

December 12, 2024

Porsche Nauls
13837 Fiji Way
Marina del Rey, CA 90292

PROJECT NO. PRJ2023-003853-(2)
COASTAL DEVELOPMENT PERMIT NO. RPPL2023005678
14110 PALAWAN WAY (ASSESSOR'S PARCEL NUMBER 4224-004-901)

Dear Ms. Nauls:

The Regional Planning Commission (Commission), by its action of **December 11, 2024**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 26, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Shawn Skeries of the Coastal Development Services Section at (213) 974-0051, or sskeries@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink that reads "Rob Glaser". The signature is written in a cursive, flowing style.

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG: SS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors
DPW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-003853-(2)
COASTAL DEVELOPMENT PERMIT NO. RPPL2023005678

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing in the matter of Coastal Development Permit No. RPPL2023005678 (“CDP”) on October 2, 2024, November 20, 2024, and December 11, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 2, 2024, before the Commission. Staff provided a brief presentation. The Commission opened the public hearing for public comments. Testimony was made by the public regarding concerns of the Project’s design. The public hearing was continued to November 20, 2024, to allow the applicant to conduct public outreach meetings to address these concerns. The November 20, 2024, was further continued to December 11, 2024, to allow the applicant additional time to update the project scope and drawings to reflect the concerns raised by the public. At the December 11, 2024, public hearing staff provided a complete presentation and recommendation for approval, subject to the attached findings and conditions. The representative for the Project, Warren Ontiveros of Beaches and Harbors, provided testimony and made himself available for questions. Testimony was also heard from members of the public. The Commission subsequently then closed the public hearing, found the Project categorically exempt from CEQA, and approved the project.
3. **ENTITLEMENTS REQUESTED.** The Permittee, the Los Angeles County Department of Beaches and Harbors (“Permittee”), requests the CDP to authorize the renovation of an existing 700 square feet restroom and boat storage building, including upgrades to the public restrooms to comply with current Americans with Disabilities Act (“ADA”) accessibility requirements, and a 650-square-foot building expansion to provide additional storage and meeting space (“Project”) pursuant to County Code Section 22.46.1110 (Review of New Development) and in accordance with County Code Chapter 22.56 (Coastal Development Permits). The Project is located on a property at 14110 Palawan Way in the unincorporated Marina del Rey community (“Project Site”) in the B (Boat storage) and OS (Open Space) land use designations of the Marina del Rey Land Use Plan (“LUP”).

The Project also includes the following activities:

- A. Grading, consisting of 100 cubic yards of cut and 450 cubic yards of fill, with 1,560 cubic yards of over excavation / alluvial removal and compaction.

- B. Walkway improvements in compliance with the ADA to provide better access from the promenade and the renovated building to the beach.
- C. Remodeling the current outdoor dry boat storage area on the asphalt (Lease Parcel 91). The asphalt pavement in poor condition will be reconstructed and the boat storage racks in poor condition will be replaced. The boat storage racks on the asphalt will be redesigned to hold an additional 32 boats.
- D. Expanding the current outdoor dry boat storage area on the sand (Lease Parcel HS). The boat storage racks on the sand will be redesigned to hold an additional six boats.
- E. Creating a designated space on the sand for temporary dry boat storage racks that will be used during construction activities.
- F. Landscaping improvements with drought tolerant plantings, water efficient irrigation, and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

As part of the walkway and landscaping improvements and the redesign of the dry boat storage racks on the beach, 15 existing trees (11 palms and four paperbacks) will be removed and 20 new trees will be planted to comply with the Marina del Rey Land Use Plan tree replacement policy, which requires trees to be replaced on a 1:1 basis.

- 4. **PREVIOUS ENTITLEMENTS.** Coastal Development Permit Number 200800001-(4), approved by the Commission on October 15, 2008, authorized the construction and maintenance of a new storage locker for the Marina del Rey Outrigger Canoe Club.
- 5. **PREVIOUS ENTITELMENTS.** Coastal Development Permit Exemption Number RPPL2016001965, approved by the Director of Regional Planning on July 28, 2016, authorized the refurbishment of existing picnic area facilities.
- 6. **LAND USE DESIGNATION.** The Project Site is located within the B and OS land use designations of the LUP.
- 7. **ZONING.** The Project Site is in the Playa del Rey Zoned District and is currently zoned SP (Specific Plan). Pursuant to County Code Sections 22.46.1470 (Boat Storage Permitted Uses) and 22.46.1630 (Open Space – Permitted Uses), boat launching and the open or enclosed storage of boats, bicycle and pedestrian path rights-of-way, transient boating visitor facilities, parks, playgrounds, and beaches with all appurtenant facilities customarily found in conjunction therewith are permitted in the B and OS land use designations.

8. SURROUNDING LAND USES AND ZONING

LOCATION	MARINA DEL REY LAND USE POLICY	ZONING	EXISTING USES
----------	-----------------------------------	--------	---------------

NORTH	P (Parking) W (Water) VS / CC (Visitor- Serving Convenience Commercial) RV (Residential V – 75 dwelling units per acre maximum density)	SP	Public surface parking lot, boat slips, mixed commercial, Marina City Club Condominiums
EAST	R III (Residential III – 35 dwelling units per acre maximum density) W	SP	Residential uses, boat slips
SOUTH	W MC (Marine Commercial) P	SP	Boat slips, office space, public surface parking lot
WEST	H (Hotel) P	SP	Jamaican Inn, public surface parking lot

9. PROJECT AND SITE PLAN DESCRIPTION.

- A. Existing Site Conditions. The Project Site is roughly 6.5 gross acres in size and consists of one legal lot that includes Lease Parcel 91 (0.6 gross acres in size) and Lease Parcel HS (5.9 gross acres in size). The Project Site is irregular in shape with flat topography and is developed with an existing public restroom and boat storage building, dry boat storage racks, landscape and hardscape features, and appurtenant beach amenities.
- B. Site Access. The Project Site is accessible via many access points along Admiralty Way and Palawan Way to the north.
- C. Site Plan. The site plan depicts the Project Site with the existing public restroom and boat storage building, the existing dry dock boat storage area, the proposed expanded dry dock boat storage area, the promenade walkway, and hardscape and landscaping features, including the trees to be removed new trees to be planted as part of the Project. The site plan also depicts the temporary location of the dry boat racks that will be used during the construction of the Project.
- D. Parking. Surface parking lots and street parking throughout the unincorporated Marina del Rey community provide parking for access to Mother's Beach. The nearest surface parking lot is located on Lease Parcel NR. Other surface lots in the immediate vicinity include Lease Parcels IR and GR.

- 10. CEQA DETERMINATION.** The Commission finds that the Project qualifies for the following Categorical Exemptions – Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 3 (New Construction or Conversion of Small Structures), and Class 11 (Accessory Structures) – from the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Guidelines for the County, because the Project involves the renovation and expansion of an existing public restroom and boat storage building, upgrades to the existing dry boat storage racks,

expansion of the existing dry boat storage area on the sand, landscape and hardscape improvements, and a temporary dry boat area that will be used during construction activities. There would be no significant adverse impacts on endangered, rare, or threatened species or their habitat and there are no hazardous materials at or around the Project Site that may be disturbed or removed. Accordingly, the Project is in an area that does not contain environmental resources of hazardous or critical concern and is not considered a particularly sensitive environment. The Project is also not expected to impact scenic or historic resources. The Project Site is not on any hazardous waste site list. Therefore, the proposed Project is not subject to an exception to the CEQA exemptions, and the Class 1, 2, 3, and 11 Categorical Exemptions may be applied.

11. **PUBLIC COMMENTS.** No public comments were received regarding the Project before County Department of Regional Planning (“LA County Planning”) staff submitted the Report to the Commission dated September 19, 2024. However, public comments were received after the Report was issued, including comments from two local boating clubs, the Los Angeles Rowing Club and the Marina del Rey Outrigger Canoe Club, which were included in Supplemental Reports to the Commission dated September 26, 2024, October 1, 2024, and November 7, 2024. These comments expressed concerns over the temporary displacement of the storage racks for kayaks and canoes and a desire for an alternative area for the storage of kayaks and canoes in the vicinity of the Project Site during construction. These comments also expressed concerns regarding the widening of the sidewalk on the ocean side and concerns regarding the design of the proposed renovation of the public restroom and boat storage building, which are related to the functionality of the building.

After receiving the initial public comments, Staff reached out to the Permittee and asked them to review these comments. The Permittee advised Staff that they had been actively communicating with the local boating clubs to address storage needs during the Project’s construction period. The Permittee had identified some areas in the vicinity of the Project Site and were committed to exploring other feasible solutions. Given the increased concerns regarding the Project, the Permittee agreed to conduct further outreach to address all the concerns. At the public hearing on October 2, 2024, they requested a public hearing continuance to November 20, 2024, to complete this outreach, which is described in Finding 12, below.

12. **COMMUNITY OUTREACH.** Community outreach was conducted on October 10, 2024, and October 30, 2024, to address concerns regarding the design of the Project and the need to establish temporary storage for kayaks, canoes, and stand-up paddle boards during construction of the Project. As of the result of the community outreach efforts, the Project scope was adjusted to accommodate the issues raised by the public. Additionally, the Permittee, after concluding the outreach, concluded that there is a greater need for dry boat storage in the area. Therefore, the Project scope was also adjusted to include an expansion of the existing dry boat storage area located on the sand.

13. **AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works: In a letter dated February 5, 2024, they stated they had no comments and cleared the Project to proceed to a public hearing.
 - B. County Fire Department: In a letter dated December 20, 2023, cleared the Project to proceed to a public hearing with required conditions of approval.
 - C. County Department of Public Health: In a letter dated March 21, 2024, cleared the Project to proceed to a public hearing with required conditions of approval.
 - D. County Department of Parks and Recreation: On December 27, 2023, cleared the Project to proceed to a public hearing and stated that it would have no impacts on their facilities.
 - E. Marina del Rey Design Control Board (“Design Control Board”): In a letter dated October 18, 2023, approved the Project with conditions.
14. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper (*The Argonaut*), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On August 22, 2024, a total of two Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 33 notices to those on the courtesy mailing list for the Playa del Rey Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Marina del Rey LUP because the B and OS land use designations are intended for boat launching and the open or enclosed storage of boats, in addition to transient boating visitor facilities, parks, playgrounds and beaches, with all appurtenant facilities. The proposed Project promotes the California Coastal Act's and the Marina del Rey LUP's goals of allowing the storage and repair of boats in addition to providing urban, passive, and recreational opportunities.
16. **GOALS AND POLICIES.** The Commission finds that the following goals and policies of the General Plan, the Marina del Rey LUP, and the California Coastal Act are applicable to the Project.

General Plan:

- a. **Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.** The Project addresses the need to ensure that adequate recreational boating support facilities and services are provided, and the Project provides improvements to the public promenade to increase public enjoyment of the outdoor environment of the surrounding marina area.

- b. **Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.** The Project will adhere to the Marina del Rey Design Guidelines, which focus on connecting people to the waterfront, improving the condition of the natural environment, and enhancing non-motorized boating infrastructure, such as parking, restrooms, rinse areas, and storage. Additionally, the Project is consistent with relevant location-specific design guidelines in the Marina Beach activity district. The general land use and urban design guidelines for these areas aim to realize a visitor-serving atmosphere with an emphasis on recreation and nonmotorized boating activities.
- c. **Goal LU 10: Well-designed and healthy places that support a diversity of built environments.** The Project will enhance coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. The Project includes hardscape improvements, such as sitting areas, a picnic table, bicycle racks, and dog watering areas, to attract patrons to enjoy the natural beauty of the marina environment.

Marina del Rey Land Use Plan:

- d. **Marina del Rey Land Use Plan – Element A.1, Policy 1: Public Access to Shoreline a Priority.** Maximum public access to and along the Shoreline within the LCP Area shall be a priority goal of this Plan, balanced with the need for public safety, and protection of private property rights and sensitive coastal resources. This goal shall be achieved through the coordination and enhancement of the following components of a public access system: pedestrian access, public transit, water transit, parking, bikeways, circulation network, public views and directional signs and promotional information. The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will be increased to ten feet to allow improved accessibility to the waterfront in compliance with the ADA. Hardscape improvements will include redesigned sitting areas and bicycle racks.
- e. **Marina del Rey Land Use Plan – Element A.1, Policy 2: Existing public access to the shoreline or waterfront shall be protected and maintained. All development shall be required to provide public shoreline access consistent with Policy 1.** The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will increase to ten feet.
- f. **Marina del Rey Land Use Plan – Element A.1, Policy 3: All development in the existing Marina shall be designed to improve access to and along the shoreline. All development adjacent to the bulkhead in the existing Marina shall provide pedestrian access ways, benches and rest areas along the bulkhead, except where safety may be compromised, such as boatyards, dry stack storage facilities, launch ramps and public and private hoists or small craft staging areas, as well as sheriff, fire, and lifeguard facilities.** The Project enhances coastal access by upgrading the adjacent promenade walkway to

comply with current accessibility standards, replacing the old dry stack storage area with new racks, and expanding the current dry boat storage area on the sand. In addition, the sidewalk along Palawan Way will be increased to ten feet in width and will incorporate features such as benches, rest areas, bicycle racks, picnic tables, and pet friendly watering stations.

- g. Marina del Rey Land Use Plan – Element A.1, Policy 4: All development in the existing Marina, other than as set forth above, shall provide for public access from the first public road to the shoreline along all fire roads and across all dedicated open space areas consistent with the Shoreline Access Improvements, shown on Map 4.** The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will increase to ten feet.
- h. Marina del Rey Land Use Plan – Element A.1, Policy 11: Pedestrian Access Improvements.** The County has improved pedestrian travel along the public roads and mole roads in Marina del Rey. To encourage pedestrian travel, the County now requires development projects to widen sidewalks from five to eight feet along their frontage of Admiralty Way, Via Marina, and Fiji Way. Also, the County now requires developments to provide a five-foot sidewalk along their mole road frontage. To further increase pedestrian travel, the County has added new pedestrian crosswalks with traffic signal protection across Admiralty Way at the west leg of Mindanao Way, at the Marvin Braude Bike Trail crossing of Admiralty Way at the library (Parcel 40), at the Fire Station (Parcel 129) and at Parcel 125. The Project enhances coastal access by upgrading the adjacent promenade walkway to comply with current accessibility standards. In addition, the width of the sidewalk along Palawan Way will increase to ten feet.
- i. Marina del Rey Land Use Plan – Element A.1, Policy 14: Waterfront Viewing Opportunities.** Public opportunities for viewing the Marina's scenic elements, particularly the small craft harbor water areas, shall be enhanced and preserved. The Project provides increased and enhanced accessibility to the waterfront. Hardscape improvements will include redesigned sitting areas along the promenade.
- j. Marina del Rey Land Use Plan – Element A.3, Policy 1: Recreational Boating a Top Priority.** Recreational boating shall be emphasized as a priority use throughout the planning and operation of the Marina. To help achieve this goal, the Plan shall strive to ensure that adequate support facilities and services are provided including, but not limited to, the following: boat slips, a fueling dock, boat repair yards, boat dry storage yards, launch ramps, boat charters, day-use rentals, equipment rentals and on-going maintenance of the marina harbor and entrance channel, bulkhead repair, pollution control, safety and rescue operations, and sufficient parking for boaters. Emphasis shall be given to providing water access for the small boat owner through provision of public ramp facilities. The Project enhances recreational boating

support facilities and services, including dry storage and storage rentals, ensuring they will continue to be adequate to meet demand. In addition, the Project includes the replacement and reconfiguration of the surrounding dry boat storage racks and an expansion of the current dry boat storage area on the sand, which will serve the public by increasing the boat storage capacity and by providing a permanent boat wash area.

- k. Marina del Rey Land Use Plan – Element B.4, Policy 4.1: Marine Resources.** **All new development and redevelopment shall be designed to prevent and minimize the discharge of pollutants that would cause or contribute to receiving water impairment or exceedances of state water quality standards.** Best management practices (“BMPs”) implemented during construction will minimize runoff and erosion, and material pollution controls, along with waste management controls, will be implemented in compliance with County requirements. In addition, the Project will incorporate stormwater capture and filtration improvements to advance water quality goals for the unincorporated Marina del Rey community.
- l. Marina del Rey Land Use Plan – Element B.4, Policy 4.2: Water Quality Management Plan.** The Project incorporates stormwater capture and filtration improvements to advance water quality improvements for the unincorporated Marina del Rey community. In addition, the Project incorporates water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled public restroom and boat storage building, and the Project incorporates drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.
- m. Marina del Rey Land Use Plan – Element B.4, Policy 4.5: Water Quality Management Plan. Policies Specific to Construction Related Activities.** BMPs implemented during construction will minimize runoff and erosion, and material pollution controls, along with waste management controls, will be implemented in compliance with County requirements. In addition, the Project incorporates water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled public restroom and boat storage building, and the Project incorporates drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.
- n. Marina del Rey Land Use Plan – Element B.4, Policy 4.6: Water Quality Management Plan. Construction and Maintenance Responsibilities and Debris Removal.** BMPs implemented during construction will minimize runoff and erosion, and material pollution controls, along with waste management controls, will be implemented in compliance with County requirements. In addition, the Project incorporates water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled public restroom and boat storage building, and the Project incorporates drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.

- o. Marina del Rey Land Use Plan – Element B.5 Policy 5.3.7: Tree Management Policies. Removal of any tree shall require mitigation at a 1:1 ratio.** The Project is proposing to remove 15 non-native trees and is proposing to plant 20 non-invasive replacement trees.
- p. Marina del Rey Land Use Plan – Element C.8 Policy 4: Land Development Entitlement Procedure.** On October 18, 2023, the Design Control Board approved a conceptual design of the Project with conditions. The Permittee must return to the Design Control Board for final design approval after the Commission’s final action.

Coastal Act:

- q. Coastal Act Policy 30211: Development not to interfere with access.** The Project will increase and enhance the public’s right to access the marina by upgrading the existing walkway, which will provide persons with physical disabilities with greater access to the marina.
- r. Coastal Act Policy 30224: Recreational boating use; encouragement; facilities.** The Project will address the need to ensure that adequate recreational boating facilities and services are provided, including opportunities for dry storage and storage rentals.
- s. Coastal Act Policy 30231: Biological productivity; water quality.** The Project provides stormwater capture and filtration improvements to advance water quality goals
- t. Coastal Act Policy 30252: The location and amount of new development should maintain and enhance public access to the coast.** The Project supports this policy because the Project consists of enhancements to pedestrian access areas, including improved access for persons with physical disabilities.

