Code Section 21083.2(g). If the paleontological resource is determined to be a "unique archaeological resource," the paleontologist shall formulate a mitigation plan in consultation with the campus that satisfies the requirements of Section 21083.2. If the paleontologist determines that the paleontological resource is not a unique resource, the paleontologist shall record the site and submit the recordation form to the Natural History Museum of Los Angeles County, and no further investigation of the particular find would be required. The paleontologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the City and to the Natural History Museum of Los Angeles County.

MM 3.4-3(a) Compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. The scope of work is currently schematic and will be defined further as the project progresses. All work on elements of the Rose Bowl to be retained shall be designed for maximum possible compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. This shall be accomplished through the oversight of an independent historic preservation consultant and City staff, as described below.

- **Historic Preservation Consultant.** The City shall retain the services of a qualified historic preservation consultant with experience in architectural preservation. The role of the historic preservation consultant shall be to review structural designs and construction activities that could potentially affect character-defining features as identified in this EIR and the Historic Structure Report. All reviews by the historic preservation consultant shall be carried out by a person or persons meeting the Secretary of the Interior's Professional Qualification Standards. Knowledge of historic architecture, materials, surface finishes, and historic restoration techniques is required. This consultant shall have a structural engineer and conservator available for consultation. The consultant's main responsibility shall be to monitor and advise the City regarding compliance with the Secretary of Interior's Standards with respect to elements of the Rose Bowl that would be retained, as well as approved design criteria. Through a series of development, design, and specification review meetings, as well as construction monitoring, the historic preservation consultant shall work in conjunction with City and with the Applicant's project and construction management teams. In addition, the consultant shall review the historic record and photo documentation, protection of historic fabric, mock-ups, and test panels of treatments to historic fabric. In consultation with other experts, the consultant shall approve the materials and replica designs used in the restoration, rehabilitation and new construction related to the historic resources.
- **Construction Monitoring**. On-site construction monitoring by a historic preservation consultant shall be undertaken throughout the construction phase to ensure protection of historic fabric and compliance with the Standards and approved design and construction documents. Monitoring will be scheduled based on potential construction impacts and specific scope of work and will vary between daily and weekly visits upon approval by

the City. In addition, all submittals, mock-ups, and change orders that affect historic fabric shall be reviewed by the consultant. On-site changes that might affect historic fabric shall be undertaken in consultation with the historic consultant. If the historic preservation consultant determines that construction does not substantially conform to the approved criteria, the historic preservation consultant will immediately notify the City. The City will require any contractors, vendors etc. to take all reasonable measures to avoid or minimize harm to the property until the issue is resolved. The historic preservation consultant, design team, and construction management will work cooperatively and diligently to resolve issues in a timely manner.

MM 3.4-3(b) Documentation. A Historical Resource Documentation Report shall be prepared for the Rose Bowl. The resources shall be described photographed in a manner that conforms to Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Level I documentation standards, as well as the HABS/HAER Guidelines for HABS Historical Reports. The documentation shall amend the existing HABS report for the Rose Bowl in the Library of Congress collection, focusing on those areas that would be directly affected by the proposed project. The documentation shall be donated to suitable repositories selected by the City, one of which shall include the main branch of the Pasadena Library.

iii. Findings Pursuant to CEQA Guidelines Section 15091

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures or project alternatives identified in the Final SEIR.

iv. Supporting Explanation

Construction activities will not cause adverse changes in the significance of archeological and paleontological resources and will not disturb human remains. Implementation of mitigation measures MM 3.4-1(a) and MM 3.4-1(b), MM 3.4-2(a) and MM 3.4-2(b) apply if archeological and paleontological resources are identified. (FSEIR, p. 3.4-4.) The Prospect Historic District is

located on the east rim of the Arroyo Seco, east of the Rose Bowl, and neither the District nor any of the individually listed properties within the District would be directly affected by the Project. (*Id.* at pp. 3.4-7 to 8.) The same is true of the Arroyo Terrace Historic District. (*Id.* at p. 3.4-8.)

Option B. Construction under Option B includes two circulation towers on the west elevation, and an expansion of the existing tunnels within the structure which will require removal of existing landscaped berms and approximately 4,300 stadium seats. The removal of seats will not adversely affect the historical integrity of the structure. The tunnel openings (exterior) would be the same shape and height as they are today, and the new concrete surrounds will be as detailed as the existing concrete surrounds. (*Id.* at p. 3.4-6.) In addition, the aerial view of the rim would be somewhat changed by the larger press box under Option B, but substantially unchanged from what currently exists. The purity of the ellipse would remain. Placing restrooms and concession stands at perimeter locations allows more of the Rose Bowl's character defining features on the east elevation to be visible to the public. These changes follow the Secretary of Interior Standards with regard to rehabilitation of historic buildings, particularly given the need to meet safety and access requirements, and thus Option B has a less-than-significant impact. (*Id.* at p. 3.4-7.)

