

IV. Mitigation Monitoring and Reporting Program (MMRP)



IV. Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with the requirements of Public Resources Code (PRC) Section 21081.6 and CEQA Guidelines Section 15097. This MMRP describes the procedures that will be followed to implement the mitigation measures adopted in connection with the approval of the Project and the methods for monitoring such actions. It is noted that while certain agencies outside of the City of Pasadena (City) are listed as the monitoring/enforcement agencies for the mitigation measures listed in this MMRP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMRP as a whole.

The intent of this MMRP is to establish the following:

1. Verify compliance with the mitigation measures identified in the EIR;
2. Provide a framework to document implementation of the identified mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

As shown in Table IV-1 on page IV-2, each mitigation measure for the Project is listed and categorized by environmental issue area, with an identification of the following:

- Enforcement Agency—the agency with the power to enforce the mitigation measure.

**Table IV-1
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Applicability		Party Responsible for Implementation	Enforcement Agency	Monitoring Agency	Monitoring Phase/Frequency	Action(s) Indicating Compliance		
	South Campus	Hillside Campus					Action/Reports	Effectiveness	Sign-Off/Date
Biological Resources									
Mitigation Measure C-1: A qualified biologist shall complete pre-construction surveys within construction areas on the Hillside Campus prior to construction to determine the presence or absence of special status plant species within the construction area. If any special status plant species are identified, they shall be protected from impacts associated with construction activities to the maximum extent feasible. Protective measures shall include flagging and fencing of known plant locations and avoidance, where possible. No construction-related activities shall be allowed within areas fenced for avoidance, and construction personnel shall be briefed about the presence of the plants and the need to avoid effects on the populations. However, if avoidance is not possible, a mitigation plan shall be developed for relocation and establishment of plants at new protected locations in the biological study area. The mitigation plan shall also include provisions for follow-up monitoring that comply with regulatory agency requirements for success for a period of no less than two years to determine mitigation success and remedial measures should the initial efforts to mitigate fail. A report would be submitted to the City Planning & Community Development Department documenting the survey methods and results, including number and location of		X	Construction Contractor	California Department of Fish and Wildlife	Planning & Community Development Department	Pre-construction/ once prior to construction for the Hillside Campus only			

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individuals observed, if any, and estimated population sizes.									
Mitigation Measure C-2: Best management practices (BMP), such as silt fencing, fiber rolls, straw bales, or other measures shall be implemented during construction to minimize dust, dirt, and construction debris from leaving the construction area.		X	Construction Contractor	Planning & Community Development Department	Planning & Community Development Department	During construction/ on-going during construction			
Mitigation Measure C-3: All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be stabilized using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover, or vegetative ground cover to minimize dust emissions.		X	Construction Contractor	Planning & Community Development Department	Planning & Community Development Department	During construction/ on-going during construction			
Mitigation Measure C-4: A qualified biologist shall complete pre-construction surveys no more than 48 hours prior to construction within previously undeveloped areas to determine the presence or absence of wildlife in the construction area. Surveys shall be repeated if construction activities are suspended for five days or		X	Construction Contractor	California Department of Fish and Wildlife	Planning & Community Development Department	Pre-construction/ within 48 hours of start of construction and repeated every time construction is			

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Biological Resources									
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more. If sensitive wildlife species are identified within an active work area, the biologist shall collect and relocate such species to an appropriate location of similar habitat within the undisturbed portions of the ArtCenter property. A report would be submitted to the City Planning & Community Development Department documenting the survey methods and results, including number and location of individuals observed, if any, and estimated population sizes.						suspended for 5 days or more for the Hillside Campus only			
Mitigation Measure C-5: Construction within 300 feet of any potential coastal California gnatcatcher habitat shall be avoided during the typical nesting season for the coastal California gnatcatcher, which is February 15 through September 1, to the extent feasible. If construction within 300 feet of any coastal sage scrub habitat is scheduled to begin between February 15 and September 1, nesting surveys shall be completed no more than 48 hours prior to construction to determine if there are any nesting coastal California gnatcatchers within 300 feet of the		X	Construction Contractor	California Department of Fish and Wildlife	Planning & Community Development Department	Pre-construction/ within 48 hours of start of construction and repeated every time construction is suspended for 4 days or more for the Hillside Campus only			