ZONING CODE CONSISTENCY FINDINGS

- 17. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the SP (Specific Plan) zoning classification because the renovation of the existing restroom and boat storage building, including upgrades to the public restrooms, the expansion of the existing building to provide additional storage and meeting space, upgrades to the existing dry boat storage areas, the expansion of the existing dry boat storage area on the beach, the hardscape and landscaping improvements, and the appurtenant facilities are permitted in such zone pursuant to County Code Sections 22.46.1470 and 22.46.1630.

18. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.46.1490 (Boat Storage – Development Standards) because the front, rear and side yard setbacks are all at least five feet wide. The Project’s front yard setback is over 27 feet and the Project’s side yard setback is 15 feet from the adjacent lease parcel.
19. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1490 because the proposed building addition is less than 25 feet tall. The existing building and the proposed addition are approximately 17 feet in height. Additionally, the Project is consistent with the standard identified in County Code Section 22.46.1650 (Open Space – Development Standards) because the proposed storage cabinets and dry dock boat racks are between five and six feet, respectively, which is less than the maximum height of 45 feet.
20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the Project is an existing use that utilizes existing multiuse surface parking facilities in the immediate area, which provides for shoreline access and recreational uses. Furthermore, the addition to the existing building, the replacement of the dry dock storage racks, and the hardscape improvements do not require additional parking to be provided.
21. **SIGNS.** The Commission finds that the Project’s temporary discretionary sign informing the public of the restroom closure and directing them to a nearby facility is exempt from the sign requirements and standards identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the proposed signs are temporary in nature. Furthermore, the Design Control Board is not required to review the proposed signs.
22. **LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the proposed landscaping includes replanting of removed trees, the Project includes measures to protect the soil, and the Project allows visual access into the marina area. As part of the landscaping improvements and the walkway improvements, 15 existing trees will be removed, and 20 new trees will be planted. The Marina del Rey Annual Nesting Bird Survey Project 2023 Annual Report, prepared in July 2023, states that suitable nesting/roosting trees line Palawan Way near this Project. Therefore, the conditions of Project approval will require an onsite bird monitor during tree removal activities. Landscaping improvements will include drought tolerant landscaping with water-efficient irrigation and planters with bioretention devices to capture, filter, and infiltrate stormwater runoff from the Project Site.
23. **VIEW CORRIDOR.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.46.1060 (Communitywide Design Guidelines) because the building addition will not be taller than the existing building and the addition will be on the waterside of the existing building, so it will not obstruct

views from the walkway. In addition, the new proposed landscaping improvements, including the placement of the new trees, will not obscure views.

24. **COMMUNITY IDENTITY ELEMENTS.** The Commission finds that the Project is consistent with the elements identified in County Code Section 22.46.1050 (Community Identity Elements) because the walkways and bicycle trails are a primary means for access to activities in the marina. Designing these elements with safety and compatibility in mind is of utmost importance in facilitating the public use and enjoyment of the marina. This County Code Section states that all walkways must be accessible to the physically impaired and outdoor eating patios are encouraged along the bicycle and pedestrian trails. The Project enhances access to the beach for persons with physical disabilities and incorporates sitting areas along the promenade.
25. **REVIEW OF NEW DEVELOPMENT.** The Commission finds that the Project is consistent with the elements identified in County Code Section 22.46.1110.D (Review of New Development) because the Design Control Board approved a conceptual design of the Project, with conditions, on October 18, 2023. The Permittee must return to the Design Control Board for final design approval after the Commission's final action.

COASTAL DEVELOPMENT PERMIT FINDINGS

26. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** The proposed uses are permitted at this location because the Project Site is in the Marina del Rey Specific Plan's Boat Storage and Open Space land use designations. The Marina del Rey Specific Plan is the local implementation program of the Marina del Rey Local Coastal Program.
27. **The Commission finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project will not encroach upon the existing public promenade between the Project Site and the waterfront. The Project includes a water sports equipment rental facility, open to the public and facing the promenade, to encourage recreation and access to coastal resources.

ENVIRONMENTAL FINDINGS

28. The Commission finds that the Project is exempt from the CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1 Categorical Exemption – Existing Facilities), 15302 (Class 2 Categorical Exemption – Replacement or Reconstruction), 15303 (Class 3 Categorical Exemption – New Construction or Conversion of Small Structures), and 15311 (Class 11 Categorical Exemption – Accessory Structures). The Project involves the renovation and expansion of an existing public restroom and boat storage building, upgrades to the existing dry boat storage racks, expansion of the existing dry boat storage area on the sand, landscape and hardscape improvements, and a temporary dry boat storage area that will be used during construction activities.

The Project is not subject to an exception to the CEQA exemption because it is not located in an environmentally sensitive area and the Project Site does not contain any scenic or historic resources. Therefore, the Project is not expected to have any significant effects on the environment. Accordingly, the Project is in an area that does not contain environmental resources of hazardous or critical concern and is not considered a particularly sensitive environment. The Project is also not expected to impact scenic or historic resources because the Project consists of improvements to an existing public restroom and boat storage building, the replacement of existing dry dock storage racks with new racks, and accessory improvements, including landscape and hardscape elements, which are accessory to the existing permitted beach and dry boat storage area.

ADMINISTRATIVE FINDINGS

29. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

Regarding the Coastal Development Permit:

- A. That the proposed development is in conformity with the certified local coastal program.
- B. That the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE COMMISSION:

- 1. Finds that the Project is exempt CEQA pursuant to State CEQA Guidelines sections 15301, 15302, 15303, and 15311 (Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 3 (New Construction or Conversion of Small Structures), and Class 11 (Accessory Structures) Categorical Exemptions); and
- 2. Approves **COASTAL DEVELOPMENT PERMIT NO. RPPL2023005678** subject to the attached conditions.

ACTION DATE: December 11, 2024

MG:RG:SS

11/27/2024

c: Regional Planning Commission, Zoning Enforcement, Building and Safety,
California Coastal Commission

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003853-(2)
COASTAL DEVELOPMENT PERMIT NO. RPPL2023005678

PROJECT DESCRIPTION

This project is the renovation of an existing 700-square-foot public restroom and boat storage building, including upgrades to the public restrooms to comply with current Americans with Disabilities Act accessibility requirements, a 650-square-foot building expansion to provide additional storage and meeting space, hardscape and landscape improvements along the adjacent public promenade, enhancements and improvements to the existing dry boat storage areas, expansion of the existing dry boat storage area on the sand, and a temporary dry boat storage area on the beach during construction, subject to the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7, shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum of **\$441.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one** inspection.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the approval of the Permittee pursuant to LA County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Health to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove, or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one digital copy** of

a modified Exhibit "A" shall be submitted to LA County Planning by **January 13, 2025**.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and the applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

18. This grant authorizes the renovation of the existing public restroom and boat storage building, a building expansion to include additional storage and public meeting space, improvements to the existing dry boat storage facility on Lease Parcel 91, and an increased number of dry boat storage racks on Lease Parcel 91.
19. This grant authorizes the renovation and expansion of the dry boat storage facility on Lease Parcel HS and a temporary dry boat storage area on Lease Parcel HS that will be used during project construction.
20. The grant authorizes the hardscape and landscape improvements along the public promenade throughout the Project Site.
21. The grant authorizes the maintenance of the landscape improvements referenced in Condition 20, above. The Permittee shall conduct nest bird surveys prior to any maintenance of trees during the nesting season.
22. Grading amounts shall be limited to 100 cubic yards of cut, 450 cubic yards of fill, and 1,560 cubic yards of over excavation / alluvial removal and compaction.
23. Public access to the beach shall remain open throughout project construction.
24. A certified bird monitor shall be in place during project construction. A nesting bird survey shall be prepared prior to construction and the Permittee shall provide a copy to LA County Planning.
25. Signage directing the public to nearby restroom facilities shall be temporary in nature and removed once the project is completed.
26. The temporary dry boat storage racks shall be removed 90 days after the project is completed.
27. The Permittee shall comply with all the conditions set forth in the attached Marina del Rey Design Control Board ("DCB") letter dated October 18, 2023.
28. All development associated with this approval shall not encroach into the mean high tide.

29. The Permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 20, 2023.
30. The Permittee shall comply with all conditions set forth in the attached County Public Health letter dated March 21, 2024.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

31. The Permittee shall consult with the County Fire Department's Fire Prevention Engineering Section Building Plan Check Unit to determine any requirements within their purview that may apply to this project.

Attachments:

- Exhibit D-1 DCB letter dated October 18, 2023
- Exhibit D-2 Fire Department letter dated December 20, 2023
- Exhibit D-3 Public Health Department letter dated March 21, 2024
- Exhibit D-4 Marina del Rey Annual Nesting Bird Survey Project



Caring for Our Coast



Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

DESIGN CONTROL BOARD REVIEW DCB # 23-011

PARCEL NAME: Marina “Mother’s” Beach Restroom/Non-Motorized Boat Storage

PARCEL NUMBER: HS & 91

REQUEST: Conceptual Design Consideration of Proposed Site Improvements

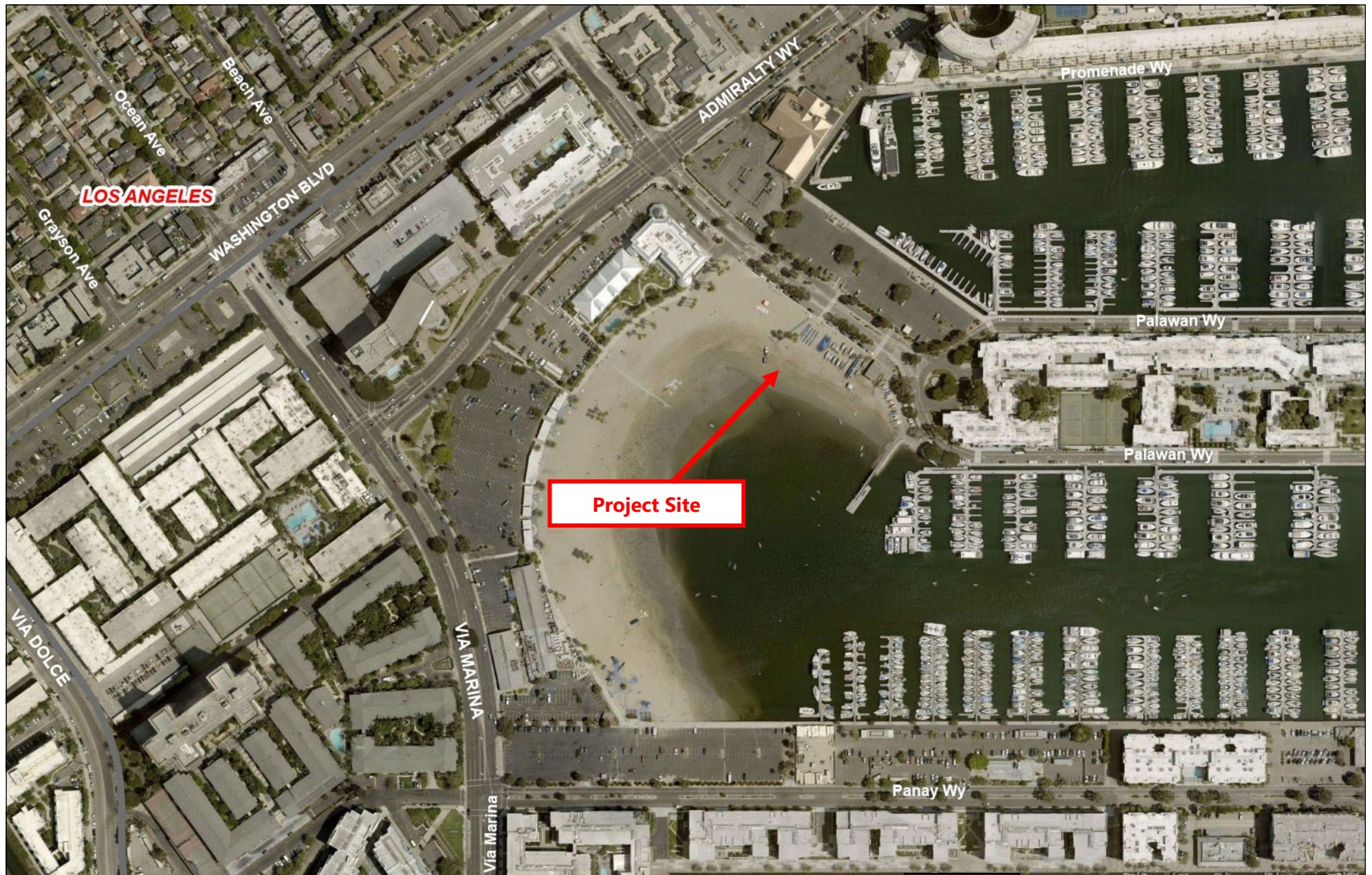
ACTION: Approved with conditions

CONDITIONS:

- 1) The Applicant shall consider the Board’s recommendations regarding the restroom layout and all finishes and lighting details shall be provided during the Final Design review.
- 2) The Applicant shall obtain approval from the Department of Regional Planning.
- 3) The Applicant shall return to the Design Control Board for Final Design approval.

MEETING DATE: October 18, 2023





Project Site

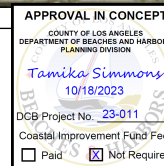
0 156 312 Feet



Marina "Mother's" Beach

Vicinity Map

Disclaimer: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the GIS-NET Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



DBH
Approval in Concept Printed: 10/5/23
Page 1 of 18





MARINA BEACH EXISTING SITE PHOTOS



MARINA BEACH EXISTING SITE PHOTOS

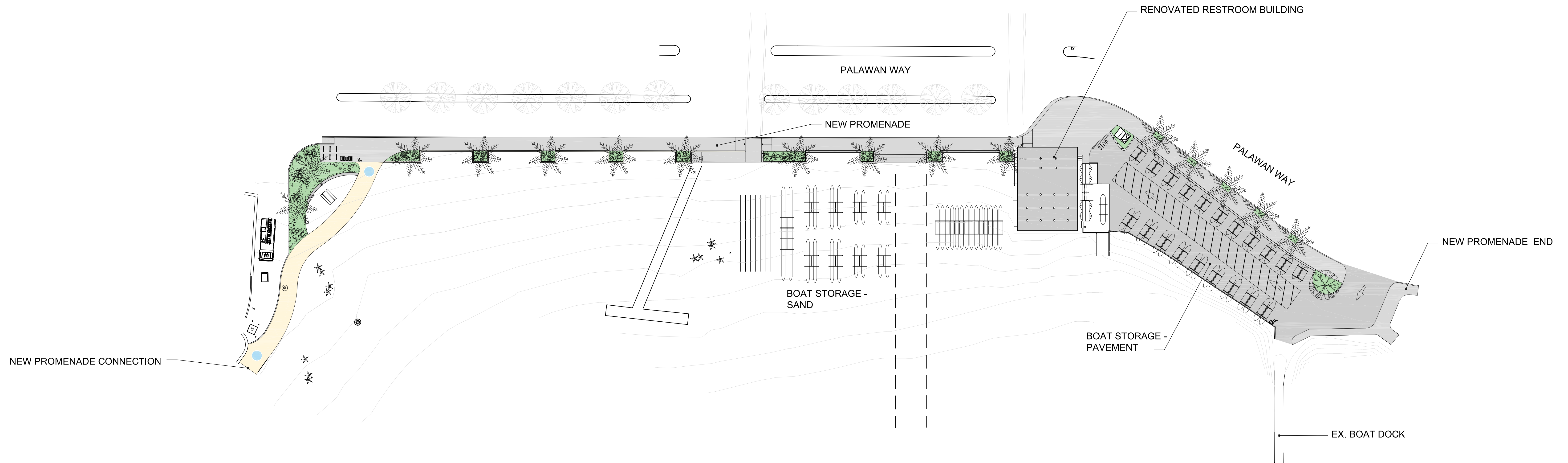


MARINA BEACH EXISTING SITE PHOTOS

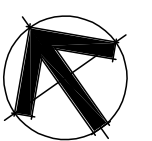


MARINA BEACH EXISTING SITE PHOTOS





0 8 16 32
SCALE 1"=32'