Options A or C. Under Option A, the Rose Bowl's appearance would be substantially altered at the rim, the base, and around the circumference by the combination of the horizon-level concourse, four large circulation towers, and supports. The horizon concourse would cause a substantial alteration to Bowl reconstruction as well as the south-end Bowl enlargement, both

character defining features. The administration building, woven wire fence and gates, ticket booths, parking lot toilet, and the woven and steel picket fences, all of which are considered character-defining features, would be removed and demolished. The greater density of surrounding peripheral buildings compared to existing conditions would visually obstruct existing views of the Bowl, and there would be a loss of the historic fabric of the Arroyo stone walls and berms resulting from these renovations. Options A would materially impair the Rose Bowl's ability to convey its historic significance and could jeopardize its eligibility for inclusion in the California Register of Historical Resources. While Option C would lessen the magnitude of these impacts, these impacts would still result in a substantial adverse change and constitute a significant effect on the environment. Mitigation measures MM 3.4-3(a) and MM 3.4-3(b) would reduce the impact of Option A or C, but not to a less-than-significant impact.

v. Cumulative Impacts

Construction at any structures within the City of Pasadena that are considered historic will be subject to the requirements of the City's historic resource protection ordinance and regulations. Even so, these resources are scarce, and cumulative impacts on historic resources as a result of future development could be significant. Under Options A or C, modification to the Bowl would substantially reduce its historic qualities and the potential cultural landscape with which it is associated, and would threaten its National Landmark status. No mitigation is available to reduce this impact to a less-than-significant level. Therefore, the potential impacts of development under Options A or C, when considered in conjunction with the cumulative impact on historic resources in the City, as well as the loss of historical resources with national

historical significance, would be cumulatively considerable. With selection of Option B, which would not jeopardize the status of the Rose Bowl as a National Historic Landmark, the Project's incremental effect to the cumulative impact would not be cumulatively considerable, and the cumulative impact would be less than significant. (FSEIR, p. 3.4-14.)

V. RESOLUTION REGARDING ALTERNATIVES, SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES, AND GROWTH INDUCING IMPACTS

CEQA requires that an EIR evaluate a reasonable range of alternatives to a project, or to the location of a project, which: (1) offer substantial environmental advantages to the proposed project, and (2) may be feasibly accomplished in a successful manner within a reasonable period of time considering the economic, environmental, social and technological factors involved. An EIR must only evaluate reasonable alternatives to a project which could feasibly attain most of the basic project objectives, and evaluate the comparative merits of the alternatives. In all cases, the consideration of alternatives is to be judged against a rule of reason. The lead agency is not required to choose the environmentally superior alternative identified in the EIR if the alternative does not provide substantial advantages over the proposed project, and (1) through the imposition of mitigation measures the environmental effects of a project can be reduced to an acceptable level, or (2) there are social, economic, technological or other considerations which make the alternative infeasible.

The FSEIR identified the objectives for the Project as follows:

- To upgrade the major infrastructure of the stadium, including plumbing, electrical, safety, and mechanical systems.
- To create a revenue stream for long-term reinvestment in the stadium.
- To enhance the fan experience through incorporation of a variety of premium amenities, including outdoor club seats, loge boxes, and suites, as well as a club for game-day activities and year-round community events and banquets (similar to existing uses).
- To maintain the historic landmark status of the stadium.
- To enhance facility operations, including improving storage facilities and visitor circulation throughout the stadium.

The City Council declares that it has previously considered the alternatives identified in the 2005 FEIR, which were incorporated by reference into the FSEIR. (FSEIR, p. xiv.) The FSEIR presents the potential changes in environmental effects that could result from design changes to the original project (FSEIR, p. 3-1), and in that manner is akin to an additional alternative to the original project. More importantly, the FSEIR analyzes the full potential environmental effects of three options to achieve the Project objectives above (Options A, B and C) in order to avoid or substantially lessen the significant effects of any of the options, as required by State CEQA Guidelines Section 15126.6(b). In that way, the FSEIR goes beyond CEQA's lesser analytical requirement for alternatives analysis. Consequently, no further alternatives were required to be studied in the FSEIR. Alternative analysis suggestions by commentors would not achieve most of the basic Project objectives to the extent as the proposed Project. (*See* FSEIR, pp. 5-88 and 89; 5-97.)

Likewise, State CEQA Guidelines Section 15126.2(c) and (d) require an EIR to discuss the significant irreversible environmental changes which would be caused by the proposed project, and the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The City Council declares that it has previously considered significant irreversible environmental changes and growth inducing impacts in the 2005 FEIR, which were incorporated by reference into the FSEIR.

VI. RESOLUTION ADOPTING A MITIGATION MONITORING PLAN

Pursuant to Public Resources Code Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Plan attached to this Resolution as Exhibit A, and incorporated herein.

VII. RESOLUTION REGARDING CUSTODIAN OF RECORDS

The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Pasadena, City's Planning and Development Department at 175 North Garfield Avenue, Pasadena, California 91109.

VIII. RESOLUTION REGARDING NOTICE OF DETERMINATION

Staff is directed to file a Notice of Determination with the Clerk of the County of Los Angeles within five working days of certification of this FSEIR.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2008 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:

Theresa E. Fuentes
Assistant City Attorney

"Exhibit A"

MITIGATION MONITORING AND REPORTING PROGRAM

Rose Bowl Renovation Project
1001 Rose Bowl Drive

This Mitigation Monitoring and Reporting Program (MMRP) for the Rose Bowl Renovation Project, located at 1000 Rose Bowl Drive, has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 *et seq.*), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097) and the City of Pasadena CEQA Guidelines. The mitigation measures included herein are considered conditions of approval for the project. A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request. A copy will also be available at the office of the Condition/Mitigation Monitoring Coordinator.

PROJECT DESCRIPTION: A stadium renovation proposal has been developed by RBOC staff. The replacement of all seating in the Rose Bowl is a project priority. While some seats in the Bowl would be removed to accommodate the project renovations, club seating would be increased and would offset the removed seating. Thus, the existing seating capacity of 92,000 would remain relatively unchanged by the proposed project.

The existing suites and press box structure would be removed and replaced with a new three-level structure on the west side of the stadium to include one club level and two levels of suites and press facilities. A lighted, animated ribbon sign would be attached on the interior-facing façade of each level of the press box.

