

Exhibit A

Neptune Marina Apartments and Anchorage/Woodfin Hotel Suite and Timeshare Resort Project Mitigation Monitoring Plan

NOTE: Each mitigation measure shall be applicable to all of the project components, except as otherwise set forth below.

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOTECHNICAL AND SOIL RESOURCES				
<p>The proposed project has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving structures adversely affected by the magnitude of seismic shaking that could potentially occur on the project site. Without mitigation, impacts associated with seismic shaking are considered adverse and potentially significant.</p>	<p>Fault Rupture, Seismic Ground Shaking, Landslides:</p>			
	<p>5.1-1. Proposed structures shall be designed in conformance with the requirements of the 1997 edition of the UBC and the County of Los Angeles Building Code for Seismic Zone 4. (Parcels 10R, FF, and 9U hotel project only)</p> <p>5.1-2. Proposed structures shall be designed in conformance with all recommendations included in the Group Delta Consultants report (Draft EIR, Appendix 5.1, Section 4.0, pages 6 20) and the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14 35). (Parcels 10R, FF, and 9U hotel project only)</p>	<p>The applicant shall submit plans designed in conformance with UBC and County of Los Angeles Building Code requirements.</p>	<p>Building and Safety</p>	<p>During plan check</p>

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<p>Surficial wind and water erosion on the project site has the potential to increase on the project site during construction. This may result in a short-term impact relative to soil erosion or loss of topsoil unless mitigated.</p>	<p>Soil Erosion:</p> <p>5.1-3. Precautions shall be taken during the performance of site clearing, excavations, and grading to protect the project from flooding, ponding, or inundation by poor or improper surface drainage. (Parcels 10R, FF, and 9U hotel project only)</p>	<p>The applicant shall submit an Erosion Control Plan to protect the project from improper surface drainage.</p>	<p>Department of Public Works, Building and Safety</p>	<p>Prior to the issuance of grading permit</p>
	<p>5.1-4. Temporary provisions shall be made during the rainy season to adequately direct surface drainage away from and off the project site. Where low areas cannot be avoided, pumps shall be kept on hand to continually remove water during periods of rainfall. (Parcels 10R, FF, and 9U hotel project only)</p> <p>5.1-5. Where necessary during periods of rainfall, the Contractor shall install checkdams, desilting basins, rip-rap, sand bags or other devices or methods necessary to control erosion and provide safe conditions, in accordance with site conditions and regulatory agency requirements. (Parcels 10R, FF, and 9U hotel project only)</p> <p>5.1-6. Following periods of rainfall and at the request of the Geotechnical Consultant, the Contractor shall make excavations in order to evaluate the extent of rain-related subgrade damage. (Parcels 10R, FF, and 9U hotel project only)</p> <p>5.1-7. Positive measures shall be taken to properly finish grade improvements so that drainage waters from the lot and adjacent areas are directed off the lot and away from foundations, slabs, and adjacent property. (Parcels 10R, FF, and 9U hotel project only)</p>	<p>Field inspections</p>	<p>Building and Safety</p>	<p>On going during construction</p>

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	5.1-8. For earth areas adjacent to the structures, a minimum drainage gradient of 2 percent is required. (Parcels 10R, FF, and 9U hotel project only)			
	5.1-9. Drainage patterns approved at the time of fine grading shall be maintained throughout the life of the proposed structures. (Parcels 10R, FF, and 9U hotel project only)	The applicant shall record a covenant prior to issuance of a certificate of occupancy.	Public Works and Building and Safety	Prior to issuance of a certificate of occupancy
	5.1-10. Landscaping shall be kept to a minimum and where used, limited to plants and vegetation requiring little watering as recommended by a registered landscape architect. (Parcels 10R, FF, and 9U hotel project only)	The applicant shall submit a landscape plan.	Department of Regional Planning	During plan check
	5.1-11. Roof drains shall be directed off the site. (Parcels 10R, FF, and 9U hotel project only)	Field inspections	Building and Safety	During plan check and on going during construction
	5.1-12. Proposed structures shall be designed in conformance with any additional recommendations pertinent to soil erosion in accordance with the recommendations of the Group Delta Consultants report (Draft EIR, Appendix 5.1, Section 4.0, pages 6-20) (Parcels 10R and FF only) and the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) (Parcel 9U hotel project only).	Field inspections	Building and Safety	On going during construction
Consequences of liquefaction on the project site include liquefaction-induced ground subsidence and lateral spread or	Liquefaction: 5.1-13. Proposed structures shall be designed in conformance with all recommendations included in the Group Delta Consultants report (Draft EIR, Appendix 5.1, Section	Field inspections	Building and Safety	On going during construction

