

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

**134 W. Valley Street
Westgate Pasadena**

This Mitigation Monitoring and Reporting Program (MMRP) for MCUP # 4703, located at 134 Valley Street, 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.

The applicant, the Sares-Regis Group, is requesting a Minor Conditional Use Permit (MCUP) to redevelop the former Ambassador College East Campus located at 134 W. Valley Street into a mixed-use urban housing project. A Minor Conditional Use Permit is required for projects including more than 15,000 square feet of non-residential space in a transit-oriented district.

The proposed project site is 11.94 acres in size and consists of the three contiguous blocks that are bounded by Green Street to the north, De Lacey Avenue to the east, Del Mar Boulevard to the south and Pasadena Avenue to the west. The proposed development plans would include the following elements:

- 340 for sale residential units (174 one-bedrooms, 61 two-bedrooms and 105 townhomes);
- 480 for rent residential units (69 studios, 234 one-bedrooms, 148 two-bedrooms and 29 townhomes);
- 22,154 square feet of ground floor retail (quality sit-down restaurant, convenience store, coffee shop, dry cleaners);
- 1,428 residential parking stalls (below grade);
- 265 retail and guest parking stalls (below grade);
- The buildings would range from three to five stories in height.

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
MCUP # 4703 and 134 W. Valley Street
Westgate Pasadena

