

EXHIBIT A

Monitoring Checklist for Mitigation Measures

Project Address: _____
Case # _____

Decision Maker / Effective Date: _____
Planner: _____

Tidemark Case # _____

MITIGATION MEASURE		RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	ACTION / REPORTS	EFFECTIVENESS	SIGN-OFF / DATE
AESTHETICS								
Aesthetics Measure – 3.1-1								
As part of the Conditional Use Permit process, the Design Commission shall provide guidance to the applicant and decision-maker regarding specific design aspects of the senior life/care facility, including massing, articulation, and other architectural/design treatments, in order to integrate these considerations into the earliest stages of the decision-making process. This will ensure that any potential adjustments to design of these structures, as may be needed or recommended to provide a more compatible interface with the surroundings, will be fully considered by the decision-maker as part of the Conditional Use Permit.		Project Applicant and City of Pasadena Design Commission	Preconstruction	Department of Planning and Development - Design and Historic Preservation Section				

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____ Planner: _____

MITIGATION MONITORING CHECKLIST

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AIR QUALITY						
Air Quality Measure – 3.2-1						
The construction area and all accessible areas (public streets, sidewalks, etc.) within 100 feet of the project site shall be swept (preferably with water sweepers) and watered at least twice daily.	Project Applicant * to retain a Mitigation Monitoring Coordinator with experience on large construction projects to serve as a liaison between the development/construction team and the City. The Mitigation Coordinator will monitor the implementation of the Mitigation Monitoring and Reporting Program as specified in the project Environmental Impact Report, and prepare and submit written weekly reports to the Condition/Mitigation Monitoring Coordinator of the City of Pasadena. The format of the written reports is subject to approval by the Code Compliance Manager.	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator			
Air Quality Measure – 3.2-2						
All unpaved roads, parking and staging areas shall be watered at least twice daily.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator			
Air Quality Measure – 3.2-3						
Site access points shall be swept/washed within thirty minutes of visible dirt deposition. Street sweepers that comply with SCAQMD Rule 1186 and 1186.1 shall be used to sweep site access points.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator			

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MITIGATION MONITORING CHECKLIST

Air Quality Measure – 3.2-4	On-site stockpiles of debris, dirt or rusty material shall be covered or watered at least twice daily.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator				
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Air Quality Measure – 3.2-5	All haul trucks importing and exporting soil from the project site shall either be covered or maintain two feet of freeboard. Smaller trucks can be used to transfer dirt, debris, and other materials to the haul trucks.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator				
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Air Quality Measure – 3.2-6	All haul trucks shall have a capacity of no less than 12.75 cubic yards.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator				
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Air Quality Measure – 3.2-7	All inactive disturbed surface areas shall be watered on a daily basis when there is evidence of wind-driven fugitive dust.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator				
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Air Quality Measure – 3.2-8 Operations on any unpaved surfaces shall be suspended when winds exceed 25 miles per hour.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator		
Air Quality Measure – 3.2-9 Traffic speeds on unpaved roads shall be limited to 15 miles per hour.	Project Applicant's Mitigation Coordinator	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator		
Air Quality Measure – 3.2-10 All diesel-powered construction equipment shall be maintained in good condition and in proper tune as per manufacturer's specifications.	Project Applicant's Construction Contractor	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator		
Air Quality Measure – 3.2-11 Architectural coating to be used shall contain no more than 217 grams of VOC per liter (1.81 pounds per gallon).	Project Applicant's Construction Contractor	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator		
Air Quality Measure – 3.2-12 Equipment used for architectural coating shall have a transfer efficiency rate of at least 65 percent. Equipment with a transfer efficiency rate of 65 percent includes High Volume Low Pressure Turbines (HVLP).	Project Applicant's Construction Contractor	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator		
Air Quality Measure – 3.2-13					

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A sign shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where interested parties can inquire about the construction process and register complaints concerning dust or other construction generated air quality concerns. The SCAQMD telephone number (1-800-CUT-SMOG) shall also be provided to allow parties to inform the SCAQMD if complaints are not resolved by the contractor. The telephone numbers shall be legible at a distance of 50 feet.		Project Applicant's Construction Contractor	Construction	Department of Planning and Development - Code Compliance Section, Applicant's Mitigation Coordinator				

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Air Quality Measure – 3.2-14 All construction equipment and haul trucks shall be fueled with B20, which is a fuel that contains a blend of 20 percent bio-diesel and 80 percent petroleum diesel by volume.	Project Applicant's Construction Contractor	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator				