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deformation toward the low-lying areas of the project site. Additionally, soils located on Parcel 9U are not suitable for support of the project. As such, mitigation is required for soil stabilization.	4.0, pages 6-20) (Parcels 10R and FF only and the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) (Parcel 9U hotel project only).			
Methane is a natural bi-product of the microbial decomposition of organic matter in an anaerobic environment. In large concentrations, methane can be explosive and, since it is heavier than air, can displace atmospheric oxygen.	Soil Gas 5.1-14. The County Building and Safety, as defined in Los Angeles County Building Code Section 110.4, buildings or structures adjacent to or within 200 feet (60.96 meters) of active, abandoned or idle oil or gas well(s) shall be provided with methane gas-protection systems. For soil gas safety, the recommendations in the April 18, 2008 Carlin Environmental Consulting report and the August 23, 2006 and May 3, 2008 Methane Specialist reports (Draft EIR, Appendix 5.1) shall be implemented. (Parcels 10R, FF, and 9U hotel project only)	Field inspection	Public Works and Building and Safety County Geologist	During construction
The project site is not located on expansive soils; however, any import material should be tested for expansion potential prior to importing.	5.1-15. All recommendations included in the Group Delta Consultants report (Draft EIR, Appendix 5.1, Section 4.0, pages 6-20) (Parcels 10R and FF) and the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) (Parcel 9U hotel project only).	Field inspections	Building and Safety	On going during construction
	5.1-18. There are several existing pole foundations on the site. Where the foundations are in the building area, they shall be cut off at least 5 feet below the bottom of the proposed mat or the proposed pile caps. (Parcel 9U hotel project only)	Field inspections	Building and safety	During construction

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	<p>5.1-19. A program of in-situ densification to improve the density of the granular estuary deposits to a minimum N-value of 20 shall be employed. Densification could be accomplished using stone-columns, where a vibrating probe is inserted into the ground and the densified soils are replaced with gravel. Van Beveren & Butelo anticipate that the probes will need to be spaced between 6 and 12 feet on centers of achieve the required minimum N-values. The densification should be performed throughout the estuary deposits to the surface of the dense sand and gravel, which was encountered in the explorations between Elevation -25 and -37 feet or 26 to 38 feet below the lowest parking level.</p> <p>The densification should be performed within the entire area of the tower and conference center and 15 beyond the building footprints in plan. If there is not sufficient space to permit the densification beyond the buildings, the Van Beveren & Butelo recommend that the soils within the building area be confined using a soil-cement column, where the on-site soils are mixed in place with cement to create a confinement around the site's perimeter. The soil-cement columns could be located on the property line.</p> <p>The densification will need to be evaluated by a test program using cone penetration tests (CPT). Van Beveren & Butelo recommend that the ground improvement program be initiated on a test area of about 50 square feet. After the initial ground improvement effort, the results should be evaluated using a CPT and the spacing of the probes be adjusted. (Parcel 9U hotel project only)</p>			
	<p>5.1-20. Foundations for the hotel/timeshare tower should extend through the existing fill and estuary deposits and into the underlying dense sand and gravel. Driven piles could be used, but the noise associated with pile driving may be a problem in this residential neighborhood. Auger-cast piles could be used as an option to the</p>			

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	driven piles. Each method is described in detail in the Van Beveren & Butelo report (Appendix 5.1). Van Beveren & Butelo also recommend a mat foundation and specific retaining wall specifications that shall be integrated into the design of the conference center. These specifications can also be found in Appendix 5.1 . (Parcel 9U hotel project only)			
	5.1-21. Any import material shall be tested for expansion potential prior to importing. (Parcel 9U hotel project only)			
	5.1-22. Expansion index tests shall be performed at the completion of grading if silty subgrade soils are exposed to verify expansion potential. (Parcel 9U hotel project only)			
	5.1-23. Any additional recommendations pertinent to expansive soils shall be carried out in accordance with the recommendations of the Van Beveren & Butelo Report, October 23, 2006. (Parcel 90 hotel project only)			
NOISE				
Construction activity would occur as close as 50 feet from existing noise sensitive residential uses located east of the project site. Uses at these locations could experience noise levels that reach 94 A-weighted decibels (dB(A)) for short time periods. Construction	5.2-1. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory mufflers, as feasible. Stationary source noises (such as generators and air compressors) within 100 feet of residential land uses shall be completely enclosed in temporary portable noise structures, such as a plywood fence or acoustic noise curtain. If determined necessary and feasible by the County of Los Angeles Building and Safety Division, temporary sound walls shall be constructed between the construction activity and nearby occupied residences. The sound walls shall be continuous with no breaks, and shall be of such height to	The applicant shall submit an equipment log to ensure the equipment is properly maintained.	Department of Public Works Building and Safety	Log submitted quarterly and during field inspections

