

Project TR067861

Woodfin Hotel Suite (now Marina del Rey Marriott Courtyard and Residence Inn Hotel) Project – Parcel 9U North Mitigation Monitoring Plan

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOTECHNICAL AND SOIL RESOURCES				
<p>The proposed project has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving structures adversely affected by the magnitude of seismic shaking that could potentially occur on the project site.</p>	<p>Fault Rupture, Seismic Ground Shaking, Landslides:</p>		<p>Department of Public Works</p>	<p>During plan check</p>
	<p>5.1-1. Proposed structures shall be designed in conformance with the requirements of the most current edition of the UBC and the County of Los Angeles Building Code for Seismic Zone 4.</p>	<p>5.1-2. Proposed structures shall be designed in conformance with all recommendations included in the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14 35) or most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works.</p>		
<p>Surficial wind and water erosion on the project site has the potential to increase on the project site during construction.</p>	<p>Soil Erosion:</p>		<p>Department of Public Works</p>	<p>Prior to the issuance of grading permit and ongoing during construction</p>
	<p>5.1-3. Precautions shall be taken during the performance of site clearing, excavations, and grading to protect the project from flooding, ponding, or inundation by poor or improper surface drainage.</p>	<p>5.1-4. Temporary provisions shall be made during the rainy season to adequately direct surface drainage away from and off the project site after treatment to the satisfaction to County of Los</p>		

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	<p>Angeles Department of Public Works. Where low areas cannot be avoided, pumps shall be kept on hand to continually remove water during periods of rainfall.</p> <p>5.1-5. Where necessary, prior to and during periods of rainfall, the Contractor shall install checkdams, desilting basins, rip-rap, sand bags or other devices or methods necessary to control erosion and provide safe conditions, in accordance with site conditions and regulatory agency requirements.</p> <p>5.1-6. Following periods of rainfall and at the request of the Geotechnical Consultant, the Contractor shall make excavations in order to evaluate the extent of rain-related subgrade damage, when required by the County.</p> <p>5.1-7. Positive measures shall be taken to properly finish grade improvements so that drainage waters from the lot and adjacent areas are directed off the lot and away from foundations, slabs, and adjacent property.</p> <p>5.1-8. For earth areas adjacent to the structures, a minimum drainage gradient of 2 percent is required.</p>			
	<p>5.1-9. Drainage patterns approved at the time of fine grading shall be maintained throughout the life of the proposed structures. Any subsequent change to drainage patterns would require new grading and drainage permits approved by the County of Los Angeles Department of Public Works.</p>	<p>The applicant shall record a covenant committing project to the approved drainage plan prior to issuance of a certificate of occupancy.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of a certificate of occupancy</p>
	<p>5.1-10. Landscaping shall be kept to a minimum and where used, limited to plants and vegetation requiring little watering as recommended by a registered landscape architect.</p>	<p>The applicant shall submit a landscape plan.</p>	<p>Department of Regional Planning</p>	<p>During plan check</p>

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	5.1-11. Roof drains shall be directed off the site or directed to an on-site location to the satisfaction of the County of Los Angeles Department of Public Works in the County-approved drainage plan.	Applicant shall submit a grading and drainage plan for compliance	Department of Public Works	During plan check
	5.1-12. Proposed structures shall be designed in conformance with any additional recommendations pertinent to soil erosion in accordance with the recommendations of the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) or most current geotechnical report reviewed and approved by the County of Los Angeles.	Applicant shall submit structural and building plans for compliance.	Department of Public Works	During plan check
Consequences of liquefaction on the project site include liquefaction-induced ground subsidence and lateral spread or deformation toward the low-lying areas of the project site. Additionally, soils located on Parcel 9U are not suitable for support of the project.	Liquefaction: 5.1-13. Proposed structures shall be designed in conformance with all recommendations included in the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) or most current geotechnical report reviewed and approved by the County of Los Angeles.	Applicant shall submit a geotechnical report and building plans for compliance.	Department of Public Works	During plan check
Methane is a natural bi-product of the microbial decomposition of organic matter in an anaerobic environment. In large concentrations, methane can be explosive and, since it is	Soil Gas 5.1-14. The County Building and Safety, as defined in Los Angeles County Building Code Section 110.4, buildings or structures adjacent to or within 200 feet (60.96 meters) of active, abandoned or idle oil or gas well(s) shall be provided with methane gas-protection systems. For soil gas safety, the recommendations in the August 23, 2006 and May 3, 2008	Applicant shall submit a methane gas report for compliance	Department of Public Works in conjunction with other relevant County	During construction

