
VIII. MITIGATION MONITORING AND REPORTING PROGRAM

A. INTRODUCTION

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the 16. E California Project located in the City of Pasadena in compliance with Section 21081.6 of the Public Resources Code and Section 15097 of the CEQA Guidelines, which is required for all projects where an Environmental Impact Report or Mitigated Negative Declaration has been prepared. Section 21081.6 of the Public Resources Code states: “...the [lead] agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment...[and the program] shall be designed to ensure compliance during project implementation”. The City of Pasadena is the Lead Agency for the proposed project.

The MMRP describes the procedures utilized to implement the mitigation measures identified in the EIR. It is the intent of the MMRP to: (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes where feasible.

The MMRP lists mitigation measures according to the numbering system established in the EIR sections. The mitigation measures are listed by impact area, with an accompanying identification of the following:

- Responsible Implementation Party/ Monitor and Reporter;
- Time Frame/Monitoring Milestone during which the mitigation measure should be implemented; and
- Party Responsible to Review Reports.

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A. Air Quality					
Construction Impact: Regional	SU	MM A-1: Contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.	Applicant's Mitigation Monitor	For inclusion in approved Construction Management Plan	Public Works Department
		MM A-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.			
		MM A-3: Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.			
		MM A-4: Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.			
		MM A-5: All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.			
Construction Impact: Localized	LTS	None			
Construction Impact: Green House Gas Emissions	LTS	None			
Construction Impact: Toxic Air Contaminants	LTS	None			

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A. Air Quality					
Construction Impact: Odors	NI	None			
Operational Impact: Regional	NI	None			
Operational Impact: Local	LTS	None			
Operational Impact: Toxic Air Contaminants	LTS	None			
Operational Impact: Global Climate Change	LTS	None			
Operational Impact: Odors	LTS	None			

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B.1 Cultural Resources: Historic Resources					
Construction Impact: Demolition of 592 S. Fair Oaks; 590 S. Fair Oaks; 10 E. California Boulevard	NI	None			
Construction Impact: Sign Removal (592 S. Fair Oaks)	LTS	<p>MM B-1: Recordation and Photography.</p> <p>A Historic American Buildings Survey (HABS) level III recordation shall be prepared. The signage shall be documented in large format black-and-white photographs and written narrative in accordance with HABS requirements. Completion of the HABS level III recordation of the existing signs on the project site should be implemented prior to their removal and before commencement of construction activities. The building's exterior showing the signs in place, the signage, as well as the property setting and contextual views shall be documented. Original archival prints shall be submitted to the California Office of Historic Preservation, the City of Pasadena Planning and Development Department and the Pasadena Public Library.</p>	<p>Applicant's qualified architectural historian or historic architect and a photographer experienced in Historic American Building Survey (HABS) photography</p>	<p>Prior to removal of two signs (pole mounted and wall mounted) from 592 S. Fair Oaks Ave.</p>	<p>Design & Historic Preservation Section</p>

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B.1 Cultural Resources: Historic Resources					
	LTS	<p>MM B-2: Signage Relocation.</p> <p>To assist the general public and interested parties in understanding the history of neon signage in Pasadena and to make these historic resources available to the public, the neon and metal signage of the circa 1951-1953 pole-mounted sign located at 592 S. Fair Oaks Avenue shall be preserved on site (if feasible) and, if it cannot be preserved on site, it is preferred that it remain in the City and be exhibited in a suitable location in public view. The wall mounted sign (circa 1961) may be donated to a suitable off-site repository or collection, preferably one located either within Pasadena or another location within the Los Angeles metropolitan area, such as the Museum of Neon Art in Los Angeles, which will ensure the continued preservation of the signage. To reduce potential damage to the signs during their relocation, the applicant shall obtain the services of a qualified conservator experienced in the removal and conservation of neon signage and who shall prepare and implement a relocation plan. Prior to the issuance of a demolition permit and any permits for the relocation of the signs, the relocation plan shall be reviewed</p>	<p>Applicant's qualified conservator and preservation consultant</p>	<p>Prior to issuance of demolition permit</p>	<p>Planning & Development Department: Design & Historic Preservation</p>

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		by City of Pasadena Design & Historic Preservation staff. The signs may be temporarily relocated in an effort to protect their integrity if deemed necessary and with the approval of City Historic Preservation staff.			