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<p>activity on the project site would also occur as close as 125 feet from existing residential uses located west of the project site along Via Marina, resulting in noise levels of up to 85 dB(A) at these sensitive receptors. These could be temporarily exposed to exterior noise levels that could exceed the County's Noise Control Ordinance standards for construction equipment noise. Therefore, construction noise is considered a temporary significant impact.</p> <p>Noise sensitive land uses are located along the haul route, which are primarily residential in nature. Uses within 50 feet of the haul route could experience temporary noise events ranging from 83 to 88 dB(A) from trucks, which exceeds County standards. Therefore, a</p>	<p>break the line-of-sight to the first floor occupants of the nearby residences.</p>			

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temporary significant impact would result from trucks traveling to and from the project site along the haul route.				
	<p>5.2-2. All exterior construction activity, including grading, transport of material or equipment and warming-up of equipment, shall be limited to between the hours of 7:00 AM to 7:00 PM, except for concrete pours, and shall not occur during weekend periods unless approved by the Los Angeles County Department of Public Works. The work schedule shall be posted at the construction site and modified as necessary to reflect deviations approved by the Los Angeles County Building and Safety Division. The County building official or a designee should spot check and respond to complaints.</p>	Field inspection	Building and Safety	On going during construction
	<p>5.2-3. The project applicant shall post a notice at the construction site that shall contain information on the type of project and anticipated duration of construction activity, locations of haul routes, and shall provide a phone number where people can register questions and complaints. The applicant shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the applicant and submitted to the County of Los Angeles Department of Public Health.</p>	Field inspection	Building and Safety	On going during construction
Because the use of pile driving equipment is required for foundation construction, vibration impacts that would occur are considered significant and	<p>Vibration Impacts</p> <p>5.2-4. To the extent feasible, the project developer shall utilize cast-in-drilled-hole or auger cast piles in lieu of pile driving. (Parcels 10R, FF, 9U hotel project, and public-serving boat space project only)</p>	Field inspection	Building and Safety and Public Health	On going during construction

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unavoidable, but temporary in nature.	5.2-5. A certified structural engineer shall be retained to submit evidence that pile driving activities would not result in any structural damage to nearby structures. (Parcels 10R, FF, 9U hotel project, and public-serving boat space project only)			
HYDROLOGY AND DRAINAGE				
During construction, landside demolition of the existing apartment complex (Parcel 10R) and parking lot (Parcel FF), grading/excavation operations and project construction could result in increased water and wind erosion and a potential for the discharge of sediment to the small-craft harbor during storm events. Increased sedimentation could result in a significant erosion and sedimentation impact unless mitigated. Additionally, temporary de-watering systems for the proposed partially subterranean parking	5.3-1. A final drainage plan and final grading plan (including an erosion control plan if required) shall be prepared by each applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after redevelopment of the project sites. These plans shall be prepared to the satisfaction of the Los Angeles County Department of Public Works, Flood Control Division prior to the issuance of grading, demolition, or building permits. (Parcels 10R, FF, and 9U hotel project only)	The applicant shall submit a final drainage plan and final grading plan	Department of Public Works	Prior to issuance of demolition and grading permits

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<p>garages also have the potential to discharge sediments from excavation areas directly to the small-craft harbor unless mitigated. Project applicant(s) would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) for Parcels 10R, FF, and 9U pursuant to the National Pollutant Discharge Elimination System (NPDES) that would identify the various Best Management Practices (BMPs) that would be implemented at the construction site.</p>				
<p>While the project would result in a modest reduction in the number of available spaces, thereby reducing the potential for such contaminants to enter the small-craft harbor, any contribution to the degradation of water</p>	<p>Marine Activity Impacts</p> <p>5.3-2. Small-craft harbor lease agreements for the Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project shall include prohibitions against engine maintenance and boat painting or scraping activities while on the premises. (Parcel 10R only)</p>	<p>Implementation of boat slip sublease agreements by the applicant</p>	<p>County Beaches and Harbors, Harbor Patrol</p>	<p>Throughout the life of the project</p>

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quality in the small-craft harbor would represent a significant impact if unmitigated.				
AIR QUALITY				
<p>Demolition, Excavation and Construction Impacts</p> <p>The emissions associated with concurrent demolition, excavation and grading and construction of all the project components would exceed the South Coast Air Quality Management District (SCAQMD) emission thresholds of significance during the construction phase for carbon monoxide (CO), oxides of nitrogen (NOX), and volatile organic compounds (VOC), as well as cause localized significant ambient air quality impacts for particulate matter less than 10</p>	<p>5.4-1. Develop and implement a construction management plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ul style="list-style-type: none"> a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. d. Reroute construction trucks away from congested streets. e. Consolidate truck deliveries when possible. f. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site. g. Maintain equipment and vehicle engines in good condition and in proper tune according to manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions. h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. 	<p>The applicant shall submit a construction management plan to ensure minimal construction activity impact.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of a grading permit and on going during construction</p>