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construction area. Surveys shall be repeated if construction activities are suspended for four days or more. If gnatcatchers are found within 300 feet of the construction area, appropriate buffers (typically 300 feet) consisting of orange flagging/fencing or similar shall be installed and maintained until nesting activity has ended, as determined in coordination with the Project biologist and regulatory agencies and as appropriate. A report would be submitted to the City Planning & Community Development Department documenting the survey methods and results, including number and location of coastal California gnatcatcher observed.									
Mitigation Measure C-6: Trimming and removal of vegetation and trees shall be minimized and performed outside of the bird nesting season (February 15 to September 15) to the extent feasible. If trimming or removal of vegetation and trees must be conducted during the nesting season, nesting bird surveys shall be completed by a qualified biologist no more than 48 hours prior to trimming or		X	Construction Contractor	California Department of Fish and Wildlife	Planning & Community Development Department	Pre-construction/ within 48 hours of start of construction and repeated every time construction is suspended for 4 days or			

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clearing activities to determine if nesting birds are within the affected vegetation. Nesting bird surveys shall be repeated if trimming or removal activities are suspended for four days or more. If nesting birds are identified, trimming and removal of vegetation and trees shall be postponed or halted by the biologist until birds have fledged and/or the nest is no longer active. A report would be submitted to the City Planning & Community Development Department documenting the survey methods and results, including number and location of individuals observed.						more for the Hillside Campus only			
Mitigation Measure C-7: Construction within 500 feet of trees and vegetation that may provide nesting habitat for birds and raptors shall be minimized and shall be conducted outside of nesting season to the maximum extent feasible. If construction within 500 feet of vegetation must be conducted during bird nesting season, nesting bird surveys shall be completed no more than 48 hours prior to construction to determine if nesting birds, raptors, or active		X	Construction Contractor	California Department of Fish and Wildlife	Planning & Community Development Department	Pre-construction/ within 48 hours of start of construction and repeated every time construction is suspended for 5 days or more for the			

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nests are in or within 500 feet of the construction area. Surveys shall be repeated if construction activities are suspended for five days or more. In the event nesting birds or raptors are found within 500 feet of the construction area, appropriate buffers (typically up to 300 feet for songbirds and up to 500 feet for raptors) shall be installed to ensure that nesting birds and active nests are not harmed. Buffers shall include fencing or other barriers around the nests to prevent any access to these areas and shall remain in place until birds have fledged and/or the nest is no longer active. A report would be submitted to the City Planning & Community Development Department documenting the survey methods and results, including number and location of individuals observed.						Hillside Campus only			
Mitigation Measure C-8: At least two weeks prior to construction, surveys shall be conducted by a qualified bat biologist to identify potential bat-roosting cavities and assess the presence of bats. Surveys shall be conducted during the active		X	Construction Contractor	California Department of Fish and Wildlife	Planning & Community Development Department	Pre-construction/ identify cavities at least 2 weeks prior to start of			

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<p>season for bats (typically spring, summer, and fall) to obtain more conclusive results, during the maternity season (typically late spring and summer) if feasible.</p> <p>During the non-breeding and active season (typically fall and early spring), any bats roosting in cavities in the construction area, either in trees or in structures, shall be safely evicted under the direction of a qualified bat biologist. Once it has been determined that all roosting bats have been safely evicted from roosting cavities, exclusionary devices shall be installed and maintained to prevent bats from roosting in these cavities prior to and during construction.</p> <p>Pre-construction bat surveys shall be conducted by a qualified bat biologist within seven days prior to removal of any potential roosting cavities within the BSA to confirm that exclusionary measures have been successful and there are no bats within the construction area. Any areas from which bats cannot be excluded shall be monitored prior to and during construction for signs of roosting bats and</p>						<p>construction and removal of cavities within 7 days of the start of construction for the Hillside Campus only</p>			

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disturbance during roost removal, to ensure that bats are not harmed. If appropriate, non-invasive measures shall be implemented, under the direction of a qualified bat biologist, to discourage bats from returning to roosts that cannot be closed off. A report would be submitted to the City Planning & Community Development Department documenting the survey methods and results, including number and location of bats observed, if any.									
Mitigation Measure C-9: Surveys and exclusion measures are expected to prevent maternal colonies from becoming established in the BSA. In the event that a maternal colony of bats is found in the construction area, the CDFW shall be consulted, and no work shall be conducted within 100 feet of the roosting site until the maternal season is over or the bats have left the site, or as otherwise directed by the CDFW. The site shall be designated as a sensitive area and protected as such until the bats have left the site. No clearing and grubbing shall be authorized adjacent to		X	Construction Contractor	California Department of Fish and Wildlife	Planning & Community Development Department	Pre-construction/ on-going until bats have left the site			