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BIOLOGICAL RESOURCES					
Biological Measure – 3.3-1					
The project landscape design plan shall provide for tree canopy coverage in onsite areas that are suitable for new tree planting. All tree planting locations shall be maximized, but not over-planted; the design shall allow enough growing space for the mature tree so that tree health and vigor is not compromised. Implementation of the landscape plan shall be completed prior to the occupancy of each phase of the project. The project applicant shall submit and receive approval of the final landscape design plan prior to issuance of grading permits for the project.	Project Applicant	Plan check / Building	Department of Planning and Development - Design & Historic Preservation Section		
Biological Measure – 3.3-2					
At least 70% of the new trees planted shall be Ordinance-protected species, those significant to the City's urban forest. The landscape design plan shall incorporate a range of species to ensure that overall species diversity is maintained.	Project Applicant	Plan check / Building	Department of Planning and Development - Design & Historic Preservation Section		
Biological Measure – 3.3-3					
Large-canopied species shall be used wherever appropriate in the design; small stature trees shall be avoided where adequate space for larger species is available.	Project Applicant	Plan check / Building	Department of Planning and Development - Design & Historic Preservation Section		
Biological Measure – 3.3-4					
The area of total removed canopy shall be replaced at a ratio of 1:1 through a combination of relocated trees, new trees planted on site, and offsite tree planting. Canopy replacement onsite shall be the first priority, with offsite replacement only used for canopy that cannot be accommodated in the project's landscape. Any canopy that cannot be reasonably replaced on site (with square footage allowances shown below) shall be replaced through one of the methods outlined below for tree planting and maintenance on City property, including street trees and parks.	Project Applicant	Plan check / Building	Department of Planning and Development and Public Works - Parks and Natural Resources Division		

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<p>On Site Canopy Replacement Allowances: Trees relocated = actual square footage as shown in October 2006 tree inventory. New trees planted on site: Canopy credit for on-site planting shall be calculated based on the initial container size, allowing for five years of growth per nursery industry standards for average canopy spread. The following allowances shall be used: Initial Container Size / Canopy Credit 24" box = 79 sq. ft. canopy 36" box = 113 sq. ft. canopy 48" box = 154 sq. ft. canopy 60" box = 201 sq. ft. canopy</p> <p>Fee Method for Offsite Tree Replacement Mitigation: Offsite canopy replacement shall be calculated based on the 24" box size (79 square feet of canopy per tree), using the City's current General Fee Schedule for street tree replacement. The fee shall be deposited with the City for the City Tree Fund prior to issuance of grading or building permits, and the City shall use the funds for new tree plantings within three years.</p> <p>Contractor Method for Offsite Tree Replacement Mitigation: If agreeable to the Director of Public Works, the applicant may replace the lost canopy offsite on City property with the applicant's own contractor. All of the City requirements for performing work on City property shall apply. The City shall be compensated for administrative oversight, inspections, tree watering (if not by contractor), and tree maintenance (if not by contractor). Canopy credit shall be the same as for on-site replacement. Trees that do not survive during the first five years following planting shall be replaced by the applicant with trees having an initial canopy size that would have been expected had the original tree thrived.</p>							

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 Case # _____ Tidemark Case # _____ Planner: _____

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<p>Biological Measure – 3.3-5</p> <p>A Tree Protection Plan shall be prepared by a Certified Arborist in accordance with the Tree Protection Guidelines per section 8.52.032 of the ordinance. This plan shall include an updated tree inventory and shall detail the protective measures to be used during demolition and construction. Specific detail shall be provided for the following:</p> <p>a) Root protection zones, as defined in the City of Pasadena Tree Protection Guidelines, shall be shown for all trees within or adjacent to a construction area. Root pruning prior to excavation activities shall be required.</p> <p>b) Enhanced protective measures shall be incorporated for certain trees that are determined by City staff to have unique aesthetic qualities closely related to the landscape elements within a particular garden.</p> <p>In accordance with the Tree Protection Guidelines, where structural footings are required and major roots (over 3-inches in diameter) will be impacted, the engineer of record shall submit acceptable footing design alternatives and or location alternatives to staff for plan review. In situations where more than 50-percent of the root zone is impacted or roots greater than 3-inches in diameter are to be removed within four feet of the trunk, the engineer of record shall submit acceptable design alternatives to staff for review. The plan shall be reviewed and approved by the Department of Planning and Development prior to issuance of any grading or building permits.</p>	<p>Certified Arborist retained by Project Applicant</p>	<p>Plan check / Building</p>	<p>Department of Planning and Development and Department of Public Works - Parks and Natural Resources Division, Certified Arborist</p>				

