

ATTACHMENT

**MITIGATION MONITORING AND REPORTING PROGRAM
Proposed Ice Rink Facility**

This Mitigation Monitoring and Reporting Program (MMRP) for the proposed Ice Rink Facility, located on City-owned property, east of the Los Angeles County Flood Control Channel, north of Alameda Street and south of the Eaton Wash Park, has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 et seq.), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097) and the City of Pasadena CEQA Guidelines. A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request. A copy also will be available at the office of the Condition/Mitigation Monitoring Coordinator.

The Project site is approximately 3.13 acres and is currently vacant land. The project involves the construction of a 65,000 square-foot, one-story “state of the art” commercial recreational Ice Rink Facility and required surface parking with approximately 143 spaces. Access to the on-site parking is via an existing driveway on Foothill Boulevard (which currently serves the PCC Community Education Center located southeast of the Project site) and through the existing PCC parking areas. The Facility would contain two (2) National Hockey League-sized ice rinks with about 400 and 100 seats respectively. Other amenities include a food preparation area, offices, skate rental, locker rooms, restrooms with showers, lobby/waiting area, a small retail shop and a small eating area.

This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the final Mitigated Negative Declaration (MND) for the project. The matrix lists each mitigation measure or series of mitigation measures by environmental topic. For each mitigation measure, the frequency of monitoring and the responsible monitoring entity is identified. Mitigation measures may be shown in submittals and may be checked only once, or they may require monitoring periodically during and/or after construction. Once a mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) forfeiture of security bonds or other guarantees; (6) revocation of permits or other entitlements.

Monitoring Program Cost:

I HEREBY AGREE TO PAY THE CITY MONITORING FEES, AND IMPLEMENT THESE MITIGATION MEASURES, AT A MINIMUM, IN THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.