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the site. Combustion equipment, such as generators, pumps, and vehicles, shall not be parked or operated under or adjacent to the roosting site. Construction personnel shall not enter into areas beneath the colony, especially during the evening exodus.									
Mitigation Measure C-10: Silt fencing shall be installed around the wetland area during construction to prevent construction debris and construction generated dust from entering the wetland.		X	Construction Contractor	Planning & Community Development Department	Planning & Community Development Department	During construction/ on-going during construction for the Hillside Campus only			
Mitigation Measure C-11: If vegetation in the wetland area is disturbed, a revegetation plan shall be developed to the satisfaction of the City Planning & Community Development Department, in consultation with any applicable permitting resource agencies, to revegetate any impacted wetland habitat. The revegetation plan shall include a summary of impacted vegetation, a planting plan, mitigation ratios, and success criteria based on		X	Project Applicant	Planning & Community Development Department	Planning & Community Development Department	Pre-construction/ prior to issuance of grading permit for the South building and once after two years of planting for the Hillside			

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regulatory agency requirements (but no less than monitoring for two years to ensure successful revegetation). Impacted wetland habitat shall be replaced at a minimum ratio of 1:1 such that there would be no net loss of wetland acreage. Additional replacement habitat shall be provided if required by California Department of Fish and Wildlife and/or the Regional Water Quality Control Board through the permitting process.						Campus only			
Cultural and Tribal Cultural Resources									
Mitigation Measure D-1: Prior to any excavation activities, a plan shall be prepared and adopted by the Project Applicant to include provisions for the adequate recovery of scientifically consequential information should any archaeological resources be discovered during construction of the Project. Consistent with Mitigation Measure 4-1 in the Pasadena General Plan EIR, if cultural resources are discovered during construction of the Project, all ground-	X	X	Project Applicant	Planning & Community Development Department	Planning & Community Development Department	Pre-construction and during excavation and grading/prior to issuance of grading permit and on-going during excavation and grading			

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disturbing activities in the immediate vicinity of the find shall be halted until the find is evaluated by a Registered Professional Archaeologist. If testing determines that significance criteria are met, then the Project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies and provide a comprehensive final report, including site record to the City and the South Central Coastal Information Center at California State University Fullerton. No further grading shall occur in the area of the discovery until Planning Department approves the report. In addition, any cultural resources found shall be treated in accordance with regulatory requirements. Grading and excavation may continue around the isolated area of the find so long as the activities do not impede or jeopardize the protection and preservation of any cultural resources.									
Mitigation Measure D-2: During grading and excavation activities, a	X	X	Construction Contractor	Planning & Community	Planning & Community	Pre-construction			

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monitor meeting the satisfaction of the Gabrieleño Band of Mission Indians—Kizh Nation shall be allowed to be present on-site. Consistent with Mitigation Measure 4-1 in the Pasadena General Plan EIR, if Native American artifacts are found, all ground-disturbing activities in the immediate vicinity of the find shall be halted until the find is evaluated by a Registered Professional Archaeologist. If testing determines that significance criteria are met, then the Project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies and provide a comprehensive final report, including site record to the City and the South Central Coastal Information Center at California State University, Fullerton. No further ground disturbance shall occur in the area of the discovery until Planning Department approves the report. Subsequently, the find shall be turned over to the tribe. In addition, any cultural resources found shall be treated in accordance with regulatory				Development Department	Development Department	and during excavation and grading/prior to issuance of grading permit and on-going during excavation and grading			

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requirements. Grading and excavation may continue around the isolated area of the find so long as the activities do not impede or jeopardize the protection and preservation of any cultural resources as determined by the monitor.									
Hazards and Hazardous Materials									
Mitigation Measure G-1: A Soil Management Plan shall be prepared and implemented by ArtCenter to establish the protocol for management of environmental conditions that may be encountered during construction, including soil contamination, as well as underground features, such as the potential USTs.	X		Construction Contractor	Planning & Community Development Department	Planning & Community Development Department	Pre-construction and during excavation/ prior to issuance of grading permit and on-going during excavation			
Hydrology and Water Quality									
Mitigation Measure H-1: The expansion of the South Building, including the new Commuter Services and Facilities Hub, shall be designed to incorporate a small channel or detention basin to intercept or deflect debris and		X	Project Applicant	Building and Safety Division	Planning & Community Development Department	Pre-construction/ during plan check and prior to issuance of			