<p>Biological Measure 3.3-6</p> <p>Trees that are relocated shall be inspected and monitored by a Certified Arborist beginning when the trees are initially dug and boxed, and extending for a period of five (5) years from the date of replanting. Trees that do not survive, or have impaired health and vigor such that they are not reasonably expected to survive, shall be replaced according to the canopy replacement schedule shown in Mitigation Measure 3.3-4.</p>	<p>Certified Arborist retained by Project Applicant</p>	<p>Ongoing</p>	<p>Department of Planning and Development and Department of Public Works - Parks and Natural Resources Division, Certified Arborist</p>				
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<p>Biological Measure – 3.3-7 Trees that are impacted during construction, where the approved construction area encroaches into the Root Protection Zone as identified by the City of Pasadena Tree Protection Guidelines, shall be inspected and monitored by a Certified Arborist throughout construction and for a period of five (5) years following construction completion in that area. Trees that do not survive, or have impaired health and vigor such that they are not reasonably expected to survive, shall be replaced according to the canopy replacement schedule shown in Mitigation Measure 3.3-4.</p>	Certified Arborist retained by Project Applicant	Ongoing	Department of Planning and Development, Certified Arborist				
<p>Biological Measure – 3.3-8 Prior to any earthmoving activities during the breeding and nesting season (typically March 1 through September 1 or as early as February 1 for raptors), the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of breeding birds are present within the area of potential influence of the activity. If nesting birds protected under the Migratory Bird Treaty Act are found within the area of potential influence, an appropriate buffer as determined by the biologist will be recommended based on field observations and the biology of the species, and the nest shall not be disturbed until the young have fledged. This survey shall be conducted within three (3) days before the commencement of grading in each phase of work.</p>	Biologist retained by Project Applicant	Preconstruction	Department of Planning and Development, Qualified Biologist				

Monitoring Checklist for Mitigation Measures

Project Address: _____ Decision Maker / Effective Date: _____ 0
 Case # _____ Tidemark Case # _____ 0
 Planner: _____ 0

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CULTURAL RESOURCES						
Cultural Measure - 3.4-1						
O.S.A. Sprague House (Mayfair) All exterior modifications necessary to convert the Sprague House into Fine Arts classrooms for Maranatha High School, a use it previously served from 1961-1966, shall be undertaken according to the Secretary's Standards. Prior to issuance of any building permits, a Certificate of Appropriateness must be approved by the Design and Historic Preservation Section of the Planning & Development Department or the Historic Preservation Commission (depending on the extent of the proposed changes). A third-party architectural/historic preservation expert retained by the applicant and approved by the Planning Staff shall review all exterior building and design plans and provide a determination that the Standards have been met, prior to proceeding with construction.	Third-Party Architectural/Historic Preservation Expert retained by Project Applicant	Plan check / Building	Department of Planning and Development - Design and Historic Preservation Section or Historic Preservation Commission			
Cultural Measure - 3.4-2						
Stillman Jamieson House (Terrace Villa) All exterior modifications necessary to convert the Jamieson House from its present dormitory use into a single-family home, a use it previously served from 1924-1950, shall be undertaken according to the Secretary's Standards. Prior to issuance of any building permits, a Certificate of Appropriateness must be approved by the Design and Historic Preservation Section of the Planning & Development Department or the Historic Preservation Commission (depending on the extent of the proposed changes). A third-party architectural/historic preservation expert retained by the applicant and approved by the Planning Staff shall review all exterior building and design plans and provide a determination that the Standards have been met, prior to proceeding with construction.	Third-Party Architectural/Historic Preservation Expert retained by Project Applicant	Plan check / Building	Department of Planning and Development - Design and Historic Preservation Section or Historic Preservation Commission			