The proposed project would include demolition of existing ancillary structures around the base of the stadium as well as the perimeter structures at the fence line, along with removal of asphalt surfacing and landscaping.

Most importantly, emergency exiting from the stadium would be improved by the implementation of one of the following three options:

Option A: Construction of a New Concourse at the Horizon Level
This option would involve the installation of additional exit aisles inside the stadium located midway between existing aisles. These aisles would lead patrons up to a new horizon-level concourse constructed at the rim of the existing stadium that would be connected to the plaza level concourse by vertical circulation towers at four locations, one on each side of the new press box structure and two on the east side of the stadium. This option would require removal of approximately 2,800 seats.

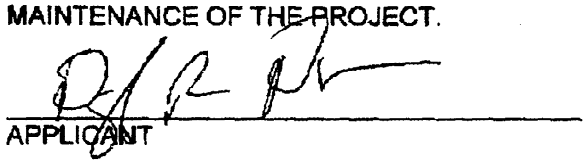
Option B: Tunnel Widening and Internal Concourse
Under this option, up to twenty-eight existing access tunnels would be doubled in width to provide additional exiting capacity (the tunnels currently accommodate only 54 percent of the appropriate level, per existing code requirements). Additional exit aisles inside the stadium located midway between existing aisles would be installed to improve access to the vomitoria. The renovation would require appropriate shoring of the tunnels to allow for expansion, excavation, and reconstruction and resurfacing of the tunnel walls, along with the installation of additional exit aisles as noted above inside the stadium. This option would require removal of approximately 4,300 stadium seats.

Option C: Horizon-Level Concourse, Tunnel Widening, and Internal Concourse
This option represents a hybrid of Options A and B: the horizon-level concourse would be constructed, but some or all of the existing twenty-eight tunnels may also be widened to provide even greater exiting capacity. This option would require the equivalent level of excavation, landscape and stone berm removal as identified for options A and B above. Up to 4,300 seats could be removed under this option if all twenty-eight tunnels were to be widened.

This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the final Supplemental EIR (SEIR) 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

5/15/08
DATE

Mitigation Monitoring and Reporting Program Matrix
Rose Bowl Renovation Project
1001 Rose Bowl Drive

Rose Bowl Renovation Project Mitigation Monitoring and Reporting Program Matrix				
Impact	*Mitigation Measures*	*Responsible Implementation Party/ Monitor & Reporter*	*Time Frame/ Monitoring Milestone*	*Responsible to Review Reports*
Aesthetics				
Impact 3.1-2A Implementation of Option B of the revised project would not substantially change the existing visual character and quality of the site and its surroundings.	**MM 3.1-1** The City of Pasadena shall require construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area as a means of minimizing temporal degradation of the visual character of surrounding areas and the associated impact to aesthetics. Prior to completion of final plans and specifications, the City of Pasadena shall review the plans and specifications to ensure that all construction vehicles and equipment shall be parked in designated staging areas when not in use. Vehicles shall be kept clean and free of mud and dust before leaving the project site.	Applicant's mitigation monitor	At plan review; daily monitoring during construction; weekly reporting during constructions	Public Works Department
	MM 3.1-2 The City of Pasadena shall require construction contractors to provide temporary screening from the present public view site that is at least 6 feet tall around construction work areas, for all improvements that require grading and ongoing construction activities, as a means of minimizing the temporal effects to the visual character of the surrounding area and the associated impacts to aesthetics.	Applicant's mitigation monitor	Daily monitoring during construction; weekly reporting during construction	Planning and Development Department—Code Compliance
	MM 3.1-3 Consistent with the implementation methods MM 3.3-2(a) (see Section 3.3 [Biological Resources]) and the provisions of the Tree Protection Ordinance, the City of Pasadena shall also require that any Replacement Tree Canopy Coverage (for removed or damaged trees) be concentrated on the east side of the stadium. Also replacement plantings (24 inch box minimum) of one tree for every one lost or removed shall be installed along the edges of existing hardscape parking lots within the Arroyo. In addition, vines shall be permanently secured to vertical building wall surfaces on the east side of the stadium. At retaining walls, vines and shrubs shall be installed and spaced so as to completely cover walls when mature. All plantings shall be implemented in accordance with a City approved landscape plan. Planting off site within the Arroyo shall be done under the direction of the City.	Applicant's mitigation monitor	Prior to issuance of Occupancy Permit	Planning and Development Department—Design & Historic Preservation
	MM3.3-1 and **MM3.3-2a** would also apply			Public Works Department—Parks & Natural Resources
Impact 3.1-2B Implementation of Options A or C of the revised project would change the existing visual character and quality of the site and its surroundings.	**MM3.1-1**; **MM3.1-2**, **MM3.1-3**, **MM3.3-1**, and **MM3.3-2a** would also apply	Applicant's mitigation monitor	At plan review; weekly during construction	Planning and Development Department—Design & Historic Preservation Public Works Department—Parks &

