

**Attachment G**

## MITIGATION MONITORING AND REPORTING PROGRAM

### Fuller Theological Seminary Master Development Plan 135 N. Oakland Avenue

This Mitigation Monitoring and Reporting Program (MMRP) for Fuller Theological Seminary Master Development Plan (PLN2004-00351), located at 135 North Oakland Avenue, 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 the final versions of the measures to be implemented by the City and are conditions of approval for the project. Some of these measures reflect minor changes with regard to timing of implementation. No substantive changes to the measures were made. 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 MDP presents a 20-year planning framework for development of the Fuller Theological Seminary. The MDP is summarized below and includes four phases of residential development and four phases of academic development:

- Removal of 222 residential units in 20 buildings, 15 of which are currently owned by the Seminary.
- Removal of ten non-residential buildings with approximately 39,000 square feet of area. Eight buildings are currently owned by Fuller Seminary.
- Acquisition of seven properties and removal of five residential buildings and two non-residential buildings.
- Construction of 586 housing units not including the recently completed 179-unit housing project.
- Construction of a 72-unit “student hotel” consisting of studio-type units.
- Renovation of 92 existing student housing units.
- Construction of 322,600 square feet of new academic facilities (180,000 square feet of new academic/support buildings will be at the Los Robles Area Quad, corner of Ford Place and N. Los Robles).
- Construction of approximately 22,400 square feet of retail space in mixed-use buildings.
- Construction of a multiple-story 450-space parking garage at Walnut Street and Madison Avenue and 50-space surface parking lot. A total of 1,353 parking spaces would be provided on campus.
- Installation of a new pedestrian campus gateway, with entry plaza, at the south end of the mall (at Oakland Avenue and Union Street) flanked by an expanded library and a new chapel complex.

This MMRP includes mitigation measures, in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the Final Environmental Impact Report 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

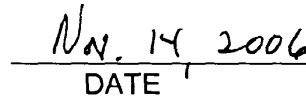
mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

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 Measures**

### **Historic Resources**

#### **Mitigation Measure A-1:**

Herkimer Arms/Mrs. Parker Earle Apartment House – 527 East Union Street  
Photography and Recordation. Prior to the issuance of a demolition permit for the Herkimer Arms/Mrs. Parker Earle Apartment House, a photographic documentation report shall be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. This report shall document the significance of the apartment building and its physical conditions, both historic and current, through photographs and text (an expanded DPR form). Photographic documentation noting all elevations and additional details of the apartment grouping's architectural features shall be taken utilizing 35-mm black and white film. The photographer shall be familiar with the recordation of historic resources. Photographs shall be prepared in a format consistent with the Historic American Buildings Survey (HABS) standard for field photography. Copies of the report shall be submitted to the City of Pasadena Planning and Development Department, the Pasadena Public Library (Central Branch), the Pasadena Historical Museum, the Gamble House Greene & Greene archive, and Fuller Theological Seminary.

Salvage and Reuse of Key Features. Prior to the demolition of the Herkimer Arms/Mrs. Parker Earle Apartment House, an inventory of significant exterior character-defining features and materials of the property shall be made by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. Where feasible, these materials and design elements shall be itemized, photographed (35mm black and white or digital format), salvaged, and sold, or donated for use elsewhere in the community. Unsound, decayed, or toxic materials (e.g., asbestos, etc.) need not be included in the salvage process. The salvaged materials shall be advertised for a period of not less than thirty (30) days in at least three newspapers of local and regional circulation, as well as by posting on the site and by other means as appropriate. In addition, local preservation/historical organizations shall be contacted to seek their interest in obtaining these architectural features. Salvage efforts shall be documented by summarizing all measures taken to encourage receipt of salvaged materials by the public. Copies of notices, evidence of publication of such notices, and a list of salvage offers (if any) that were made and an explanation of why they were not or could not be accepted shall be submitted by the applicant to the Design and Historic Preservation Section, Planning Division, City of Pasadena Planning and Development Department.

#### **Mitigation Measure A-2:**

Professor William P. Hammond House – 110 North Los Robles Avenue  
Photography and Recordation. Prior to the demolition of the Professor William P. Hammond House, a photographic documentation report shall be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. This report shall document the significance of the Professor William P.

Hammond House and its physical conditions, both historic and current, through photographs and text (e.g., an expanded DPR form). Photographic documentation noting all elevations and additional details of the building's architectural features should be taken utilizing 35-mm black and white film. The photographer should be familiar with the recordation of historic resources. Photographs shall be prepared in a format consistent with the Historic American Buildings Survey (HABS) standard for field photography. Copies of the report shall be submitted to the City of Pasadena Planning and Development Department, the Pasadena Public Library (Central Branch), the Pasadena Historical Museum, and Fuller Theological Seminary.