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B.2 Cultural Resources: Archaeological and Paleontological Resources					
<p>Construction Impact: Paleontological Resources</p> <p>Paleontological records search indicates that excavations into the older Quaternary Alluvium deposits within the Project site are likely to contain significant vertebrate fossils. Thus, construction of the Project, primarily excavation associated with the parking structure at depths averaging 20 feet, has the potential to result in significant impacts associated with the permanent loss of, or loss of access to, a paleontological resource. Thus, impacts to paleontological resources are considered potentially significant prior to mitigation.</p>	LTS	<p>MM B-3: A qualified paleontologist shall attend a pre-grade meeting and develop a paleontological monitoring program to cover excavations in the event they occur into the older Quaternary Alluvium. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. If excavation into Quaternary Alluvium occurs, monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If it is determined that excavation will not encounter Quaternary Alluvium, no further measures need be taken. The frequency of monitoring inspections shall be based on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered.</p>	Applicant's qualified paleontologist	Prior to issuance of grading permit	Building Division
		<p>MM B-4: If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage.</p>	Applicant's qualified paleontologist	During grading/excavation activities	Building Division

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		MM B-5: At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.	Applicant's qualified paleontologist	During grading/excavation activities	Building Division
		MM B-6: Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository.	Applicant's qualified paleontologist	During grading/excavation activities	Building Division
		MM B-7: Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository.	Applicant's qualified paleontologist	During grading/excavation activities	Building Division

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		<p>MM B-8: If fossils are found following completion of the above tasks the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.</p>	<p>Applicant's qualified paleontologist</p>	<p>During grading/excavation activities</p>	<p>Building Division</p>

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B.2 Cultural Resources: Archaeological and Paleontological Resources					
<p>Construction Impact: Archaeological and Native American Resources</p> <p>No prehistoric archaeological sites were identified on or within a one-half mile radius of the Project site. In addition, the Project site has been urbanized and developed for over 100 years and surficial and buried archaeological resources that may have existed prior to the disturbances are likely to have been displaced. Thus, impacts to archaeological resources are considered less than significant. Nonetheless, in the event archaeological resources are unexpectedly encountered during Project implementation, mitigation measures are recommended.</p> <p>No Native American resources in or adjacent to the Project site have been identified and no responses from Native American individuals or organizations contacted have been received. Thus, no impacts are anticipated to Native American resources.</p>	LTS	<p>MM B-9: If archaeological resources are encountered during project implementation, an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards (the “Archaeologist”) shall be immediately notified and retained by the Project Applicant and approved by the City to oversee and carryout the mitigation measures stipulated in this EIR.</p>	Applicant’s qualified archaeologist	During grading/excavation activities	Building Division
		<p>MM B-10: If archaeological resources are encountered during project implementation, the qualified archaeologist should coordinate with the Project Applicant as to the immediate treatment of the find until a proper site visit and evaluation is made by the archaeologist. The archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find and determine appropriate treatment. Treatment will include the goals of preservation where practicable and public interpretation of historic and archaeological resources. All cultural resources recovered will be documented on California Department of Parks and Recreation Site Forms to be filed with the CHRIS-SCCIC. The archaeologist shall prepare a final report about the find to be filed with Project</p>	Applicant’s qualified archaeologist	During grading/excavation activities	Building Division

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However, if Native American resources are unexpectedly encountered during Project implementation, the mitigation measures recommended would address potential impacts.		Applicant, the City, and the CHRIS-SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation and interpretation of resources recovered. Interpretation will include full evaluation of the eligibility with respect to the National and California Register of Historic Places and CEQA. The report shall also include all specialists' reports as appendices. The Lead Agency shall designate repositories in the event that significant resources are recovered. The archaeologist shall also determine the need for archaeological and Native American monitoring for any ground-disturbing activities thereafter. If a need is warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the Project Applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings.			
	LTS	MM B-11: If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code	Applicant's qualified archaeologist	During grading/excavation activities	Building Division

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B.2 Cultural Resources: Archaeological and Paleontological Resources					
		Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. Preservation of the remains in place or Project design alternatives shall be considered as possible courses of action by the Project Applicant, the City, and the Most Likely Descendent.			