Rose Bowl Renovation Project Mitigation Monitoring and Reporting Program Matrix

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	Responsible to Review Reports
				Natural Resources
Impact 3.1-3 The revised project could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway.	**MM 3.1-3 and MM 3.3-2(a)** would also apply.	Applicant's mitigation monitor	At plan review; weekly during construction	Planning and Development Department—Design & Historic Preservation Public Works Department—Parks & Natural Resources
Impact 3.1-4 The revised project would result in new sources of increased light and glare from new lighting systems. This is considered a potentially significant impact.	**MM 3.1-4** The City of Pasadena shall specify the lighting type and placement on the project site to ensure that the effects of security lighting are limited as a means of minimizing night lighting and the associated impacts to aesthetics. Prior to completion of final plans and specifications, the City of Pasadena shall review the plans and specifications to ensure that all light fixtures will use glare-control visors, arc tube suppression caps, and will use a photometric design that maintains 70 percent of the light intensity in the lower half of the light beam.	Applicant's Lighting Engineer	At design review and plan check; field inspection and confirmation prior to final building approval	Planning and Development Department—Design & Historic Preservation and Building Division
	MM 3.1-5 Prior to opening the stadium, the Applicant shall test the installed field-lighting system to ensure that lighting meets operating requirements in the stadium and minimizes obtrusive spill lighting in the stadium facility. Testing would include light-meter measurements at selected locations in the vicinity to measure spill lighting from field-lighting fixtures, permit adjustment of lighting fixtures, and confirm that spill-lighting effects would not exceed 3 foot-candles one block from the stadium and no more than 1 foot-candle three blocks from the stadium.	Applicant's Lighting Engineer	Prior to final building approval	Planning and Development Department—Code Compliance
	MM 3.1-6 Stadium lighting and advertising (including signage) shall be oriented in such a manner to reduce that amount of light shed onto sensitive receptors and incorporate "cut-off" shields as appropriate to minimize any increase in lighting at adjacent properties.	Applicant's Lighting Engineer	At design review and plan check	Planning and Development Department—Design & Historic Preservation and Public Works Department
	MM 3.1-7 All interior floodlights, exterior parking lot, and other security lighting shall be directed away from sensitive receptors and towards the specific location intended for illumination. State-of-the-art fixtures shall be used, and all lighting shall be shielded to minimize the production of glare and light spill onto both existing and proposed residential units on the adjacent hillsides. A lighting design plan shall be submitted to the City for approval at plan check.			
	MM 3.1-8 Landscape illumination and exterior sign lighting shall follow Pasadena Municipal Code guidelines and be accomplished with low-level unobtrusive fixtures.			
	MM 3.1-9 All facilities shall emphasize the natural setting and use of natural			

Rose Bowl Renovation Project Mitigation Monitoring and Reporting Program Matrix

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	Responsible to Review Reports
	materials. Building color shall be warm and earth-toned. Non-reflective materials shall be used on the exterior surfaces. Where appropriate, arroyo stone shall be incorporated into the design.			
Air Quality				
Impact 3.2-5 Site preparation and construction activities would contribute to an existing air quality violation (VOC and NO_x only).	**MM 3.2-1** The project builder(s) shall develop and implement a construction management plan, as approved by the City of Pasadena, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the City of Pasadena: ■ Configure construction parking to minimize traffic interference ■ Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person) ■ Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable ■ Consolidate truck deliveries when possible ■ Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions ■ Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel to the extent commercially practical ■ Use propane- or butane-powered on-site mobile equipment instead of gasoline to the extent commercially practical	Applicant's mitigation monitor	Prior to issuance of grading permits; daily monitoring during construction; weekly reporting during construction	Public Works Department
	MM 3.2-2 The project builder(s) shall implement all rules and regulations by the Governing Board of the SCAQMD that are applicable to the development of the Project (such as Rule 402—Nuisance and Rule 403—Fugitive Dust) and that are in effect at the time of development. The following measures are currently recommended to implement Rule 403—Fugitive Dust. These measures have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation: ■ Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading and excavation to keep the soil damp enough to prevent dust from being raised by the operations ■ Wet down the areas that are to be graded or that are being graded and/or excavated, in the late morning and after work is completed for the day ■ All unpaved parking or staging areas, or unpaved road surfaces shall be watered three times daily or have chemical soil stabilizers applied according to manufacturers' specifications	Applicant's mitigation monitor	Prior to issuance of grading permits; daily monitoring during construction; weekly reporting during construction	Public Works Department

Rose Bowl Renovation Project Mitigation Monitoring and Reporting Program Matrix

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	Responsible to Review Reports
	■ Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, and dirt) according to manufacturers' specifications ■ The construction disturbance area shall be kept as small as possible ■ All trucks hauling dirt, sand, soil, or other loose materials shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas ■ Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads and used to wash off trucks and any equipment leaving the site each trip ■ Streets adjacent to the project site shall be swept at the end of the day if visible soil material is carried over to adjacent roads ■ Wind barriers shall be installed along the perimeter of the site ■ All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period ■ A traffic speed limit of 15 miles per hour shall be posted and enforced for the unpaved construction roads (if any) on the project site ■ Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust on the surrounding area			
Biological Resources				
Impact 3.3-3 Implementation of the revised project could, through habitat modifications, result in a potential reduction in nesting opportunities for resident and migratory avian species of special concern, including raptors or the loss of an active avian nest.	**MM 3.3-1** To ensure that avian species of concern, protected migratory species (e.g., MBTA), or raptors species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: ■ Proposed project activities (including disturbances to native and non-native vegetations, structures and substrates) should take place outside of the breeding bird season which generally runs from March to August 31 (as early as February 1 for raptors) to avoid take (including disturbances that would cause abandonment of active nests containing eggs and/ or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (Fish and Game Code Section 86). ■ If avoidance of the breeding bird season is not feasible, beginning thirty days prior to the disturbance of suitable nesting habitat the project proponent should arrange for weekly bird surveys to detect protected native birds occurring in the habitat that is to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent	Qualified Biologist	Prior to issuance of grading permit	Public Works Department