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Cultural Measure – 3.4-3 <i>Ambassador Auditorium and Reflecting Pool</i> To ensure compatibility with the Ambassador Auditorium, prior to issuance of any building permits for the Senior Care Facility, a Design Review Approval must be issued by the Design and Historic Preservation Section of the Planning & Development Department or the Design Commission. The Design Commission shall review all building and design plans and provide a determination that the proposed construction of the Senior Care Facility is compatible with the massing, design and scale of the Ambassador Auditorium, and that it takes into account certain important existing design characteristics and relationships, such as the relationship to the axis of the Reflecting Pool, the New Formalism elements, and a two-story interior lit volume at the at the fountain axis.		Department of Planning and Development	Preconstruction	Department of Planning and Development - Design and Historic Preservation Section and Design Commission				
Cultural Measure – 3.4-4 <i>Hulett C. Merritt Mansion</i> The Hulett C. Merritt Mansion, especially the north elevation, shall be archivally photographed in a manner similar to Historic American Buildings Survey ("HABS") standards, and the documentation shall be donated to a suitable repository, such as the Pasadena Library or Pasadena Museum of History. A Historic Structures Report shall be prepared for the Hulett C. Merritt Mansion. All exterior modifications necessary to convert the Hulett C. Merritt Mansion into recreation and community use for Standards. Prior to issuance of any building permits, a Certificate of Appropriateness must be approved by the Design and Historic Preservation Section of the Planning & Development Department or the Historic Preservation Commission (depending on the extent of the proposed changes). A third-party architectural/historic preservation expert retained by the applicant and approved by the Planning Staff shall review all exterior building and design plans and provide a determination that the spirit and intent of the Standards have been met, prior to proceeding with construction.		Third-Party Architectural/Historic Preservation Expert retained by Project Applicant	Preconstruction	Department of Planning and Development - Design and Historic Preservation Section or Historic Commission				

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
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Cultural Measure – 3.4-5 Lewis J. Merritt House (Manor Del Mar) The Lewis J. Merritt House, garage, west yard, rose garden, east yard and clinker brick wall shall be archivally photographed in a manner similar to Historic American Buildings Survey ("HABS") standards, and the documentation shall be donated to a suitable repository, such as the Pasadena Library or Pasadena Museum of History. Prior to issuance of any building permits, a Certificate of Appropriateness must be approved by the Design and Historic Preservation Section of the Planning & Development Department or the Historic Preservation Commission (depending on the extent of the proposed changes). A third-party architectural/historic preservation expert retained by the applicant and approved by Planning and Development Staff shall review all exterior building and design plans, including the clinker brick wall, and provide a determination that the Standards have been met, prior to proceeding with construction.	Third-Party Architectural/Historic Preservation Expert retained by Project Applicant	Preconstruction	Department of Planning and Development - Design and Historic Preservation Section or Historic Preservation Commission			
Cultural Measure – 3.4-6 West Del Mar Grouping A series of streetscape photographs of the contributing elements of the West Del Mar Grouping shall be archivally photographed in a manner similar to Historic American Buildings Survey ("HABS") standards, and the documentation shall be donated to a suitable repository, such as the Pasadena Library or Pasadena Museum of History.	Project Applicant	Preconstruction	Department of Planning and Development - Design and Historic Preservation Section			

Monitoring Checklist for Mitigation Measures

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 Case # _____ 0 _____ 0 _____ Planner: _____ 0 _____

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<p>Cultural Measure – 3.4-7 J.A. Rankin House and Garage (Memorial Hall) Historical resources may be moved and still be eligible for the California Register, therefore, there would be no substantial adverse change on its significance, if the garage is moved to a suitable location without being damaged. Because it would be moved to a place that is still near to and related to the Rankin House, it would be an appropriate location. It is a fairly small building element, and appears that it could be moved this short distance without being damaged. A third-party architectural/historic preservation expert retained by the applicant and approved by the Planning Staff shall review all site location and reconstruction plans and provide a determination that the proposed site and reconstruction plans are appropriate and meet the Secretary of the Interior's Standards for Rehabilitation, prior to proceeding with the move.</p>	<p>Third-Party Architectural/Historic Preservation Expert retained by Project Applicant</p>	<p>Preconstruction</p>	<p>Department of Planning and Development - Design & Historic Preservation Section</p>				
<p>Cultural Measure – 3.4-8 EDAW Garden, Tempietto Folly and Water Feature, West of No. 34 The EDAW garden to the west, with a tempietto folly, boulders, and water feature, shall be disassembled, moved to an appropriate location on the Ambassador West site, and reassembled accurately. The proposed courtyard site between Villa Francesca and Grove Manor is an appropriate location. Large trees associated with the feature would be moved, if an arborist determines they can be safely moved. If not, trees of the same or similar species should be planted. Historical resources may be moved and still be eligible for the California Register, therefore, there would be no substantial adverse change on its significance, if the landscape feature is moved to a suitable location without being damaged. It is a fairly small landscape element, and appears that it could be moved and reassembled without being damaged. A third-party architectural/historic preservation expert retained by the applicant and approved by the Planning Staff shall review all site location and reconstruction plans and provide a determination that the proposed site and reconstruction plans are appropriate and meet the Secretary of the Interior's Standards for Rehabilitation, prior to proceeding with the move.</p>	<p>Third-Party Architectural/Historic Preservation Expert retained by Project Applicant</p>	<p>Preconstruction</p>	<p>Department of Planning and Development - Design and Historic Preservation Section and Design Commission</p>				

