

# Agenda Report

December 12, 2005

**TO:** City Council  
**THROUGH:** Finance Committee

**FROM:** Darryl Dunn, General Manager

**SUBJECT:** Amendment to FY 2006-2010 Capital Improvement Program Budget modifying the Rose Bowl Locker Room and Media Center Improvement Project.

## **RECOMMENDATION:**

It is recommended that the City Council:

- 1) Adopt the Mitigated Negative Declaration and de minimis findings for no impact on fish and game or their habitat related to the amendment to the CIP budget and the related improvements.
- 2) Approve an amendment to the Fiscal Year 2006-2010 Capital Improvement Program Budget modifying the Rose Bowl Locker Room and Media Center Improvement Project ("Project") according to the description set forth in the background of this report.
- 3) Approve the above recommendations and Project, and return to the Rose Bowl fund an amount equal to the total Construction Tax to be paid by the Project pursuant to the requirements of Pasadena Municipal Code Chapter 4.32.
- 4) Direct the City Clerk to file a Notice of Determination and Certificate of Exemption from State Fish and Game Fees with the Los Angeles County Registrar-Recorder/County Clerk.

## **BACKGROUND:**

In January 2004, the City and the University of California, Los Angeles entered into a 20 year agreement to host UCLA home football games at the Rose Bowl stadium. As part of the agreement, the RBOC is required to construct new locker rooms and a media center and have them operational no later than August 1, 2007.

### Project Description

The Project, which was included in the Fiscal Year 2006-2010 Capital Improvement Program Budget, provides for the construction of new locker rooms and a multi-purposed media center on the south end of the Rose Bowl stadium. The upgrades will improve the space layout, color, texture, plumbing, and lighting of the locker rooms and adjacent

areas. The media center will handle press interviews and also provide for multi-purpose space for special events and meetings.

The Project as originally envisioned was a remodel within and around the existing locker room structure. As planning proceeded, it became clear that it would be difficult to meet a number of essential locker room program requirements in the structural confines of the South End of the Rose Bowl. As examples, neither the directional orientation of the locker rooms nor the internal space for a full view, half-time, team meeting could be provided because of the need to build around existing structural elements. More importantly, the uncertainties of a remodel project made the delivery of completed locker rooms (within the time frame between football seasons, with no construction during the season) problematic.

The revised Project calls for the new locker rooms to be subterranean below the existing Court of Champions apron, outside the stadium footprint with access from the existing vehicular tunnels 23A and 28A. Under the revised project, the construction will be, essentially, new construction instead of a remodel, with cost and time savings as well as a product which can deliver the required program elements. The media center will be constructed under the stadium in the location of the existing locker rooms. While the proposed new location of the locker rooms is able to meet and exceed the required programmatic requirements for the Project, its greatest asset is that it allows for a continuous construction time frame without disruption to the existing stadium facilities during the 2006 football season. Accessibility to the media room will be improved with the construction of direct elevator access.

Although the Project will require the removal of the existing terrace rock walls and trees in the front of the stadium, both have been altered, replaced, and/or repaired over the years, the Court of Champions and the face of the Rose Bowl stadium will be rebuilt and restored with like materials to maintain its recognizable image.

#### Environmental

In accordance with the California Environmental Quality Act, an Environmental Initial Study was prepared, which determined that the project could create potential significant impacts related to Aesthetics and Biological Resources. A Mitigated Negative Declaration (MND) was prepared that incorporates mitigation measures that will reduce these impacts to a less than significant level. The MND was circulated for public review from November 21 – December 12, 2005. A subsequent investigation of the site resulted in comments identifying the need to remove an additional three trees due to their location and health. The Environmental Initial Study has been revised to analyze these changes. Project impacts will remain less than significant with the implementation of the mitigation measures. The City Council, before they consider this project will act on the MND. The Environmental Administrator has determined that the project will have a less than significant impact on the environment with the implementation of the recommended mitigation measures.

#### Historic

The project will require the removal of the existing terrace rock walls in the front of the stadium. These walls, which have been altered, replaced, and/or repaired over the years, have been reviewed by Historic Resources Group, LLC and determined as “not character-

defining” and “partial removal will not impact the stadium’s historic integrity.” As part of the project, these portions will be reconstructed using like materials in order to maintain a recognizable, and improved, image.