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heavier than air, can displace atmospheric oxygen.	Methane Specialist reports (Draft EIR, Appendix 5.1) or most current methane gas report reviewed and approved by the County of Los Angeles Department of Public Works shall be implemented.		departments	
	5.1-18. There are several existing pile foundations on the site. Where the foundations are in the building area, they shall be cut off at least 5 feet below the bottom of the proposed mat or the proposed pile caps.	Applicant shall submit a demolition plan for compliance	Department of Public Works	During plan check
	5.1-19. A program of in-situ densification to improve the density of the granular estuary deposits to a minimum N-value of 20 shall be employed. Densification to achieve the required minimum N-values recommended in most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works should be performed throughout the estuary deposits to the surface of the dense sand and gravel. The densification shall be evaluated by a test program using cone penetration tests (CPT) to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant shall submit a geotechnical report for compliance	Department of Public Works	During plan check and on going during construction
	5.1-20. Foundations for the hotel should extend through the existing fill and estuary deposits and into the underlying dense sand and gravel. Driven piles could be used, but the noise associated with pile driving may be a problem in this residential neighborhood. Auger-cast piles could be used as an option to the driven piles. The specific design recommendations in the approved geotechnical report shall be incorporated, as appropriate.	Applicant shall record a covenant to ensure compliance for the notice required in Mitigation Measure 5.2-3	Department of Public Health in conjunction with Public Works.	During plan check and on going during construction

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<p>The project site is not located on expansive soils however; any import material shall be tested for expansion prior to importing.</p>	<p>5.1-21. Any import material shall be tested for expansion potential prior to importing. A log of imported materials shall be maintained by the Project Contractor and made available to the County upon request.</p> <p>5.1-22. Expansion index tests shall be performed at the completion of grading if silty subgrade soils are exposed to verify expansion potential. Results of tests shall be provided to the County of Los Angeles Department of Public Works.</p>	<p>Applicant shall submit a log of the imported material and test results to ensure compliance.</p>	<p>Department of Public Works</p>	<p>Grading completion</p>
	<p>5.1-23. Any additional recommendations pertinent to expansive soils as shall be carried out in accordance with the recommendations in the most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works.</p>	<p>Applicant shall submit a Geotechnical Reports to ensure compliance.</p>	<p>Department of Public Works</p>	<p>During plan check</p>
<p>NOISE</p>				
<p>Construction Impacts Construction activity would occur as close as 50 feet from existing noise sensitive residential uses located east and west of the project site, or along the haul route. Uses at these locations could experience noise levels that reach up to 94 A-weighted decibels (dB(A)) for short time periods. These could be</p>	<p>5.2-1. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory mufflers, as feasible. Stationary source noises (such as generators and air compressors) within 100 feet of residential land uses shall be completely enclosed in temporary portable noise structures, such as a plywood fence or acoustic noise curtain. If determined necessary and feasible by the County of Los Angeles Department of Public Health, temporary sound walls shall be constructed between the construction activity and nearby occupied residences. The sound walls shall be continuous with no breaks, and shall be of such height to break the line-of-sight to the first floor occupants of the nearby residences.</p>	<p>The applicant shall submit an equipment log and record a covenant to ensure the equipment is properly maintained.</p>	<p>Department of Public Health</p>	<p>Log submitted quarterly and during field inspections</p>