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<p>microns in diameter (PM10), particulate matter less than 2.5 microns in diameter (PM2.5), and NOX. If only one of these project components were constructed at a time, the emissions would still exceed these significance thresholds, and the construction phase would cause significant short-term air quality impacts.</p>	<ul style="list-style-type: none"> i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. flow (e.g., flag person). j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices. k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices. (Parcels 10R, FF, 9U only) <p>Mitigation measures 5.4-4, 5.4-7, 5.4-9 are the same as 5.4-1 but for the individual project components.</p>			

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	<p>5.4-2. Develop and implement a dust control plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ul style="list-style-type: none"> a. Apply approved non-toxic chemical soil stabilizers according to manufacturer’s specification to all inactive construction areas (previously graded areas inactive for four days or more). b. Replace ground cover in disturbed areas as quickly as possible. c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers’ specifications. d. Water active grading sites at least twice daily (SCAQMD Rule 403). e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. f. Provide temporary wind fencing consisting of 3- to 5-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded. g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code. h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available). (Parcels 10R, FF, 9U only) <p>Mitigation measures 5.4-5, 5.4-8, and 5.4-10 are the same as 5.4-2 but for</p>	<p>The applicant shall submit a dust control plan to alleviate dust emissions. Field inspection</p>	<p>County of Los Angeles Department of Public Health and Building and Safety</p>	<p>Prior to issuance of a grading permit and on going during construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	the individual project components.			
Demolition of the	5.4-3. In the event asbestos is identified within existing on-site	The applicant shall submit	Building and	During

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<p>existing structures constructed in the 1960s would be a potential hazard if the buildings contained asbestos fibers.</p>	<p>structures, the project applicant/developer shall comply with SCAQMD Rule 1403 (Asbestos Emissions From Demolition/Renovation Activities). Compliance with Rule 1403 is considered to mitigate asbestos-related impacts to less than significant. (Parcel 10R only)</p> <p>Mitigation measure 5.4-6 is the same as 5.4-3 but is specific for the Parcel 10R Neptune Marina Apartment component.</p>	<p>an asbestos removal plan, if asbestos is discovered, prior to demolition of existing structures.</p>	<p>Safety</p>	<p>demolition</p>
<p>The project would generate GHG emissions, which would contribute to potential cumulative impacts of GHG emissions on global climate. These are not considered to be cumulatively considerable impacts.</p>	<p>Global Climate Change</p> <p>5.4-11. The project shall achieve energy efficiency equivalent to the California Energy Commission Tier II building energy use standards.</p> <p>5.4-12. The project applicant shall recycle and/or salvage for reuse a minimum of 65 percent of non-hazardous construction and demolition debris by weight.</p> <p>5.4-13. The project applicant shall use drought-tolerant landscaping from an approved plant list provided by the lead agency, County of Los Angeles, or other agency.</p> <p>5.4-14. The project applicant shall install a smart irrigation controller for any area of the lot that is either landscaped or designated for future landscaping. The project applicant shall ensure landscaped areas comply with all requirements within Title 22 Part 21 of Chapter 22.523.</p> <p>5.4-15. The project applicant shall install high-efficiency toilets (maximum 1.28 gallons/flush) when tank-type toilets are installed.</p> <p>5.4-16. The project applicant shall provide sufficient interior and exterior bicycle parking facilities at residential components of the project. The project applicant will also provide residents and hotel guests with information regarding local and regional public transportation services.</p>	<p>The applicant shall incorporate compliance with the County Green Building Ordinance with final project design plans</p>	<p>Building and Safety</p>	<p>Prior to issuance of building permit.</p>