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HAZARDS AND HAZARDOUS MATERIALS								
Hazards Measure – 3.5-1								
All demolition and renovation activities shall comply with SCAQMD Rule 1403 (Asbestos Emissions from Renovation/Demolition Activities) for all demolition/renovation work.		Project Applicant's Construction Contractor	Construction	Department of Planning and Development - Applicant's Mitigation Coordinator				

Hazards Measure – 3.5-2								
Loose or flaking paints shall be removed under controlled conditions prior to demolition activities, unless there is data showing that the particular paint contains less than 0.06% lead dry weight.		Project Applicant's Construction Contractor	Preconstruction	Department of Planning and Development - Applicant's Mitigation Coordinator				

Hazards Measure – 3.5-3								
Dust control measures for site paints having a lead content of greater than 0.06% shall be treated in compliance with the Cal/OSHA Lead standard found in Title 8, California Code of Regulations, Construction Safety Orders, Section 1532.1 for all onsite work.		Project Applicant's Construction Contractor	Construction	Department of Planning and Development - Applicant's Mitigation Coordinator				

Hazards Measure – 3.5-4								
Soil sampling and environmental investigation shall be conducted by an environmental professional in the area of the sump in the basement of the Science Hall (Building 43) when the structure is demolished, as there may be the potential for Volatile Organic Compounds (VOCs) and metals to be present in the soils in the area of the sump. Such investigation shall be undertaken in accordance with a Work Plan as may be determined by the City of Pasadena Fire Department or other responsible regulatory agency. In the event that any VOCs or metals are encountered at this location, construction shall be stopped until appropriate health and safety measures are implemented, and any remediation is completed under the regulatory oversight of the City of Pasadena Fire Department or other responsible regulatory agency.		Environmental Professional retained by Project Applicant	Construction	Department of Planning and Development, Fire Department, Applicant's Mitigation Coordinator				

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<p>Hazards Measure – 3.5-5</p> <p>During any excavation activities, an environmental professional shall be called to the site if soils exhibiting staining, odor, or other evidence of possible contamination are encountered. Such soil shall be properly characterized and managed appropriately, including proper disposal in accordance with the requirements of the environmental professional and applicable regulatory agencies as may be necessary.</p>	<p>Project Applicant and Environmental Professional retained by Project Applicant</p>	<p>Construction</p>	<p>Department of Planning and Development, Applicant's Environmental Professional, Applicant's Mitigation Coordinator</p>			

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HYDROLOGY AND WATER QUALITY						
Hydrology Measure – 3.6-1						
Any improvements required for connection between the proposed 18- to 24-inch storm drain system shall be to the satisfaction of the City Engineer. Final design requirements shall be established as a condition of plan check approval, prior to issuance of a building permit.	Project Applicant	Plan check / Building	City Engineer			
Hydrology Measure – 3.6-2						
The project's Stormwater Pollution Prevention Plan (SWPPP) shall include the following control measures (others may also be included at the discretion of the City of Pasadena): 1) Trash receptacles must be situated at convenient locations on construction sites and must be maintained such that trash and litter do not accumulate on the site or migrate off-site; 2) Structural controls such as sediment barriers, filters, and berms would be designed to the satisfaction of the City of Pasadena Department of Public Works and must be in place at sites to be determined upon consultation with the Department of Public Works and prior to initiation of construction; 3) Washing of construction or other vehicles adjacent to a construction site shall be prohibited; 4) Erosion from slopes and channels must be controlled through an effective combination of Best Management Practices (BMPs) to be determined to the satisfaction of, and upon consultation with, the Department of Public Works, prior to issuance of any grading permits.	Project Applicant	Plan check / Building	Department of Public Works			

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<p>Hydrology Measure – 3.6-3</p> <p>The Standard Urban Stormwater Mitigation Plan (SUSMP) shall incorporate, at a minimum, either a volumetric or flow based treatment control design standard, or both, as specified in the NPDES permit, to mitigate (infiltrate, filter or treat) stormwater runoff. The design standards shall be to the satisfaction of the City of Pasadena Department of Public Works as determined prior to the issuance of any grading or building permits. Structural or treatment control Best Management Practices (BMPs) set forth by the project shall meet the design standards in the SUSMP and the applicant shall be responsible for the maintenance of the BMPs in accordance with the requirements to be established by the Department of Public Works.</p> <p>A standard volumetric treatment control BMP is defined as:</p> <ul style="list-style-type: none"> The treatment of the volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a stormwater conveyance system. <p>Flow-based treatment control BMPs include the following:</p> <ul style="list-style-type: none"> The treatment of the flow of runoff produced from a rain event equal to at least 0.2 inches per hour in intensity, or The treatment of the flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for Los Angeles County, or The treatment of the flow of runoff produced from a rain event that would result in treatment of the same portion as treated using volumetric standards above. 	Project Applicant	Plan check / Building	Department of Public Works			