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temporarily exposed to exterior noise levels that could exceed the County's Noise Control Ordinance standards for construction equipment noise.				
	<p>5.2-2. All exterior construction activity, including grading, transport of material or equipment and warming-up of equipment, shall be limited to between the hours of 7:00 AM to 7:00 PM, except for concrete pours, and shall not occur during weekend periods unless approved by the Los Angeles County Department of Public Health. The work schedule shall be posted at the construction site by the project contractor and modified as necessary to reflect deviations approved by the Los Angeles County Department of Public Health. The project contractor or a designee should spot check and respond to complaints.</p>	<p>The applicant shall record a covenant to ensure compliance with the required noise restrictions; Field inspection</p>	<p>Department of Public Health in conjunction with Public Works</p>	<p>On going during construction</p>
	<p>5.2-3. The project applicant shall post a notice at the construction site that shall contain information on the type of project and anticipated duration of construction activity, locations of haul routes, and shall provide a phone number where people can register questions and complaints. The applicant shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the applicant and submitted to the County of Los Angeles Department of Public Health.</p>	<p>The applicant shall record a covenant to ensure compliance with the required noise restrictions</p>	<p>Department of Public Health</p>	<p>On going during construction</p>
<p>Because the use of pile driving equipment is required for foundation construction, vibration</p>	<p>Vibration Impacts</p> <p>5.2-4. To the extent feasible, the project developer shall utilize cast-</p>	<p>The applicant shall record a</p>	<p>Department of</p>	<p>On going</p>

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impacts that would occur are considered significant and unavoidable, but temporary in nature.	<p>in-drilled-hole or auger cast piles in lieu of pile driving.</p> <p>5.2-5. A certified structural engineer shall be retained to submit evidence that pile driving activities would not result in any structural damage to nearby structures.</p>	covenant to ensure compliance with the required vibration restrictions.	Public Health	during construction
HYDROLOGY AND DRAINAGE				
During construction, grading/excavation operations and project construction could result in increased water and wind erosion and a potential for the discharge of sediment to the small-craft harbor during storm events resulting in increased sedimentation or erosion. Additionally, temporary de-watering systems for the proposed partially subterranean parking garages also have the potential to discharge sediments from excavation areas directly to the small-craft harbor unless mitigated. Project	<p>5.3-1. A final drainage plan and final grading plan (including an erosion control plan if required) shall be prepared by each applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after redevelopment of the project sites. These plans shall be prepared to the satisfaction of the Los Angeles County Department of Public Works prior to the issuance of grading, demolition, or building permits.</p>	The applicant shall submit a final drainage plan and final grading plan	Department of Public Works	Prior to issuance of demolition and grading permits

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<p>applicant(s) would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) for Parcel 9U pursuant to the National Pollutant Discharge Elimination System (NPDES) that would identify the various Best Management Practices (BMPs) that would be implemented at the construction site.</p>				
<p>AIR QUALITY</p>				
<p>Demolition, Excavation and Construction Impacts The emissions associated with concurrent demolition, excavation and grading and construction of all the project components would exceed the South Coast Air Quality Management District (SCAQMD) emission thresholds of significance during the construction phase for</p>	<p>5.4-9. Develop and implement a construction management plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ul style="list-style-type: none"> a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. d. Reroute construction trucks away from congested streets. e. Consolidate truck deliveries when possible. 	<p>The applicant shall submit a construction management plan and a detour/haul route plans to ensure minimal construction activity impact. The applicant shall maintain a log to insure compliance.</p>	<p>Department of Public Works and Public Health.</p>	<p>Prior to issuance of a grading permit and on going during construction</p>

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carbon monoxide (CO), oxides of nitrogen (NOX), and volatile organic compounds (VOC), as well as cause localized significant ambient air quality impacts for particulate matter less than 10 microns in diameter (PM10), particulate matter less than 2.5 microns in diameter (PM2.5), and NOX.	<ul style="list-style-type: none"> f. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site. g. Maintain equipment and vehicle engines in good condition and in proper tune according to manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions. h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices¹. k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices¹. 			

¹ "Competitive prices" refers to costs that are no greater than 10% higher than the costs of utilization of standard equipment.