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C. Noise					
<p>Construction Impact: On-Site Construction Activities</p> <p>Estimated construction-related noise at the nearest single-family residential uses along Concordia Court, the hospital use on Fairmount Avenue, and the residences along Pico Street would not exceed existing ambient noise levels. In addition, construction equipment noise levels would be below the City's noise limit of 85 dBA at a distance of 100 feet. As such, construction-period noise impacts would be less than significant. Nonetheless, mitigation measures are recommended to reduce noise levels at adjacent properties where construction noise would exceed ambient noise levels.</p>	LTS	<p>MM C-1: Construction activities shall be limited to the following hours in accordance with the City's Municipal Code:</p> <p>From 7:00 A.M. to 7:00 P.M. Monday through Friday;</p> <p>From 8:00 A.M. to 5:00 P.M. on Saturday;</p> <p>Construction shall not occurred on Sundays and Holidays.</p>	Applicant's Mitigation Monitor	Throughout construction period	Public Works Department
		<p>MM C-2: Noise-generating construction equipment operated at the project site shall be equipped with effective noise control devices, (i.e., mufflers, lagging, and/or motor enclosures). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.</p>	Applicant's Mitigation Monitor	Throughout construction period	Building Division/Code Compliance
		<p>MM C-3: Engine idling from construction equipment such as bulldozers and haul trucks shall be limited, to the extent feasible.</p>	Applicant's Mitigation Monitor	Throughout construction period	Building Division/Code Compliance
		<p>MM C-4: To the extent feasible, construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously, which causes high noise levels.</p>	Applicant's Mitigation Monitor	Throughout construction period	Building Division/Code Compliance

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C. Noise					
Construction Impact: Ground-Borne Vibration	LTS	None			
Operational Impact: Off-Ste Roadway Noise	LTS	None			
Operational Impact: Stationary Point-Source Noise	LTS	None			
Operational Impact: Site Compatibility	LTS	None			
Operational Impact: Vibration	LTS	None			

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D. Traffic					
Construction Impact: Traffic	LTS	None			
Operational Impact: Intersections	LTS	None			
Operational Impact: Roadway Segments Pico Street between Raymond Avenue and Edmondson Alley	SU	MM D-1: In order to address increased traffic volumes on Pico Street associated with the proposed project the applicant shall provide a contribution to the citywide traffic monitoring program to purchase and install two traffic monitoring stations on Pico Street.	Applicant	Prior to issuance of building permit	Department of Transportation
Operational Impact: Regional Transportation System	LTS	None			
Operational Impact: Project Access	LTS	None			

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E. Hazardous Materials					
<p>Construction Impact: Asbestos</p> <p>The two on-site buildings within the western portion of the site are known to contain Asbestos Containing Materials (ACM). In addition, the auto body shop building may also contain ACM. Demolition of buildings containing ACM is, therefore, considered to be a potentially significant impact prior to mitigation.</p>	LTS	<p>MM E-1: Prior to the issuance of demolition permits, the Applicant shall submit to the City a comprehensive pre-demolition asbestos survey in accordance with SCAQMD Rule 1403. The survey shall be reviewed and approved by the City of Pasadena Building and Safety Division. All identified ACM shall be removed and disposed of by a registered Cal-OSHA-certified asbestos abatement contractor prior to any disturbance of the material, and the Applicant shall submit documentary proof of such handling to the City.</p>	Applicant	Prior to issuance of demolition permits	Building Division
<p>Construction Impact: Lead Based Paint</p> <p>Lead Based Paint (LBP) materials were found on various interior and exterior surfaces in both buildings within the western portion of the site. In addition, the auto body shop building may also contain LBP. Therefore, demolition of buildings containing LBP is considered to be a potentially significant impact prior to mitigation.</p>	LTS	<p>MM E-2: Prior to issuance of demolition permits, the Applicant shall submit to the City of Pasadena Building and Safety Division a lead-based paint survey for all existing buildings located on the project site. All identified lead-based paint shall be handled and disposed of pursuant to OSHA regulations, and the Applicant shall submit documentary proof of such handling to the City.</p>	Applicant	Prior to issuance of demolition permits	Building Division

