Symphyotrichum greatae</a>	Greata's aster	Asteraceae	perennial rhizomatous herb	Jun-Oct	1B.3	S2	G2	

**Suggested Citation**

California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 04 January 2019].

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**Attachment C**  
**Biological Study Area Photos**

Angels Landing Project  
Photo Appendix



**Photo 1. Ornamental Trees, within Angels Knoll, View Facing West to Olive Street**



**Photo 2. Ornamental Trees, within Angels Knoll, View Facing Southeast**

Angels Landing Project  
Photo Appendix



**Photo 3. Jacarandas, within Angels Knoll, View Facing South to 4th Street**



**Photo 4. London Plane Trees, within Angels Knoll, View Facing Northeast to Angels Flight**

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Photo Appendix



**Photo 5. Birds Nest Under Stairway Along Olive Street**



**Photo 6. Ornamental Trees, within Angels Knoll, View Facing South to Olive and 4th Street**

Angels Landing Project  
Photo Appendix

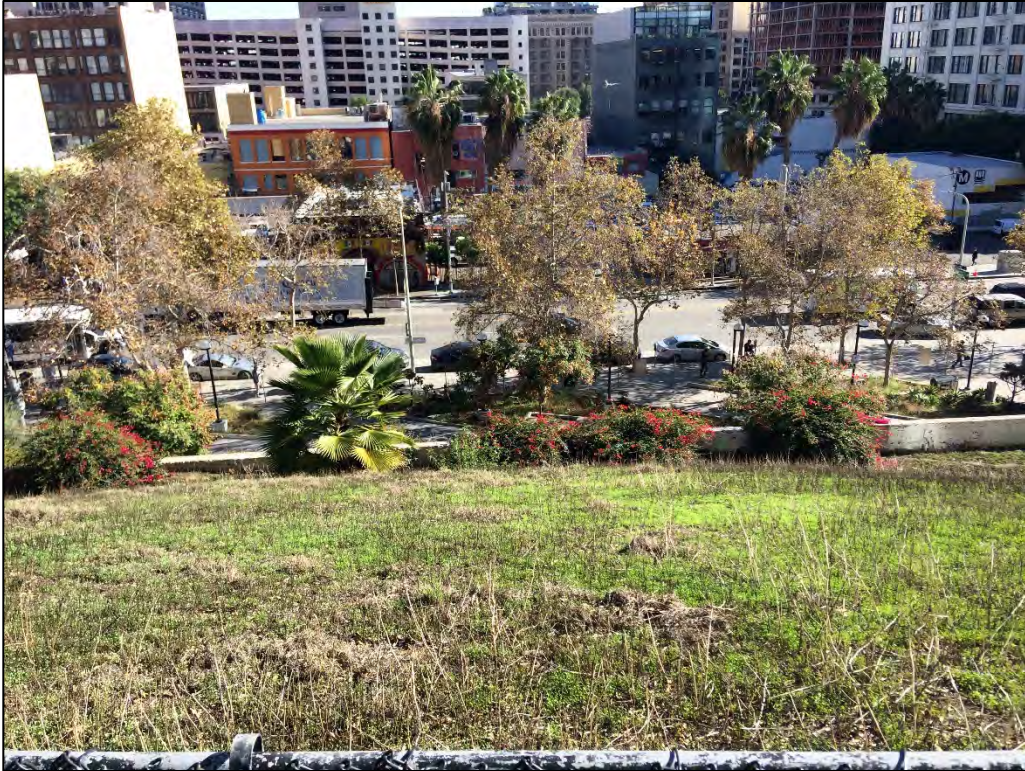


**Photo 7. Silk Floss Tree and Russian Thistle, within Angels Knoll, View Facing North to Angels Flight**



**Photo 8. London Plane Trees, Indian Laurel Fig, and Non-Native Grasses, within Angels Knoll, View Facing South to Hill Street and 4th Street**

Angels Landing Project  
Photo Appendix



**Photo 9. London Plane Trees and Non-Native Grasses, within Angels Knoll, View Facing Southeast to Hill Street**



**Photo 10. Mexican Fan Palm and Non-Native Grasses, within Angels Knoll, View Facing East to Hill Street**

Angels Landing Project  
Photo Appendix



**Photo 11. Silk Floss Tree, Bougainvillea, and Mexican Verde Tree, Along Hill Street, Facing West towards Angels Knoll**



**Photo 12. London Plane Trees, Along Hill Street, Facing East Towards Angels Knoll**



Angels Landing Project  
Photo Appendix



**Photo 13. London Plane Trees, Along Hill Street, View Facing Northeast**



**Photo 14. London Plane Trees, Along Hill Street, View Facing Southwest**