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	Responsible to Review Reports
	areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/ construction work. If a protected native bird is found, the project proponent should delay all clearance/ construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nests is located, clearing and construction within 200 feet of the nest (within 300 feet for raptor nests) or as determine by a qualified biological monitor, must be postponed until 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 should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) for the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. ■ When feasible, all tree removal shall occur between August 30 and February 15 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks or bats from nesting/roosting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the DFG; or if it is not feasible to remove trees outside this window then, prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30 days prior to disturbance. If active raptor nests are found, and the site is within 350 feet of potential construction activity, a fence shall be erected around the tree at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City in consultation with CDFG. ■ No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones), unless directly related to the management or protection of the legally protected species. ■ In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG and, subject to CDFG approval, fund the recovery and hacking (controlled release			

Rose Bowl Renovation Project Mitigation Monitoring and Reporting Program Matrix

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	Responsible to Review Reports
	of captive reared young) of the nestling(s). ■ If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.			
Impact 3.3-4 Implementation of the revised project could conflict with the City of Pasadena Tree Ordinance.	**MM3.3-2(a)** The Applicant, prior to being issued a grading permit, shall submit a tree report prepared by a certified arborist that meets the requirements of the Pasadena Tree Protection Ordinance identifying trees to be removed and trees to be retained. It shall also include the preparation and submission of a tree protection and replacement plan. The tree replacement plan shall include replanting for increased canopy and include a minimum replacement ratio for removed or damaged trees of 1:1. The plan shall be prepared and approved by the City prior to grading or construction and shall include the following: ■ The details and procedures required to prepare the restoration site for planting (i.e. grading, soil preparations, soil stocking, etc.). ■ The methods and procedures for the installation of the plant materials. ■ A complete list of trees to be planted, which shall emphasize, to the extent feasible, planting of tree species native to the Arroyo Seco. ■ Guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of nonnative plant species and the replacement of plant species that have failed to recolonize. ■ The revegetation plan shall provide for monitoring to evaluate the growth of the trees. Annual monitoring of the replacement trees shall occur for the first five years after which it shall be performed on the seventh and tenth year. Specific success criteria for replaced trees shall include the following: > For a replacement ratio greater than 1:1: 90 percent or more of the transplanted/ replacement trees surviving ten years after transplantation with overall no net loss of trees > For replacement ratio of 1:1: 100 percent survival ■ Contingency plans and appropriate remedial measures shall also be outlined in the replacement plan should the plantings fail to meet designated success criteria and planting goals. When construction activities occur near protected tree species that are to be saved, Best Management Practices (BMPs) to avoid damage to the trees shall be implemented, and verified by the City's Code Compliance staff. The BMPs will include, but are not limited to (1) installing protective fencing prior to and during	Applicant's Certified Arborist to prepare report City Code Compliance staff to monitor site for compliance with Tree Protection Ordinance City Arborist to monitor replacement trees City Code Compliance staff to monitor protected trees during construction	Prior to issuance of grading permit; weekly monitoring during construction Annual monitoring of replacement trees for first five years, and again in the seventh and tenth year.	Planning and Development Department—Design & Historic Preservation Public Works—Parks & Natural Resources Public Works—Parks & Natural Resources

Rose Bowl Renovation Project Mitigation Monitoring and Reporting Program Matrix

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	Responsible to Review Reports
	construction, using wire mesh or plastic barrier fencing placed outside the drip line of the tree; (2) avoiding disturbance and trenching within the tree drip line; (3) maintaining the surface grade around the tree; and (4) prohibiting the placement of paving or landscaping requiring summer irrigation in the vicinity of trees. **MM 3.3-2(b)** A drainage plan shall be designed in such a way as to avoid changes to hydrology in the vicinity of the protected trees. **MM 3.3-2(c)** Construction staging areas shall be designated on the construction plans and parking, loading, and grading during all construction activities shall be prohibited within the root zone of the protected trees. **MM 3.1-3** also applies to this impact.	Applicant's Engineer Code Compliance staff	At plan review Weekly monitoring during construction	Public Works Department Planning and Development Department—Code Compliance
Impact 3.3-5 The revised project would increase nighttime illumination, but no adverse effect on wildlife within the area would occur.	**MM 3.3-3** All lighting along the perimeter of natural areas such as the channel shall be downcast luminaries with light patterns directed away from natural areas, as coordinated with a certified lighting engineer and project biologist.	Applicant's Lighting Engineer and Qualified Biologist	At design review and plan check; inspection prior to final building approval	Planning and Development Department—Code Compliance
Cultural Resources				
Impact 3.4-1 The revised project could cause a substantial adverse change in the significance of an archaeological resource, directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or disturb any human remains, including those interred outside of formal cemeteries.	**MM 3.4-1(a)** Prior to site preparation or grading activities, the Applicant shall retain a qualified (ROPA-listed) archaeologist to inform construction personnel of the potential for encountering unique archaeological resources and the regulatory framework of cultural resources protection. All construction personnel shall be instructed to stop work within 50 feet of a potential discovery until a qualified (ROPA-listed) archaeologist assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of archaeological resources is prohibited. **MM 3.4-1(b)** The Applicant shall retain a qualified archaeologist to provide spot-checks—on a schedule approved by the City—during grading and excavation activity and to be available on-call in the event of a discovery. In the event of a discovery, the archaeologist shall first determine whether an archaeological resource uncovered during construction is a "unique archaeological resource" under Public Resources Code Section 21083.2(g). If the archaeological resource is determined to be a "unique archaeological resource," the archaeologist shall formulate a mitigation plan in consultation with the City that satisfies the requirements of Section 21083.2. If the archaeologist determines that the archaeological resource is not a unique archaeological resource, the archaeologist shall record the site and submit the	Applicant's Qualified Archeologist	Prior to issuance of grading permit; monthly during construction period	Planning and Development Department—Design & Historic Preservation