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BIOTA				
<p>Potentially significant impacts to the existing water quality and the associated marine infauna could result from the re-suspension of sediments associated with the removal of the existing pilings and placement of the new pilings for up to 185 new boat spaces This impact is considered potentially significant due to (1) the reported use of the water area by the Endangered brown pelican and California least tern; and (2) the re-suspension of contaminants within the sediments at the site. Anchoring of work vessels would be expected to further the aforementioned re-suspension and increase the area potentially affected by the sediment.</p>	<p>5.5-1. Secure siltation collar around each pile prior to removal and replacement (water surface to seafloor) and assure that the ends seal the area to preclude re-suspended sediments from entering other areas of the small-craft harbor.</p> <p>Sedimentation collars are used similar to silt screens as a means of controlling or reducing turbidity in the vicinity of the construction zone. The collars are placed around piles to be removed and extend from the bottom of the marina to above the water line. Once the collars are in-place the piles are extracted. During this process turbidity is increased. Sediment collars would be left in place until the clarity of water inside the sediment collar approaches normal conditions in the marina (measured via the use of a seiche disk) at which time the sediment collar is removed.</p> <p>Details shall be provided to and approved by RWQCB Los Angeles Region staff prior to construction. (Parcel 10R and public-serving boat space project only)</p> <p>5.5-2. In the event a pile should break during removal, use divers to cut the broken pile at the mudline to reduce the resuspension of deeper sediments that are possibly more contaminated than the surficial material. While diver-generated turbidity would be expected during cutting operations, the reduction of sediment resuspension from this removal method would be expected to reduce degradation of water quality and seafloor impacts.</p> <p>Place impervious barriers (i.e., hay bales) around the perimeter of all onshore areas of exposed dirt. Grade the dirt to provide for drainage away from the small-craft harbor. (Parcel 10R and public-serving boat space project only)</p> <p>5.5-3. Waterside development and construction activities will be</p>	<p>The applicant shall incorporate BMP for sedimentation control as part of the NPDES compliance.</p> <p>Qualified biologist to monitor construction activities</p>	<p>Department of Public Works and Regional Water Quality Control Board</p> <p>Department of Regional Planning</p>	<p>Prior to issuance of demolition and grading permits</p> <p>During construction</p>

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	curtailed during the March to September California least tern breeding season, as long as it is known that the species is still nesting in the Venice Beach habitat. (Parcel 10R and public-serving boat space project only)			
Direct impacts on terrestrial special status species associated with construction and operation on the project sites are not considered significant, except nesting migratory birds when found nesting in project area landscape trees.	5.5-4 To avoid impacts to native nesting birds (California Fish and Game Code (Section 3503, 3503.5 and 3513), the applicant and/or its contractors shall retain a qualified biologist to conduct nest surveys in potential nesting trees within the project site and the median of Via Marina and Marquesas Way prior to construction or site preparation activities. Specifically, within 30 days of ground disturbance activities associated with construction or grading, a qualified biologist shall conduct weekly surveys to determine if active nests of bird species protected by the Migratory Bird Treaty Act and the California Fish and Game Code are present in the construction zone. If no breeding bird behavior or nesting activity is observed, the surveying biologist may instruct the contractor to remove potential nesting habitat, so long as the removal occurs within three days of the survey. If the removal of potential nesting habitat does not occur within three days, an additional pre-construction survey will be conducted such that no more than three days will have elapsed between the last survey and the commencement of ground disturbance activities. (Parcel 10R, FF, 9U hotel project, and public-serving boat space project only)	Qualified biologist to monitor construction activities and provide pre-construction nesting bird survey	Department of Regional Planning and Public Works	Prior to and during construction
Direct impacts on terrestrial special status species associated with construction and operation on the project sites are not considered significant, with the exception of black-	5.5-5 During all construction activities if active heron or egret nests are discovered on or adjacent to the project and these nests are being used for breeding or rearing offspring, a qualified biologist shall monitor bird behavior at the nest for any signs of distress or annoyance from the construction noise. In the event the consulting biologist determines that noise from the project construction activities are causing distress or annoyance to herons or egrets that may be utilizing nests on	Qualified biologist to monitor construction activities	Department of Regional Planning	During construction

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<p>crowned night-heron and snowy egret when found nesting in project area landscape trees.</p>	<p>these parcels, then construction activities shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during that year. The urbanized and disturbed condition of the existing environment shall be considered when determining buffer distances, since birds that typically nest in the area are already accustomed to noisy conditions. (Parcel 10R, FF, 9U hotel project, and public-serving boat space project only)</p>			
	<p>In addition, the project would incorporate the following additional measures to ensure impacts are minimized:</p> <ul style="list-style-type: none"> • The project biologist shall survey areas within three hundred feet of the Project site and the median of Via Marina and Marquesas Way and shall apply the above mitigation measures, as well as the additional measures described below, to any nests in this area. • The project biologist shall possess noise-monitoring equipment or work in conjunction with a noise-monitoring consultant to measure noise levels at active nesting sites. • The project biologist (or noise monitoring consultant, if required) shall be present at all weekly construction meetings and during all activities anticipated to generate noise over a threshold of 85 dB at any nest site. If the monitor observes any nesting bird behaviors that indicate noise disturbance, the biologist shall have the authority to stop work until additional measures can be taken to avoid further disturbance. • As a guideline, noise levels from construction, measured at the nest, should not exceed 85 dB. If the biologist determines that nesting bird behavior can withstand greater noise levels, construction shall continue with greater noise levels but the biologist shall monitor bird behavior and noise levels to provide to the County upon request. • If stress behaviors are observed in nesting birds in response to 	<p>Qualified biologist to monitor construction activities</p>	<p>Department of Regional Planning</p>	<p>Prior to and during construction</p>