#### Trees

All of the trees on the property are protected under the City’s Tree Protection Ordinance because they are public trees. Therefore, the removal of any of the trees on the site will require the approval of a Tree Removal Permit. A draft report prepared by a certified arborist determined that the project will affect 25 trees. The 25 trees include six Oak trees, 18 Palm trees, and one Eucalyptus tree. Three of the 25 trees are recommended to be removed, which are two Coast Live Oaks and the one Eucalyptus tree. Prior to the final report submittal, a subsequent investigation of the site resulted in the discovery of one additional Eucalyptus tree, which would be impacted by the project, bringing the total to 26 trees. This additional investigation resulted in comments (by city staff and a certified arborist) that identified the additional Eucalyptus tree that will need to be removed due to its location and condition along with the need for the removal of two additional Oak trees previously marked for relocation.

The four Oak trees to be removed are not good candidates for relocation as determined and agreed upon by the city staff from the Department of Public Works Parks & Natural Resources and the certified arborist. Because the transplanting of the Oak Trees in particular may leave a tree less vital and self-sustaining, which will require increased care for these specimens, the two best candidates were selected for relocation. Both Eucalyptus trees are also not good candidates for relocation; one is too large and the other is too close to an existing restroom building and in fair to poor condition. The remaining 20 trees are recommended to be relocated elsewhere on the property. The trees to be relocated include two Oak trees and 18 Palm trees. These trees are defining elements in the Rose Bowl’s landscape. The Palm trees are in fair to good condition, which make successful relocation likely. A mitigation measure included as part of the Mitigated Negative Declaration is that a landscape plan is approved by the Zoning Administrator that shows the existing trees are relocated on-site to the greatest extent feasible, and that the replaced planters are landscaped with acceptable species. The plan must be approved by the Zoning Administrator prior to the issuance of building permits for the project. As part of the mitigation measures, skilled tree maintenance workers must be contracted to take care of the Oak Trees.

#### Project Financing

The revised project, in addition to being an improved design, is estimated to have a total cost of \$16,300,000. The recommended means of financing the project is through the issuance of Certificates of Participation. To this end, the specific details of such a financing plan are currently being finalized by the City’s Director of Finance and will be the subject of a separate agenda report seeking specific authorization for the Financing.

Construction of the Project will require the RBOC to pay various permit fees as well as Construction Tax, as required by the Pasadena Municipal Code. Given the financial position of the RBOC, it is recommended that a request be made of the City Council to rebate back to the RBOC the value of the Construction Tax. Under no circumstance will the rebate of this tax exceed the amount of the tax paid. The City took these same actions in regard to financing the seismic retrofit of City Hall.

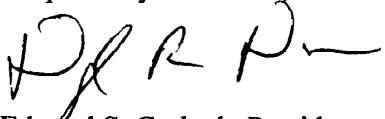
Local Participation

The size of this project is significant and consequently there may exist opportunities for local businesses and residents to participate as subcontractors or laborers. Staff is currently exploring ways of achieving local participation, similar to that of the City Hall seismic retrofit project, and will report back to the RBOC Board on the success of its efforts.

**FISCAL IMPACT:**

The revised estimate for this project is \$16,300,000. A total of \$887,000 has been appropriated to the project. RBOC and City staff are currently developing a financing plan for this project which is expected to involve the issuance of Certificates of Participation.