APPLICANT

DATE

Mitigation Monitoring and Reporting Program Matrix Proposed Ice Rink Facility

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact 1 – Aesthetics/Biological Resources				
1. The City shall submit landscape, irrigation and tree protection plans.	Prior to the issuance of a Building Permit for the Project.	Zoning Administrator, Design Commission, and Urban Forestry Advisory Committee (UFAC)		
2. Grading plans.	Prior to the issuance of a Building Permit for the Project.	Building Division and the Public Works		
Impact 2 – Air Quality				
1. Complete and Submit an Air Quality Study to quantify the construction and operational air pollutants generated by the Project using the "URBEMIS 2002 Air Emissions From Land Development" model (URBEMIS model) or equivalent air quality model approved by the City of Pasadena. In addition, if the project's Air Quality Study reveals any potential project exceedances of the SCAQMD's numerical thresholds of significance, the City shall incorporate air pollution reduction techniques into the project that reduce the project-generated air pollutants to below the SCAQMD's numerical thresholds of significance.	Prior to the issuance of a Building Permit for the Project.	Building Official and the Public Works		
2. Construction equipment shall be properly maintained to ensure low operating emissions.	Periodically during construction (at least once per month)	Building Division		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
3. Compliance with SCAQMD rule 403 and 1113 regarding the control of fugitive dust emissions, and architectural coatings.	Periodically during construction (at least once per month)	Building Division		
4. Grading plans.	Prior to the issuance of a Building Permit for the Project.	Building Division and the Public Works		
Impact 3 – Geology and Soils				
1. The City must submit complete building and grading plans that incorporate methane control measures to the satisfaction of the Pasadena Fire Department. Methane control measures may include but are not limited to cut and fill, vapor barriers, passive or active venting and methane monitoring.	Prior to the issuance of a Building Permit for the Project.	Building Division and the Public Works. All methane mitigation measures shall be designed by and constructed under the observation of a State of California Registered Civil Engineer (RCE).		
2. The City must submit a complete Construction Staging and Traffic Management Plan.	Prior to the issuance of a Building Permit for the Project.	Building Division, the Public Works Dept., and Transportation Dept.		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>Impact 4 – Hazardous and Hazardous Materials</p> <p>1. The City must submit complete building plans to ensure that the transportation, storage, use and disposal of refrigerants and/or cooling materials will comply with the Building and Construction Section of the Pasadena Municipal Code, the Pasadena Fire Code, Health and Safety Code, local, state, EPA, and federal regulations and ordinances. The building plans must also contain establishing and implementing a business plan for emergency response. Additionally, Mitigation Measure 10-1 requires the selected refrigerants will to meet the criterion noted below as part of project implementation process:</p> <p><i>For areas where refrigerants are handled (for example, mechanical and refrigeration equipment room):</i> Routine releases shall not exceed the applicable Permissible Exposure Limit (PEL) established by state and federal regulation, or other relevant and applicable regulation, and shall be confined to the area or room of release. Accidental or upset releases shall not exceed the applicable Immediately Dangerous to Life or Health (IDLH) concentration, as established by the National Institute for Occupational Safety and Health (NIOSH);</p> <p><i>For public areas within the building or on the property:</i> Accidental or upset releases shall not exceed the current Toxic Endpoint (TE) as specified in Appendix B of the "California Accidental Release Prevention (CalARP) Program, Administering Agency Guidance" (January 2005), or successor guidance. If no TE is listed in Appendix B, a TE shall be developed, consistent with the methodology indicated in Appendix B, and approved by the Pasadena Fire Department; and,</p> <p><i>For areas beyond the boundary line of the project:</i> Accidental or upset releases shall not exceed the odor threshold of the refrigerant or the TE, which ever is less.</p>	<p>Prior to the issuance of a Building Permit for the Project.</p>	<p>Building, Fire, Health and Public Works Departments</p>		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>2. The City must submit complete building and grading plans that incorporate methane control measures to the satisfaction of the Pasadena Fire Department. Methane control measures may include but are not limited to cut and fill, vapor barriers, passive or active venting and methane monitoring.</p> <p>3. The City will be required to conduct further soil testing to assess the extent of hydrocarbon-impacted soil and to determine if past agricultural use has impacted the subsurface soil. After these tests are conducted, additional soil sampling may be required to identify the location and highest concentration of residual agricultural chemicals and TPH contamination at the site. All hazardous material testing will be performed in accordance with ASTM standards under the supervision of a Registered Environmental Assessor II or registered geologist or engineer with equivalent credentials. Sampled soil from the project site shall be tested for pesticides and total petroleum hydrocarbon (TPH) in accordance with applicable EPA testing methods (EPA Method 8081A for pesticides and EPA Method 8015 M for TPH). If residual agricultural chemicals above residential preliminary remediation goals (PRGs) established by the EPA and/or TPH is found in excess of 100 milligrams per kilogram (mg/kg) the contaminated soil will be removed from the project site and disposed of in accordance with all local and state requirements.</p>	<p>Prior to the issuance of a Building Permit for the Project.</p> <p>Prior to the issuance of a Building Permit for the Project.</p>	<p>Building Division, the Public Works Dept., and Transportation Dept.</p> <p>Building Division, the Public Works Dept., and Transportation Dept.</p>		
Impact 5 – Noise				
<p>1. The City must submit a complete Construction Related Noise Plan as required as part of the Construction Staging Plan. This plan must show the location of any construction equipment and how the noise from this equipment will be mitigated by such methods as: temporary noise attenuation barriers; preferential location of equipment; and use of current technology and noise suppression equipment.</p>				

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>2. The City must complete a Noise Study for the Project that will measure the noise levels generated by the Project. If the Project's Noise Study reveals any potential project exceedances of the City's Noise Ordinance thresholds of significance, the City shall incorporate attenuation measures to lessen the noise impact to the acceptable levels identified in the City's Noise Ordinance.</p>	<p>Prior to the issuance of a Building Permit for the Project.</p>	<p>Building Division, the Public Works Dept., and Transportation Dept.</p>		
<p>3. The City of Pasadena shall retain an acoustician to evaluate the final design of the proposed structure to determine if interior loudspeaker and crowd noises would be audible from surrounding uses. If interior loudspeaker and crowd noises are determined to be audible from surrounding uses, the City shall incorporate noise insulation techniques into the structure's design to contain such noises within City-owned property.</p>	<p>Prior to the issuance of a Building Permit for the Project.</p>	<p>Building Division, the Public Works Dept., and Transportation Dept.</p>		
<p>Impact 6 – Transportation and Circulation</p>				
<p>1. A construction management plan shall be prepared in consultation and coordination with the Department of Public Works and Transportation to ensure the least amount of disruption and inconvenience to area residents and motorists during project construction.</p>	<p>Prior to the issuance of a Building Permit for the Project.</p>	<p>Public Works and Transportation Department</p>		
<p>2-2. Comply with the Transportation Reduction Ordinance by providing bicycle racks/lockers, kiosk/bulletin board with Transit maps – ARTS and other carpool and transit information.</p>	<p>Prior to the issuance of a Certificate of Occupancy</p>	<p>Transportation Division of Public Works and Transportation Department</p>		