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact – Aesthetics				
Measure 3A.1: During construction, the applicant shall install and maintain a security fence, which shall be a minimum of eight feet tall, around the perimeter of the site. The construction site shall be kept clear of trash, weeds, etc.	Prior to the issuance of building permit to ensure placement.	Code Enforcement		
Impact – Air Quality				
Measure 3B.1: During construction, water three times daily or non-toxic soil stabilizers shall be applied by the applicant, according to manufacturers' specifications, as needed to reduce off-site transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.	During Construction	Applicant's Mitigation Coordinator		
Measure 3B.2: During construction, all paved access roads, parking areas and staging areas shall be swept daily by the applicant using SCAQMD Rule 1186 certified water sweepers or recommended water sweepers using reclaimed water.	During Construction	Applicant's Mitigation Coordinator		
Measure 3B.3: During construction, general contractors shall use low-	During Construction	Applicant's Mitigation Coordinator		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
sulfur diesel fuel with a sulfur content of 15 parts per million by weight or less, as defined in SCAQMD Rule 431.2.				
Measure 3B.4: Traffic speeds on unpaved roads shall be limited to 15 miles per hour (mph) or less. The applicant and all contractors shall comply with this limit by posting signs and monitoring speeds.	During Construction	Applicant's Mitigation Coordinator		
Measure 3B.5: Prior to construction, contractors shall properly maintain and tune all construction equipment in accordance with manufacturer's specifications. During construction, tuning shall be monitored to ensure compliance with manufacturer's specifications.	Prior to Construction	Applicant's Mitigation Coordinator		
Measure 3B.6: During construction, general contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off when not in use, to reduce vehicle emissions. Construction activities should be phased and scheduled to avoid emissions peaks and	During Construction	Applicant's Mitigation Coordinator		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
discontinued during 2nd-stage smog alerts.				
Measure 3B.7: To the extent possible, petroleum powered construction activity by all contractors shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.	During Construction	Applicant's Mitigation Coordinator		
Measure 3B.8: During construction, heavy-duty trucks provided by any contractor shall not idle in excess of five minutes.	During Construction	Applicant's Mitigation Coordinator		
Measure 3B.9: During construction, contractors shall limit architectural coatings to a VOC content of 75 grams per liter or less.	During Construction	Applicant's Mitigation Coordinator		
Measure 3B.10: The applicant shall use light-colored roofing to deflect heat away from buildings.	During Design Review	Design Division		
Measure 3B.11: The applicant shall use double-paned windows to reduce thermal loss in buildings.	During Plan Check	Building Division		
Measure 3B.12: The applicant shall install automatic lighting on/off controls and energy-efficient lighting, as feasible.	During Plan Check	Building Division		
Measure 3B.13: The applicant shall install solar panels on roofs to supply electricity for home heating and cooling	During Plan Check	Building Division		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
systems, as feasible.				
Impact – Biological Resources				
Mitigation Measure 3C.1: Construction of the project shall comply with the provisions of the federal Migratory Bird Treaty Act and disturbance and removal of existing vegetation shall take place outside of the breeding season (March 1 st through August 31 st), or the applicant shall conduct nest surveys and active nests shall be avoided and provided with a buffer prior to the start of construction.	During Construction	Applicant's Mitigation Coordinator		
Impact -- Noise				
Measure 3G.1: During construction, the contractor shall not construct between the hours of 7 PM and 7 AM Monday through Friday, and 5 PM to 8 AM Saturday, or at any time on Sunday or public holiday.	During Construction	Code Compliance / Police Department		
Measure 3G.2: Prior to construction, the contractor shall erect an eight-foot temporary sound barrier (e.g., solid wood fence) along the project site boundary when construction activity occurs within 250 feet of said property line.	Prior to Construction	Applicant's Mitigation Coordinator / Building Division		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>Measure 3G.3: During construction, the contractor shall outfit all equipment, fixed or mobile, with properly operating and maintained noise mufflers, consistent with manufactures' standards.</p>	<p>During Construction</p>	<p>Applicant's Mitigation Coordinator</p>		
<p>Measure 3G.4: During construction, the contractor shall use sound blankets on all equipment for which use of sound blankets is technically feasible.</p>	<p>During Construction</p>	<p>Applicant's Mitigation Coordinator</p>		
<p>Measure 3G.5: During construction, the contractor shall schedule activities so as to avoid operating several pieces of equipment simultaneously which causes high noise levels.</p>	<p>During Construction</p>	<p>Applicant's Mitigation Coordinator</p>		
<p>Measure 3G.6: During construction, the contractor shall locate all stationary equipment as far as feasible from the project site boundaries and direct stationary equipment away from sensitive receptors.</p>	<p>During Construction</p>	<p>Applicant's Mitigation Coordinator</p>		
<p>Measure 3G.7: During construction, the contractor shall locate all equipment staging areas in the central most portion of the project site to create the greatest distance between construction related noise sources and sensitive</p>	<p>During Construction</p>	<p>Applicant's Mitigation Coordinator</p>		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
receptors.				
Public Services, Recreation & Utilities				
Measure 3H.1: The project applicant shall pay fees assessed by the City of Pasadena for the upgrade of existing sewer lines located at Fair Oaks to Raymond Avenue (current 8 inch diameter piping to 12-inch diameter piping), and Del Mar Boulevard between Fair Oaks and Raymond Avenue (current 8-inch diameter piping to 10-inch diameter piping).	At Plan Check Filing	Public Works		
Measure 3H.2: Prior to the issuance of the first building permit, the project applicant will conduct flow testing for sewer system outlets surrounding Block 2 and Block 3 to provide a detailed capacity report to the satisfaction of the City Engineer.	Prior to Issuance of Building Permit	Public Works		
Transportation, Circulation and Parking				
Measure 3I.1: Prior to the issuance of the Certificate of Occupancy, the applicant shall construct a westbound right-turn lane at the intersection of Pasadena Avenue & Del Mar Boulevard by converting the existing westbound through-lane into an optional westbound through right-turn lane.	Prior to the issuance of the Certificate of Occupancy	Public Works / Building Division		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>The southernmost of the right-turn lanes would be exclusively for the freeway traffic and the northernmost right lane would carry both the freeway traffic and traffic bound for north Pasadena Avenue. Right turns on red would be prohibited at this intersection. Additionally, a pedestrian crosswalk would be provided that would line up with the existing sidewalk.</p>				
<p>Measure 3I.2: Prior to the issuance of the Certificate of Occupancy, the applicant shall prepare a traffic management plan outlining:</p> <ol style="list-style-type: none"> 1. Compliance with the City's Bike Ordinance; 2. Provisions for transit kiosks; and 3. Participation in a program to reduce single occupant automobile travel (including appropriate participation in a ride sharing program, carpool matching program, and flexible car access, etc.). 	<p>Prior to the issuance of the Certificate of Occupancy</p>	<p>Transportation Department / Building Division</p>		
<p>Measure 3I.3: Prior to the issuance of the Certificate of Occupancy, the applicant shall implement signal coordination on the</p>	<p>Prior to the issuance of the Certificate of Occupancy</p>	<p>Transportation Department / Building Division</p>		

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
<p>Pasadena Avenue/St. John Avenue corridors from Columbia Street north to Walnut Street. The signal coordination would involve installation of fiber optic cable along the corridors and the connection of the corridors to the City's Transportation Management Center.</p>				
<p>Measure 3I.4: Prior to the issuance of a building permit, the applicant would be required to prepare a construction staging plan in coordination with City staff.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Applicant's Mitigation Coordinator / Public Works</p>		