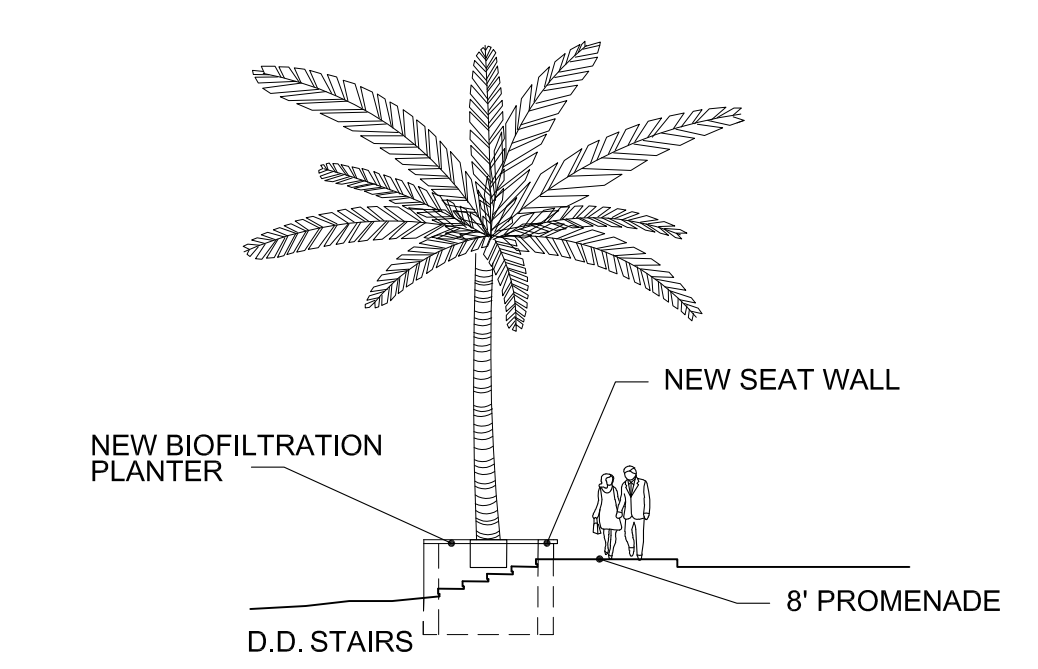
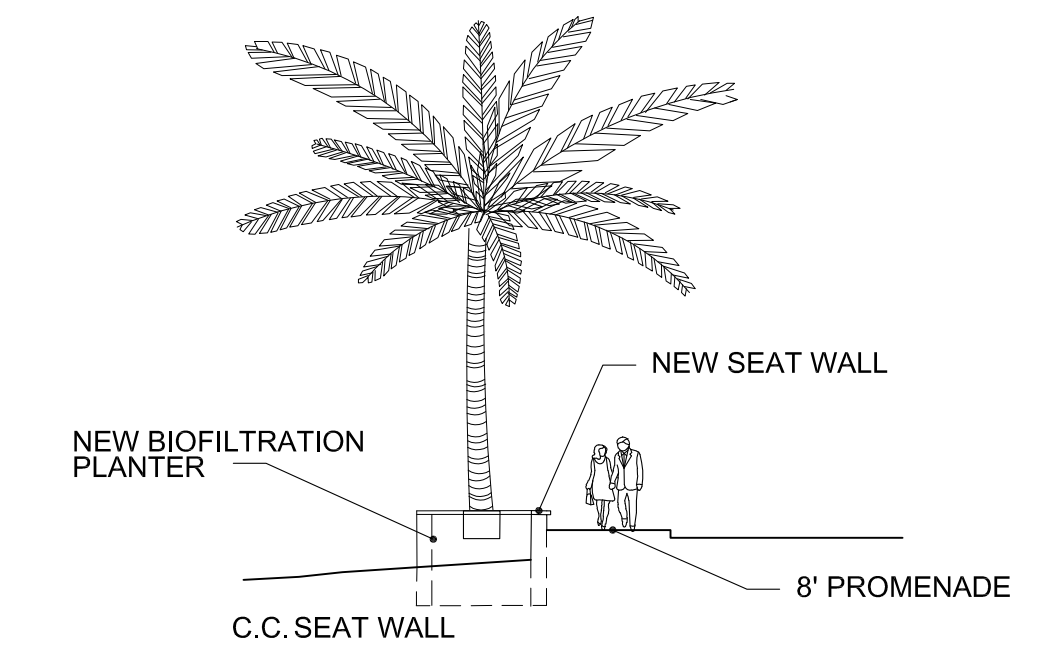
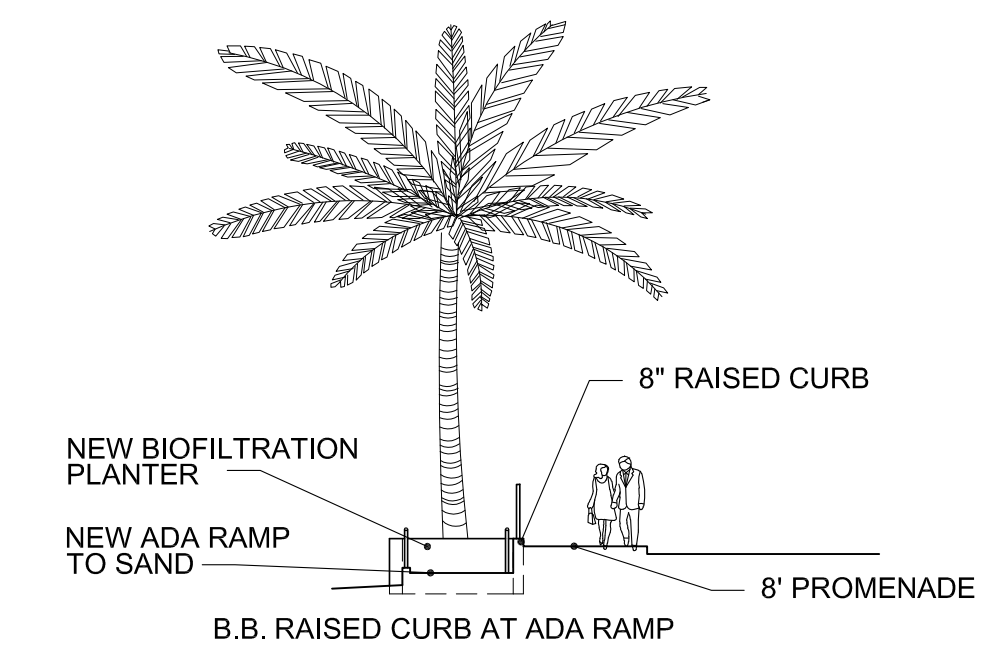
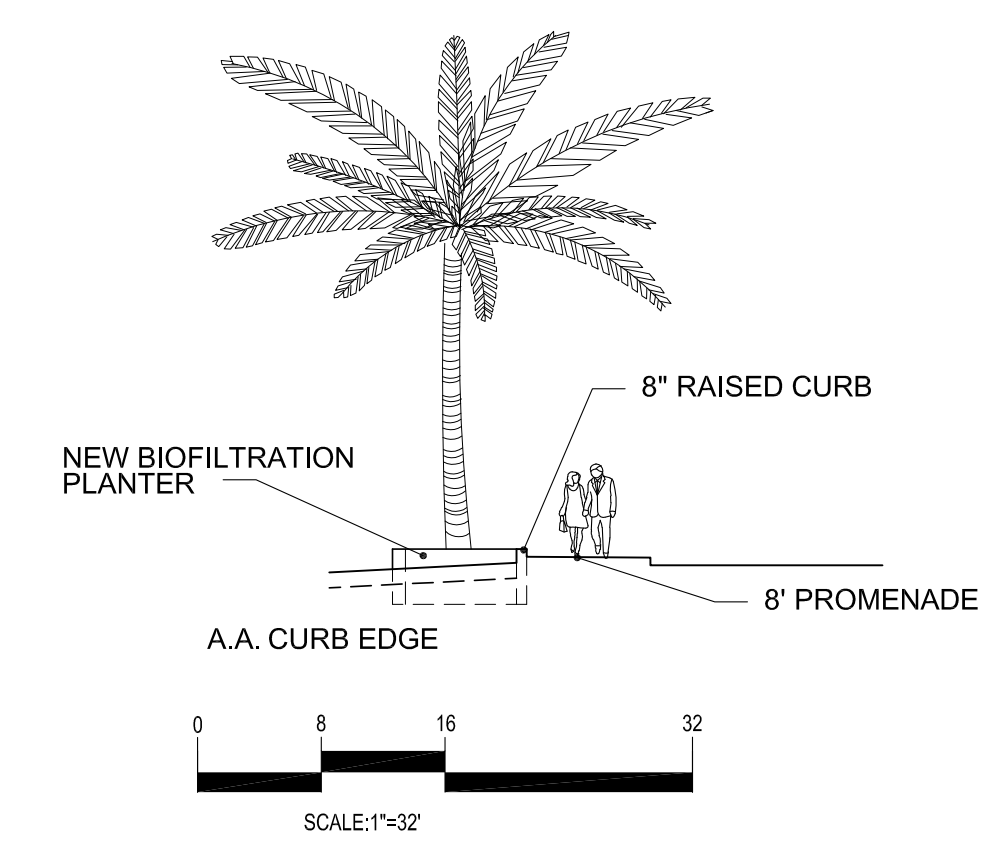
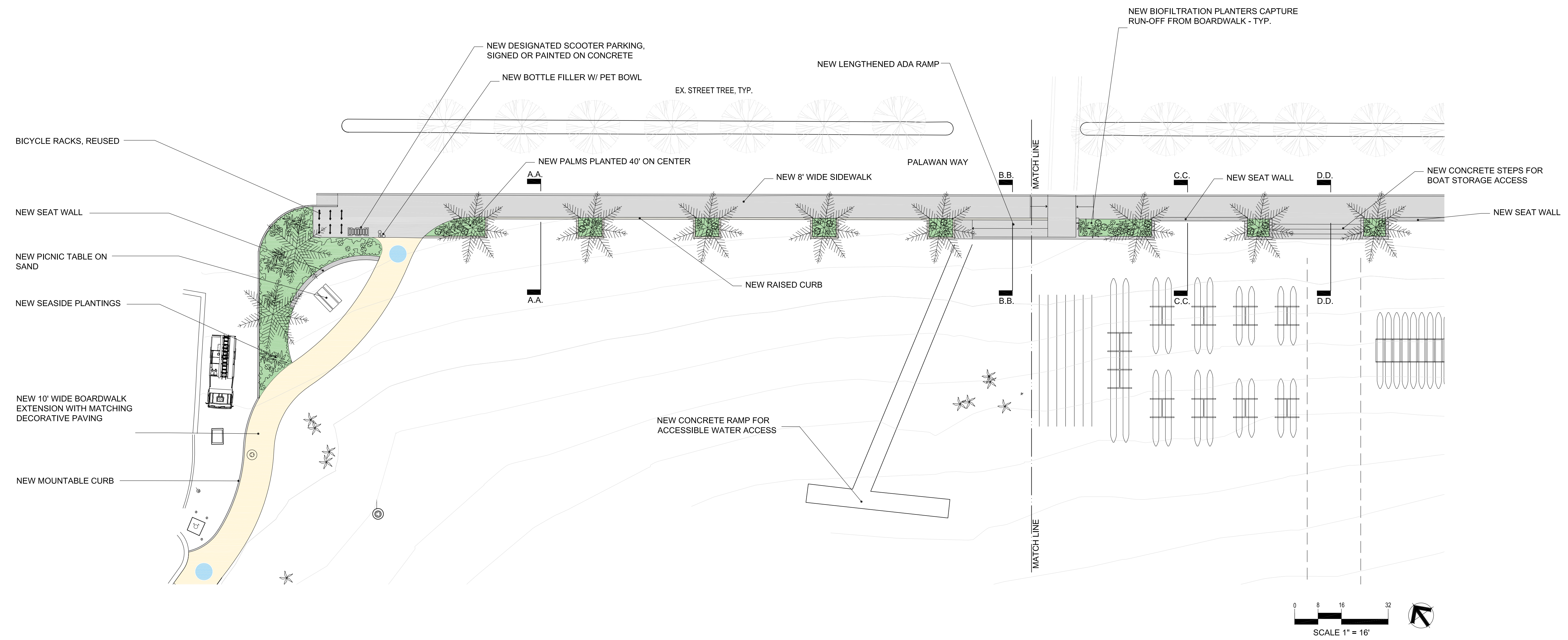


