

Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Responsible Party/Monitor & Reporter	Time Frame/Monitoring Milestone		Verification of Compliance	
			Implementation Phase	Monitoring Phase	Initial	Date
<b>AESTHETICS</b>						
Impact AES-3	<b>AES-3 Building Material Specifications.</b> Prior to the issuance of any building permits, the applicant shall submit plans and specifications for all building materials to the Planning Division for review and approval. All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25% reflectivity shall be prohibited except as expressly approved by the Design Review Commission.	City of Pasadena Planning Division review of plans.	Review plan specifications for materials prior to issuance of building permits. Design Review Commission involvement if glass with greater than 25% reflectivity is proposed	Prior to issuance of building permits. Field verification during construction.		
<b>AIR QUALITY</b>						
Impact AQ-1	<b>AQ-1(a) ROG Control.</b> The following shall be implemented to minimize daily ROG emissions related to the application of architectural coatings:  <ul style="list-style-type: none"> <li>Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.</li> </ul>	City of Pasadena Planning Division review of building material specifications.  Project applicant's construction manager during construction.	Review building material specifications prior to issuance of building permits. Applicant's construction manager to verify implementation in the field.	Plan check and Field verification during construction		
Impact AQ-1	<b>AQ-1(b) Ozone Precursor Control.</b> The following shall be implemented during construction to minimize emissions from construction equipment:  <ul style="list-style-type: none"> <li>Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications;</li> <li>Lengthen construction periods during the smog season so as to minimize the number</li> </ul>	City of Pasadena Building Division/Code Compliance to review compliance reports  Applicant's construction manager to generate compliance reports	For inclusion in approved Construction Management Plan	Review Construction Management Plan prior to commencement of construction.  Construction manager to generate compliance reports and submit to		

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Impact AQ-1	<p>of vehicles and equipment operating simultaneously; and</p> <ul style="list-style-type: none"> <li>Use new technologies to control ozone precursor emissions as they become available.</li> </ul> <p><b>AQ-1(c) Fugitive Dust Control.</b> The following shall be implemented during construction to minimize fugitive dust emissions:</p> <ul style="list-style-type: none"> <li>Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph.</li> <li>Soil with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard.</li> <li>All material excavated or graded shall be treated with soil binders or shall be sufficiently watered at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.</li> </ul>	<p>City of Pasadena Building Division/Code Compliance to review compliance reports</p> <p>Applicant's construction manager to generate compliance reports</p>	<p>For inclusion in approved Construction Management Plan, prior to issuance of a grading permit</p>	<p>Review Construction Management Plan prior to issuance of a grading permit.</p> <p>Construction manager to generate compliance reports and submit to the Building Division/Code Compliance Department.</p>			

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	<ul style="list-style-type: none"> <li>All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent excessive amounts of dust.</li> <li>All material transported off-site shall be securely covered to prevent excessive amounts of dust.</li> <li>Face masks shall be used by all employees involved in grading or excavation operations during dry periods to reduce inhalation of dust which may contain the fungus which causes San Joaquin Valley Fever.</li> </ul>							
<b>NOISE</b>								
Impact N-3	<b>N-3 Rooftop Ventilation.</b> Parapets shall be installed around all rooftop ventilation systems.	<p>City of Pasadena Planning Division to verify during plan check, prior to issuance of building permits.</p> <p>Building Division/Code Compliance to verify in the field during construction.</p>	<p>Plan Check prior to issuance of building permits.</p> <p>Field verification during construction.</p>	<p>Prior to issuance of building permits for plan check.</p> <p>Field verification during construction.</p>				
Impact N-4	<b>N-4 Noise Exposure.</b> The proposed project shall incorporate closed windows and a fresh air supply via a mechanical ventilation system so that windows may remain closed. Exterior glass shall be capable of attenuating noise of 20 decibels.	<p>City of Pasadena Planning Division to verify during plan check, prior to issuance of building permits.</p> <p>Building Division/Code Compliance to verify in</p>	<p>Plan Check prior to issuance of building permits.</p> <p>Field verification during construction.</p>	<p>Prior to issuance of building permits for plan check.</p> <p>Field verification during construction.</p>				