**Mitigation Measure A-3:**

Chapel Complex and Library Addition Landscape Plans. Landscape plans shall incorporate the use of the mature Canary Island Date Palms which are a key feature of the potential Ford Place Landmark District. Landscape plans shall be developed and implemented that follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic buildings (1995), Weeks and Grimmer. Any plans involving removal or replacement of character-defining landscape elements shall be developed in conjunction with a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 46 CFR 61.

**Mitigation Measure A-4:**

Apartment Buildings – 450-452 Ford Place, 454-456 Ford Place, and 144 North Los Robles Avenue

Photography and Recordation. Prior to the demolition of any component of this apartment grouping, a photographic documentation report shall be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. This report shall document the significance of this apartment grouping and its physical conditions, both historic and current, through photographs and text (e.g., an expanded DPR form). Photographic documentation noting all elevations and additional details of the apartment grouping's architectural features should be taken utilizing 35-mm black and white film. The photographer shall be familiar with the recordation of historic resources. Photographs should be prepared in a format consistent with the Historic American Buildings Survey (HABS) standard for field photography. Copies of the report shall be submitted to the City of Pasadena Planning and Development Department, the Pasadena Public Library (Central Branch), the Pasadena Historical Museum, and Fuller Theological Seminary.

**Mitigation Measure A-5:**

Evelyn Boadway Apartments – 91 North Oakland Avenue

Photography and Recordation. Prior to the demolition of this apartment building, a photographic documentation report shall be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. This report shall document the significance of the apartment building and its physical conditions, both historic and current, through photographs and text (e.g., an expanded DPR form). Photographic documentation noting all elevations and additional details of

the apartment grouping's architectural features should be taken utilizing 35-mm black and white film. The photographer should be familiar with the recordation of historic resources. Photographs shall be prepared in a format consistent with the Historic American Buildings Survey (HABS) standard for field photography. Copies of the report shall be submitted to the City of Pasadena Planning and Development Department, the Pasadena Public Library (Central Branch), the Pasadena Historical Museum, and Fuller Theological Seminary.

## **Alternative 5-A: Modified Historic Preservation Alternative Revised Mitigation Measures**

### **Mitigation Measure A-1:**

Herkimer Arms/Mrs. Parker Earle Apartment House – 527 East Union Street  
Relocation options may include full or partial retention and relocation of the apartment building within the Fuller Theological Seminary campus, or off-site to a compatible location. Upon relocation of the apartment building to a new location, which reestablishes contributing aspects of its historic orientation, immediate setting, and general environment, the construction of compatible additions attached to secondary elevations for reuse of the building may be implemented under certain stipulations. Any relocation efforts implemented for the Herkimer Arms/Mrs. Parker Earle Apartment House should be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet "Moving Historic Buildings," by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the apartment building should be undertaken in a manner consistent with the Standards.

### **Mitigation Measure A-1 shall be implemented as the following condition of approval:**

For a period of no less than 180-days following approval of the MDP, the applicant shall offer for relocation the portion of the building (527 E. Union Street) that was designed by architect Charles & Henry Greene as an addition to the original pre-1894 wood-frame house located at 527 E. Union Street (Herkimer Arms Building) within the City of Pasadena. The advertisement period shall run from time of approval of the MDP. The Planning & Development Director shall review and approve list of sources for advertising availability of the building. In addition, the applicant shall offer funding in the amount no less than \$100,000 to assist with relocation and rehabilitation costs. If an application for relocation is submitted the relocation period may be extended for an addition period of 180 days. If no application for relocation of the house is submitted within a 180-day advertisement period, subject to standards and permit requirements of P.M.C. § 17.40.130, and no contract for relocation is executed between Fuller Seminary and a new owner, the Planning & Development Director may issue a certificate of appropriateness and Fuller Seminary may demolish the building. During the advertisement period and prior to the structure being relocated or demolished, archival quality photographic documentation shall be provided to the City in accordance with the mitigation measures outlined in the Final Environmental Impact Report. If the building is relocated, the exteriors shall be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings, subject to review and approval by the Director of Planning and Development.

**Mitigation Measure A-2:**

Professor William P. Hammond House – 110 North Los Robles Avenue

Relocation options may include full or partial retention and relocation of the apartment building within the Fuller Theological Seminary campus, or off-site to a compatible location within the City Boundaries. Upon relocation of the apartment building to a new location, which reestablishes contributing aspects of its historic orientation, immediate setting, and general environment, the construction of compatible additions attached to secondary elevations for reuse of the building may be implemented under certain stipulations. Any relocation efforts implemented for the Professor William P. Hammond House should be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet “Moving Historic Buildings,” by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the apartment building should be undertaken in a manner consistent with the Standards.