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E. Hazardous Materials					
<p>Construction Impact: Underground and Former Above Ground Storage Tanks</p> <p>No physical evidence or documentary evidence indicates USTs have existed on the Project site. However, it is possible that undocumented USTs were used at the site and may still exist despite extensive redevelopment of the site over the years. Unknown USTs discovered during excavation of the site could contain hazardous materials, which may create hazards to construction workers and is considered to be a potentially significant impact prior to mitigation.</p>	LTS	<p>MM E-3: Prior to initiating grading on the site the Applicant shall inform contractor of the potential for discovery of underground storage tanks (USTs), as well as former above ground storage tanks, or remnants thereof, in the subsurface. In the event USTs or former above ground storage tanks are encountered, work in the immediate area shall be halted and the Pasadena Fire Department shall be contacted to ensure that proper procedures are established and followed for their removal. A qualified environmental consultant shall be contacted to evaluate the soil conditions in the area surrounding the tanks. Work in the area shall only continue with authorization from the Pasadena Fire Department.</p>	Applicant	During grading activities	Fire Department
<p>Construction Impact: Contaminated Soils</p> <p>Chemical testing for metals on site revealed that concentrations of metals and TPH concentrations were below levels constituting the need for special handling, treatment or disposal of the soil cuttings. Nonetheless, it is possible that the soils in this</p>	LTS	<p>MM E-4: Prior to initiation of excavation and grading activities, the Applicant shall retain a qualified environmental consultant to prepare a soils management plan, which will be submitted to the City of Pasadena Building and Safety Division for review and approval. The soils management plan shall be implemented during excavation and grading activities at the site to ensure that any contaminated soil are properly disposed</p>	Applicant's qualified environmental consultant	Prior to issuance of grading permit	Building Division

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E. Hazardous Materials					
area could yield contamination above and beyond what was identified in the Phase I and Limited Phase II ESA during Project construction excavation and/or grading activities. This is considered to be a potentially significant impact prior to mitigation.		<p>of offsite. The plan shall include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> - A qualified environmental consultant shall be present at all times during digging or grading activities to monitor compliance with the soils management plan and to actively monitor the soils and excavations for evidence of contamination. Any soil encountered during future excavation or grading activities that appears to have been affected by hydrocarbon or any other contamination shall be evaluated, based upon appropriate laboratory analysis, by a qualified environmental consultant prior to offsite disposal at a licensed facility. - Soils in the southwestern corner of the site near Boring Location B-1, as identified in the Phase I and Limited Phase II ESA, shall be segregated and analyzed prior to offsite disposal. Identified contamination shall be removed to the extent practicable. This may require over-excavation in this area and further analysis of this soil to determine the extent of soil contamination. 			

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E. Hazardous Materials					
		- All detectable contaminated soils shall be properly handled and transported to an appropriately licensed disposal facility.			
	LTS	None			

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F. Water Supply					
<p>Operational Impact: Water Efficiency</p> <p>As water supplies face challenges from drought, climate change, and pumping restrictions, both MWD and the City include conservation as a portion of the future strategy to ensure that water supplies are maximized, while consumer demand is minimized. Although Pasadena Water and Power would be able to supply the projected water demand, impacts to water supply are considered potentially significant without implementation of conservation measures.</p>	<p>LTS</p>	<p>MM F-1: The water usage of the proposed building to be retained shall be reduced by 20 percent, in accordance with section 14.90.050 of the Pasadena Municipal Code. In order to demonstrate this reduction, the Applicant must submit a water-conservation plan for review and approval by the Planning Division. This plan is also subject to review and approval by the City’s Water and Power Department and the Building Division before the issuance of a building permit. The plan must demonstrate the ability to limit water consumption to 80 percent of its originally anticipated amount. The project’s irrigation and plumbing plans are also required to comply with the approved water-conservation plan. For this project, the original amount is 22,640 gallons/day and the required 20 percent reduction is 4,528 gallons/day. Plumbing permits required in order to complete this reduction shall be finalized prior to certificate of occupancy.</p>	<p>Applicant</p>	<p>Water conservation plan to be submitted prior to issuance of building permits</p> <p>Plumbing permits to be submitted prior to issuance of certificate of occupancy</p>	<p>Building Division</p>
		<p>MM F-2: The Applicant shall submit a detailed landscape plan that proposes the planting of “California Friendly” plants and the use of high efficiency irrigation technology. Landscape and irrigation plans shall be submitted for review with each phase of the project and shall be reviewed by the Design Commission in combination with the building plans.</p>	<p>Applicant</p>	<p>Prior to Final Design approval</p>	<p>Design Commission</p>