

EXHIBIT "A"
ENVIRONMENTAL ASSESSMENT FORM
ENV-2005-4516-EIR

Project Description

The proposed project is located on an approximately 61.5-acre site in the Harbor-Gateway Community Plan area, and is bordered by Western Avenue (State Route 213) to the west, Fitness Drive and multiple-family residential developments to the south, the U.S. Navy's Defense Fuel Supply Point (DFSP) to the north, and the proposed site of a new campus for Mary Star of the Sea High School (a Catholic high school) to the east. Land uses to the west across Western Avenue include the Green Hills Memorial Park cemetery and single-family homes.

The project site is currently improved with 245 residential units, a community center, and a retail convenience facility that were constructed in approximately 1962 by the U.S. Navy for the purpose of housing personnel stationed at the Long Beach Naval Shipyard. The Navy housing facility (formerly known as San Pedro Housing) was closed in 1999. A firefighting training facility was also located on the southwest portion of the site, and was subsequently closed. As part of the project, existing improvements will be removed from the site.

The project proposes the development of a residential community comprised of 1,135 total residential dwelling units. Approximately 409 of these units will be apartments and approximately 726 units will be for-sale condominium units. All streets within the project will be private, and access will be provided through two or three entrances from Western Avenue (e.g. at Green Hills Drive, the southerly intersection of John Montgomery Drive and Western Avenue, and/or from a new east-west road near the southerly boundary line of the project site that will intersect Western Avenue at Avenida Aprenda). A road to provide access from Western Avenue to Mary Star of the Sea High School will also be included in the project.

When completed, the proposed project will include approximately 12% landscaped common areas and parks (excluding roads). It will be lushly landscaped, and will provide pedestrian amenities such as walking-paths, benches, fountains, water-features, distinctive light poles and street signage. The project will incorporate large internal open space and recreational areas including an approximately 3.5-acre park, 0.8-acre community clubhouse and pool/recreation area and an approximately 2.4-acre open space and trail network. Additional recreational amenities will be distributed throughout the site.

The project's residential units will be comprised of for-sale flats and townhomes ranging in size from 750 to 3,000 square feet and for-rent flats ranging in size from 600 to 1,300 square feet, within buildings constructed over and adjacent to residential parking garages.

Entitlements necessary for the project include the following:

(i) A General Plan amendment.

(ii) A Zone Change and Specific Plan are proposed to provide zoning, architectural, landscape and streetscape standards to guide the project's development. At residential densities ranging from 18 units per acre to approximately 43 units per acre, the project will fall within the City of Los Angeles' Low-Medium I, Low-Medium II and Medium General Plan Land Use Designations. By way of comparison, the City of Los Angeles' medium-density multiple family residential zoning category, "R3", permits approximately 54 units per acre, while the City's lower density multi-family residential category, "RU 1.5", permits approximately 28 units per acre.

(iii) A Vesting Tentative Tract Map.

The project is anticipated to be completed within seven years of the time construction is commenced.