OVERALL SITE PLAN



MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**

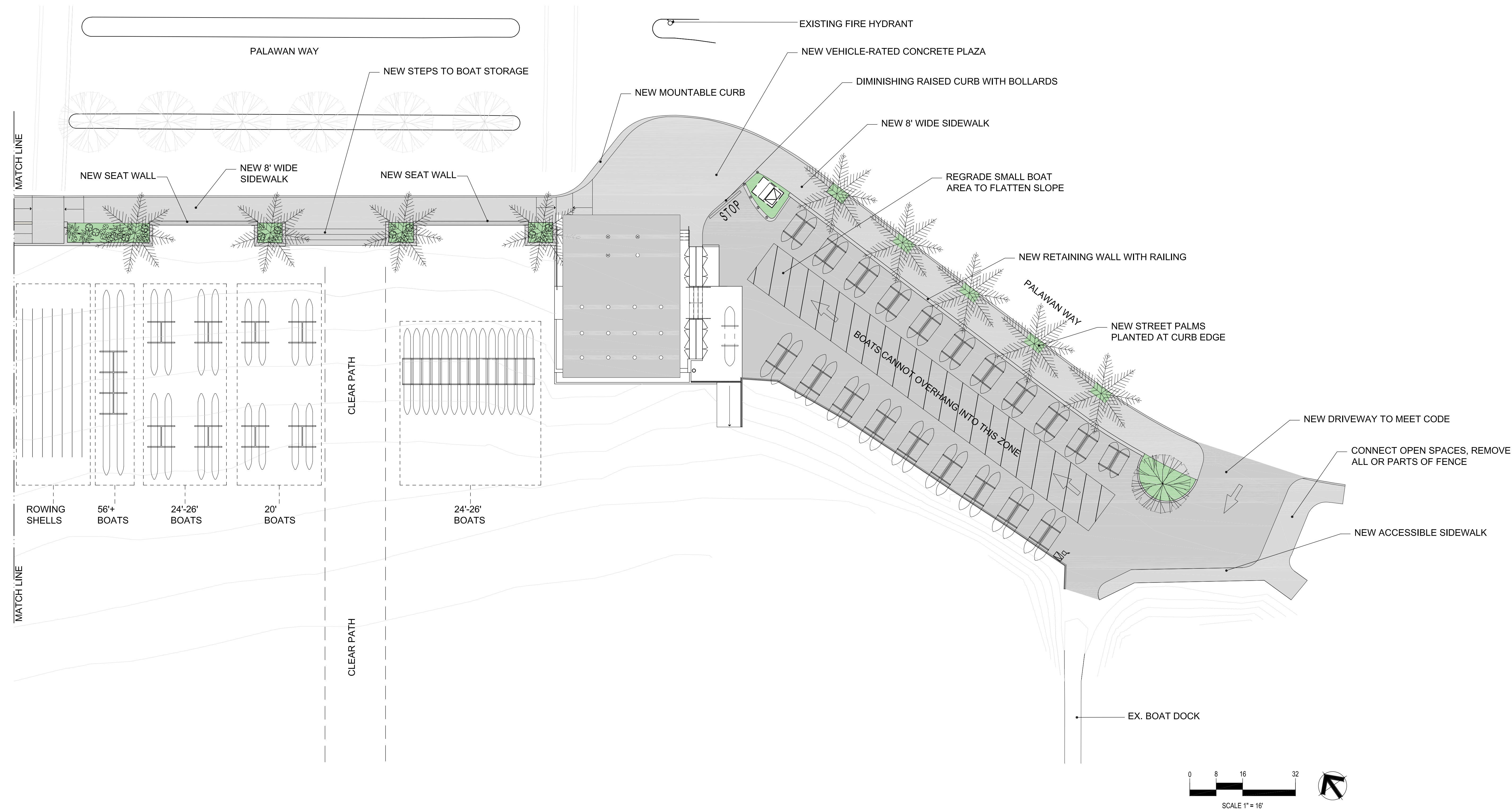


PARTIAL SITE PLAN



MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**

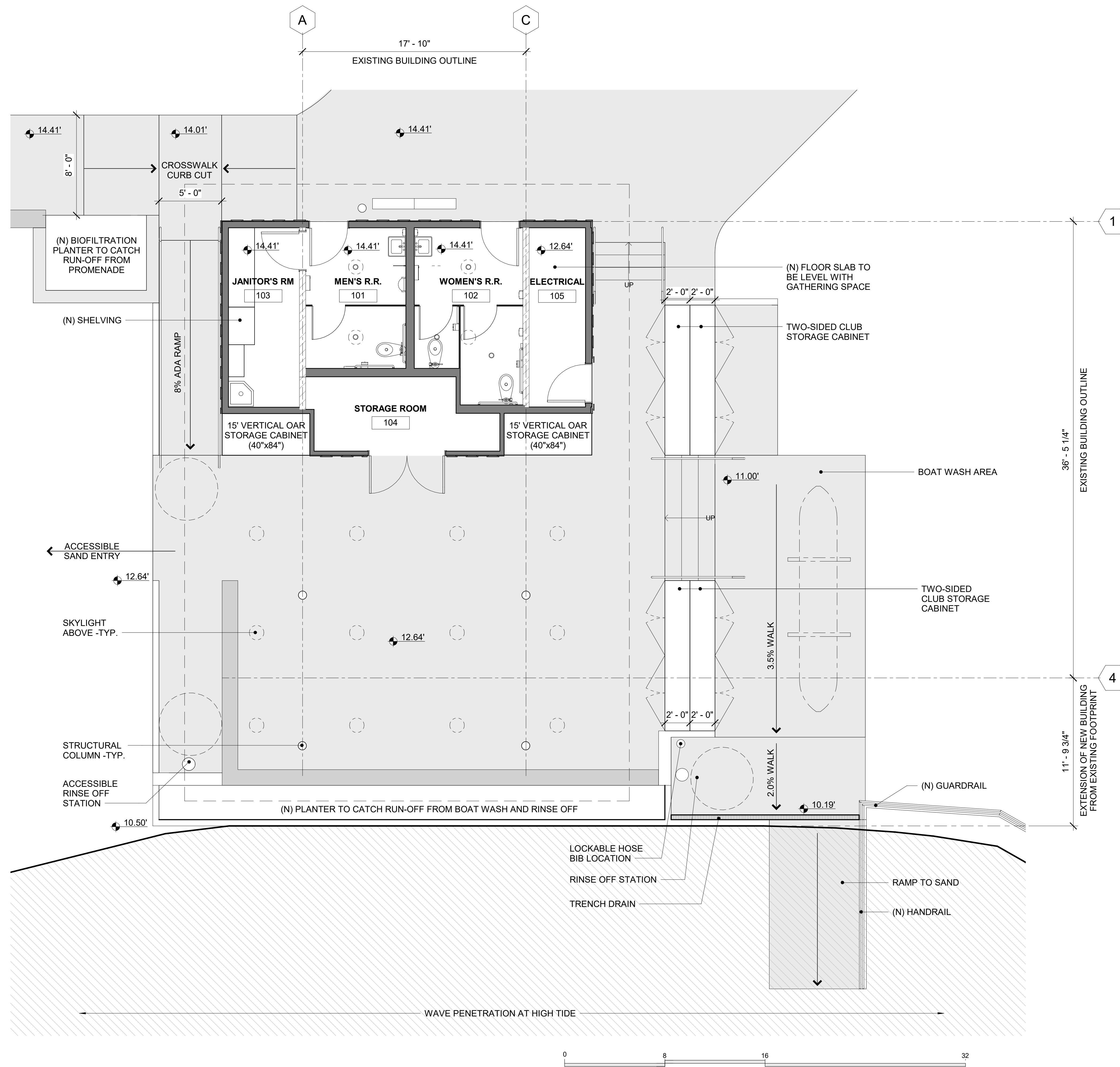


MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

PARTIAL SITE PLAN

SPARANO + MOONEY ARCHITECTURE

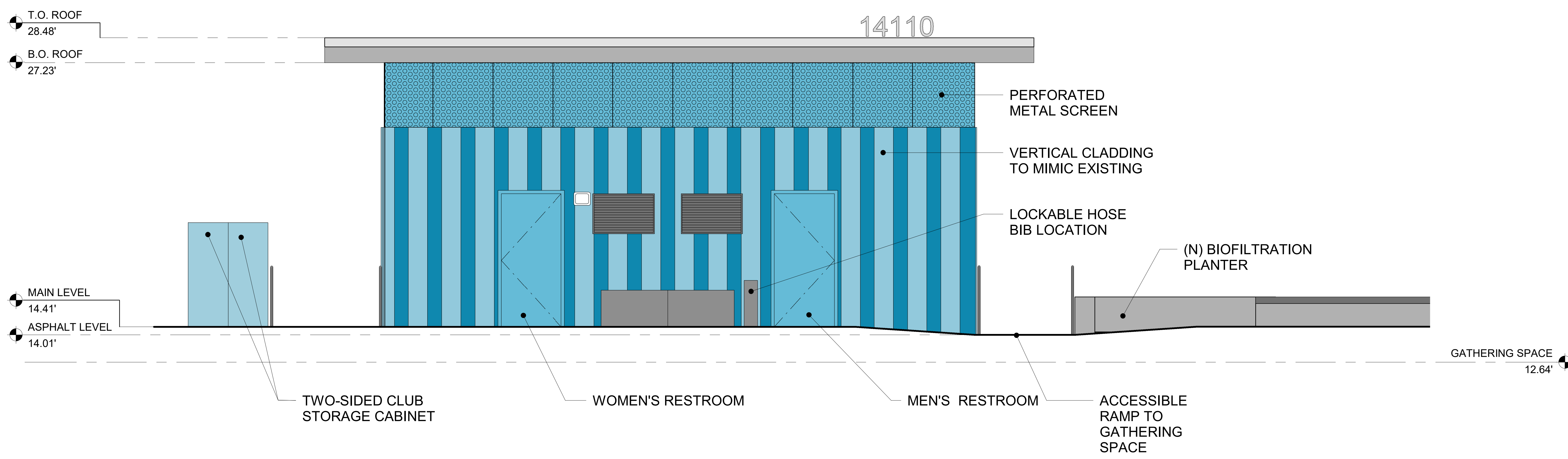


MOTHER'S BEACH

RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

FLOOR PLAN

SPARANO + MOONEY ARCHITECTURE

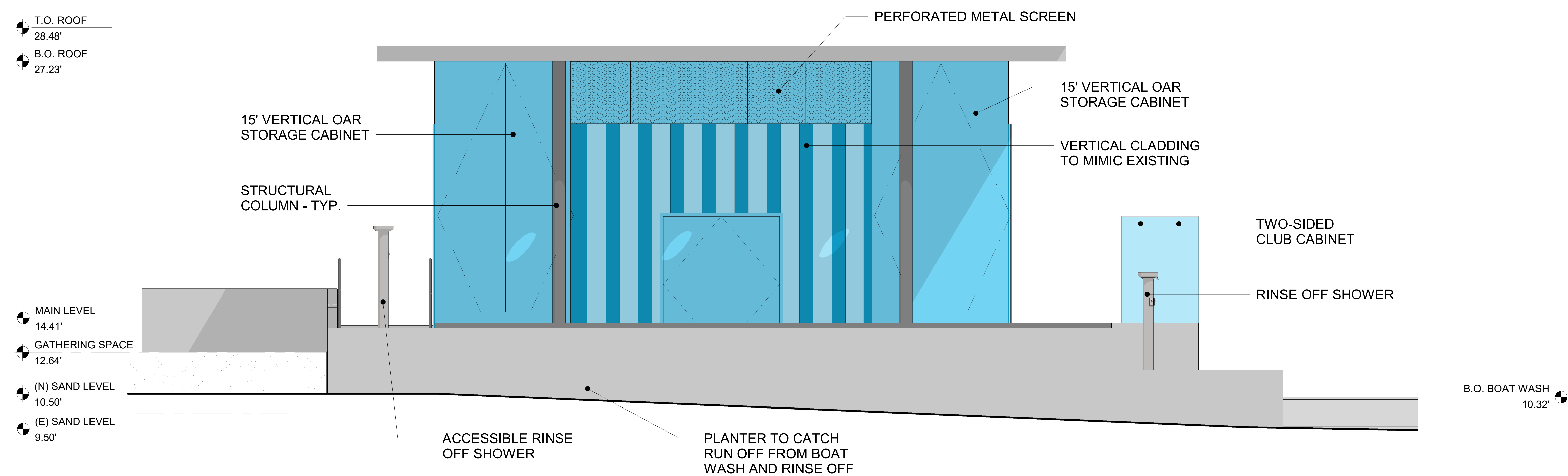


BUILDING - NORTH ELEVATION



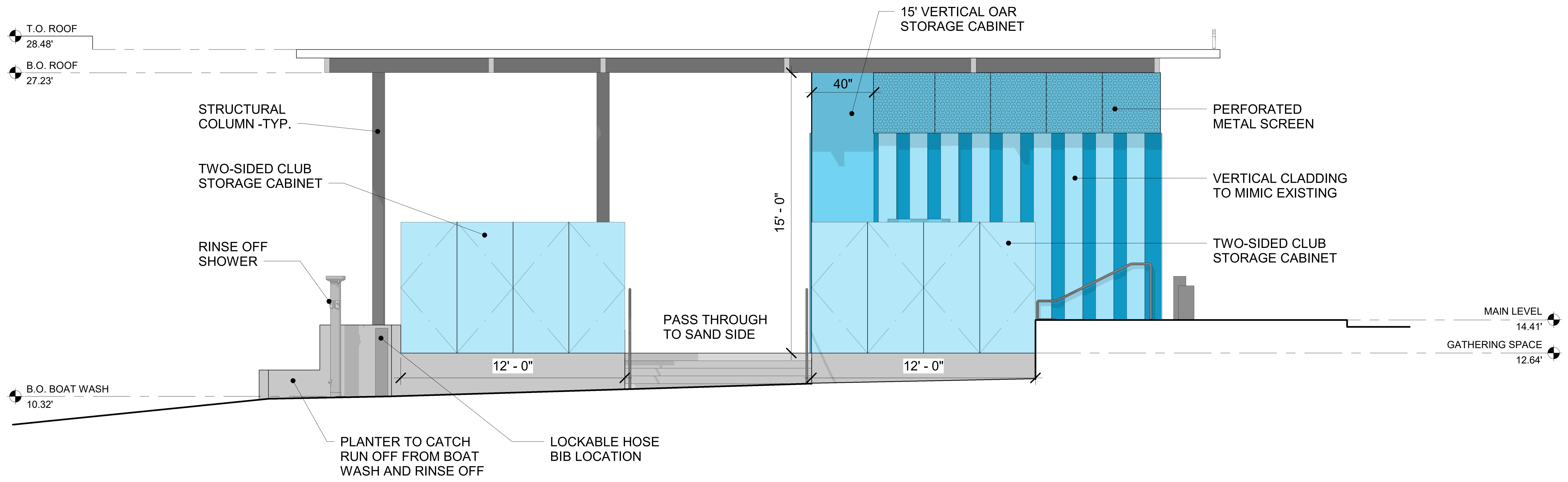
MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY ARCHITECTURE



BUILDING - SOUTH ELEVATION



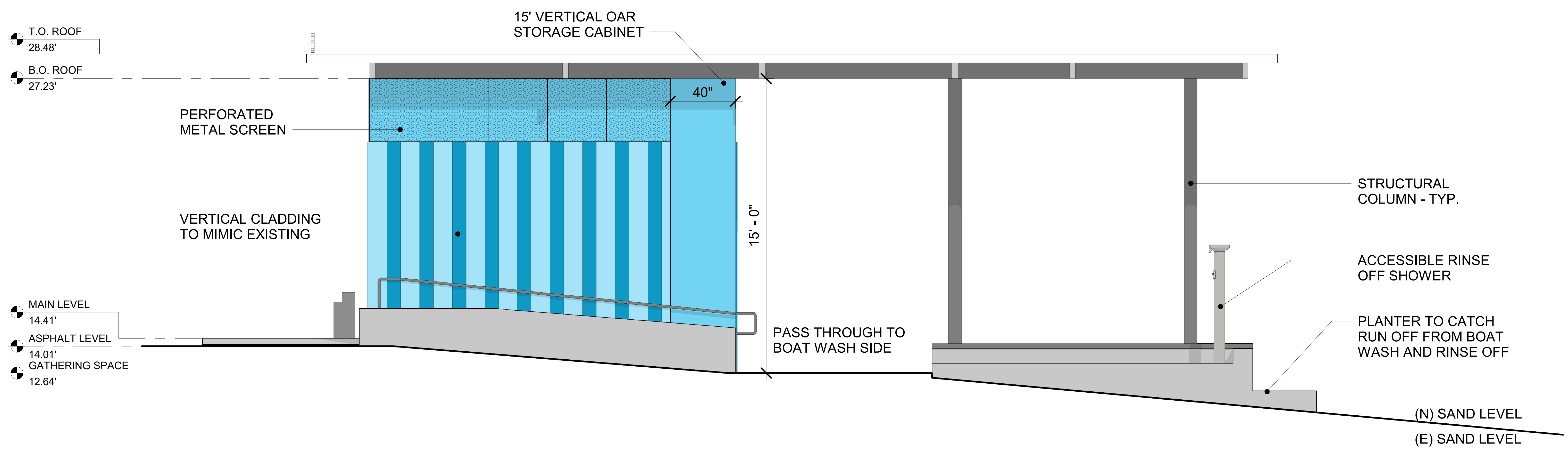


BUILDING - EAST ELEVATION



MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY ARCHITECTURE

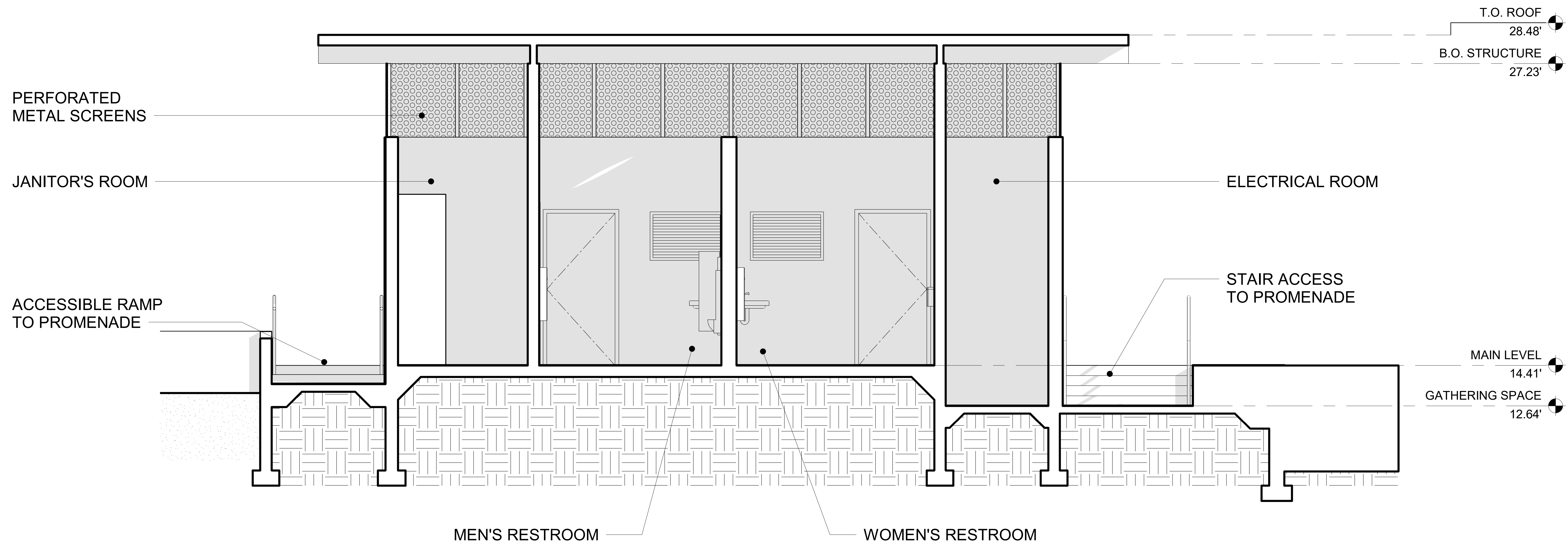


BUILDING - WEST ELEVATION



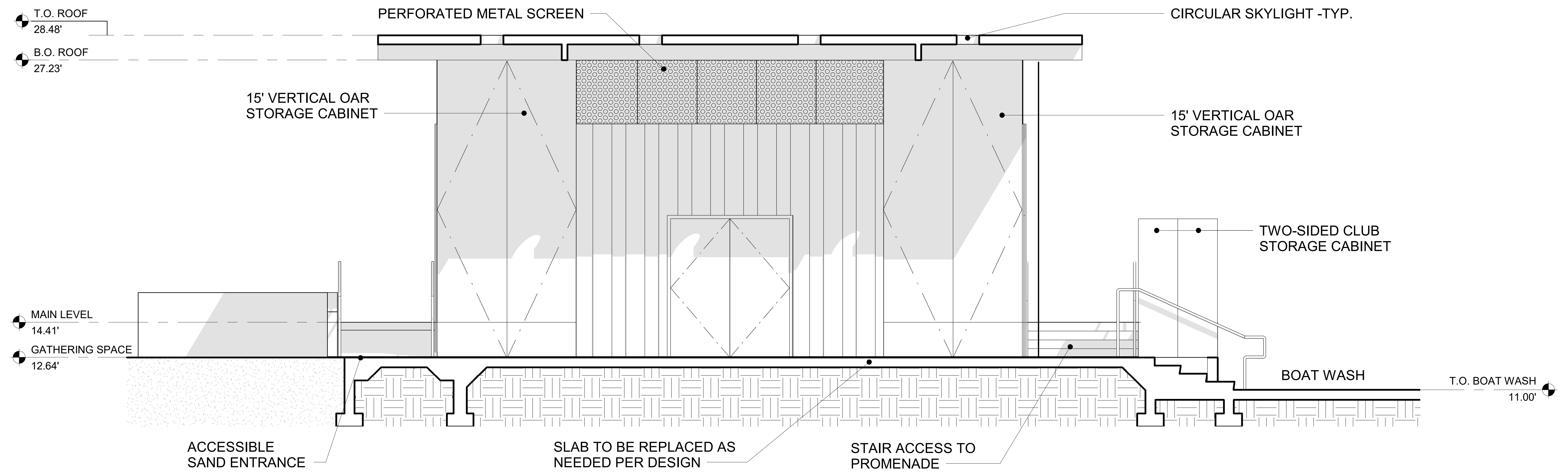
MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY **ARCHITECTURE**



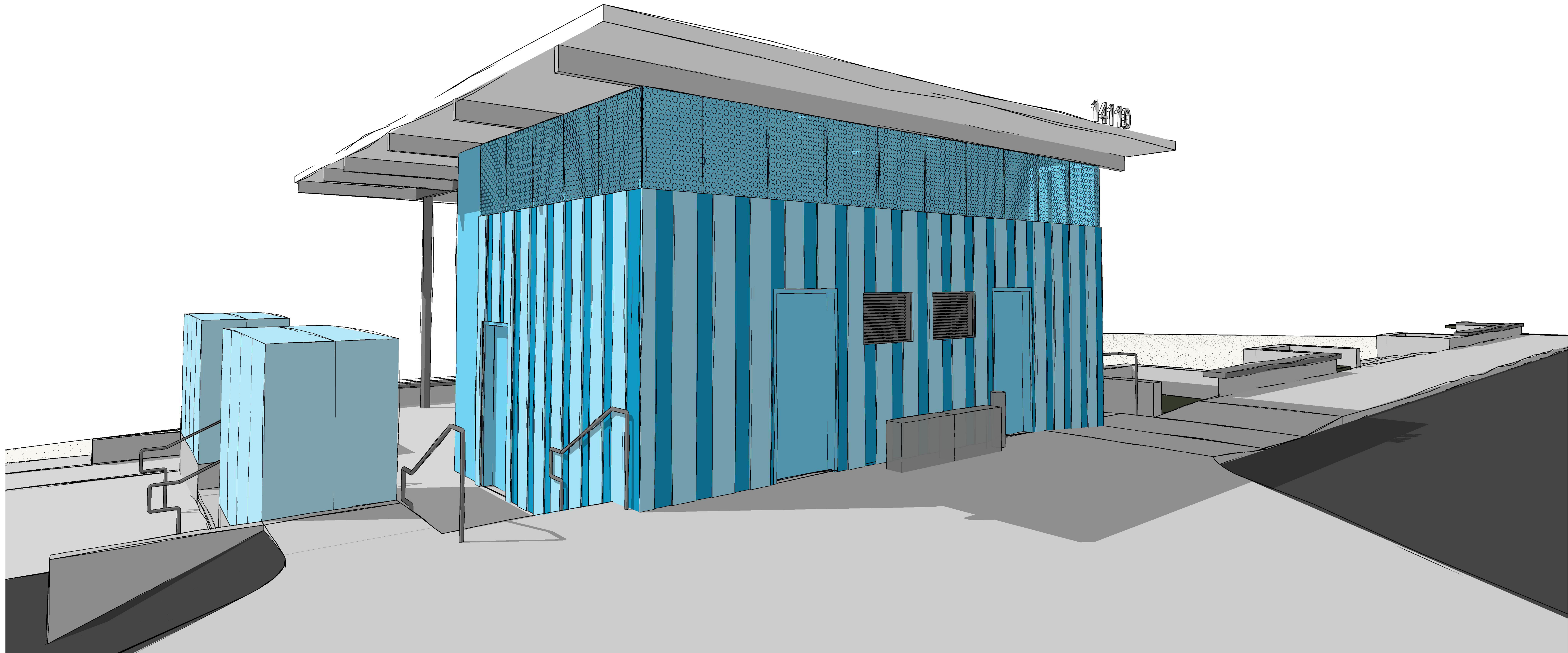
MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY ARCHITECTURE