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Case # _____ Tidemark Case # _____ Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE		
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LAND USE AND PLANNING						
Land Use Measure – 3.7-1						
As part of the Conditional Use Permit process, the Design Commission shall provide guidance to the applicant and the decision-maker regarding specific design aspects of the senior life/care facility, including massing, articulation, and other architectural/design treatments, in order to integrate these considerations into the earliest stages of the decision-making process. This will ensure that any potential adjustments to design of these structures, as may be needed or recommended to provide a more compatible interface with adjacent uses, will be fully considered by the decision-maker as part of the Conditional Use Permit. (Same as Mitigation Measure 3.1-1)	Project Applicant and City of Pasadena Design Commission	Plan check / Building	Department of Planning and Development - Design and Historic Preservation Section			
Land Use Measure – 3.7-2						
Loading activities serving the senior life/care facility and accessed in the loading area off St. John Avenue, between the new building and the northern side of the Ambassador Auditorium, shall be prohibited on Sunday mornings, when adjacent church services are in progress, and during evenings when concert performances are scheduled.	Operator of Senior Life/Care Facility	Ongoing	Department of Planning and Development - Code Compliance Section			

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	ACTION / REPORTS	EFFECTIVENESS	SIGN-OFF / DATE
Noise Measure – 3.8-1							
Construction contracts shall specify that construction equipment shall be equipped with mufflers or other suitable noise attenuation devices, where feasible.	Project Applicant's Construction Contractor	Preconstruction	Department of Planning and Development				
Noise Measure – 3.8-2							
For construction activities that would occur within 200 feet of the International Montessori Academy, Maranatha High School Student Center and the property lines of residences on Orange Grove Boulevard and Del Mar Boulevard, temporary eight-foot wood walls shall be constructed along the perimeter of the construction areas, where a direct ground-level line of sight between the construction areas and these sensitive receptors exists (e.g., where ground-level construction activity can be seen from a ground-level location at the sensitive receptor). For construction activities that would occur within 200 feet of Harvest Rock Church (Ambassador Auditorium), Maranatha High School classrooms, and the property lines of existing residential uses to the southwest portion of the construction site, temporary 10-foot noise curtains shall be erected instead of wood walls. The noise curtain shall have a sound transmission class (STC) rating of 15 or more. The placement of the wood walls/noise curtains shall break the line of sight between construction activities on the project site and activity spaces (e.g., spaces where activities would be sensitive to noise, such as classrooms, church auditoriums and residential living areas) within the sensitive receptors.	Project Applicant's Construction Contractor	Construction	Department of Planning and Development, Environmental Health Division, Applicant's Noise Disturbance Coordinator				

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____ Sign-off / Date: _____
 Case # _____ Tidemark Case # _____ Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	ACTION / REPORTS	EFFECTIVENESS	SIGN-OFF / DATE
<p>Noise Measure – 3.8-3</p> <p>During construction of the proposed project, an acoustical engineer shall be hired by the construction contractor to monitor construction noise levels. As a part of this mitigation measure, the construction contractor shall solicit from Harvest Rock Church (Ambassador Auditorium) a schedule of church services and concerts that could occur during normal construction hours (expected to be six or fewer a year). Noise measurements shall be taken prior to events held at the Harvest Rock Church (Ambassador Auditorium) to determine if measures, in addition to those stated above in Mitigation Measure 3.8-2, are required to ensure that the optimal ambient noise level inside the church auditorium (where performances and church services would occur) of 35 dBA is achieved. Measures to ensure the 35 dBA ambient noise level for a church service or performance include, but are not limited to the following:</p> <ul style="list-style-type: none"> Stop construction activities that would generate noise levels greater than 61 dBA at the Harvest Rock Church (Ambassador Auditorium) during church services or performances. The distance in which construction activities can not occur shall be determined through the noise monitoring. Install exterior noise curtains where there is a direct ground level line-of-sight between construction equipment and Harvest Rock Church (Ambassador Auditorium). Through the noise monitoring, the acoustical engineer shall determine the height and placement of the exterior noise curtains to ensure that the recommended 35-dBA ambient noise level inside the Harvest Rock Church (Ambassador Auditorium) performance and sanctuary areas is achieved. At a minimum, heavy construction activities (e.g., those that involve use of heavy equipment with an engine rating greater than 150 horsepower) shall not occur within 325 feet of the Harvest Rock Church (Ambassador Auditorium) during church services and concerts to ensure that noise and vibration levels are not perceptible. 	<p>Project Applicant's Construction Contractor and Acoustical Engineer retained by Project Applicant</p>	<p>Construction</p>	<p>Department of Planning and Development, Environmental Health Division, Applicant's Noise Disturbance Coordinator</p>				