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<b>GEOLOGY AND SOILS</b>						
Impact GEO-2	<b>GEO-2 Adherence to Geotechnical Recommendations.</b> The applicant shall implement, adhere to, and comply with, all recommendations contained in the Geologic and Soils Engineering Report prepared for the project site by MacTec, 2006 or as superseded by any subsequent updates, including the excavation plan included in Appendix D. The plans shall be reviewed by the Building Department for conformance with the recommendations.	City of Pasadena Building Division to verify during plan check, prior to issuance of building permits.  Building Division/Code Compliance to verify in the field during construction.	Plan Check prior to issuance of building permits.  Field verification during construction.	Prior to issuance of building permits for plan check.  Field verification during construction.		
Impact - GEO-3	<b>AQ-1(c) Fugitive Dust Control.</b> The following shall be implemented during construction to minimize fugitive dust emissions:  <ul style="list-style-type: none"> <li>• Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph.</li> <li>• Soil with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard.</li> </ul>	City of Pasadena Building Division/Code Compliance to review compliance reports  Applicant's construction manager to generate compliance reports	For inclusion in approved Construction Management Plan, prior to issuance of a grading permit	Review Construction Management Plan prior to issuance of a grading permit.  Construction manager to generate compliance reports and submit to the Building Division/Code Compliance Department.		

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<b>TRAFFIC AND CIRCULATION</b>						
Impact TC-1	<b>TC-1(a) Prohibited Left-Turns.</b> Left-turn movements at the northbound and southbound approaches on El Molino Avenue at the Colorado Boulevard Intersection shall be prohibited.	Applicant to fund improvements, City Department of Transportation to implement improvements.	Prior to occupancy	Prior to occupancy		
Impact TC-1	<b>TC-1(b) Left-turn Pocket Installation on El Molino Avenue at Union Street Intersection.</b> A left-turn pocket shall be installed at the northbound approach on El Molino Avenue at the Union Street intersection. The northbound and southbound approaches on El Molino Avenue shall be restriped to accommodate the installation of the northbound left-turn pocket. The resultant lane configurations at the northbound approach to the intersection would be one exclusive left-turn lane and one through lane. The traffic signal at the El Molino Avenue/Union Street Intersection shall be modified to provide northbound left-turn phasing.	Applicant to fund improvements, City Department of Transportation to implement improvements.	Prior to occupancy	Prior to occupancy		
Impact TC-1	<b>TC-1(c) Left-turn Pocket Installation on El Molino Avenue at Green Street Intersection.</b> The northbound and southbound approaches on El Molino Avenue shall be restriped and a southbound left-turn pocket shall be installed. The re-striping would necessitate reconstruction/modification of the existing catch basin on the northeast corner to accommodate safe movement of vehicles traveling northbound on El Molino Avenue. The resultant lane configurations at the southbound approach to the intersection would be one exclusive left-turn lane and one through lane. The traffic signal at the El Molino	Applicant to fund improvements, City Department of Transportation to implement improvements.	Prior to occupancy	Prior to occupancy		

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Impact TC-1	<p>Avenue/Green Street intersection shall be modified to provide southbound left-turn phasing.</p> <p><b>TC-1(d) Transportation Demand Management (TDM).</b> The project shall comply with the City's Trip Reduction ordinance. Upon submittal of a TSM Program for review and approval, the owner/developer shall place a deposit based on the current General Fee Schedule with the Department of Transportation prior to the issuance of a building permit. This deposit is subject to a refund or an additional billing in the event that the deposit amount is not sufficient to cover the cost of the review. The developer shall pay an annual Transportation Demand Management status report review fee based on the current General Fee Schedule, in compliance with the requirements of the Trip Reduction Ordinance.</p> <p>The TSM program shall encourage a mix of tenants with varying start/stop times to help reduce AM/PM peak-hour traffic. The TSM shall also require the use of marketing materials and website design that directs site visitors to the site via the City's arterials and traffic corridors, instead of using de-emphasized streets like El Molino and Glenarm.</p>	<p>Applicant to pay fees and implement program</p> <p>Department of Transportation to verify compliance in program implementation.</p>	<p>Prior to occupancy</p>	<p>Prior to occupancy and as appropriate during operation.</p>			
Impact TC-1	<p><b>TC-1(e) Traffic Reduction and Transportation Improvement Fee.</b> The City's Traffic Reduction and Transportation Improvement Fee (TR-TIF) program funds key intersection improvements, completes roadway extension projects identified in the Mobility Element, funds improvements to manage</p>	<p>Applicant to pay fees.</p>	<p>Prior to issuance of building permits</p>	<p>Once, prior to issuance of building permits</p>			