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	recordation form to the California Historic Resources Information System South Central Coastal Information Center, and no further investigation of the particular find would be required. The archaeologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the City and to the California Historic Resources Information System South Central Coastal Information Center. **MM 3.4-2(a)** Prior to site preparation or grading activities, the Applicant shall retain a qualified paleontologist to inform construction personnel of the potential for encountering paleontological resources and the regulatory framework of cultural resources protection. All construction personnel shall be instructed to stop work within 50 feet of a potential discovery until a qualified paleontologist assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of paleontological resources is prohibited. **MM 3.4-2(b)** The Applicant shall retain a qualified paleontologist to provide spot-checks—on a schedule approved by the City—during grading and excavation activities and, in the event of a discovery, shall first determine whether a paleontological resource uncovered during construction meets the definition of a "unique archaeological resource" under Public Resources Code Section 21083.2(g). If the paleontological resource is determined to be a "unique archaeological resource," the paleontologist shall formulate a mitigation plan in consultation with the campus that satisfies the requirements of Section 21083.2. If the paleontologist determines that the paleontological resource is not a unique resource, the paleontologist shall record the site and submit the recordation form to the Natural History Museum of Los Angeles County, and no further investigation of the particular find would be required. The paleontologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the City and to the Natural History Museum of Los Angeles County.	Applicant's Qualified Paleontologist		
Impact 3.4-4 The revised project with Options A or C would cause alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.	**MM 3.4-3(a) Compliance with the *Secretary of the Interior's Standards for Treatment of Historic Properties*.** The scope of work is currently schematic and will be defined further as the project progresses. All work on elements of the Rose Bowl to be retained shall be designed for maximum possible compliance with the *Secretary of the Interior's Standards for Treatment of Historic Properties*. This shall be accomplished through the oversight of an independent historic preservation consultant and City staff, as described below.	Applicant's Independent Historic Preservation Consultant	At design review and plan check; weekly during design phases and construction	Planning and Development Department—Design & Historic Preservation

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	■ **Historic Preservation Consultant.** The City shall retain the services of a qualified historic preservation consultant with experience in architectural preservation. The role of the historic preservation consultant shall be to review structural designs and construction activities that could potentially affect character-defining features as identified in this EIR and the Historic Structure Report. All reviews by the historic preservation consultant shall be carried out by a person or persons meeting the Secretary of the Interior's Professional Qualification Standards. Knowledge of historic architecture, materials, surface finishes, and historic restoration techniques is required. This consultant shall have a structural engineer and conservator available for consultation. The consultant's main responsibility shall be to monitor and advise the City regarding compliance with the Secretary of Interior's Standards with respect to elements of the Rose Bowl that would be retained, as well as approved design criteria. Through a series of development, design, and specification review meetings, as well as construction monitoring, the historic preservation consultant shall work in conjunction with City and with the Applicant's project and construction management teams. In addition, the consultant shall review the historic record and photo documentation, protection of historic fabric, mock-ups, and test panels of treatments to historic fabric. In consultation with other experts, the consultant shall approve the materials and replica designs used in the restoration, rehabilitation and new construction related to the historic resources. ■ **Construction Monitoring**. On-site construction monitoring by a historic preservation consultant shall be undertaken throughout the construction phase to ensure protection of historic fabric and compliance with the Standards and approved design and construction documents. Monitoring will be scheduled based on potential construction impacts and specific scope of work and will vary between daily and weekly visits upon approval by the City. In addition, all submittals, mock-ups, and change orders that affect historic fabric shall be reviewed by the consultant. On-site changes that might affect historic fabric shall be undertaken in consultation with the historic consultant. If the historic preservation consultant determines that construction does not substantially conform to the approved criteria, the historic preservation consultant will immediately notify the City. The City will require any contractors, vendors etc. to take all reasonable measures to avoid or minimize harm to the property until the issue is resolved. The historic preservation consultant, design team, and construction management will work cooperatively and diligently to resolve issues in a timely manner. **MM 3.4-3(b) Documentation.** A Historical Resource Documentation Report shall			

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	be prepared for the Rose Bowl. The resources shall be described photographed in a manner that conforms to Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Level I documentation standards, as well as the HABS/HAER Guidelines for HABS Historical Reports. The documentation shall amend the existing HABS report for the Rose Bowl in the Library of Congress collection, focusing on those areas that would be directly affected by the proposed project. The documentation shall be donated to suitable repositories selected by the City, one of which shall include the main branch of the Pasadena Library.			
Impact 3.4-5 The revised project could alter the significance of the Arroyo Seco Cultural Landscape.	**MM 3.4-3(b)** would also apply to this impact	Applicant's Independent Historic Preservation Consultant	At design review and plan check; weekly during construction	Planning and Development Department—Design & Historic Preservation
Geology and Soils				
Impact 3.5-2 The revised project would not be located on expansive soil.	**MM 3.5-1** Site-specific soil suitability analysis and stabilization procedures, and design criteria for foundations and road bases (described in the current Pasadena Building Code Chapters 16, 18, and A33) shall be required, as recommended by a California-registered soil engineer, during the design phase for each site where the existence of unsuitable soil conditions is known or suspected. During the design phase, where the existence of unsuitable soil conditions is known or suspected, the Developer's registered soil engineering consultant shall provide documentation to the City that: ■ Site specific soil suitability and stability analyses have been conducted in the area of the proposed foundations and road bases to establish the design criteria for appropriate foundation or road base type and support ■ The recommended criteria have been incorporated in the design of foundation During grading, the registered soils professional shall be on the site to do the following: ■ Observe areas of potential soil unsuitability or instability ■ Supervise the implementation of soil remediation or reconstruction programs ■ Verify final soil conditions prior to setting the foundations The registered soils engineering consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site soils, the location of foundations, retaining walls, sub-drains, clean-outs, etc., and the results of suitability/stability analyses and compaction tests.	Applicant's Geotechnical and/or Structural Engineer	Prior to issuance of grading permits	Planning and Development Department—Building
Impact 3.5-3 The revised project could expose people or structures to potentially substantial adverse effects from	**MM 3.5-2** The Applicant shall incorporate site-specific ground motion criteria, as described in the current Pasadena Building Code Chapters 16, 18, and A33, and	Applicant's Geotechnical and/or	At design review and plan check; Prior to	Planning and Development