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	<p>construction activity, the biologist shall be authorized to call for additional noise control measures, as necessary, until nesting bird stress behaviors cease.</p> <ul style="list-style-type: none"> • Construction staging areas or equipment should not be located under any nesting trees. • Construction employees should be prohibited from bringing pets (e.g., dogs and cats) to the construction site. • Any lights used at the construction site should be shielded downward. (Parcel 10R, FF, 9U hotel project, and public-serving boat space project only) 			
VISUAL QUALITY				
<p>The height and mass of the proposed Woodfin Suite Hotel and Timeshare Resort Project from Viewing Locations One, Two, and Three, would be out-of-character with surrounding land uses. As such, impacts are considered significant and mitigation is required..</p>	<p>5.6-1. A deed restriction shall be placed of the southern portion of Parcel 9U requiring that the wetland park be retained as natural open space. (Parcel 9U hotel project only)</p> <p>5.6-2. On the street level of the project landscaping to the satisfaction of the County of Los Angeles Design Control Board shall be implemented to reduce visual impacts of the project when viewed from this location. Further, if approved by the Design Control Board, areas of landscaping shall be included on terraces and balconies that could be incorporated into the design of the hotel structure and associated parking structure. (Parcel 9U hotel project only)</p> <p>5.6-3. Articulation and variations in color or building materials could be incorporated into the lower levels of the hotel and parking structure. These actions would reduce visual resource impacts on Via Marina. (Parcel 9U hotel project only)</p>	<p>Recordation of deed restriction over Parcel 9U for wetland park</p> <p>Approval of landscape and final design plans</p>	<p>Department of Regional Planning</p>	<p>Prior to issuance of building permit</p>
TRAFFIC/ACCESS				

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>The project is expected to generate approximately 3,104 net new trips per day. Of this total, an estimated 253 trips would occur during the morning peak hour, and 228 new trips would occur during the evening peak hour. These new trips would be added to the project area roadway network once the existing development is removed and the proposed project is completed and fully occupied. The incremental project traffic would significantly impact the (LOS) forecasts during the PM peak hours at three of the study intersections, Admiralty Way and Via Marina, Washington Blvd. at Ocean Avenue and Via Marina, and Admiralty Way and Mindanao Way. During the AM</p>	<p>5.7-1. Through the implementation of area traffic improvement measures recommended in the adopted Marina del Rey Specific Plan Transportation Improvement Program (TIP) project (i.e., existing + ambient growth + project) traffic related impacts would be reduced to a less than significant level. Based on the expected net project trip generation of 228 PM peak hour trips, the project would be required to pay \$1,297,320 in trip mitigation fees (\$716,940 attributable to Legacy Partners and \$580,380 attributable to Woodfin). A portion of these fees is designated toward the Category 3 (regional) transportation improvements. (Parcel 10R and FF (\$716,940) and Parcel 9U hotel project (\$580,380) only).</p>	<p>Submittal of plan review</p>	<p>Department of Public Works</p>	<p>Prior to construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
peak hour only the Admiralty Way/Mindanao intersection would be significantly affected.				
<p>Cumulative Impacts The results of the cumulative development analysis show that the potential additional traffic resulting from area-wide development would significantly impact 12 of the 17 study intersections, resulting in several locations nearing or exceeding capacity. The proposed project would also contribute incrementally to these cumulative impacts.</p>	<p>The intersection improvement measures recommended to address these cumulative traffic impacts, consistent with the detailed specific intersection improvement measures in the December 2007 Traffic Analysis prepared by Crain and Associates, include the intersections of:</p> <ul style="list-style-type: none"> • Admiralty Way and Via Marina • Washington Boulevard and Via Marina/Ocean Avenue • Admiralty Way and Palawan Way • Washington Boulevard and Palawan Way • Lincoln Boulevard and Washington Boulevard • Lincoln Boulevard and Marina Expressway (SR-90) – • Lincoln Boulevard and Bali Way • Lincoln Boulevard and Mindanao Way • Lincoln Boulevard and Fiji Way • Admiralty Way and Bali Way • Admiralty Way and Mindanao Way • Marina Expressway (SR-90) Eastbound and Mindanao Way (Parcels 10R, FF, and 9U hotel project only) 	<p>The applicant shall pay fees to the transportation improvement fund.</p>	<p>Department of Public Works</p>	<p>Prior to construction</p>
SEWER SERVICE				
<p>The proposed development would generate an increase demand for sewage.</p>	<p>5.8-1. Prior to issuance of building permits, the Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project applicants shall demonstrate sufficient sewage capacity for the proposed project by providing a “will serve” letter from LACDPW’s Sewer</p>	<p>The applicant shall submit a will serve letter from the Department of Public Works, Sewer Maintenance Division</p>	<p>Department of Public Works, Sewer Maintenance Division</p>	<p>Prior to the issuance of building permits</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	Maintenance Division. (Parcels 10R, FF, and 9U hotel project only)			
WATER SERVICE				
The proposed development of the project would increase the demand for water in the project area.	5.9-1. The Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project shall meet the County Efficient Landscape Ordinance since landscaped areas exceed 2,500 square feet in area. (Parcels 10R, FF, and 9U Hotel Project only)	The applicant shall submit a landscape plan	Department of Regional Planning	During plan check
Implementation of MWD 25-year comprehensive Integrated Water Resources Plan (IRP)	5.9-2. The Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project shall incorporate into the building plans water conservation measures as outlined in the following items: <ul style="list-style-type: none"> • Health and Safety Code Section 17921.3 requiring low-flow toilets and urinals; • Title 24, California Administrative Code which establishes efficiency standards for shower heads, lavatory faucets and sink faucets, as well as requirements for pipe insulation which can reduce water used before hot water reaches equipment or fixtures; and • Government Code Section 7800 which requires that lavatories in public facilities be equipped with self-closing faucets that limit the flow of hot water. (Parcels 10R, FF, and 9U Hotel Project only) 	The applicant shall submit building plans incorporating water conservation methods	Department of Public Works	Prior to the issuance of building permit
	5.9-3. Prior to the issuance of grading permits, the Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project applicant shall provide to the Los Angeles County Department of Regional Planning a letter from WWD No. 29 confirming that it is able to provide water service to the project phase under consideration. (Parcels 10R, FF, and 9U Hotel Project only)	The applicant shall submit water service letter from Waterworks District No. 29 of ability to provide sufficient water supply	Department of Regional Planning	Prior to the issuance of grading permit

