

Attachment C:
Mitigation Monitoring and Reporting Program

Section 4.0

MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) describes the procedures that will be followed to implement the mitigation measures adopted in connection with the approval of the proposed project and the methods for monitoring such actions. The MMRP has been prepared in conformance with Section 21081.6 of CEQA. The intent of the program is to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the monitoring program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible. An MMRP is necessary only for impacts which would be significant if not mitigated. The following table consists of the mitigation measures associated with the proposed project and provides an entry for each measure that notes the timing of the measure, the responsible entity for mitigation monitoring, an entry to record when the mitigation measure was completed, and the measures effectiveness.

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance		
				Action/Reports	Effectiveness	Sign-off/Date
Cultural Resources						
MM-CULTURAL-1: Compliance with Secretary of Interior's Standards for Rehabilitation. The applicant will engage a historic preservation consultant that meets the Secretary of the Interior's Professional Qualifications Standards to oversee the design development for compliance with the Secretary of the Interior's Standards for Rehabilitation. Design development will also be guided by the 2011 Pasadena YWCA Rehabilitation Study prepared for the City of Pasadena by Architectural Resources Group. The historic preservation consultant will conduct on-site construction monitoring throughout the construction phase. The historic preservation consultant will submit monthly written progress memoranda confirming Standards compliance and a final report prior to the issuance of a Certificate of Occupancy by the City.	Project Applicant	Prior to issuance of an occupancy permit and during construction	Department of Planning and Community Development, Design and Historic Preservation Section			
MM-CULTURAL-2: Protection of Archaeological Resources. 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 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.	Project Applicant	During grading/excavation	Department of Planning and Community Development, Design and Historic Preservation Section			
Noise and Vibration						
MM-NOISE-1. Consult with Structural Engineer and Project Historical Architect. Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits, the Applicant shall retain a team to include a Professional Structural Engineer with experience in structural vibration analysis and monitoring for historic buildings and a	Applicant	Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits,	Department of Planning and Community Development			

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<p>Project Historical Architect (PHA) to perform the following tasks:</p> <ul style="list-style-type: none"> ▪ Review the project plans for demolition and construction; ▪ Survey the project site and the existing YWCA building, including geological testing, if required; and ▪ Prepare and submit a report to the Director of Planning and Community Development to include, but not be limited to, the following: <ul style="list-style-type: none"> ○ Any survey information obtained from the survey identified above; ○ Any modifications to the estimated vibration level limits based on building conditions, soil conditions, and planned demolition and construction methods to ensure that vibration levels would remain below the potential for damage to the existing YWCA building; ○ Specific measures to be taken during construction to ensure the vibration level limits identified by the Professional Structural Engineer (or 0.12 ppv in/sec in lieu of such specified limits) are not exceeded, including modeling calculations that demonstrate the vibration levels following implementation of the identified measures; and ○ A monitoring plan to be implemented during demolition and construction that includes post-construction and post- 		<p>during demolition and construction</p>		<p>Action/Reports Effectiveness</p>	<p>Sign-off/Date</p>

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<p>demolition surveys of the existing YWCA building and documentation demonstrating that the measures identified in the report have been implemented.</p> <p>Examples of measures that may be specified for implementation during demolition or construction include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Prohibition of certain types of construction equipment; ▪ Requirement for lighter tracked or wheeled equipment; ▪ Specifying demolition by non-impact methods, such as sawing concrete; ▪ Phasing operations to avoid simultaneous vibration sources; and ▪ Installation of vibration measuring devices to guide decision making for subsequent activities. 						
<p>MM-NOISE-2: Post-Construction Survey and Repairs. At the conclusion of vibration-causing activities, in the unanticipated event of discovery of vibration-caused damage, the Structural Engineer and the PHA shall document any damage to the existing YWCA building and shall recommend necessary repairs. The Applicant shall be responsible for any repairs associated with vibration-caused damage. Repairs shall be undertaken and completed, as required, to conform to the Secretary of the Interior's Guidelines for the Treatment of Historic Properties (36 Code of Federal Regulations Part 68) and any other codes, if applicable, such as the California Historical Building Code (24 CFR Part 8).</p>	Applicant	At the conclusion of vibration-causing activities	Department of Planning and Community Development			

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<p>MM-NOISE-3: Coordination of Scheduled Construction Activities. The City of Pasadena will coordinate with developers of the YWCA Kimpton Hotel Project and the Union Street Condominiums Project to ensure that construction activities that have the potential to generate cumulatively significant vibration, namely excavation and grading/compaction, would be scheduled so as not to occur simultaneously.</p>	Applicant	Prior to issuance of demolition, grading and building permits, and immediately prior to start of construction activities that would generate vibration (i.e., excavation and grading/compaction)	Department of Planning and Community Development			
Traffic and Transportation						
<p>MM-TRAFFIC-1: Loading Zone Design. All loading spaces shall be designed and maintained so that the maneuvering, loading, or unloading of vehicles does not require backing movements onto or from any public street. If the applicant is unable to provide an on-site loading zone which does not prevent backing onto or from a public street, or an on-street loading area is unavoidable, the applicant is limited to the following:</p> <ul style="list-style-type: none"> ▪ If an on-street commercial loading zone is proposed, the hours of operation for the on-street loading zone shall be limited to 2:00 a.m. to 5:00 a.m. every day of the week. ▪ If proposed, the on-street commercial loading zone along Union Street shall provide and maintain a lane closure throughout the hours of operation. ▪ Prior to issuance of the first building permit, the applicant shall provide a traffic control plan to the Department of Transportation for review and approval of the lane closure associated with the on-street commercial loading zone. The plan shall identify measures to direct oncoming traffic onto 	Project Applicant and City of Pasadena Department of Transportation	Prior to issuance of building and occupancy permits and during construction	Department of Planning and Community Development, Building & Safety Division; Department of Transportation			

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<ul style="list-style-type: none"> ▪ remaining traffic lanes that would not be blocked by loading activity. ▪ The above-mentioned traffic management plan shall be prepared by a registered professional engineer in California. ▪ All lane closures shall be implemented in accordance with the WATCH Manual, 2012 Edition. 					