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

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<p>The project would generate GHG emissions, which would contribute to potential cumulative impacts of GHG emissions on global climate. These are not considered to be cumulatively considerable impacts.</p>	<p>Global Climate Change</p> <p>5.4-11. The project shall achieve energy efficiency equivalent to the California Energy Commission Tier II building energy use standards.</p> <p>5.4-12. The project applicant shall recycle and/or salvage for reuse a minimum of 65 percent of non-hazardous construction and demolition debris by weight.</p> <p>5.4-13. The project applicant shall use drought-tolerant landscaping from an approved plant list provided by the lead agency, County of Los Angeles, or other agency.</p> <p>5.4-14. The project applicant shall install a smart irrigation controller for any area of the lot that is either landscaped or designated for future landscaping. The project applicant shall ensure landscaped areas comply with all requirements within Title 22 Part 21 of Chapter 22.523.</p> <p>5.4-15. The project applicant shall install high-efficiency toilets (maximum 1.28 gallons/flush) when tank-type toilets are installed.</p> <p>5.4-16. The project applicant shall provide sufficient interior and exterior bicycle parking facilities at residential components of the project. The project applicant will also provide residents and hotel guests with information regarding local and regional public transportation services.</p>	<p>The applicant shall incorporate compliance with the County Green Building Ordinance with final project design plans. Applicant will submit a log to ensure compliance.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of building permit.</p>
<p>BIOTA</p>				
<p>Direct impacts on terrestrial special status species associated with construction and operation on the project</p>	<p>5.5-4 To avoid impacts to native nesting birds (California Fish and Game Code (Section 3503, 3503.5 and 3513), the applicant and/or its contractors shall retain a qualified biologist to conduct nest surveys in potential nesting trees within the project site and the median of Via Marina and Marquesas Way</p>	<p>Qualified biologist to monitor construction activities and provide pre-construction nesting bird survey</p>	<p>Department of Regional Planning and Department of Beaches and</p>	<p>Prior to and during construction</p>

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sites are not considered significant, except nesting migratory birds when found nesting in project area landscape trees.	prior to construction or site preparation activities. Specifically, within 30 days of ground disturbance activities associated with construction or grading, a qualified biologist shall conduct weekly surveys to determine if active nests of bird species protected by the Migratory Bird Treaty Act and the California Fish and Game Code are present in the construction zone. If no breeding bird behavior or nesting activity is observed, the surveying biologist may instruct the contractor to remove potential nesting habitat, so long as the removal occurs within three days of the survey. If the removal of potential nesting habitat does not occur within three days, an additional pre-construction survey will be conducted such that no more than three days will have elapsed between the last survey and the commencement of ground disturbance activities.		Harbors	
Direct impacts on terrestrial special status species associated with construction and operation on the project sites are not considered significant, with the exception of black-crowned night-heron and snowy egret when found nesting in project area landscape trees.	5.5-5 During all construction activities if active heron or egret nests are discovered on or adjacent to the project and these nests are being used for breeding or rearing offspring, a qualified biologist shall monitor bird behavior at the nest for any signs of distress or annoyance from the construction noise. In the event the consulting biologist determines that noise from the project construction activities are causing distress or annoyance to herons or egrets that may be utilizing nests on these parcels, then construction activities shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during that year. The urbanized and disturbed condition of the existing environment shall be considered when determining buffer distances, since birds that typically nest in the area are already accustomed to noisy conditions.	Qualified biologist to monitor construction activities	Department of Regional Planning	During construction

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VISUAL QUALITY				
<p>The height and mass of the proposed Woodfin Suite Hotel and Timeshare Resort Project from Viewing Locations One, Two, and Three, would be out-of-character with surrounding land uses. As such, impacts are considered significant and mitigation is required..</p>	<p>5.6-1. A deed restriction shall be placed of the southern portion of Parcel 9U requiring that the wetland park be retained as natural open space.</p> <p>5.6-2. On the street level of the project landscaping to the satisfaction of the County of Los Angeles, Department of Beaches and Harbors, Design Control Board shall be implemented to reduce visual impacts of the project when viewed from this location. Further, if approved by the Design Control Board, areas of landscaping shall be included on terraces and balconies that could be incorporated into the design of the hotel structure and associated parking structure.</p> <p>5.6-3. Articulation and variations in color or building materials could be incorporated into the lower levels of the hotel and parking structure. These actions would reduce visual resource impacts on Via Marina.</p>	<p>Recordation of deed restriction over Parcel 9U for wetland park</p> <p>Approval of landscape and final design plans</p>	<p>Department of Regional Planning, Department of Beaches and Harbors- Design Control Board</p>	<p>Prior to issuance of building permit</p>
TRAFFIC/ACCESS				
<p>The project is expected to generate approximately 1,538 net new trips per day. Of this total, an estimated 117 trips would occur during the morning peak hour, and 102 new trips would occur during the evening peak hour. These new trips would be added to the project area</p>	<p>5.7-1. Through the implementation of area traffic improvement measures recommended in the adopted Marina del Rey Specific Plan Transportation Improvement Program (TIP) project (i.e., existing + ambient growth + project) traffic related impacts would be reduced to a less than significant level. Based on the expected net project trip generation of 102 PM peak hour trips, the project (Parcel 9U) would be required to pay \$580,380 in trip mitigation fees. A portion of these fees is designated toward the Category 1 and 3 (regional) transportation improvements.</p>	<p>The applicant shall pay the fair share TIP fees</p>	<p>Department of Public Works Traffic and Lighting Division</p>	<p>Prior to construction</p>