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
SOLID WASTE SERVICE				
Demolition of the existing structures would generate construction debris.	5.10-1. The Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris. 5.10-1. The Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris. The Waste Management Plan shall be provided to the County of Los Angeles Department of Public Works for review and approval, prior to the issuance of the Certificate of Occupancy.	The applicant shall submit a Recycling and Reuse Plan	Department of Public Works	Prior to issuance of demolition and grading permits
During project operation, The Neptune Marina Apartments and Anchorage/Woodfin Hotel Suite and Timeshare Resort project would generate a net increase of solid waste generation.	5.10-2. To reduce the volume of solid and hazardous waste generated by the operation of the project, a solid waste management plan shall be developed by the Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project applicants. This plan shall be reviewed and approved by the LACDPW. The plan shall identify methods to promote recycling and re-use of materials, as well as safe disposal consistent with the policies and programs contained within the County of Los Angeles SRRE. Methods shall include locating recycling bins in proximity to dumpsters used by future on-site residents.	The applicant shall submit a solid waste management plan.	Department of Public Works	Prior to issuance of demolition and grading permits
Hazardous materials	5.10-3. If hazardous materials are encountered during demolition, the	The applicant shall submit	Department of	Prior to

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
could be encountered during demolition of Parcels 10R and FF.	Neptune Marina Project Parcel 10R applicant shall arrange with a hazardous materials hauling company for materials collection and transport to an appropriate disposal or treatment facility located outside of Los Angeles County. (Parcels 10R and FF only)	a contract with a hazardous material handler as required.	Public Works	issuance of building permit
EDUCATION				
<p>Cumulative Impacts A total of approximately 2,069 students would be generated by cumulative development within the attendance boundaries of the schools serving the project site. Without mitigation, the cumulative impact of the Neptune Marina Project and other related projects would be considered significant because the number of additional students would exceed existing capacity at the elementary, middle and high schools and would place additional demands on services and facilities at all three</p>	<p>As with the proposed project, the applicants of the related projects would be required to pay state-mandated developer fees to the LAUSD. According to Section 65995 of the Government Code, payment of the developer fees is deemed to be "full and complete mitigation" for school facility impacts. Payment of such fees by the proposed project and related projects would ensure that the cumulative impacts on school services would be less than significant. (Parcels 10R and FF only)</p>	<p>Applicant for residential apartments to pay developer fees to school district</p>	<p>Los Angeles Unified School District</p>	<p>Prior to issuance of certificate of occupancy</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
area schools.				
POLICE PROTECTION				
<p>Construction Impacts Site development and construction would normally not require services from the County Sheriff's Department, except in the cases of trespass, theft, and/or vandalism. Implementation of standard construction-traffic control procedures such as flagmen and signage would further reduce any potential impact. Additionally, construction-related impacts to the County Sheriff's Department, including Harbor Patrol services, will be less than significant. Given the temporary nature of construction-related activities, this potential impact is considered</p>	<p>5.12-1. Prior to construction, the Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project shall install navigational aids such as buoys and lights as defined by the US Coast Guard to ensure safe access within all channels of the small-craft harbor. (Parcel 10R only)</p> <p>5.12-2. As part of the building permit process, the County Sheriff's Department shall review the Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project site design during the planning and building plan-check process with respect to lighting, landscaping, building access and visibility, street circulation, building design and defensible space. Subsequent to Sheriff's Department review, comments regarding safety design techniques shall be incorporated into the design of the project.</p> <p>5.12-3. During construction, the builder and contractor shall adhere to the County of Los Angeles ordinances pertaining to construction noise (refer to Title 12, Chapters 12.08 and 12.12 Los Angeles County Code).</p> <p>Mitigation measure 5.12-4 is the same as 5.12-1 but for Component 1 on Parcel 10R. Mitigation measures 5.12-5, 5.12-7, 5.12-9, 5.12-11 and 5.12-13 are the same as 5.12-2 but for the individual project components. Mitigation measures 5.12-6, 5.12-8, 5.12-10, 5.12-12 and 5.12-14 are the same as 5.12-3 but for the individual project components.</p>	<p>The applicant shall submit site design to the County Sheriff's Department</p>	<p>County Sheriff's Department</p>	<p>Prior to issuance of demolition and grading permits</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