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seismic activity or landslides.	reviewed by the city's California-registered geotechnical and/or structural engineer, in the design of trenches, slopes, foundations, and structures for the project. Implementation of this measure is required by the Building Code and includes the following provisions: ■ The minimum seismic-resistant design standards for all proposed facilities shall conform to the California Building Code Seismic Zone 4 Standards ■ Additional seismic-resistant earthwork and construction design criteria shall be incorporated in the project as necessary, based on the site-specific recommendations of a California Certified Engineering Geologist in cooperation with California-registered geotechnical and structural engineering professionals ■ During site preparation, the registered geotechnical professional shall be on the site to supervise implementation of the recommended criteria ■ The California Certified Engineering Geologist consultant shall prepare an "as built" map/report, to be filed with the City, showing details of the site geology, the location and type of seismic-restraint facilities, and documenting the following requirements, as appropriate > Engineering analyses shall demonstrate satisfactory performance of compacted fill or natural unconsolidated sediments where either forms part or all of the support for any structures, especially where the possible occurrence of liquefiable soils exists > Access roads, foundations, and underground utilities in fill or alluvium shall be designed to accommodate settlement or compaction estimated by the site-specific geotechnical investigations of the geotechnical consultant **MM 3.5-1** would also apply.	Structural Engineer	issuance of grading permits	Department—Building Division
Impact 3.5-4 The revised project would not result in substantial soil erosion or the loss of topsoil.	**MM 3.5-3** The following actions shall be taken: ■ To the extent practicable, project site grading shall be scheduled for the dry season (April through September) ■ In addition, NPDES permit requirements shall be fulfilled prior to issuance of building permits ■ The Applicant shall submit a soil erosion and sedimentation control plan for the project to the City of Pasadena prior to grading, subject to the following recommendations: > The Erosion and Sediment Transport Control Plan (as part of the overall SWPPP) shall be submitted, reviewed, implemented, and inspected as part of the approval process for the grading plans > The Plan shall be designed by the Applicant's erosion control consultant,	Applicant	Prior to issuance of grading permits	Planning and Development Department—Building Division Public Works Department

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	using concepts similar to those formulated by the state of California, as appropriate, based on the specific erosion and sediment transport control needs of the site where grading, excavation, and construction is to occur. Those concepts include some that apply generally to the entire project area and some that would be appropriate only for specific sites. The possible methods are not necessarily limited to the following items: o Confine grading and activities related to grading (demolition, excavation, construction, preparation and use of equipment and material storage areas and staging areas) to the dry season, whenever possible o Locate staging areas outside streams and drainage ways o Keep the lengths and gradients of constructed slopes (cut or fill) as low as possible o Discharge grading and construction runoff into small drainages at frequent intervals to avoid buildup of large potentially erosive flows o Prevent runoff from flowing over unprotected slopes o Keep disturbed areas (areas of grading and related activities) to the minimum necessary for demolition or construction of the project o Keep runoff away from disturbed areas during grading and related activities o Stabilize disturbed areas as quickly as possible, either by vegetative or mechanical methods o Direct runoff over vegetated areas prior to discharge into public storm drainage systems, whenever possible o Trap sediment before it leaves the site with such techniques as check dams, sediment ponds, or siltation fences o Use interceptor ditches, drainage swales, or detention basins to prevent storm runoff from transporting sediment into drainage ways and to prevent sediment-laden runoff from leaving any disturbed areas o Install silt fences to prevent sedimentation in areas adjacent to grading and down gradients into drainage ways. Design fences using the Universal Soil Loss Equation to calculate their proper storage capacity. The contractor shall implement installation by prior to mass grading and other soil disturbing construction activities on site o The contractor shall be responsible for the removal and disposal of all project-related sedimentation in off-site retention ponds			