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<p>roadway network once the existing development is removed and the proposed project is completed and fully occupied. The incremental project traffic would significantly impact the (LOS) forecasts during the PM peak hours at three of the study intersections, Admiralty Way and Via Marina, Washington Blvd. at Ocean Avenue and Via Marina, and Admiralty Way and Mindanao Way. During the AM peak hour only the Admiralty Way/Mindanao intersection would be significantly affected.</p>				
<p>Cumulative Impacts The results of the cumulative development analysis show that the potential additional traffic resulting from area-wide development</p>	<p>The intersection improvement measures recommended to address these cumulative traffic impacts, consistent with the detailed specific intersection improvement measures in the December 2007 Traffic Analysis prepared by Crain and Associates, include the intersections of:</p> <ul style="list-style-type: none"> • Admiralty Way and Via Marina • Washington Boulevard and Via Marina/Ocean Avenue • Admiralty Way and Palawan Way 	<p>The applicant shall pay fees to the transportation improvement fund.</p>	<p>Department of Public Works Traffic and Lighting Division</p>	<p>Prior to construction</p>

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would significantly impact 12 of the 17 study intersections, resulting in several locations nearing or exceeding capacity. The proposed project would also contribute incrementally to these cumulative impacts.	<ul style="list-style-type: none"> • Washington Boulevard and Palawan Way • Lincoln Boulevard and Washington Boulevard • Lincoln Boulevard and Marina Expressway (SR-90) • Lincoln Boulevard and Bali Way • Lincoln Boulevard and Mindanao Way • Lincoln Boulevard and Fiji Way • Admiralty Way and Bali Way • Admiralty Way and Mindanao Way • Marina Expressway (SR-90) Eastbound and Mindanao Way 			
SEWER SERVICE				
The proposed development would generate an increase demand for sewage.	5.8-1. Prior to issuance of building permits, the Woodfin Suite Hotel Project applicants shall demonstrate sufficient sewage capacity for the proposed project	The applicant shall obtain approval of a sewer area study from the Department of Public Works (DPW), or otherwise confirm sewer capacity to DPW's satisfaction	Department of Public Works,	Prior to the issuance of building permits
WATER SERVICE				
The proposed development of the project would increase the demand for water in the project area.	5.9-1. The Woodfin Suite Hotel Project shall meet the County Efficient Landscape Ordinance since landscaped areas exceed 2,500 square feet in area.	The applicant shall submit a landscape plan	Department of Regional Planning	During plan check
Implementation of MWD 25-year comprehensive	5.9-2. The Woodfin Suite Hotel Project shall incorporate into the building plans water conservation measures as outlined in the following items:	The applicant shall submit building plans incorporating water	Department of Public Works	Prior to the issuance of building