Respectfully submitted,

  
for Edward S. Garlock, President  
Rose Bowl Operating Company



## **CALIFORNIA DEPARTMENT OF FISH AND GAME**

### **CERTIFICATE OF FEE EXEMPTION: DE MINIMIS IMPACT FINDING**

**Project Title/Location:** Rose Bowl – Amendment to CIP funding for new locker rooms

**Project Applicant:** Rose Bowl Operating Company

**Project Description:** The proposed project is Amendment to the Capital Improvement Program (CIP) for funding to implement the requirements of the lease between the University of California (UCLA) and the RBOC to allow the UCLA football team to continue to use the Rose Bowl Stadium for its home games. As part of the lease, the following capital improvements will take place: Existing Rose Bowl locker rooms under the south end of the stadium will be demolished and replaced with a new media room while a new subterranean locker room will be constructed under the plaza level directly south of the south end of the stadium between vehicular field access tunnels 23A and 28A. Accessibility will be improved with a new direct elevator access to the media room. A landscaping and tree replacement plan will be developed (for future approval) to enhance and improve the pedestrian access to the Court of Champions being removed to allow construction to proceed. Seismic strengthening to bring the stadium up to the University of California Seismic Policy requirements has already been accomplished. A previous Negative Declaration for the stadium improvements and lease agreement was approved in January 2004. The previous Negative Declaration did not analyze the impacts of the improvements as now proposed so a new Initial Study has been prepared to correspond to the proposed amendment to the CIP.

The existing locker room facilities used by the UCLA football team were originally constructed in 1927, but have undergone alterations at three different points (1937, 1960 and 1982) since that time. The attached plans show existing and proposed conditions in the vicinity of the existing locker room facilities. Due to the current state of the facilities and as a contractual provision of the lease between UCLA and the RBOC, the changes to the facility are required. The following is a description of the revised plans for the locker room improvements:

- The existing subterranean locker room facilities located between tunnel 23A and tunnel 28A would be demolished and replaced with larger, more modern facilities as part of the proposed project. The proposed new locker room facilities will remain subterranean, constructed below the south end of the stadium (under the Court of Champions) between field access tunnel 23A and tunnel 28A and would not be visible from the exterior of the stadium. The Court of Champions will be temporarily removed during construction, and will be replaced afterwards. Two of four previously altered and non-significant stone retaining walls/planters in front of the Court of Champions will be removed to allow for the construction of the locker rooms. The existing trees will be relocated to the greatest extent feasible (to the satisfaction of the Zoning Administrator the planters will be replaced using

the same arroyo stone, and new trees will be planted within the planters. The existing space is approximately 24,435 square feet in size and would be expanded to approximately 43,530 square feet of useable area. The additional useable space is based on a reorganization of existing space and the addition of a second subterranean level. The attached plans show the proposed location and layout of the locker room facilities. Although the proposed facilities would be larger in size than the existing locker room facilities, there would be no increase in the intensity of use of the Rose Bowl following completion of the proposed project.

The design team has been working on the construction document for the previous locker room project while the construction management team reviewed the feasibility of constructing it within the contract parameters of the 20 year lease agreement with UCLA. The previous locker room design was entirely underneath the footprint of the existing stadium. In continuing to analyze the constraints of constructing the project entirely beneath the stadium, the architects have developed the revised proposal which meets all of the specifications and requirements of the lease agreement while also allowing the Rose Bowl to deliver brand new facilities, in place of rehabilitated facilities. The new structure will be entirely underground, beneath the Court of Champions. The new design will allow the improvements to be configured and arranged without the constraints caused by structural elements within the present locker room. The new design will also provide flexibility in meeting the contractual requirements of constructing the facility between football seasons. The new locker room proposal benefits the RBOC (and ultimately the City of Pasadena) by decreasing the risk from unforeseen conditions related to rehabilitating the existing structure in two phases during two off-seasons versus the ability to complete the entire project in one phase without interruption of the 2006 football season.

Along with the ongoing maintenance of the Rose Bowl, the stadium has been evaluated over the years and seismic strengthening has enhanced portions of the stadium that were recognized as deficient. In addition to the locker room expansion/conversion, seismic strengthening was required under the new lease. The seismic strengthening work has been completed.

The current locker room facilities are inadequate to meet the needs of modern football teams, and the improvements are necessary by the City of Pasadena and the UCLA Athletic Department as part of the 20-year agreement. The seismic upgrading was needed to meet the UC Seismic Standards. Therefore, these improvements are required as part of UCLA's lease at the Rose Bowl.