**Mitigation Measure A-2 shall be implemented as the following condition of approval:**

Prior to the issuance of building permits for the development of the Los Robles Quad area, the applicant shall either relocate the building located at 110 N. Los Robles Avenue, Professor Hammond House, with the exception of the rear addition to the building, within the Fuller Campus or to an appropriate receptor location within the City of Pasadena. No demolition of this building shall be allowed. If the structure is relocated off the Fuller Campus, the relocation is subject to standards and permit requirements of P.M.C. § 17.40.130. The exteriors shall be rehabilitated in accordance with the Secretary of the Interior’s Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings, subject to review and approval by the Director of Planning and Development if the building is relocated.

The recommended Mitigation Measure A-4, which applies to the apartment buildings at 450-452 Ford Place, 454-456 Ford Place, and 144 N. Los Robles Avenue would not apply to the Modified Historic Preservation Alternative since these structures would be retained.

**Traffic & Circulation:**

**Mitigation Measure B-1:** Prior to issuance of a certificate of occupancy for the third phase of residential construction, construction of more than 350 dwelling units, or prior to final building inspection for the third phase of academic development, whichever is first, Fuller Seminary shall fund the installation of a closed-circuit TV camera at the intersection of Walnut Street and Los Robles Avenue to manage the coordination of the signal operations.

**Mitigation Measure B-2:** Prior to issuance of a certificate of occupancy for the third phase of residential construction, construction of more than 350 dwelling units, or prior to final building inspection for the third phase of academic development, whichever is first, Fuller Seminary shall fund the extension of the City’s interconnect system from the signal at the intersection of Los Robles Avenue and Walnut Street to the signal at Madison Avenue and Walnut Street.

**Mitigation Measure B-3:** Prior to final building inspection for the third phase of academic development, the applicant shall expand the existing rideshare program to maintain or increase the Average Vehicle Ridership (AVR) target of 1.5, established by SCAQMD Rule 2202, to accommodate the increased student enrollment and reduce traffic volumes along the following four roadway segments:

- Corson Street between Oakland Avenue and Madison Avenue;
- Corson Street between Madison Avenue and El Molino Avenue;
- Walnut Street between Oakland Avenue and Madison Avenue; and
- Walnut Street between Madison Avenue and El Molino Avenue.

**Mitigation Measure B-4:** Prior to final building inspection for the third phase of academic development, Fuller Seminary shall provide 200 parking spaces for faculty/staff members of which 20 parking spaces (10 percent of the 200 required employee parking spaces) shall be reserved and designated as preferential parking for carpool and vanpool vehicles. A carpool/vanpool loading area shall be located in the proposed 500-space parking structure, located adjacent to the Main Campus buildings. In addition to the preferential parking spaces, a loading area for approximately two vehicles (10 percent of the 20 carpool/vanpool parking spaces) shall be required within the proposed parking structure. The building plans for the proposed parking structure shall be subject to review and approval by the City of Pasadena Department of Transportation.

**Mitigation Measure B-5:** Prior to final building inspection for the third phase of academic development, Fuller Seminary shall provide 142 bicycle parking spaces to accommodate the increased student enrollment. Plans shall be subject to review and approval by the City of Pasadena Planning and Development Department and Department of Transportation to determine the adequacy of bicycle parking as development occurs within the Master Development Plan project area.

**Mitigation Measure B-6:** Fuller Seminary shall upgrade the existing campus bicycle racks at the Psychology Building and Payton Hall to meet the City's Zoning bicycle standard requirements. The replacement bicycle racks shall be installed prior to the issuance of the first certificate of occupancy for the project.

**Mitigation Measure B-7:** Prior to issuance of certificates of occupancy for the residential phases of development, Fuller Seminary shall fund the replacement of pedestrian signal with "Count Down" displays at all corners of the intersection of Oakland Avenue and Walnut Street.

**Mitigation Measure B-8:** Prior to the issuance of any building permit, Fuller shall fund a traffic signal warrant study that includes pedestrian usage at the intersection of Oakland Avenue and Union Street. At such time that the intersection meets signal warrants, Fuller Seminary shall fund the installation of a traffic signal, including pedestrian "Count Down" displays and interconnect to the City's traffic management system.

**Mitigation Measure B-8 shall be implemented as the following condition of approval:**

Prior to the issuance of a Certificate of Occupancy for the proposed chapel and/or library expansion, to improve pedestrian and traffic safety, the applicant shall contribute fair



share funding for a new traffic signal light at the T-intersection of Oakland Avenue and Union Street at a cost not to exceed \$80,000 (estimated one-half cost of signal).

**Air Quality:**

**Mitigation Measure C-1:** During all phases of construction, general contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.