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Case # _____ Tidemark Case # _____ Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE		
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<p>Noise Measure – 3.8-4 All residential units located within 1,000 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints. The telephone number shall be legible at a distance of 50 feet.</p>	Project Applicant's Construction Contractor	Preconstruction	Department of Planning and Development - Code Compliance, Applicant's Mitigation Coordinator			
<p>Noise Measure – 3.8-5 A "noise disturbance coordinator" shall be established by the construction contractor. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. The noise coordinator shall keep a log of noise complaints and shall follow up with the community member who had made a complaint to ensure that the complaint was resolved. The disturbance coordinator shall be a member of the construction contractor's work crew as they will have the most familiarity with construction activity and the means to address noise issues. All notices that are sent to residential units within 1,000 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator. The signs and notices shall also state that the City's Department of Planning and Development shall be notified if the disturbance coordinator is unresponsive to community noise complaints.</p>	Project Applicant's Construction Contractor	Construction	Department of Planning and Development, Applicant's Noise Disturbance Coordinator			
<p>Noise Measure – 3.8-6 The construction contractor shall locate equipment staging areas as far from sensitive receptors as feasible, given the needs for proximity to construction activities. The location of the staging areas shall be approved by the Department of Planning and Development.</p>	Project Applicant's Construction Contractor	Preconstruction	Department of Planning and Development, Department of Public Works, Department of Transportation			

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Case # _____ 0 _____ 0 _____ Planner: _____ 0 _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE		
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<p>Noise Measure - 3.8-7 When located within 60 feet of a sensitive receptor, the construction contractor shall operate as few pieces of heavy equipment (i.e., equipment with an engine rating greater than 150 horsepower) as possible. Total vibration levels can be significantly reduced when each vibration source operates separately.</p>	Project Applicant's Construction Contractor	Construction	Department of Planning and Development, Applicant's Mitigation Coordinator			
<p>Noise Measure - 3.8-8 The applicant shall request that Harvest Rock Church provide the applicant access to the Harvest Rock site so the applicant can take pre-construction pictures of previously damaged tiles in the fountain and reflecting pool. Pictures of any additional damaged tiles shall be retaken when project construction activity at the senior life/care component is complete, to document whether any additional damage occurred as a result of construction. Upon documentation of any damage attributable to construction, Harvest Rock Church shall provide the applicant with a copy of two estimates for repair of the construction damaged tiles. The applicant shall retain one of the two persons providing the estimate to complete the repairs, and the applicant shall pay Harvest Rock Church for those repairs. The applicant shall only be liable for such payment if the repair work meets the Secretary of the Interior Standards for Preservation to the satisfaction of the Design and Historic Preservation Section of the Planning and Development Department.</p>	Project Applicant	Preconstruction Ongoing	Department of Planning and Development, Design & Historic Preservation Section			

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Case # _____ Tidemark Case # _____ Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	ACTION / REPORTS	EFFECTIVENESS	SIGN-OFF / DATE
PUBLIC SERVICES Public Services Measure – 3.9-1 Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works and the Department of Transportation for review and approval. This plan shall demonstrate that encroachments on the public right-of-way including street occupations, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site shall be minimized to the satisfaction of the Department of Transportation and Fire Department to ensure that emergency access to and from the project area will remain unimpeded.	Project Applicant	Preconstruction	Department of Public Works and Department of Transportation				