During construction of the locker rooms and renovation of the storage area, approximately 84,000 cubic yards of material, including demolition debris and excavated soil, would be removed from the project site and disposed of at an approved landfill/disposal site. Construction activities attributed to the proposed project would occur for a period of approximately eight months, beginning around May 2006. Construction activities would be phased so as to minimize interference with events and activities conducted at the Rose Bowl stadium during the construction period. An air quality analysis was prepared for the original project and lease agreement. The project being analyzed under this

Initial Study does not involve an increase in subterranean development. The only change is the location of the locker rooms and the at-grade changes at the Court of Champions to support the new locker rooms below.

**Findings of Exemption:** The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS); have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFG or USFWS; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or; conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**Certification:**

I hereby certify that the Lead Agency has made the above findings of fact and that based upon the Initial Study and public hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

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Denver E. Miller

Title: Environmental Administrator  
Lead Agency: City of Pasadena  
Planning and Development Department  
Date: December 12, 2005



City of Pasadena  
Planning Division  
175 N. Garfield Avenue  
Pasadena, California 91101-1704

## **MITIGATED NEGATIVE DECLARATION**

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**PROJECT TITLE:** Rose Bowl – Amendment to CIP funding for new locker rooms

**PROJECT APPLICANT:** Rose Bowl Operating Company

**PROJECT CONTACT PERSON:** Ariel Socarras, Planner

**ADDRESS:** 175 N. Garfield Avenue  
Pasadena CA 91101

**TELEPHONE:** (626) 744-7101

**PROJECT LOCATION:** 1001 Rose Bowl Drive  
City of Pasadena  
County of Los Angeles  
State of California

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**PROJECT DESCRIPTION:** The proposed project is Amendment to the Capital Improvement Program (CIP) for funding to implement the requirements of the lease between the University of California (UCLA) and the RBOC to allow the UCLA football team to continue to use the Rose Bowl Stadium for its home games. As part of the lease, the following capital improvements will take place: Existing Rose Bowl locker rooms under the south end of the stadium will be demolished and replaced with a new media room while a new subterranean locker room will be constructed under the plaza level directly south of the south end of the stadium between vehicular field access tunnels 23A and 28A. Accessibility will be improved with a new direct elevator access to the media room. A landscaping and tree replacement plan will be developed (for future approval) to enhance and improve the pedestrian access to the Court of Champions being removed to allow construction to proceed. Seismic strengthening to bring the stadium up to the University of California Seismic Policy requirements has already been accomplished. A previous Negative Declaration for the stadium improvements and lease agreement was approved in January 2004. The previous Negative Declaration did not analyze the impacts of the improvements as now proposed so a new Initial Study has been prepared to correspond to the proposed amendment to the CIP.



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Along with the ongoing maintenance of the Rose Bowl, the stadium has been evaluated over the years and seismic strengthening has enhanced portions of

the stadium that were recognized as deficient. In addition to the locker room expansion/conversion, seismic strengthening was required under the new lease. The seismic strengthening work has been completed.

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During construction of the locker rooms and renovation of the storage area, approximately 84,000 cubic yards of material, including demolition debris and excavated soil, would be removed from the project site and disposed of at an approved landfill/disposal site. Construction activities attributed to the proposed project would occur for a period of approximately eight months, beginning around May 2006. Construction activities would be phased so as to minimize interference with events and activities conducted at the Rose Bowl stadium during the construction period. An air quality analysis was prepared for the original project and lease agreement. The project being analyzed under this Initial Study does not involve an increase in subterranean development. The only change is the location of the locker rooms and the at-grade changes at the Court of Champions to support the new locker rooms below.

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#### FINDING

On the basis of the initial study on file in the Current Planning Office:

The proposed project COULD NOT have a significant effect on the environment.

The proposed project COULD have a significant effect on the environment, however there will not be a significant effect in this case because the mitigation measures described in the Mitigation Monitoring Program on file in the Planning Division Office were adopted to reduce the potential impacts to a level of insignificance.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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Completed by: Ariel Socarras  
Title: Planner  
Date: December 12, 2005

Determination Approved:  
Title:  
Date:

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PUBLIC REVIEW PERIOD: November 21 - December 12, 2005

COMMENTS RECEIVED ON DRAFT:  Yes  No

INITIAL STUDY REVISED:  Yes  No

#### **MITIGATION MONITORING AND REPORTING PROGRAM**

**1001 Rose Bowl Drive – Amendment to CIP Funding for Locker Rooms**

This Mitigation Monitoring and Reporting Program (MMRP) for the amendment to the CIP funding for the Rose Bowl locker rooms located at 1001 Rose Bowl Drive 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. The mitigation measures included herein are considered conditions of approval for the project. 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.