BUILDING - SECTION



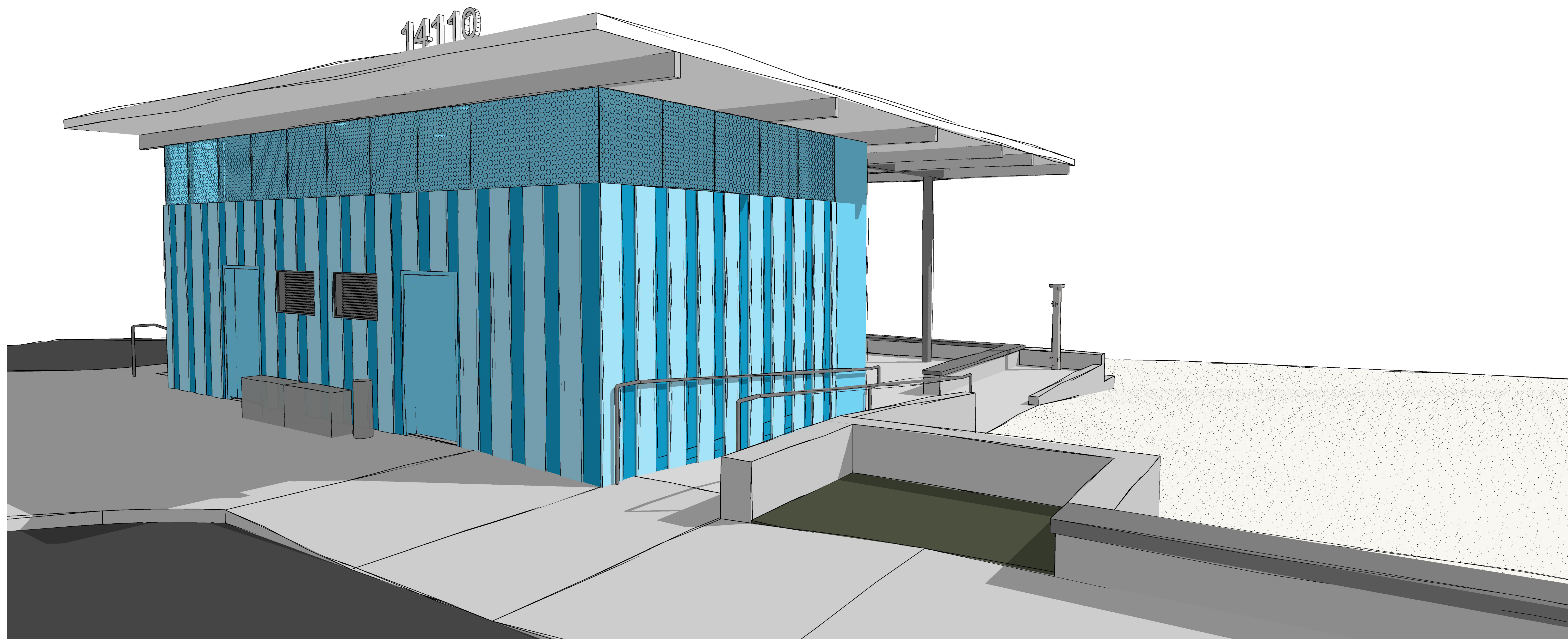


BUILDING - NORTH EAST VIEW



MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY ARCHITECTURE



BUILDING - NORTH WEST VIEW



MOTHER'S BEACH
RESTROOM BOAT STORAGE RENOVATION & PROMENADE
14110 W. PALAWAN WAY, MARINA DEL REY CA. 90292

SPARANO + MOONEY ARCHITECTURE



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:

P.O. BOX 1460

IN REPLY PLEASE

REFER TO FILE: **LD-4**

February 5, 2024

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Shawn Skeries

FROM: James Chon 
Land Development Division

COASTAL DEVELOPMENT PERMIT (RPPL2023005678)
14110 PALAWAN WAY
ASSESSOR'S MAP BOOK 4224, PAGE 4, PARCEL 901
UNINCORPORATED MARINA DEL REY

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The Marina Beach, or "Mother's Beach," Boat Restroom/Non-motorized Boat Storage Project would include the renovation of an existing 700-square-foot office and public restroom building located at 14110 Palawan Way in Marina del Rey.

- ☒ Public Works has no comments, and this memo will serve as clearance for our review.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any questions, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4915 or egerlits@pw.lacounty.gov.

EG:la

P:\LD\PUB\SUBPCHECK\PLAN CHECKING FILES\CUP\RPPL2023005678 - 14110 PALAWAN WAY\2024-01-02 SUBMITTAL\DPW_CLEARED_2024-01-25_RPPL2023005678.DOCX



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023005678

PROJECT NUMBER: PRJ2023-003853 -
Mothers Beach
Improvements

CITY/COMMUNITY: Marina del Rey

STATUS: Cleared

PROJECT ADDRESS: 14110 Palawan Way
Marina Del Rey, CA 90292

DATE: 12/20/2023

CONDITIONS

1. The Fire Department Land Development Unit recommend clearance of the CDP for the Mother Beach Restroom/Boat Storage Renovation and Promenade project. Prior to building permit issuance, consult with the Fire Department's Fire Prevention Engineering Section Building Plan Check Unit for any requirements they may have for this development.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

March 21, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Shawn Skeries

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP) REQUEST
CASE: RPPL2023005678
14110 PALAWAN WAY MARINA DEL REY CA 90292

Thank you for the opportunity to review the subject project for a Coastal Development Permit (CDP). The applicant, (The Marina Beach or Mother's Beach) Boat Restroom/Non-motorized Boat Storage Project proposes the renovation of an existing 700 sq. ft. office and public restroom building, upgrade a walkway promenade along the facility perimeter, incorporate stormwater improvements, replace the boat storage racks, include a public rinse off area, ADA path from the promenade to the boat docking entry, new hardscape, landscaping, and other amenities.

The applicant provided a water bill from Los Angeles County Public Works Waterworks Districts with a billing date of March 04, 2024. Moreover, the applicant utilizes the existing public sewer service currently available at the project site.

- ☒ Public Health conditions for this project have been met as of the date of this letter.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential Air-Conditioning).

1.1 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

1.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

1.3 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property.

Findings:

The subject site was zoned for governmental use, and there was one multi-family residential apartment complex east of the subject site. Per the applicant:

1. the equipment that could be used for the project includes a mini excavator, skid steers, concrete saw cutter, jack hammer, compressors, nail gun, and/or small hand tools. In addition, a dumpster, delivery trucks, and cement truck could also be utilized.
2. most of the noise for the project would be during demolition and materials would be deposited in a dumpster or dump truck. Other

noise could arise from safety backup beepers and moving material around.

3. this noise would be standard construction noise and is not expected to significantly impact the nearby residential apartment complex.
4. construction is anticipated to last 12 months.

On January 19, 2024, noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA) south of the apartment complex (14000 Palawan Way) on sidewalk to determine background noise levels. Measuring background noise assists in determining allowable construction or operational noise levels.

As shown in Table 5 below, the exterior ambient noise level results did not exceed the residential L50, L25, L8.3, L1.7 noise standards except for the L0. The exceedance was caused by a loud motorcycle passing by. As a result, the L0 background noise level becomes the exterior noise standards (see highlighted noise level).

Exterior Noise Standards, dBA											
Area Background	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Residential	4:51 p.m. – 5:51 p.m.	50	49.4	55	53.3	60	58.4	65	63.4	70	80.7

Table 5. Std = Standard dBA that may not exceed the cumulative period.

1.4 Recommendations

1.4.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

1.4.2 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

1.4.3 Community noise

1. Ensure air-conditioner noise level does not exceed 55 dBA at the neighboring property line.

1.4.4 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

Prior to demolishing/renovation of the existing building, asbestos, lead-based paint, or other hazardous material need to be identified and addressed. Adhere to all applicable rules and regulations including the South Coast Air Quality Management District regulations.

For questions regarding the above comments, please contact Yonas Taye, Environmental Hygiene Program, at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning and Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_ 14110 PALAWAN WAY MARINA DEL REY CA 90292_RPPL2023005678_03.21.2024.



Marina del Rey Annual Nesting Bird Survey Project

2023 Annual Report

prepared for

County of Los Angeles Department of Beaches and Harbors

Porsche Nauls

13837 Fiji Way

Marina del Rey, California 90292

prepared with the assistance of

Rincon Consultants, Inc.

250 East 1st Street, Suite 1400

Los Angeles, California 90012

July 2023

Table of Contents

1	Introduction	1
1.1	Project Location and Existing Conditions	1
1.2	Local Jurisdiction	5
2	Methodology	7
2.1	Literature Review	7
2.2	Nesting Surveys	7
3	Survey Results	10
3.1	2023 Annual Survey Results	10
3.2	Annual Nesting Trends	11
4	Conclusions	18
4.1	Mariner's Village	18
4.2	Marquesas Way	18
4.3	Mindanao Way (Burton Chace Park)	19
5	References	20
6	List of Preparers	23

Tables

Table 1	Survey Details	7
Table 2	Species Acronyms	9
Table 3	Active Colonial Waterbird Nests in 2023	10
Table 4	Population Trends by Species, Based on Number of Active Nests ¹	16
Table 5	Population Trends by Nesting Area, Based on Number of Active Nests ¹	17

Figures

Figure 1	Regional Location	2
Figure 2	Project Location and Nesting Areas	4
Figure 3	Incidental Nest Locations and Waterbird Roosts	12
Figure 4	Mariner's Village Nesting Area	13
Figure 5	Marquesas Way Nesting Area	14
Figure 6	Mindanao Way (Burton Chace Park) Nesting Area	15

Appendices

Appendix A	Species Compendium
Appendix B	Site Photographs
Appendix C	Nest Data Table 2009-2023

This page intentionally left blank.

1 Introduction

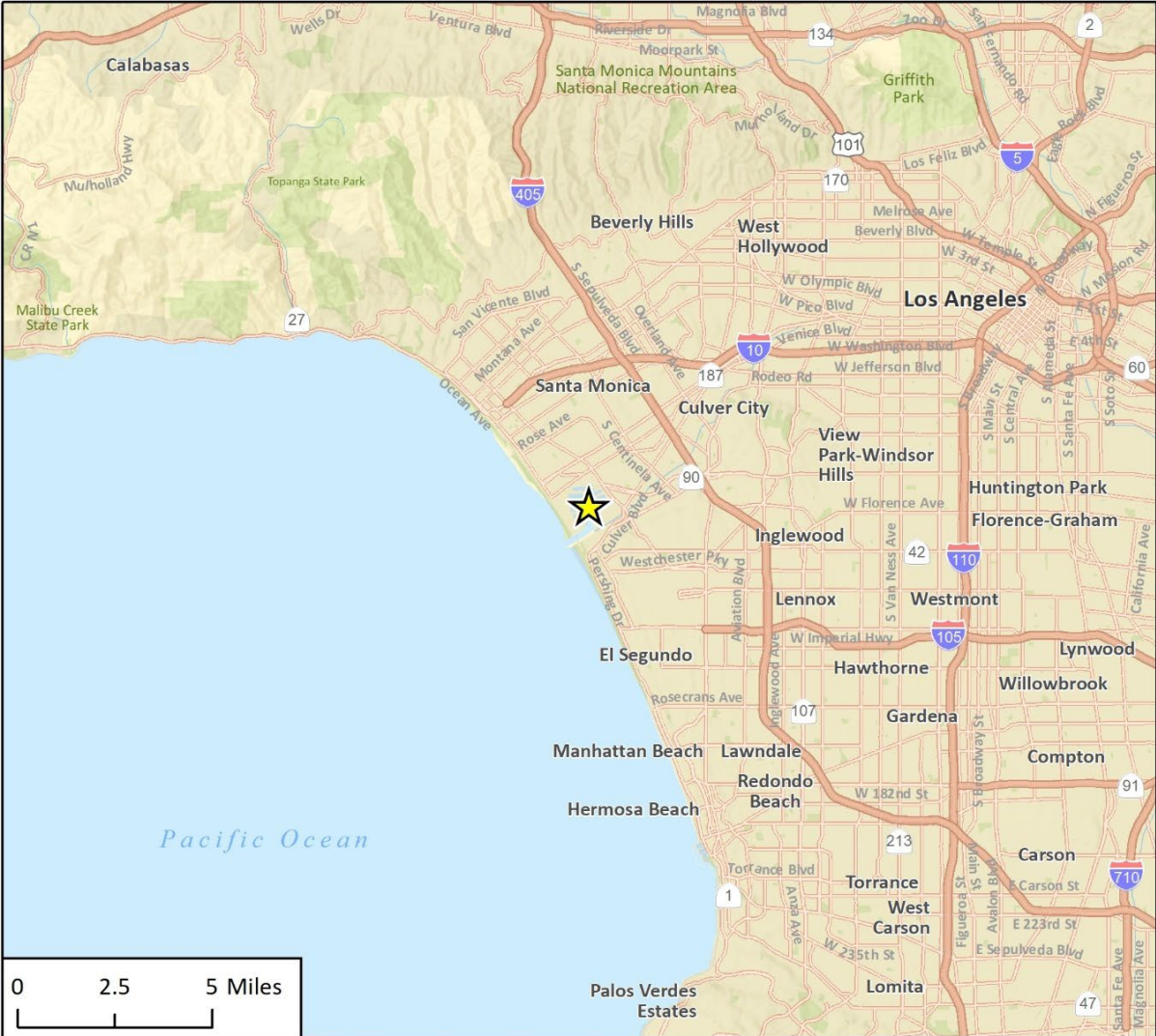
This report presents the results of the 2023 nesting bird surveys conducted for the Los Angeles County Department of Beaches and Harbors in accordance with the annual nesting bird survey requirements of the 2012 Marina del Rey Local Coastal Program (LCP). Rincon Consultants, Inc. (Rincon) conducted four surveys during the nesting bird season (January 1 to September 30) to determine the presence/absence of nesting colonial waterbirds and raptors that may nest in the trees within the unincorporated area of Marina del Rey. The nest surveys are an annual requirement in accordance with Tree Management Policies No. 23 and 34 from the Marina del Rey Land Use Plan (LUP; County of Los Angeles Department of Regional Planning 2012) and have been conducted in 2009, 2011, 2012, and 2014-2023. The results of these surveys are referenced to monitor trends in nesting behavior, recommend mitigation measures regarding new plantings or nest removals, and provide information on potential public health, safety, and access concerns. This report provides colonial waterbird and raptor species background information, 2023 nest survey methodology and results, and a discussion of colony trends.

1.1 Project Location and Existing Conditions

Marina del Rey is an unincorporated community in the southwestern portion of Los Angeles County, southeast of the incorporated neighborhood of Venice and north of the incorporated neighborhood of Playa del Rey. The community is surrounded by development to the north and west, and the Ballona Wetlands Ecological Reserve to the east and south (Figure 1). The 804-acre community includes 401 acres of developed land and 403 acres of water, of which 292 acres of land and 148 acres of water are leased to private entities. Numerous ornamental trees and shrubs such as coast coral tree (*Erythrina caffra*), Monterey pine (*Pinus radiata*), stone pine (*Pinus pinea*), Tasmanian blue gum “blue gum” (*Eucalyptus globulus*), rubber fig (*Ficus elastica*), rusty fig (*Ficus rubiginosa*), common olive (*Olea europaea*), broad-leaved paperbark (*Melaleuca quinquenervia*), and Mexican fan palm (*Washingtonia robusta*) border roadways and pedestrian paths in Marina del Rey. Several areas within and adjacent to Marina del Rey have been restored including Oxford Retention Basin (10.27 acres of open water/marsh habitat), Wetland Park (1.46 acres of tidally influenced saltmarsh habitat at Parcel 9), and the margin of Ballona Wetlands Ecological Reserve Area A.

Overall, the conditions of the project area have remained relatively unchanged, with human activity and vehicle traffic levels comparable to 2022. Similar to 2022, colonial waterbird nesting in 2023 appeared to start earlier in the year. Two notable construction activities were observed during the April 21, 2023, survey: parking lot maintenance at the eastern end of Bora Bora Way and renovation of Panay Way’s Dolphin Apartments complex (which continued throughout the 2023 surveys). Additionally, emergency removal of two blue gum trees occurred at Yvonne B. Burke Park (on the north side of Admiralty Way, north of the marina) on June 14, 2023. No other notable construction activities were observed during the surveys.

Figure 1 Regional Location



★ Project Location

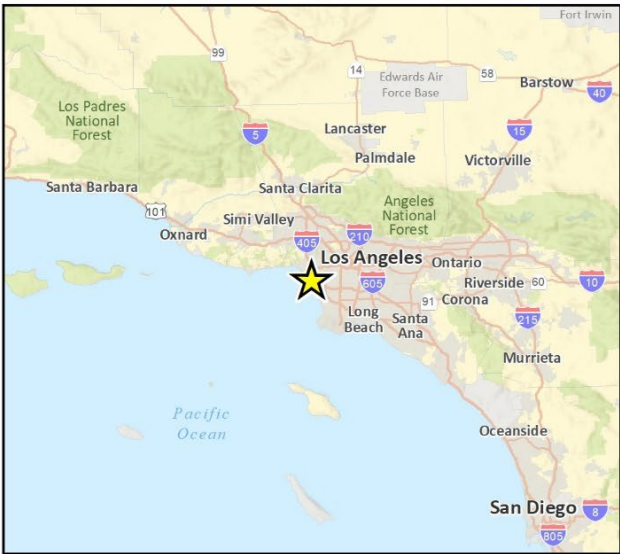


Fig 1 Regional Location

Nesting Bird Survey Area

The nesting bird survey area covered the unincorporated community of Marina del Rey. The survey area is further separated into ten distinct nesting areas based on historical nesting data and to maintain consistency with previous years' reports (Figure 2). Each survey area is briefly described below including general location, land use, and nesting observations from prior surveys.

Admiralty Way

The Admiralty Way nesting area is the northern-most area, located on the northern boundary of Marina del Rey. Admiralty Way is a heavily traveled, four-lane road bordered by Yvonne B. Burke Park and residences to the north. The 10.7-acre Oxford Basin is located on the northwest corner of Admiralty Way.

The southern side of Admiralty Way consists of residential areas, a fire station, and commercial area. The harbor is directly south of this area. A black-crowned night-heron (*Nycticorax nycticorax*, BCNH) colony has previously been documented at this location, and Peregrine falcons (*Falco peregrinus*, PEFA) have also been documented nesting in this area. No other nesting waterbird colonies have been documented within the Admiralty Way area since 2016.