less than significant				
FIRE PROTECTION				
<p>Construction Impacts During construction, a large amount of wood framing and other flammable construction materials would be present on the project site(s). In addition, construction traffic would occur on and near the project site during working hours due to commuting construction workers, trucks and other large construction vehicles that would increase traffic volumes during the AM peak hour and potentially slow emergency response times. However, no significant impacts will occur with implementation of standard County safety measures.</p>	<p>5.13-1. Applicants associated with the Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project shall submit and have approved by the County of Los Angeles Fire Department, a Fire Safe Plan. The Fire Safe Plan shall include information regarding water flow and duration requirements, building sprinkler requirements, internal and external fire access. The applicant will provide a Conceptual Fire Safety Plan to be reviewed by the County Fire Department prior to issuance of building permits for each project. Typically, such plans, defined emergency evacuation plans and other information deemed necessary by the Fire Department. The Fire Safe Plan shall be reviewed by and incorporate all recommendations of the County Fire Department prior to project approval. (Parcels 10R, FF, and 9U hotel project only)</p> <p>5.13-2. During construction, security fencing will be installed surrounding the project site and private security services will be hired to reduce the potential for emergency medical or fire situations on the project site caused by illegal trespassing that could require a response by the County Fire Department. (Parcels 10R, FF, and 9U hotel project only)</p> <p>5.13-3. Consistent with the Fire Safe Plan, ingress/egress access for the circulation of traffic and for emergency response access shall be reviewed and approved by the County Fire Department prior to project approval. (Parcels 10R, FF, and 9U hotel project only)</p> <p>5.13-4. The development of this project shall comply with all</p>	<p>The applicant shall submit a Fire Safe Plan</p>	<p>County of Los Angeles Fire Department</p>	<p>Prior to issuance of building permits</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	<p>applicable code and ordinance requirements for access, water mains, fire flows, and fire hydrants. (Parcels 10R, FF, and 9U hotel project only)</p> <p>Mitigation measure 5.13-5 and 5.13-9 are the same as 5.13-1 but for the individual project components. Mitigation measures 5.13-6 and 5.13-10 are the same as 5.13-2 but for the individual project components. Mitigation measures 5.13-7 and 5.13-11 are the same as 5.13-3 but for the individual project components. Mitigation measures 5.13-8 and 5.13-12 are the same as 5.13-4 but for the individual project components.</p>			
LIBRARY SERVICES				
<p>Construction Impacts Construction activities associated with the project would not result in library impacts.</p> <p>Operation Impacts; Level of Service The Lloyd Taber – Marina del Rey Library is large enough to accommodate an additional 7,339 residents and can, therefore, accommodate the increased residential population from the project.</p> <p>Operational Impacts; Funding</p>	<p>5.14-1. The Neptune Marina Apartments and Anchorage/Woodfin Suite Hotel and Timeshare Resort Project applicant shall pay the library mitigation impact fee in effect at the time building permits for the project are issued (\$772.00 per residential unit as of July 1, 2007) for the total of all new units (526 units). Fees are paid to Los Angeles County to offset the demand for library items and building square footage generated by the proposed project. (Parcels 10R and FF only)</p>	<p>Applicant for residential apartments to pay library mitigation impact fee to County Librarian</p>	<p>Los Angeles County Librarian</p>	<p>Prior to issuance of certificate of occupancy</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>The proposed project will be responsible for payment of the library mitigation impact fee. Payment of this fee would constitute full mitigation, and impacts to library services would be less than significant.</p>				