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	○ Use landscaping and grading methods that lower the potential for down-stream sedimentation. Modified drainage patterns, longer flow paths, encouraging infiltration into the ground, and slower stormwater conveyance velocities are examples of effective methods ○ Control landscaping activities carefully with regard to the application of fertilizers, herbicides, pesticides, or other hazardous substances. Provide proper instruction to all landscaping personnel on the construction team ○ During the installation of the erosion and sediment transport control structures, the erosion control professional shall be on the site to supervise the implementation of the designs, and the maintenance of the facilities throughout the demolition, grading, and construction period			
Hydrology and Water Quality				
Impact 3.7-2 The revised project could create or contribute runoff water which would exceed the capacity or existing or planned stormwater drainage systems, but would not provide substantial additional sources of polluted runoff. Implementation of mitigation measure MM 3.13-2 would reduce this impact to less than significant. The revised project would require the construction of new stormwater drainage facilities, the construction of which would not cause significant environmental effects.	**MM 3.13-4** would apply to this impact	Applicant's Civil Engineer	Prior to issuance of building permits	Public Works Department
Land Use				
Impact 3.8-4 The revised project could interfere with existing uses in the immediate area.	**MM 3.8-1** If the parking areas that currently accommodate the monthly Flea Market are unavailable due to construction of the proposed project, the RBOC shall make an alternate location available, and shall notify the Flea Market operators in writing at least 90 days in advance of any such unavailability as well as to advise of the alternative location.	Applicant	During construction	Planning and Development Department—City's Mitigation Monitoring Coordinator and Flea Market Operators
Noise				
Impact 3.9-1 The revised project could expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**MM 3.9-1** To mitigate potential pile driving or other extreme noise-generating impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. This plan shall be submitted for review and approval by the City to ensure that feasible noise attenuation is achieved to satisfy standards contained in the City of Pasadena Noise Ordinance. These attenuation measures shall include as many of the	Applicant's Qualified Acoustical Consultant	Prior to issuance of grading permits	Department of Public Health—Environmental Health Division

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	following control strategies as feasible and shall be implemented prior to any required pile driving activities: ■ Implement "quiet" pile driving technology (e.g., cast-in-drilled hole piles, soil-mix wall technology, shielded pile drivers, vibratory pile driving or pre-drilled pile holes), where feasible, in consideration of geotechnical and structural requirements and conditions ■ Erect temporary plywood noise barriers around the entire construction site ■ Adjust the scheduling and duration of pile driving ■ Monitor the effectiveness of noise attenuation measures by taking noise measurements during pile driving activities			
	MM 3.9-2 Prior to the issuance of each building permit, along with the submission of construction documents, the Project Applicant shall submit to the City a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include the following: ■ A procedure for notifying City staff ■ A plan for posting signs on the project site pertaining to permitted construction days and hours, complaint procedures, and who to notify in the event of a problem ■ A listing of telephone numbers (during regular construction hours and off hours) ■ The designation of an on-site construction complaint manager for the proposed project ■ Notification of residents within 800 feet of the proposed project construction area at least 30 days in advance of pile-driving along with the estimated duration of the activity	Applicant's Sound Engineer/ Operator	Prior to final building approval	Department of Public Health—Environmental Health Division
	MM 3.9-3 (a) Prior to installation of the new sound system, the project operator shall present a noise analysis to the City that demonstrates that the new sound system will meet the City's Noise Regulations. (b) Stadium noise level in the residential areas surrounding the project site shall be monitored periodically during the first year of operation by the operator in cooperation with the City. (c) Based on the monitoring results, the operator shall modify operation of the loudspeaker system to reduce noise levels observed at the residential areas to meet City Noise Regulations. Modifications may include adjustments to volumes or relocation of individual loudspeakers and shall ensure any	Applicant's Sound Engineer/ Operator	Prior to new sound system installation	Department of Public Health—Environmental Health Division

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	necessary modifications to provide the maximum feasible reduction of noise to the surrounding community.			
Utilities and Service Systems				
Impact 3.13-2 The revised project would not result in an increase in water demand that could affect existing water supplies.	**MM 3.13-1** The project Applicant shall install low-flow plumbing fixtures in all new or renovated construction areas. **MM 3.13-2** The project Applicant shall utilize landscape irrigation water conservation methods as feasible, including, but not limited to, weather-based "smart" irrigation controllers and/or drip irrigation. **MM 3.13-3** The RBOC shall implement Water Shortage Plan I (PMC Section 13.10.040) and reduce water usage by taking the following water conservation measures during the time that Plan I is in effect: ■ Refrain from hosing or washing sidewalks, walkways, driveways, parking areas, or other paved surfaces ■ Refrain from cleaning, filling, or maintaining levels in decorative fountains, ponds, lakes, and similar structures unless such structure is equipped with a water recycling system ■ Refrain from serving drinking water, unless at the express request of a customer, in all places in the Stadium where food is sold, served, or offered for sale ■ Promptly repair all leaks from indoor and outdoor plumbing fixtures, including, but not limited, to sprinkler systems ■ Refrain from allowing water to runoff landscaped areas into adjoining streets, sidewalks, parking lots or alleys ■ Refrain from allowing water to run off into adjoining streets, sidewalks, parking lots, or alleys while washing vehicles ■ Refrain from landscape watering more often than once every 3 days ■ Refrain from landscape watering between the hours of 10:00 A.M. and 5:00 P.M.	Applicant	At design review and plan check	Public Works Department
Impact 3.13-4 Implementation of the revised project could require an increase in electricity and natural gas, but would not require the construction of new energy production or transmission facilities, the construction of which could cause significant environmental effects.	**MM 3.13-3** Project design and construction shall be coordinated with SCG and the City's Department of Water Power, and improvements provided if necessary in order to ensure that connections are adequate and capacity is available to accommodate estimated demand for gas and electric utilities.	Applicant	At design review and plan check	Public Works Department
Impact 3.13-5 Implementation of the revised project is expected to increase runoff and could potentially overload existing stormwater drainage facilities.	**MM 3.13-4** The project Applicant shall provide a storm drainage analysis to ensure that storm drain lines and connections are adequate and that capacity is available to accommodate the anticipated increase in stormwater flows. If the report	Applicant's Hydrologist and/or Hydraulics Engineer	At design review and plan check	Public Works Department

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	provides recommendations for on-site storm drainage improvements, the recommendations must be followed and implemented. If found that off-site improvements would be necessary, the project Applicant shall pay in-lieu fees to the City for the future construction of those facilities.			