**PROJECT DESCRIPTION:** The proposed project is Amendment to the Capital Improvement Program (CIP) for funding to implement the requirements of the lease between the University of California (UCLA) and the RBOC to allow the UCLA football team to continue to use the Rose Bowl Stadium for its home games. As part of the lease, the following capital improvements will take place: Existing Rose Bowl locker rooms under the south end of the stadium will be demolished and replaced with a new media room while a new subterranean locker room will be constructed under the plaza level directly south of the south end of the stadium between vehicular field access tunnels 23A and 28A. Accessibility will be improved with a new direct elevator access to the media room. A landscaping and tree replacement plan will be developed (for future approval) to enhance and improve the pedestrian access to the Court of Champions being removed to allow construction to proceed. Seismic strengthening to bring the stadium up to the University of California Seismic Policy requirements has already been accomplished. A previous Negative Declaration for the stadium improvements and lease agreement was approved in January 2004. The previous Negative Declaration did not analyze the impacts of the improvements as now proposed so a new Initial Study has been prepared to correspond to the proposed amendment to the CIP..

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Along with the ongoing maintenance of the Rose Bowl, the stadium has been evaluated over the years and seismic strengthening has enhanced portions of the stadium that were recognized as deficient. In addition to the locker room expansion/conversion, seismic strengthening was required under the new lease. The seismic strengthening work has been completed.

The current locker room facilities are inadequate to meet the needs of modern football teams, and the improvements are necessary by the City of Pasadena and the UCLA Athletic Department as part of the 20-year agreement. The seismic upgrading was needed to meet the UC Seismic Standards. Therefore, these improvements are required as part of UCLA's lease at the Rose Bowl.

During construction of the locker rooms and renovation of the storage area, approximately 84,000 cubic yards of material, including demolition debris and excavated soil, would be removed from the project site and disposed of at an approved landfill/disposal site. Construction activities attributed to the proposed project would occur for a period of approximately eight months, beginning around May 2006. Construction activities would be phased so as to minimize interference with events and activities conducted at the Rose Bowl stadium during the construction period. An air quality analysis was prepared for the original project and lease agreement. The project being analyzed under this Initial Study does not involve an increase in subterranean development. The only change is the location of the locker rooms and the at-grade changes at the Court of Champions to support the new locker rooms below.

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**  
**1001 Rose Bowl Drive – Amendment to CIP Funding for Locker Rooms**

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<b>Impact 1 – Aesthetics</b>				
<p>1. All tree removals shall adhere to the requirements of the Tree Protection Ordinance, which require a tree removal permit for each tree to be removed. The applicant shall replant all trees on site, to the greatest extent possible, and to the satisfaction of the Zoning Administrator. A final landscape plan showing the proposed re-location of trees, and all new trees shall be approved by the Zoning Administrator prior to issuance of a building permit for the project.</p>	<p>Tree Removal Permits must be approved as part of the Conditional Use Permit approval. A final landscape plan shall be approved by the Zoning Administrator as part of the plan check process.</p>	<p>Planning &amp; Development Department</p>		
<p>2. All planters (stone retaining walls) removed in front of the Court of Champions shall be re-constructed using the existing Arroyo stone. Landscaping of the planters shall be subject to the Zoning Administrator approval of a Landscape Plan prior to the issuance of building permits. The final schematic and construction drawings shall also be reviewed and approved by Historic Resources Group (as Historic Preservation Monitor) to ensure minimal impacts on character-defining features, and compatibility of design details, materials and finishes on the exterior of the new features and design spaces prior to the issuance of building permits.</p>	<p>Construction and Landscape Plans shall be approved by the Zoning Administrator and Historic Resources Group as part of the plan check process and prior to the issuance of building permits.</p>	<p>Planning &amp; Development Department</p>		