Bali Way

Bali Way nesting area is located southwest of Admiralty Way, one street east of Mindanao Way, and provides access to the Marina del Rey Hotel and Harbor Basins F and G, on the east side of the marina. Suitable nesting/roosting trees line Bali Way; however, no colonial waterbird nesting has been documented in this area since annual surveys began in 2009.

Bora Bora Way

The Bora Bora Way nesting area is south of Tahiti Way along Via Marina. This area is primarily residential with harbor waters located to the north and east. Great blue heron (*Ardea herodias*, GBHE) nesting was documented in the eastern portion of Bora Bora Way in 2016 and again in 2022.

Fiji Way

Fiji Way is located south of Burton Chace Park, across the main channel from Bora Bora Way and Mariner's Village. This area consists of a mix of commercial and residential uses, with several large parking lots. Directly south and east of Fiji Way is Ballona Creek and the Ballona Wetlands Ecological Preserve, a 600-acre conservation site. One active GBHE nest was observed in 2021 on a pine tree. Prior to this 2021 sighting, no active colonial waterbird nests have been documented since 2012.

Mariner's Village

The Mariner's Village nesting area is a primarily residential area with some commercial uses interspersed between apartment complexes. Harbor waters are located to the east and south. Historically, GBHE and double-crested cormorant (*Nannopterum auritum*, DCCO) nest colonies have been documented at this location since annual surveys began in 2009.

Figure 2 Project Location and Nesting Areas



Marquesas Way

The Marquesas Way nesting area is south of Panay Way. It is primarily a residential area, with several apartment complexes and harbor waters to the north, east, and south. Snowy egret (*Egretta thula*, SNEG) and BCNH nest colonies have been observed here each year since annual surveys began in 2009.

Mindanao Way (Burton Chace Park)

The Burton Chace Park nesting area is located east of Marquesas Way across the main channel. The area contains a 10-acre public park that frequently hosts fairs, festivals, and concerts for the community. Harbor waters are located to the north, south and west of the park. DCCO and BCNH nesting colonies were documented previously in this area in 2011, and 2017 through 2021. Cooper's hawk (*Accipiter cooperii*, COHA) nests were documented in 2018 and 2019.

Palawan Way

The Palawan Way nesting area is south of Admiralty Way and is located along the access to Wayfarer Apartments and Basins D and E. Suitable nesting/roosting trees line Palawan Way and are incorporated into the Wayfarer Apartments landscape. No historic nesting by colonial waterbirds has been documented in this area.

Panay Way

The Panay Way nesting area is south of the Palawan Way nesting area and includes trees interspersed throughout the residential and commercial areas, including the parking areas for the marina. There is a public beach north of this area and harbor waters to the north, east, and south. No nesting waterbird colonies have been documented within the Panay Way area.

Tahiti Way

Tahiti Way nesting area is primarily residential and consists of trees along the access to numerous residential complexes and Basins A and B. The 1.46-acre Wetland Park is located on the northeast corner of Tahiti Way and Via Marina. The palm trees along Tahiti Way could be suitable nesting/roosting trees for GBHE; however, most of the trees are along the far north and south sides of the street are completely exposed to prevailing winds. Nesting by colonial waterbirds last occurred in this area in 2018.

1.2 Local Jurisdiction

The Marina del Rey LUP is a component of the Marina del Rey LCP, which was adopted in 1996 and amended in 2012. The LUP guides development in the 804-acre County-owned marina. The LUP was developed to address future land use, new access, recreation and resource protection areas, and improvement of existing facilities. The implementation program for the LUP is the Marina del Rey Specific Plan, which is contained in County Code Title 22 (Planning and Zoning Code). According to the LUP, despite the area being completely urbanized and man-made, colonial waterbirds and their nests exist within the bounds of Marina del Rey which require policy protection as coastal resources per Coastal Act sections 30230, 30231, 30233, and 30250. This protection is also intended to be consistent with the California Environmental Quality Act. Marina del Rey is also bordered by several Environmentally Sensitive Habitat Areas (ESHA) including the Ballona Wetlands, Ballona Lagoon, and the California least tern (*Sterna antillarum browni*, CLTE) roosting area on Venice Beach. As such,

Tree Management Policies 23 and 34 from the LUP of the LCP require an annual survey of breeding and nesting for federal and state-listed species, California Species of Special Concern, and waterbirds on all properties (including private leasehold properties) within the unincorporated area of Marina del Rey that are covered by the LCP.

2 Methodology

2.1 Literature Review

A literature review was conducted that included information on the target species as defined by the Department of Beaches and Harbors. The LUP defines colonial waterbirds as the following five species: double-crested cormorant, great blue heron, great egret (*Ardea alba*, GREG), snowy egret, and black-crowned night-heron. These species have likely been nesting in Marina del Rey since the mid-1990s (Hamilton Biological 2010).

Annual nesting reports for the survey area from previous years were also reviewed:

- Final Report on Nesting Waterbirds and Raptors, Marina del Rey, Los Angeles County, CA (Hamilton Biological 2014)
- Final Report on Nesting Waterbirds and Raptors, Marina del Rey, Los Angeles County, CA (Hamilton Biological 2015)
- Final 2016 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2016)
- Final 2017 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2017)
- Final Nesting Bird Survey Report Marina del Rey, Los Angeles County, California (Environmental Intelligence 2018)
- Final Nesting Bird Survey Report Marina del Rey, Los Angeles County, California (Environmental Intelligence 2019).
- Final 2020 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2020)
- Final 2021 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2021)
- Final 2022 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California (Rincon 2022)

2.2 Nesting Surveys

The nesting bird surveys for colonial waterbirds and raptors were conducted by Rincon Biologist Nicholas Fager between April 21, 2023, and July 17, 2023. Table 1 provides the timing and environmental conditions during the surveys.

Table 1 Survey Details

Survey Date	Time	Observers	Weather
April 21, 2023	0645-1830	Nicholas Fager	62-68°F, 1-9 mph, 0% cloud cover AM – 20% cloud cover PM
May 23, 2023	0700-1856	Nicholas Fager	60-61°F, 0-6 mph, 100% cloud cover AM – 100% cloud cover PM
June 20, 2023	0800-1515	Nicholas Fager	66-69°F, 1-13 mph, 20% cloud cover AM – 0% cloud cover PM
July 17, 2023	0930-1400	Nicholas Fager	75-76°F, 4-8 mph, 80% cloud cover AM – 0% cloud cover PM

The nesting survey area included all 10 nesting areas, including the entire Survey Boundary as shown in Figure 2. The biologist searched both active and inactive colonial waterbird nests and raptors in accordance with the requirements outlined in Policies 23 and 34 in the Marina del Rey LCP, including all suitable and historic nesting sites. The biologist made observations from the ground, surveying for existing and remnant nest structures, whitewash, birds exhibiting breeding/nesting behavior (i.e., courtship displays, copulation, vegetation or food carries, and territorial displays), and the presence of fledglings. Where nests or young were suspected, close physical inspection of the tree was conducted to confirm presence or absence of nests or birds. Binoculars (8x42) were used to aid in the identification of birds and nests. Inaccessible areas (i.e., fenced construction zones and private properties) were also surveyed from the nearest accessible vantage point with the aid of binoculars. The locations of all trees containing waterbird nests were recorded using a Samsung Tablet Geographic Information System (GIS) tracker and Field Maps application.

Nests were identified as “active” based on observations of at least one adult constructing or attending the nest, including incubation, brooding, and nest maintenance. Nests with at least one offspring were also considered “active”, as were nests that appeared to be recently constructed (new nesting material and recent whitewash present on or under the nest) with an adult bird perching nearby. The survey methods documented in the 2009, 2011, 2012, and 2014 – 2022 reports for determining “active” or “likely active” nests were referenced to compare the previously documented nesting trends from 2009 onward. “Roost” trees are those that did not contain nest structures but were observed with a significant amount of white-wash underneath and/or a colonial waterbird was observed sitting on a branch.

Where possible, waterbird nests observed during the surveys were identified by avian species. Smaller waterbird colonial nests were presumed to belong to BCNH and/or SNEG if the bird was not directly observed, and larger waterbird colonial nests were presumed to belong to GBHE or GREG. Other indicators that waterbird nesting was occurring on these unoccupied nest structures include feather and guano deposits, other avian activity, and/or presence of broken eggs or dead fledglings. Incidental and non-waterbird nests were also documented during the surveys per Los Angeles County Department of Beaches and Harbors request. Some nests were unable to be determined down to species due to inactivity, degradation, and isolation from other colonial nests. Unspecified small nests were classified as unknown passerine nests while unspecified large nests were classified as unknown corvid nests. All nests not determined to be utilized by waterbirds are considered “incidental” regardless of species. Nest counts were compared with those from similar waterbird nesting surveys conducted at Marina del Rey, including: 2009 (Hamilton Biological 2010), 2014 (Hamilton Biological 2014), 2015 (Hamilton Biological 2015), 2016 (Rincon 2016), 2017 (Rincon 2017), 2018 (Environmental Intelligence 2018), 2019 (Environmental Intelligence 2019), 2020 (Rincon 2020), 2021 (Rincon 2021), and 2022 (Rincon 2022). Birds are referred to by their four-letter species acronym throughout this report as defined in Table 2 below.

Table 2 Species Acronyms

Species Name	Acronym
black-crowned night heron	BCNH
double-crested cormorant	DCCO
great blue heron	GBHE
great egret	GREG
snowy egret	SNEG
American crow	AMCR
Cooper's hawk	COHA
* Large colonia waterbirds include GBHE and GREG and small colonial waterbirds include SNEG and BCNH.	

3 Survey Results

3.1 2023 Annual Survey Results

During the 2023 breeding season, 180 active colonial waterbird and 19 incidental passerine and American crow (*Corvus brachyrhynchos*, AMCR) nests were detected. The following species were observed: BCNH, DCCO, GBHE, and SNEG, including several small unknown colonial waterbird nests (Table 3). No nesting GREG were observed during the 2023 surveys. As indicated in Table 3 below, the 180 active nests were in 35 trees within three nesting areas: Mariner's Village (seven trees), Marquesas Way (24 trees), and Mindanao Way at Burton Chace Park (four trees). No active colonial waterbird nests were observed in the Admiralty Way, Bali Way, Bora Bora Way, Fiji Way, Palawan Way, Panay Way, or Tahiti Way nesting areas in 2023; however, waterbirds were observed roosting at Admiralty Way, Bora Bora Way, Mariner's Village, Marquesas Way, Mindanao Way at Burton Chace Park, and Palawan Way. Roost locations and incidental passerine nests observed are depicted on Figure 3. As shown, 12 AMCR nests were observed: one along Via Marina, four within Mariner's Village, one along Tahiti Way, three along Admiralty Way, two near the visitor center located at the intersection of Mindanao Way and Admiralty Way, and one along Fiji Way. An additional seven unknown passerine nests were observed within the survey area. See Appendix A for a list of all avian species observed through all surveys, Appendix B for nest photos, and Appendix C for tree numbers, locations, and descriptions.

Table 3 Active Colonial Waterbird Nests in 2023

Location	GBHE	BCNH	SNEG	DCCO	Large Unknown	Small Unknown	Total
Mariner's Village	19	1	0	16	0	0	36
Marquesas Way	0	57	34	0	0	32	123
Mindanao Way (Burton Chace Park)	0	2	0	18	0	1	21
Total	19	60	34	34	0	33	180

Mariner's Village

A total of 36 active nests were detected in the Mariner's Village nesting area in 2023 (Figure 4). Of these 36 nests, 19 were confirmed to be GBHE nests, one was confirmed to be a BCNH nest, and 16 were confirmed to be DCCO nests. The 19 confirmed GBHE nests were located within five different trees, including three pine trees and two blue gum trees; 16 DCCO nests were in one blue gum tree; and one BCNH nest was observed within a pine tree. In addition, six incidental nests were observed throughout Mariner's Village in 2023, four of which were identified as inactive AMCR nests, and two nests were determined to belong to smaller unknown passerine species.

Marquesas Way

A total of 123 waterbird nests were observed in the Marquesas Way nesting area (Figure 5). The biologist determined that 57 of these nests belonged to BCNH, 34 to SNEG, and 32 nests were small unknown nests, but presumed to have been used by either BCNH or SNEG based on historical nesting trends, nest structure/material, excrement, and feathers present. Most of the waterbird nests were in broad-leaved paperbark trees along the road median throughout Marquesas Way,

while several nests were also observed in rubber fig trees, pine trees, and common olive trees located in adjacent private property.

Mindanao Way (Burton Chace Park)

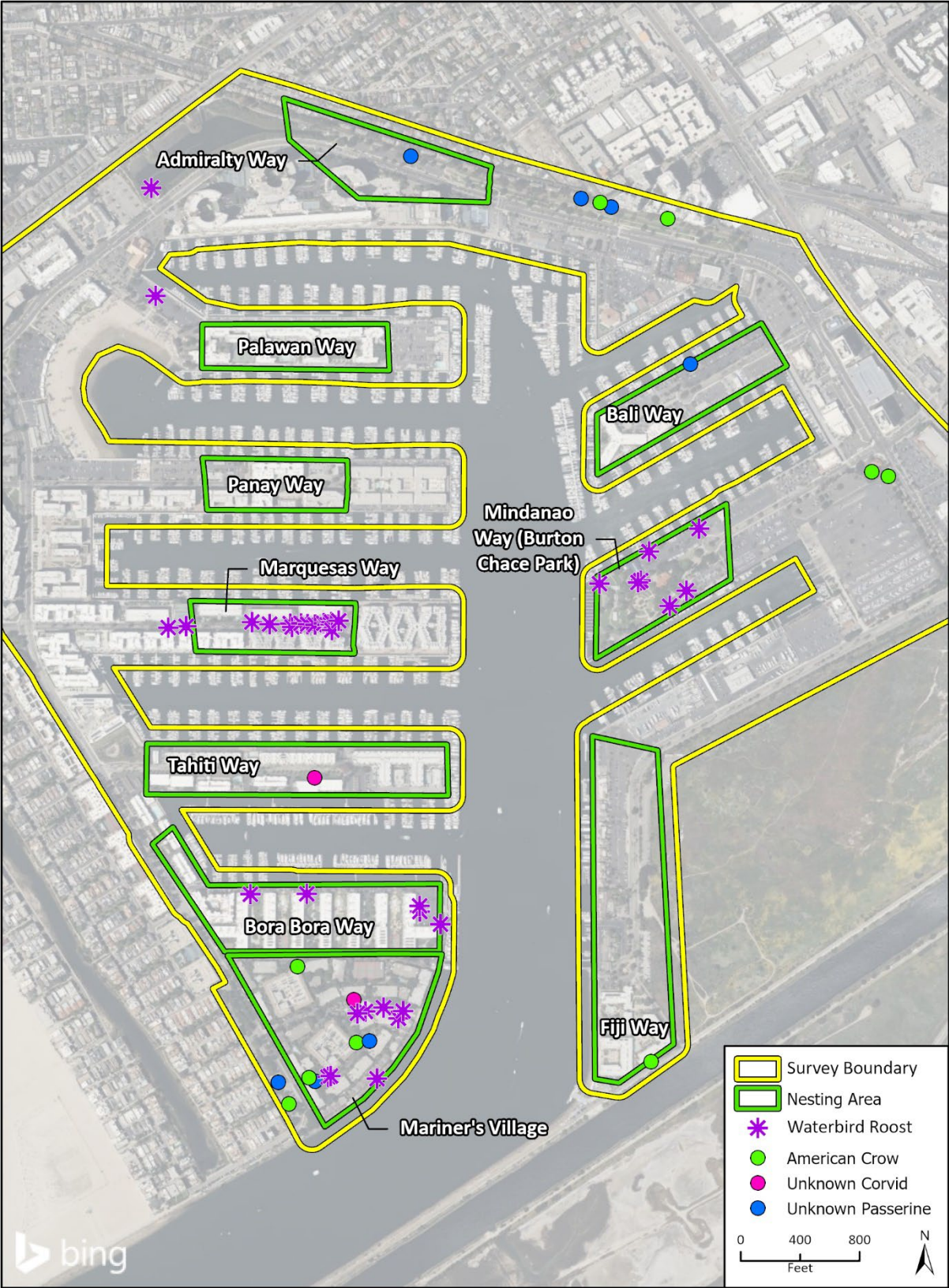
A total of 21 active waterbird nests were observed in the Mindanao Way nesting area. Most of the waterbird nesting observations were comprised of 17 DCCO nests located in a historically occupied gum tree on the east side of Burton Chace Park, northeast of the boathouse building at 13640 Mindanao Way. A single DCCO nest was also observed in a new nesting tree near the southeast corner of the park (Figure 6). Additionally, two BCNH nests were observed in a gum tree north of the park's central seating area and one unidentified waterbird nest was observed within a gum tree located in an adjacent parking lot north of the park. The biologist determined that the small unknown nest was likely used by either BCNH or SNEG based on historical nesting trends, nest structure/material, tree species, excrement, and feathers present. Two inactive AMCR nests were observed near the Mindanao Way nesting area and were located within the visitor center parking lot at the intersection of Mindanao Way and Admiralty Way.

3.2 Annual Nesting Trends

Table 4 provides waterbird population trends by species between 2009 and 2023. Data analysis suggests that BCNH populations have fluctuated over the past five years, with 2020 and 2023 representing the most nesting BCNH occurrences at 64 and 60, respectively. Populations of SNEG have continued to fluctuate over this time frame as well, with nesting occurrences peaking in 2021 and 2023. GBHE nesting reached its highest levels since 2014, as GBHE nesting increased 137 percent from 2022 to 2023 (14 nests in 2022 and 19 nests in 2023). Although there was a dip in population during the 2019 surveys, DCCO populations continued to increase since 2018, with 2023 representing the most nesting DCCO observations since surveys began in 2009. Survey results in 2023 continue the trend of no nesting GREG observations, as they have not nested in any of the nesting areas since 2012 following a decline from an already low population.