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / AGENCY	DOCUMENTATION OF COMPLIANCE
<p>TRANSPORTATION Transportation Measure – 3.10-1 Prior to the start of construction or the issuance of any demolition, grading or Building Permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the City of Pasadena Department of Public Works for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including hours of construction operations, any street occupations, lane closures, detours, staging areas, routes of construction vehicles entering and exiting the construction site, methods of pedestrian protection and construction fencing along the public right-of-way. Consideration shall be given to limiting construction access and worker parking along Del Mar Boulevard to the maximum extent possible.</p>	Project Applicant	Preconstruction	Department of Public Works and Department of Transportation	
<p>Transportation Measure – 3.10-2 Soft mitigation to offset the effect of project daily trips on Orange Grove Boulevard north of Green Street and St. John Avenue north of Green Street) shall be required. Specifically, such measures may include trip reduction such as a Transportation Demand Management (TDM) program or by increasing the capacity or efficiency of the segment or area through operational improvements to the satisfaction of the Department of Transportation. Primarily, it is recommended that the project contribute to the cost of design, materials and installation of two closed circuit television (CCTV) cameras along the Green Street and/or St. John Avenue corridors to enhance the City's advanced traffic management system. The exact CCTV camera locations will be determined by the Department of Transportation. A fee for the two CCTV cameras shall be made prior to the issuance of the first permit for this project at a total cost not to exceed \$50,000. Additionally, the project is committed to trip reduction by encouraging transit use per the project's Mobility Plan (included in Appendix G). This plan</p>	Project Applicant	Plan check / Building Ongoing	Department of Transportation	

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Case # _____ Tidemark Case # _____ Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	
<p>overlaps with many of the recommendations that would be implemented by a TDM program for residential and non-residential/employee aspects of the project. The implementation of the Mobility Plan would also be considered soft mitigation to address project impacts on the two street segments. Specific provisions of the Mobility Plan include encouraging the use of public transit (shuttle service to the Gold Line station and other destinations, and provision of Metro bus passes to members of the property owners' association, senior life/care employees and residents, and office users); promoting bicycling to and from the site; provision of a "wayfinding" signage program internal to the site, at entrances and along the site's perimeter; protecting the neighborhood from traffic intrusion, provision of carpooling and shared parking opportunities; and, annual monitoring by the City to evaluate the effectiveness of the program.</p> <p>These provisions are part of the project and will provide trip reduction benefits. In addition, should the Department of Transportation consider that any other TDM elements are required to be implemented, above and beyond those included in the Mobility Plan for the project, they shall be a condition of approval for the project prior to issuance of Certificates of Occupancy. TDM measures should be implemented to encourage trip reduction by employees of the office and senior life/care uses. Lastly, if the applicant retains ownership of the institutional support uses (Maranatha High School) that part of the project will also be subject to provisions of the City's Trip Reduction Ordinance.</p> <p>With provision of this soft mitigation, the project's street segment impacts would be mitigated to a less than significant level.</p>					

Monitoring Checklist for Mitigation Measures

Project Address: _____ Case # _____ Tidemark Case # _____ Decision Maker / Effective Date: _____
 Case # _____ Tidemark Case # _____ Planner: _____

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE
Transportation Measure – 3.10-3 Prior to issuance of a certificate of occupancy for the senior life/care facility, a traffic signal with appropriate pedestrian crossing features shall be installed at the intersection of Green Street and Terrace Drive in order to provide maximum safety for the seniors and potential disabled persons crossing at this location.	Project Applicant	Preconstruction	Department of Transportation and Department of Public Works	

Monitoring Checklist for Mitigation Measures

Project Address: Ambassador West Case # 0 Tidemark Case # 0 Decision Maker / Effective Date: Planner: 0

MITIGATION MONITORING CHECKLIST

MITIGATION MEASURE	RESPONSIBLE IMPLEMENTATION PARTY	MONITORING PERIOD	MONITOR / REPORTER / MONITORING AGENCY	DOCUMENTATION OF COMPLIANCE	ACTION / REPORTS	EFFECTIVENESS	SIGN-OFF / DATE
UTILITIES AND SERVICE SYSTEMS							
Utilities Measure – 3.11-1							
The applicant shall enlarge the existing 4-inch sewer lateral line within the project site to an 8-inch sewer line, adequate to the specifications of the City Engineer. The City Engineer shall approve all plans for the proposed upgrade prior to issuance of any building permit, and all improvements shall be provided to the satisfaction of the City Engineer prior to issuance of Certificates of Occupancy for Grove Manor and Villa Francesca.	Project Applicant	Preconstruction	Department of Public Works - Engineering Division				
Utilities Measure – 3.11-2							
A 10-foot wide sewer easement along the 8-inch lines along Terrace Drive shall be granted to the City for maintenance purposes. The manholes along this sewer shall be accessible by means of sewer cleaning equipment such as sewer easement machines. The establishment of the easement shall be a requirement of the Plan Check approval process.	Project Applicant	Plan check / Building	Department of Public Works - Engineering Division				