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Impact TC-2	<p>traffic on designated multimodal corridors and funds public transit improvements to encourage non-automobile travel in the City. The TR-TIF program is applicable to new industrial, office, retail and residential development. The current fee schedule for the land uses are as follows:</p> <ul style="list-style-type: none"> <li>Industrial use: \$3.20 per square-foot of net new space</li> <li>Office use: \$3.84 per square-foot of net new space</li> <li>Retail use: \$8.89 per square-foot of net new space</li> <li>Residential use: \$2,556.88 per net new residential unit the proposed</li> </ul> <p>The applicant shall make the required payment based on the fees in affect at the time of payment, prior to the issuance of building permits. It should be noted that as the existing commercial building which would be removed to accommodate the proposed project is currently vacant, existing use trip credits will not be applied in the TR-TIF program fee calculation.</p> <p><b>TC-2 Street Segment Mitigation.</b> The following measures are recommended conditions by PASDOT:</p> <ul style="list-style-type: none"> <li>Contribute funds toward a pedestrian safety study in the vicinity of the project. The plan shall study measures such as mid-block signals, curb extensions, pedestrian countdown signals, enhanced crosswalks etc to improve walking safety and convenience to and from parking structures/businesses in the area.</li> </ul>	City Planning Department to review improvements. Applicant to fund improvements and City Department of Transportation to implement improvements.	Prior to occupancy	Prior to occupancy		

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	<ul style="list-style-type: none"> <li>Provide wayfinding signage between the parking garage and the Pasadena Playhouse, directing patrons to utilize designated crosswalks at Green Street or Colorado Boulevard. The sign program and format is subject to the review and approval of the Planning Division and the Department of Transportation.</li> <li>Provide pedestrian lighting to and from the project to the nearest transit stops within a quarter-mile radius.</li> <li>Offer unbundled parking option with lease.</li> <li>Contribute funds to the Pasadena ARTS program.</li> <li>Provide Metro Corporate Transit Passes to employees of this project site.</li> </ul>						
<b>WATER SERVICE</b>							
Impact W-1	<p><b>W-1 LEED Water Efficiency Credit 3.1</b> Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.</p>	<p>City of Pasadena Building Division to verify during plan check, prior to issuance of building permits.</p> <p>Building Division/Code Compliance to verify in the field during construction.</p>	<p>Plan Check prior to issuance of building permits.</p> <p>Field verification during construction.</p>	<p>Prior to issuance of building permits for plan check.</p> <p>Field verification during construction.</p>			
<b>CULTURAL RESOURCES</b>							
Initial Study	<p><b>CUL-1 Archaeological Resources.</b> If archaeological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until an archaeologist certified by the Society</p>	<p>City of Pasadena Building Division/Code Compliance to review compliance reports</p>	<p>For inclusion in approved Construction Management Plan, prior to issuance of a grading permit</p>	<p>Review Construction Management Plan prior to issuance of a grading permit.</p>			



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	of Professional Archaeologists examines the site, identifies the archaeological significance of the find, and recommends a course-of-action. Construction shall not resume until the site archaeologist states in writing that the proposed construction activities will not significantly damage archaeological resources.	Applicant's construction manager to generate compliance reports		Construction manager to generate compliance reports and submit to the Building Division/Code Compliance Department.		
Initial Study	<b>CUL-2 Paleontological Resources.</b> If paleontological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until a paleontologist meeting the satisfaction of the Natural History Museum of Los Angeles County identifies the paleontological significance of the find, and recommends a course of action. Construction shall not resume until the site paleontologist states in writing that the proposed construction activities will not significantly damage paleontological resources.	City of Pasadena Building Division/Code Compliance to review compliance reports  Applicant's construction manager to generate compliance reports	For inclusion in approved Construction Management Plan, prior to issuance of a grading permit	Review Construction Management Plan prior to issuance of a grading permit.  Construction manager to generate compliance reports and submit to the Building Division/Code Compliance Department.		