Table 5 provides waterbird population trends at each nesting area between 2009 and 2023. Results continue to indicate that GBHE are selecting nest sites in Mariner's Village and DCCO are selecting nest sites in both Mariner's Village and Burton Chace Park. The GBHE and DCCO nesting trees in Mariner's Village and Burton Chace Park contained significantly more nests in 2023 than in 2022 (Appendix C). Despite the observation of one GBHE nest in Bora Bora Way in 2022, no nesting activity was observed there in 2023. Trends in BCNH and SNEG populations continue to show an increasing affinity for the Marquesas Way nest area. Unknown passerine and corvid nest observations decreased from 2022 (48 nests) to 2023 (19 nests) but were largely located in the same nesting areas along Admiralty Way and within Mariner's Village. Colonial waterbird nesting activity trends in each of the three nesting areas are described in more detail below.

Figure 3 Incidental Nest Locations and Waterbird Roosts



Imagery provided by Microsoft Bing and its licensors © 2023.

23-14248 Mdr Bird Surveys 2023

Figure 4 Mariner's Village Nesting Area



Imagery provided by ESRI and its licensors © 2023.

23-14248 Mdr Bird Surveys 2023

Figure 5 Marquesas Way Nesting Area



Imagery provided by ESRI and its licensors © 2023.

23-14248 Mdr Bird Surveys 2023

Figure 6 Mindanao Way (Burton Chace Park) Nesting Area



Table 4 Population Trends by Species, Based on Number of Active Nests¹

Species	2009	2011 ¹	2012 ³	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Trend
Black-crowned night-heron (BCNH) ²	43	81	64	81	73	57	56	41	48	64	51 ⁵	41	60	Mixed
Snowy egret (SNEG)	35	24	10	18	25	26	18	33	14	32	34	21	34	Mixed
Great blue heron (GBHE)	32	25	28	22	14	16	17	13	19	12	12	8	19	Decrease, then mixed
Great egret (GREG) ⁴	5	1	1	0	0	0	0	0	0	0	0	0	0	Decrease, then absent
Double-crested cormorant (DCCO)	19	22	24	30	19	22	20	26	17	26	32	29	34	Increase, then stable
Small Unknown	N/A	N/A	N/A	N/A	16	14	24	0	0	2	42	32	33	Mixed, then stable
Large Unknown	N/A	N/A	N/A	N/A	2	0	0	0	0	0	1	0	0	Stable
Total	134	153	127	151	149	135	135	113	98	136	176	133	180	

¹ This data does not include 2010 and 2013 because surveys were not conducted in those years

² Consistent with previous year's surveys, this data includes undetermined small colonial waterbird nests (SNEG/BCNH)

³ Based on Hamilton Biological (2015) that noted this was from a single day survey

⁴ Includes undetermined large colonial waterbird nests (GBHE/GREG)

⁵ An early nesting season led to a high number of unknown small waterbird nests, many of these were likely BCNH

Table 5 Population Trends by Nesting Area, Based on Number of Active Nests¹

Location ¹	2009	2011	2012	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Trends
Admiralty Way	71	64	25	33	17	2	0	0	0	0	0	0	0	Decrease
Bora Bora Way ²	N/A	N/A	N/A	11	0	1	0	0	0	0	1	1	0	Decrease
Fiji Way	25	29	12	0	0	0	0	0	0	0	1	0	0	Decrease
Mariners Village	29	18	41	53	35	37	49	38	34	32	31	28	36	Mixed, then stable
Marquesas Way	9	38	49	66	97	96	85	74	62	95	127	93	123	Mixed
Mindanao Way (Burton Chace Park)	0	4	0	0	0	0	1	1	2	9	16	11	21	Increase
Tahiti Way	0	0	0	0	0	0	0	1	0	0	0	0	0	Anomaly in 2018
Total	134	153	127	163	149	136	135	113	98	136	176	133	180	

¹ Bali Way, Palawan Way, and Panay Way are not included as no active colonial waterbird nests were observed in those nesting areas during any of the survey years.

² No data was recorded for Bora Bora Way during the 2009, 2011, and 2012 surveys conducted by Hamilton Biological.

4 Conclusions

Similar to previous years, nesting waterbird colonies were concentrated within three nesting areas during the 2023 nesting season: Marquesas Way, Mariners Village, and Mindanao Way (Burton Chace Park). No colonial waterbird nesting was observed in the other seven nesting areas; therefore, they are not discussed in further detail. In general, avian activity during all four surveys was higher compared to the 2022 nesting season, as the number of active nests for all colonial waterbird species increased from 133 in 2022 to 180 in 2023. As observed during the 2022 surveys, nesting activity appeared to occur earlier in the season in 2023 compared to previous years for all observed waterbird species. High levels of waterbird activity and several fledglings were observed during the first survey on April 21. As the end of the survey period approached, waterbird activity decreased as fledglings left the nests.

The survey area supported more nesting waterbirds than in 2022 (133 nests), and the 180 active nests identified in 2023 resemble a similar observation in 2021, during which 176 active nests were recorded. This year's survey results also indicate that BCNH are expanding their nesting range by selecting trees further west along Marquesas Way while SNEG nesting remains concentrated near the eastern end. The increase and geographical expansion in nesting waterbird observations compared to 2022 may be explained in part due to a combination of waterbird breeding cycles as well as this year's rain season, in which Los Angeles County experienced its wettest season since 2004-2005 (National Weather Service 2023) that extended into the month of March. Greater precipitation in 2022-2023 resulted in increased foliage and canopy cover throughout the survey area, which may have improved the waterbird roosting and nesting habitat. In addition, the increase in nesting observations may have also been attributed to a high number of nestlings reaching sexual maturity in 2023 from the 2020/2021 nesting season; BCNH, DCCO, and GBHE generally reach sexual maturity at 2-3 years of age and SNEG at 1-2 years (Dorr et al. 2014; Hothem et al. 2010; Parsons and Master 2000; Vennesland and Butler 2011).

4.1 Mariner's Village

Mariner's Village continues to be the most active GBHE nesting site within the survey area, as a grove of pine trees at the eastern end of the apartment complex, along with decorative water features, serves as active roosting and foraging habitat. This nesting area supports larger waterbird species, which roost within the mature pine tree canopy at Mariner's Village. In 2023, GBHE nesting activity was concentrated in two pine trees near the center of the apartment complex, with one pine tree and two blue gum trees being utilized as nesting sites along the outskirts of the apartment complex as well. DCCO nesting activity in Mariner's Village has remained stable throughout the previous five years, with DCCO's utilizing a single blue gum tree on the northeast end of Mariner's Village in 2023.

4.2 Marquesas Way

Marquesas Way continues to be the most active SNEG and BCNH nesting area within the survey area. The total number of nests in 2023 increased by 33 percent compared to 2022, which is likely a result of the juveniles reaching sexual maturity from the 2020/2021 nesting season. Consistent with 2022 survey observations, an increased rate of nest development (construction, incubation,

brooding, etc.) was observed early in the 2023 survey period compared to prior nesting seasons. Fledglings were observed during the first survey in April and throughout the subsequent three surveys. This indicates that early nesting in this area does not negatively impact the hatch fate of SNEG and BCNH nests. BCNH young leave the nest at approximately one month of age to forage on the ground, despite their inability to fly until they are six weeks old (Hothem et.al 2010). Likewise, SNEG young are capable of leaving the nest as early as ten days of age when disturbed, although they typically return to the nest if feasible (Parsons and Master 2000). SNEG fledglings typically remain near the colony for approximately seven to eight weeks. The behavior of these two species presents a challenge at this nesting area due to the high level of vehicle and pedestrian traffic, as a total of three fledgling BCNH carcasses were observed during the June and July surveys along Marquesas Way. Communication with local law enforcement during the June 20 survey suggests that vehicle strikes are the leading cause of fledgling mortality; however, these numbers have not been quantified.

To reduce vehicle strikes, the County installed traffic caution signs in early July 2016 along Marquesas Way to encourage drivers to slow down and watch for birds. Additional sign postings, enforcement of speed limits, and general community education/outreach may help decrease the death toll of young birds in the Marquesas Way nesting area.

4.3 Mindanao Way (Burton Chace Park)

Since 2019, a single gum tree located on the east side of the Burton Chace Park continues to contain the majority of waterbird nests in the Mindanao Way nesting area. The biologist observed 18 DCCO nests in this tree in 2023, as well as one DCCO nest in an adjacent tree (CP-137). Additionally, two BCNH nests were observed in a gum tree located in the northern section of the park, and one unidentified small waterbird nest was observed in a parking lot north of the park. Mindanao Way's waterbird nesting activity has increased throughout the previous five years, with 2023 representing the highest number of observed nests since surveys began. Burton Chace Park's proximity to open water in the harbor, coupled with the current trend of increasing waterbird nesting observations, suggests that Burton Chace Park will remain an active waterbird nesting habitat in the upcoming years.

5 References

- American Ornithologists' Union (AOU). 2010. Check-list of North American Birds. Retrieved from: <http://www.americanornithology.org/content/checklist-north-and-middle-american-birds> (Accessed July 2023).
- Beaver, D.L., Osborn, R.G., and Custer, T.W. 1980. Nest site and colony characteristics of wading birds in selected Atlantic coast colonies. *The Wilson Bulletin*, vol. 92 (2): 200-220.
- California Department of Fish and Wildlife (CDFW). 2020a. California Natural Diversity Database, Rarefind V. (Accessed July 2023).
- _____. 2020b. Special Animals List. Biogeographic Data Branch, California Natural Diversity Database. July 2020.
- _____. 2020c. Biogeographic Information and Observation System (BIOS). Retrieved July 20, 2020. www.wildlife.ca.gov/data/BIOS (Accessed July 2023).
- County of Los Angeles Department of Regional Planning. 2012. Marina del Rey Land Use Plan. Certified by the California Coastal Commission, February 8, 2012.
- Crouch, S., C. Paquette, and D. Vilas. 2002. Relocation of a large Black-crowned Night Heron colony in southern California. *Waterbirds*, no. 25 (4):474-478. (Accessed July 2023).
- Dorr, B.S., J.J. Hatch, and D.V. Weseloh. 2014. Double-crested Cormorant (*Phalacrocorax auritus*), version 2.0. In *The Birds of North America* (A.F. Poole, Editor). Cornell Lab of Ornithology, Ithaca, NY, USA. <https://doi.org/10.2173/bna.441> (Accessed July 2023).
- Dorr, B.S., Sullivan, K.L., Curtis, P.D., Chipman, R.B., and McCullough, R.D. 2016. Wildlife damage management technical series: Double-crested Cormorants. U.S. Department of Agriculture, Animal & Plant Health Inspection Service.
- Environmental Intelligence, LLC. (EI). 2018. Final Nesting Bird Survey Report Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors and Department of Regional Planning. August 2018.
- _____. 2019. Final Nesting Bird Survey Report Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors and Department of Regional Planning. August 2019.
- Gibbs, J. P., Woodward, S., Hunter, M.L., Hutchinson, A.E. 1987. Determinants of Great Blue Heron Colony Distribution in Coastal Maine. *The Auk*, vol. 104 (1):38–47. <https://doi.org/10.2307/4087230> (Accessed July 2023).
- Hamilton Biological, Inc. 2010. Conservation and Management Plan for Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors and Department of Regional Planning. September 16, 2010.
- _____. 2014. Final Report on Nesting Waterbirds and Raptors, Marina del Rey, Los Angeles County, CA. Prepared for County of Los Angeles Department of Beaches and Harbors. September 11, 2014.

- _____. 2015. Final Report on Nesting Waterbirds and Raptors, Marina del Rey, Los Angeles County, CA. Prepared for County of Los Angeles Department of Beaches and Harbors. August 31, 2015.
- Harkinezhad, T., Geens, T., and Vanrompay, D. 2009. Chlamydophila psittaci infections in birds: A review with emphasis on zoonotic consequences. *Veterinary Microbiology* 135:68–77.
- Hothem, R.L., B.E. Brussee, and W.E. Davis Jr. 2010. Black-crowned Night-Heron (*Nycticorax nycticorax*), version 2.0. In *The Birds of North America* (A.F. Poole, Editor). Cornell Lab of Ornithology, Ithaca, NY, USA. <https://doi.org/10.2173/bna.74> (Accessed July 2023).
- Jones, H.P., Kress, S.W. A Review of the World's Active Seabird Restoration Projects. *The Journal of Wildlife Management*, 76(1):2-9. (Accessed July 2023).
- McCrimmon Jr., D.A., J.C. Ogden, and G.T. Bancroft. 2011. Great Egret (*Ardea alba*), version 2.0. In *The Birds of North America* (A.F. Poole, Editor). Cornell Lab of Ornithology, Ithaca, NY, USA. <https://doi.org/10.2173/bna.570> (Accessed July 2023).
- Minias, P. 2014. Evolution of within-colony distribution patterns of birds in response to habitat structure. *Behavioral Ecology and Sociobiology*, 68:851-859.
- National Weather Service (NWS). 2023. NWS Forecast Office Los Angeles, CA. Accessed July 10, 2023.
- Parnell, J.F., D.G. Ainley, H. Blokpoel, B. Cain, T.W. Custer, J.L. Dusi, S. Kress, J.A. Kushlan, W.E. Southern, L.E. Stenzel, and B.C. Thompson. 1988. Colonial Waterbird Management in North America. *Journal of the Colonial Waterbird Society*, vol. 11 (2):129-169.
- Parsons, K.C. and T.L. Master. 2000. Snowy Egret (*Egretta thula*), version 2.0. In *The Birds of North America* (A.F. Poole and F.B. Gill, Editors). Cornell Lab of Ornithology, Ithaca, NY, USA. <https://doi.org/10.2173/bna.489> (Accessed July 2023).
- Rincon Consultants, Inc. (Rincon). 2016. Final 2016 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors. August 15, 2016.
- _____. 2017. Final 2017 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors. July 31, 2017.
- _____. 2020. Final 2020 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors. July 31, 2020.
- _____. 2021. Final 2021 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors. August 10, 2021.
- _____. 2022. Final 2022 Report on Nesting Colonial Waterbird and Raptor Survey Results for Marina del Rey, Los Angeles County, California. Prepared for County of Los Angeles Department of Beaches and Harbors. August 10, 2022.
- Vennesland, R.G. and R.W. Butler. 2011. Great Blue Heron (*Ardea herodias*), version 2.0. In *The Birds of North America* (A.F. Poole, Editor). Cornell Lab of Ornithology, Ithaca, NY, USA. <https://doi.org/10.2173/bna.25> (Accessed July 2023).

County of Los Angeles Department of Beaches and Harbors
Marina del Rey Annual Nesting Bird Survey Project

United States Fish and Wildlife Service (USFWS). 1973. The Endangered Species Act of 1973, as amended (16 U.S.C 1531 et seq.).

6 List of Preparers

Rincon Consultants, Inc.

Primary Author

Gayle McDermott, Biologist

Nicholas Fager, Associate Biologist

Technical Review

Brenna Vredevelde, Supervising Biologist

Principal-in-Charge

Greg Ainsworth, Principal Biologist

This page intentionally left blank.

Appendix A

Species Compendium

Species Name	Acronym	Scientific Name
Allen's hummingbird	ALHU	<i>Selasphorus sasin</i>
American crow	AMCR	<i>Corvus brachyrhynchos</i>
barn swallow	BARS	<i>Hirundo rustica</i>
black-crowned night heron	BCNH	<i>Nycticorax nycticorax</i>
black phoebe	BLPH	<i>Sayornis nigricans</i>
brown pelican	BRPE	<i>Pelecanus occidentalis</i>
California towhee	CALT	<i>Melospiza crissalis</i>
Canada goose	CANG	<i>Branta canadensis</i>
Caspian tern	CATE	<i>Hydroprogne caspia</i>
common raven	CORA	<i>Corvus corax</i>
common yellowthroat	COYE	<i>Geothlypis trichas</i>
Cooper's hawk	COHA	<i>Accipiter cooperii</i>
dark-eyed junco	DEJU	<i>Junco hyemalis</i>
double-crested cormorant	DCCO	<i>Phalacrocorax auritus</i>
elegant tern	ELTE	<i>Thalasseus elegans</i>
European starling	EUST	<i>Sturnus vulgaris</i>
great blue heron	GBHE	<i>Ardea herodias</i>
great egret	GREG	<i>Ardea alba</i>
hooded oriole	HOOR	<i>Icterus cucullatus</i>
house finch	HOFI	<i>Haemorhous mexicanus</i>
house sparrow	HOSP	<i>Passer domesticus</i>
mallard	MALL	<i>Anas platyrhynchos</i>
mourning dove	MODO	<i>Zenaida macroura</i>
northern harrier	NOHA	<i>Circus hudsonius</i>
orange-crowned warbler	OCWA	<i>Leiothlypis celata</i>
red-tailed hawk	RTHA	<i>Buteo jamaicensis</i>
ring-billed gull	RBGU	<i>Larus delawarensis</i>
rock pigeon	ROPI	<i>Columba livia</i>
song sparrow	SOSP	<i>Melospiza melodia</i>
snowy egret	SNEG	<i>Egretta thula</i>
turkey vulture	TUVU	<i>Cathartes aura</i>
western gull	WEGU	<i>Larus occidentalis</i>
white-throated swift	WTSW	<i>Aeronautes saxatalis</i>
yellow-crowned night heron	YCNH	<i>Nyctanassa violacea</i>
yellow-rumped warbler	YRWA	<i>Setophaga coronata</i>

This page intentionally left blank.

Appendix B

Site Photographs



Photograph 1. GBHE nest located in tree 28 at Mariner's Village during April 21, 2023, survey, facing south.



Photograph 2. BCNH roosting in tree located at Mariner's Village during May 23, 2023, survey, facing southeast.



Photograph 3. Deceased DCCO in tree 22 located at Mariner's Village during May 23, 2023, survey, facing southeast.



Photograph 4. Nesting GBHE in tree 63 located at Mariner's Village during May 23, 2023, survey, facing east.



Photograph 5. Two GBHE nests in tree 23 located at Mariner's Village during July 17, 2023, survey, facing west.



Photograph 6. Sidewalk maintenance construction occurring at northeastern end of Bora Bora Way during April 21, 2023, survey, facing east.



Photograph 7. Guano deposits under roost tree located at Bora Bora Way during May 23, 2023, survey, facing south.



Photograph 8. Deceased juvenile BCNH under tree 81 located at Marquesas Way during June 20, 2023, survey, facing north.



Photograph 9. DCCO nests in tree CP-220 located at Burton Chace Park during April 21, 2023, survey, facing south.