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Integrated Water Resources Plan (IRP)	<ul style="list-style-type: none"> • Health and Safety Code Section 17921.3 requiring low-flow toilets and urinals; • Title 24, California Administrative Code which establishes efficiency standards for shower heads, lavatory faucets and sink faucets, as well as requirements for pipe insulation which can reduce water used before hot water reaches equipment or fixtures; and • Government Code Section 7800 which requires that lavatories in public facilities be equipped with self-closing faucets that limit the flow of hot water. 	conservation methods		permit
	<p>5.9-3. Prior to the issuance of grading permits, the Woodfin Suite Hotel Project applicant shall provide to the Los Angeles County Department of Regional Planning a letter from Public Works Waterworks Divisions confirming that it is able to provide water service to the project phase under consideration.</p>	The applicant shall submit water service letter from Waterworks District No. 29 of ability to provide sufficient water supply	Department of Regional Planning	Prior to the issuance of grading permit
SOLID WASTE SERVICE				
Demolition of the existing structures would generate construction debris.	<p>5.10-1. The Woodfin Suite Hotel Project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris. The Waste Management Plan shall be provided to the County of Los Angeles Department of Public Works for review and approval, prior to the issuance of demolition and grading permits.</p>	The applicant shall submit a Recycling and Reuse Plan	Department of Public Works	Prior to issuance of demolition and grading permits
During project operation, Woodfin Hotel Suite and	<p>5.10-2. To reduce the volume of solid and hazardous waste generated by the operation of the project, a solid waste management plan shall be developed by the Woodfin Suite Hotel Project</p>	The applicant shall submit a solid waste management plan.	Department of Public Works	Prior to issuance of demolition and

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Timeshare Resort project would generate a net increase of solid waste generation beyond currently permitted landfill capacity.	applicants. This plan shall be reviewed and approved by the LACDPW. The plan shall identify methods to promote recycling and re-use of materials, as well as safe disposal consistent with the policies and programs contained within the County of Los Angeles SRRE. Methods shall include locating recycling bins in proximity to dumpsters used by future on-site residents.			grading permits
POLICE PROTECTION				
Construction Impacts Site development and construction would normally not require services from the County Sheriff's Department, except in the cases of trespass, theft, and/or vandalism. Implementation of standard construction-traffic control procedures such as flagmen and signage would further reduce any potential impact.	<p>5.12-9. As part of the building permit process, the County Sheriff's Department shall review the Woodfin Suite Hotel Project site design during the planning and building plan-check process with respect to lighting, landscaping, building access and visibility, street circulation, building design and defensible space. Subsequent to Sheriff's Department review, comments regarding safety design techniques shall be incorporated into the design of the project.</p> <p>5.12-10. During construction, the builder and contractor shall adhere to the County of Los Angeles ordinances pertaining to construction noise (refer to Title 12, Chapters 12.08 and 12.12 Los Angeles County Code).</p>	The applicant shall submit site design to the County Sheriff's Department	County Sheriff's Department	Prior to issuance of demolition and grading permits
FIRE PROTECTION				
Construction Impacts During construction, a	5.13-9. Applicants associated with the Woodfin Suite Hotel Project shall submit and have approved by the County of Los Angeles	The applicant shall submit a Fire Safe Plan	County of Los Angeles Fire	Prior to issuance of

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<p>large amount of wood framing and other flammable construction materials would be present on the project site(s). In addition, construction traffic would occur on and near the project site during working hours due to commuting construction workers, trucks and other large construction vehicles that would potentially slow emergency response times. However, no significant impacts will occur with implementation of standard County safety measures.</p>	<p>Fire Department, a Fire Safe Plan. The Fire Safe Plan shall include information regarding water flow and duration requirements, building sprinkler requirements, internal and external fire access. The applicant will provide a Conceptual Fire Safety Plan to be reviewed by the County Fire Department prior to issuance of building permits for each project. Typically, such plans, defined emergency evacuation plans and other information deemed necessary by the Fire Department. The Fire Safe Plan shall be reviewed by and incorporate all recommendations of the County Fire Department prior to project approval.</p> <p>5.13-10. During construction, security fencing will be installed surrounding the project site and private security services will be hired to reduce the potential for emergency medical or fire situations on the project site caused by illegal trespassing that could require a response by the County Fire Department.</p> <p>5.13-11. Consistent with the Fire Safe Plan, ingress/egress access for the circulation of traffic and for emergency response access shall be reviewed and approved by the County Fire Department prior to project approval.</p> <p>5.13-12. The development of this project shall comply with all applicable code and ordinance requirements for access, water mains, fire flows, and fire hydrants.</p>		<p>Department</p>	<p>building permits</p>