**Mitigation Measure C-2:** During all phases of construction, general contractors shall maintain and operate construction equipment in accordance with manufacturer's specifications to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during Stage II Smog Alerts or higher.

**Mitigation Measure C-3:** During all phases of construction, general contractors shall water all excavated soil piles hourly or cover piles with temporary coverings. Additional unpaved construction areas shall be watered twice daily.

**Mitigation Measure C-4:** In the event wind exceeds 25 miles per hour, all construction activities shall cease.

**Mitigation Measure C-5:** On the last day of active operations prior to a weekend or holiday, general contractors shall apply water or a chemical stabilizer to maintain a stabilized surface. If chemical stabilizers are employed, only nontoxic soils stabilizers shall be used and shall be applied according to manufacturer's specifications.

**Mitigation Measure C-6:** During all construction, general contractors shall post signs and monitor speed on unpaved roads shall be reduced to assure traveling speeds of no more than 15 miles per hour.

**Mitigation Measure C-7:** During construction, contractors shall ensure that all truckloads of dirt hauled off-site shall have two feet of freeboard and are shall be covered in the truck bed to prevent fugitive dust emissions en route to disposal site.

**Mitigation Measure C-8:** During all phases of construction, contractors shall wash or brush off all construction equipment prior to leaving the construction site. The general contractor shall sweep or remove from the street all visible soil material that is inadvertently carried off the construction site.

**Mitigation Measure C-9:** During construction, all contractors shall use electricity from power poles rather than temporary diesel- or gasoline-powered generators to the extent feasible.

**Mitigation Measure C-10:** During construction, all contractors shall use alternative clean fuels, such as compressed natural gas-powered equipment instead of diesel-powered engines. The use of diesel-powered equipment shall be minimized by using gasoline-powered equipment to reduce NOx emissions. If diesel equipment is used,

particulate filters and low sulfur diesel fuel shall be used, (i.e., diesel fuel with less than 15 ppm sulfur content), to the extent feasible.

**Mitigation Measure C-11:** During construction activity on the project site, outdoor instructional activities for students shall be coordinated by the applicant to prevent undue exposure of students to active demolition and site grading activities.

**Mitigation Measure C-12:** During construction, deliveries of construction materials, hauling of exported soil, and other construction activities requiring access to the site by large vehicles shall be scheduled by the general contractor to take place during off-peak hours to the extent possible.

**Mitigation Measure C-13:** During construction, the use of high volume/low pressure paint spray systems, which spray at low velocities resulting in a higher transfer efficiency as compared to conventional paint spray systems, shall be used by the general contractor to minimize overspray to the extent feasible.

**Mitigation Measure C-14:** During construction, low VOC paint, architectural coatings and asphalt shall be utilized by the general contractor where possible.

**Mitigation Measure C-15:** The project shall include air filtration systems for proposed residential buildings within 500 feet of Interstate 210 that are designed to have a minimum efficiency reporting value (MERV) of 12 as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The air handling systems shall be maintained on a regular basis per manufacturer's recommendations by a qualified technician employed or contracted by the project proponent or successor. Operation and maintenance of the system shall ensure that it performs above the minimum reporting value.

#### **Infrastructure - Utility Service Systems (Storm Drain/Sewer):**

**Mitigation Measure D-1:** The Applicant, in coordination with the City of Pasadena Department of Public Works, shall be responsible to upsize the 18-inch pipe within the Fillmore Street sewer system to accommodate the increased wastewater. An 18-inch diameter pipe shall be replaced with a 21-inch diameter pipe from Los Robles Avenue to 133.4 feet east of Los Robles Avenue. Said pipe is shown on city sewer map 689, starting at station 57+35.3, and ending at station 58+68.7. These improvements shall occur prior to the issuance of the first certificate of occupancy for residential phase II of the project. Alternatively, the applicant may pay the \$29,348 for the replacement of the deficient pipe. If payment to the city is made, the city reserves the right to use the funds to correct a higher priority sewer project, and provide funds for the Fillmore sewer replacement at a later date.

#### **Biology - Federal Migratory Bird Treaty Act.**

**Mitigation Measure E-1:** Construction of the project shall comply with the provisions of the Federal Migratory Bird Act and disturbance or removal of existing vegetation shall take place outside of the breeding bird season of March 1 to September 1 (including disturbances which would cause abandonment of active nests containing eggs and/or young). If the project cannot avoid the breeding season, nest surveys shall be conducted upon application for a building permit and active nests shall be avoided and provided with a buffer. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly

basis with the last survey being conducted no more than three days prior to the initiation of construction work or any earthmoving activities. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat until August 31 or continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area. The applicant shall record the results of the recommended protective measures to document compliance with applicable State and Federal laws pertaining to the protection of native birds.