Photograph 10. Guano deposits under tree CP-26 located at Burton Chace Park during April 21, 2023, survey, facing west.

This page intentionally left blank.

Appendix C

Nest Data Table 2009-2023

Nest Data Table 2009-2023

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
Admiralty Way	4	Ficus	2014	0	0	0	0	4	0	0	0
			2015	0	0	1	0	3	0	0	0
	5	Ficus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	0	0	0	0
	6	Ficus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	2	0	0	0
			2015	0	0	0	0	1	0	0	0
	7	Ficus	2009	x	x	x	x	x	x	x	x
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	0	0	0	0
	8	Ficus	2009	x	x	x	x	x	x	x	x
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	0	0	0	0	0
			2015	0	0	3	0	3	0	0	0
			2016	0	0	1	0	0	0	0	0
	9	Ficus	2009	x	x	x	x	x	x	x	x
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	3	0	0	0
			2015	0	0	1	0	3	0	0	0
			2016	0	0	1	0	0	0	0	0
	10	Ficus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	0	0	0	0	0
			2015	0	0	0	0	2	0	0	0
	42	N/A	2014	0	0	0	0	0	0	1	0
			2015	0	0	0	0	0	0	1	0
			2016	0	0	0	0	0	0	1	0
	43	Eucalyptus	2014	0	0	0	0	1	0	0	0
	BP-147	Ficus	2012	x	x	x	x	x	x	x	x
	BP-148	Eucalyptus sp.	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	1	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	BP-150	Eucalyptus sp.	2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	11	0	0	0
	OX-10	Eucalyptus	2011	x	x	x	x	x	x	x	x
	OX-17	Eucalyptus sp.	2018	0	0	0	0	0	0	0	1
Bali Way	BA-1	Erythrina caffra	2019	0	0	0	0	1	0	0	0
Bora Bora Way	46	Pinus	2014	0	1	0	0	0	0	0	0
			2021	0	0	1	0	0	0	0	0
			2022	1	0	0	0	0	0	0	0
	77	Pinus	2016	1	0	0	0	0	0	0	0
Fiji Way	73	Washingtonia	2012	x	x	x	x	x	x	x	x
	FJ-209	Washingtonia robusta	2012	x	x	x	x	x	x	x	x
	FJ-2021-1	Pinus	2021	1	0	0	0	0	0	0	0
Mariner's Village	22	Eucalyptus	2014	2	0	0	0	0	0	0	0
			2015	2	0	0	0	0	0	0	0
			2016	2	0	0	0	0	0	0	0
			2017	2	0	0	0	0	0	0	0
			2018	0	0	0	0	0	2	0	0
			2019	0	0	0	0	0	1	0	0
			2020	0	0	0	0	0	2	0	0
			2021	0	0	0	0	0	1	0	0
			2022	0	0	0	0	0	1	0	0
			2023	0	0	0	0	0	16	0	0
	23	Eucalyptus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	2	1	0	0	0	0	0	0
			2015	3	0	0	0	0	0	0	0
			2016	3	0	0	0	0	0	0	0
			2017	2	0	0	0	0	0	0	0
			2018	0	0	0	0	0	1	0	0
			2019	0	0	0	0	0	2	0	0
			2021	0	1	0	0	0	0	0	0
			2022	0	0	2	0	0	0	0	0
			2023	2	0	0	0	0	0	0	0
	24	Eucalyptus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	0	0	0	19	0	0
			2015	0	0	0	0	0	19	0	0
			2016	0	0	0	0	0	22	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	25	Eucalyptus	2017	0	0	0	0	0	20	0	0
			2018	0	0	0	0	0	21	0	0
			2019	0	0	0	0	0	12	0	0
			2020	0	0	0	0	0	16	0	0
			2021	0	0	0	0	0	15	0	0
			2022	0	0	0	0	0	17	0	0
			2014	1	1	0	0	0	0	0	0
			2015	2	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2018	0	1	0	0	0	0	0	0
			2023	1	0	0	0	0	0	0	0
	28	Pinus	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	4	1	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2017	2	1	0	0	0	0	0	0
			2018	4	0	0	0	0	0	0	0
			2019	5	0	0	0	0	0	0	0
			2020	5	0	0	0	0	0	0	0
			2022	1	0	0	0	0	0	0	0
			2023	3	0	0	0	0	0	0	0
	29	Pinus	2014	3	1	0	0	0	0	0	0
			2015	2	2	0	0	0	0	0	0
			2016	5	0	0	0	0	0	0	0
			2017	5	0	0	0	0	0	0	0
			2018	8	0	0	0	0	0	0	0
			2019	12	0	0	0	0	0	0	0
			2020	2	0	0	0	0	0	0	0
			2021	8	0	0	0	0	0	0	0
			2022	2	0	0	0	0	0	0	0
			2023	9	0	0	0	0	0	0	0
	30	Eucalyptus	2014	1	0	0	0	0	0	0	0
			2017	0	1	0	0	0	0	0	0
			2020	0	1	0	0	0	0	0	0
	59	Eucalyptus	2014	0	2	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	62	Ficus	2017	1	0	0	0	0	0	0	0
			2018	1	0	0	0	0	0	0	0
			2019	0	1	0	0	0	0	0	0
			2020	1	0	0	0	0	0	0	0
			2014	0	1	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2017	0	0	0	0	1	0	0	0
			2018	0	0	1	0	0	0	0	0
			2019	0	0	0	0	1	0	0	0
			2019	0	0	0	0	1	0	0	0
	63	Pinus	2014	0	1	0	0	0	0	0	0
			2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2017	2	0	0	0	0	0	0	0
			2018	1	0	0	0	0	0	0	0
			2019	1	0	0	0	0	0	0	0
			2020	4	0	0	0	0	0	0	0
			2021	3	0	0	0	0	0	0	0
			2022	3	0	0	0	0	0	0	0
			2023	4	0	0	0	0	0	0	0
	64	Eucalyptus	2015	1	0	0	0	0	0	0	0
			2016	1	0	0	0	0	0	0	0
			2017	1	0	0	0	0	0	0	0
			2018	0	0	0	0	0	1	0	0
	86	Eucalyptus	2019	1	0	0	0	0	0	0	0
			2022	1	0	0	0	0	0	0	0
	100	Eucalyptus	2020	0	0	0	0	3	0	0	0
	101	Eucalyptus	2020	0	0	0	0	4	0	0	0
	102	Eucalyptus	2020	0	0	0	0	2	0	0	0
	103	Eucalyptus	2020	1	0	0	0	0	0	0	0
	119	Pinus	2020	0	0	2	0	0	0	0	0
			2022	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	MV-2021-1	Ficus	2021	0	0	2	0	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
Marquesas Way	65	Pinus	2015	0	0	2	0	0	0	0	0
			2016	0	0	1	0	0	0	0	0
			2017	0	0	0	0	1	0	0	0
			2021	0	0	1	0	1	0	0	0
			2022	0	0	1	0	0	0	0	0
	66	Pinus	2015	0	0	2	0	0	0	0	0
			2016	0	0	0	1	0	0	0	0
			2017	0	0	1	0	0	0	0	0
			2022	0	0	1	0	0	0	0	0
	68	Pinus	2015	0	0	0	0	1	0	0	0
			2016	0	0	2	0	0	0	0	0
			2017	0	0	1	0	2	0	0	0
			2018	0	0	4	0	0	0	0	0
			2019	0	0	1	0	4	0	0	0
	69	Ficus	2015	0	0	3	0	0	0	0	0
	70	Melaleuca quinquenervia	2015	0	0	1	0	0	0	0	0
			2016	0	0	1	0	0	0	0	0
	76	Pinus	2016	0	0	1	0	0	0	0	0
			2017	0	0	1	0	1	0	0	0
			2019	0	0	0	0	1	0	0	0
			2020	0	0	1	0	0	0	0	0
	78	Pinus	2017	0	0	2	0	0	0	0	0
			2021	0	0	1	0	0	0	0	0
	79	Pinus	2017	0	0	2	0	0	0	0	0
	81	Olea europaea	2018	0	0	1	0	0	0	0	0
			2019	0	0	0	0	1	0	0	0
			2020	0	0	1	0	0	0	0	0
			2021	0	0	0	0	1	0	0	0
			2022	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	82	Olea europaea	2018	0	0	1	0	0	0	0	0
			2021	0	0	0	0	1	0	0	0
			2022	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	84	Eucalyptus	2019	0	0	0	0	1	0	0	0
			2021	0	0	0	0	1	0	0	0
			2023	0	0	0	1	0	0	0	0
	87	Pinus	2019	0	0	1	0	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	88	Pinus	2021	0	0	3	0	0	0	0	0
			2019	0	0	1	0	0	0	0	0
			2021	0	0	2	0	0	0	0	0
			2022	0	0	1	0	0	0	0	0
	89	Pinus	2019	0	0	0	0	1	0	0	0
	90	Pinus	2019	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
	91	Ficus	2019	0	0	2	0	2	0	0	0
			2023	0	0	1	0	0	0	0	0
	200	Melaleuca quinquenervia	2020	0	0	1	0	0	0	0	0
	201	Pinus	2020	0	0	1	0	0	0	0	0
	203	Melaleuca quinquenervia	2020	0	0	1	0	0	0	0	0
			2022	0	0	2	0	0	0	0	0
	MQ-1	Ficus elastica	2018	0	0	4	0	0	0	0	0
	MQ-2	Ficus elastica	2018	0	0	4	0	0	0	0	0
			2019	0	0	2	0	2	0	0	0
			2021	0	0	0	0	4	0	0	0
			2022	0	0	3	0	3	0	0	0
			2023	0	0	1	3	0	0	0	0
	MQ-3	Ficus elastica	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	0	4	0	0	0
			2015	0	0	6	1	1	0	0	0
			2016	0	0	14	0	0	0	0	0
			2017	0	0	11	0	0	0	0	0
			2018	0	0	4	0	0	0	0	0
			2019	0	0	4	0	1	0	0	0
			2020	0	0	6	0	0	0	0	0
			2021	0	0	1	1	4	0	0	0
			2022	0	0	2	0	4	0	0	0
			2023	0	0	0	0	3	0	0	0
	MQ-4	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	4	5	1	0	0	0
			2015	0	0	7	6	0	0	0	0
			2016	0	0	4	6	3	0	0	0
			2017	0	0	0	10	4	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	MQ-5	Melaleuca quinquenervia	2018	0	0	1	7	0	0	0	0
			2019	0	0	4	3	4	0	0	0
			2020	0	0	5	4	0	0	0	0
			2021	0	0	1	5	3	0	0	0
			2022	0	0	3	6	3	0	0	0
			2023	0	0	4	5	1	0	0	0
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	2	1	0	0	0
			2015	0	0	3	4	0	0	0	0
			2016	0	0	2	4	0	0	0	0
			2017	0	0	2	2	0	0	0	0
			2018	0	0	1	4	0	0	0	0
			2019	0	0	5	1	0	0	0	0
			2020	0	0	2	4	0	0	0	0
	MQ-6	Melaleuca quinquenervia	2021	0	0	3	4	3	0	0	0
			2022	0	0	2	2	3	0	0	0
			2023	0	0	5	5	0	0	0	0
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	2	3	1	0	0	0
			2015	0	0	4	3	0	0	0	0
			2016	0	0	4	4	1	0	0	0
			2017	0	0	6	0	1	0	0	0
			2018	0	0	1	4	0	0	0	0
			2019	0	0	3	3	0	0	0	0
			2020	0	0	6	5	5	0	0	0
			2021	0	0	6	5	5	0	0	0
			2022	0	0	2	4	2	0	0	0
			2023	0	0	1	5	5	0	0	0
	MQ-7	Melaleuca quinquenervia	2012	x	x	x	x	x	x	x	x
			2014	0	0	2	3	1	0	0	0
			2015	0	0	5	5	1	0	0	0
			2016	0	0	4	4	2	0	0	0
			2017	0	0	8	1	3	0	0	0
			2018	0	0	1	6	0	0	0	0
			2019	0	0	3	3	3	0	0	0
			2020	0	0	4	6	0	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	MQ-8	Melaleuca quinquenervia	2021	0	0	5	3	3	0	0	0
			2022	0	0	3	2	1	0	0	0
			2023	0	0	6	6	5	0	0	0
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	0	1	0	0	0	0
			2015	0	0	3	1	0	0	0	0
			2016	0	0	3	2	2	0	0	0
			2017	0	0	2	2	1	0	0	0
			2018	0	0	3	0	0	0	0	0
			2019	0	0	4	1	0	0	0	0
			2020	0	0	4	2	0	0	0	0
			2021	0	0	3	3	3	0	0	0
			2022	0	0	2	3	3	0	0	0
			2023	0	0	4	3	1	0	0	0
	MQ-9	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	6	0	0	0	0	0
			2015	0	0	8	2	0	0	0	0
			2016	0	0	4	2	3	0	0	0
			2017	0	0	9	1	1	0	0	0
			2018	0	0	2	6	0	0	0	0
			2019	0	0	5	1	0	0	0	0
			2020	0	0	3	5	0	0	0	0
			2021	0	0	4	7	2	0	0	0
			2022	0	0	5	1	4	0	0	0
			2023	0	0	4	3	0	0	0	0
	MQ-10	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	3	2	1	0	0	0
			2015	0	0	4	3	1	0	0	0
			2016	0	0	4	1	2	0	0	0
			2017	0	0	3	2	4	0	0	0
			2018	0	0	3	2	0	0	0	0
			2019	0	0	3	1	5	0	0	0
			2020	0	0	8	2	0	0	0	0
			2021	0	0	2	4	2	0	0	0
			2022	0	0	2	3	2	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night-heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
	MQ-11	Melaleuca quinquenervia	2023	0	0	4	2	1	0	0	0
			2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	3	1	3	0	0	0
			2015	0	0	7	0	0	0	0	0
			2016	0	0	5	1	0	0	0	0
			2017	0	0	4	0	1	0	0	0
			2018	0	0	7	0	0	0	0	0
			2019	0	0	3	0	1	0	0	0
			2020	0	0	7	1	4	0	0	0
			2022	0	0	3	0	3	0	0	0
			2023	0	0	6	0	7	0	0	0
	MQ-12	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	6	0	2	0	0	0
			2015	0	0	11	0	0	0	0	0
			2016	0	0	4	1	1	0	0	0
			2017	0	0	4	0	2	0	0	0
			2018	0	0	2	4	0	0	0	0
			2019	0	0	4	1	2	0	0	0
			2020	0	0	3	2	0	0	0	0
			2021	0	0	4	1	3	0	0	0
			2022	0	0	3	0	3	0	0	0
			2023	0	0	3	2	3	0	0	0
	MQ-13	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x
			2014	0	0	1	0	0	0	0	0
			2015	0	0	2	0	0	0	0	0
			2016	0	0	2	0	0	0	0	0
			2017	0	0	0	0	1	0	0	0
			2018	0	0	2	0	0	0	0	0
			2019	0	0	2	0	2	0	0	0
			2020	0	0	3	0	0	0	0	0
			2021	0	0	2	0	0	0	0	0
			2022	0	0	1	0	1	0	0	0
			2023	0	0	4	2	0	0	0	0
	MQ-16	Melaleuca quinquenervia	2011	x	x	x	x	x	x	x	x
			2012	x	x	x	x	x	x	x	x

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
Mindanao Way	MQ-18	Melaleuca quinquenervia	2014	0	0	0	0	1	0	0	0
			2023	0	0	1	0	0	0	0	0
			2023	0	0	1	0	0	0	0	0
			2020	0	0	2	0	0	0	0	0
			2021	0	0	1	0	0	0	0	0
			2021	0	0	3	0	0	0	0	0
			2021	0	0	0	0	1	0	0	0
			2023	0	0	1	0	0	0	0	0
			2023	0	0	0	0	1	0	0	0
	80	Metrosideros	2017	0	0	1	0	0	0	0	0
	CP-8	Metrosideros excelsa	2012	x	x	x	x	x	x	x	x
	CP-66	Pinus	2012	x	x	x	x	x	x	x	x
	CP-111	Ficus rubiginosa	2019	0	0	0	0	0	0	0	1
			2020	0	0	1	0	0	0	0	0
	CP-113	Pinus pinea	2012	x	x	x	x	x	x	x	x
	CP-137	Metrosideros excelsa	2023	0	0	0	0	0	1	0	0
	CP-160	Erythrina caffra	2018	0	0	0	0	0	0	0	1
			2019	0	0	0	0	0	0	0	1
	CP-170	Metrosideros excelsa	2018	0	0	0	0	0	0	0	1
			2019	0	0	0	0	0	0	0	1
	CP-220	Eucalyptus sideroxylon	2020	0	0	0	0	0	12	0	0
			2021	0	0	0	0	0	16	0	0
			2022	0	0	0	0	0	10	0	0
			2023	0	0	0	0	0	17	0	0
	CP-2022-4	Sycamore	2022	0	0	0	0	0	1	0	0
	CP-2023-1	Eucalyptus	2023	0	0	2	0	0	0	0	0
	MN-23	Eucalyptus polyanthemos	2019	0	0	0	0	0	1	0	0
	MN-24	Eucalyptus sideroxylon	2018	0	0	0	0	0	1	0	0
			2019	0	0	0	0	0	1	0	0
	MN-18	Eucalyptus polyanthemos	2023	0	0	0	0	1	0	0	0

Location	Tree Name	Tree Species	Year	Great Blue Heron	Large Unknown (Great Blue Heron or Great Egret)	Black-crowned Night-heron	Snowy Egret	Small Unknown (Black-crowned Night- heron or Snowy Egret)	Double-crested Cormorant	Peregrine Falcon	Cooper's Hawk
Panay Way	49	Melaleuca	2009	x	x	x	x	x	x	x	x
	51	Melaleuca	2009	x	x	x	x	x	x	x	x
	52	Melaleuca	2009	x	x	x	x	x	x	x	x
	PN-1	Ficus elastica	2019	0	0	0	0	1	0	0	0
	PN-6	Melaleuca quinquenervia	2020	0	0	0	0	3	0	0	0
Tahiti Way	58	Washingtonia	2012	x	x	x	x	x	x	x	x
	83	Eucalyptus	2018	0	0	0	0	1	0	0	0
x = species and/or number of nests undetermined											

This page intentionally left blank.