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mudflows away from the building to the satisfaction of the City's Building and Safety Division.						building permits			
Noise									
Mitigation Measure J-1: During nighttime construction activities associated with construction work above and below the Metro Gold Line ROW, a temporary and impermeable sound barrier shall be erected at the following locations. Examples of temporary sound barriers include: a loaded-vinyl noise control blanket (minimum STC-25) or plywood: a) Along the southern and western property lines of the 988 Parcel. The temporary sound barrier shall be a minimum of 6 feet high and designed to provide a minimum 5 dBA noise reduction at the residential use at southeastern corner of Alarcon Place and Glenarm Street (receptor R4). b) Along the eastern property line of the 1111 Parcel (from the northern property line to the existing 1111	X		Construction Contractor	Planning & Community Development Department	Planning & Community Development Department	During construction/ on-going during construction within Metro ROW			

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Building). The temporary sound barrier shall be a minimum of 18 feet high and designed to provide a minimum 15 dBA noise reduction at the residential use along Marengo Avenue north of Glenarm Street (receptor R5).									
c) Along the southern property line of the 1111 Parcel (between the Metro ROW and the existing 1111 Building). The temporary sound barrier shall be a minimum of 12 feet high and designed to provide a minimum 10 dBA noise reduction at the residential use at the southeastern corner of Marengo Avenue and Glenarm Street (receptor R6).									
Mitigation Measure J-2: Materials delivery and haul trucks that would be needed for the construction of the Main Quad over the Metro ROW and the underground tunnel under the Metro ROW shall be scheduled to occur during daytime hours only.	X		Construction Contractor	Planning & Community Development Department	Planning & Community Development Department	During construction/ on-going during construction within Metro ROW			
Mitigation Measure J-3: Prior to the start of construction for the 1101 Building, the	X		Construction	Planning & Community	Planning & Community	Prior to start of construction of			

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<p>Applicant shall retain the services of a structural engineer or a qualified professional to visit the existing building structure on Arroyo Parkway adjacent to the South Campus (1101 Building) to inspect and document the apparent physical condition of the buildings' readily-visible features.</p> <p>The Applicant shall retain the services of a qualified acoustical engineer to review proposed construction equipment and develop and implement a vibration monitoring system capable of documenting the construction-related ground vibration levels at the off-site building during site demolition and excavation for the 1101 Building, where heavy construction (e.g., large bulldozer and drill rig) would be operating within 12 feet of the building adjacent to the north. In the event that site access to the adjacent off-site building is not available for the vibration monitoring, vibration monitoring shall be conducted at a distance of 12 feet from the construction equipment (representative of the distance between the off-site building and the</p>			Contractor	Development Department	Development Department	the 1101 Building/on-going during construction of the 1101 Building and post-construction for damage repair, if necessary			

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construction equipment). The vibration monitoring system shall include the following: a) The vibration monitoring system shall measure and continuously store the peak particle velocity (PPV) in inch/second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.2 inch/second (PPV) and a regulatory level of 0.3 inch/second (PPV) at the off-site building. The system shall also provide real-time alert when the vibration levels exceed the preset level. b) In the event the warning level of 0.2 inch/second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide and implement feasible steps to reduce the vibration level, including, but not limited to, halting/staggering concurrent activities and utilizing lower vibratory techniques.									

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<p>c) In the event the regulatory level 0.3 inch/second (PPV) is triggered, the contractor shall halt the construction activities in the vicinity of the building and have the structural engineer or a qualified professional visually inspect the building for any damage. Results of the inspection must be logged. The contractor shall identify the source of vibration generation and provide and implement steps to reduce the vibration level. Construction activities may then restart.</p> <p>d) In the event construction vibration damage occurs at adjacent buildings, such damage shall be repaired to the conditions prior to commencement of such construction activities.</p>									
Traffic									
Mitigation Measure L-1: In order to ensure the digital gallery does not create confusion with traffic signals at the intersection of Glenarm Street and SR-110/Arroyo Parkway, the digital gallery shall be located no less than 50 feet	X		Project Applicant	Department of Transportation	Planning & Community Development Department	Pre-construction/prior to issuance of building permit			

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north from the southeastern corner of the building or the lowest extent of the digital gallery shall be no less than 25 feet above the ground. The digital gallery shall be further reviewed by the Pasadena Department of Transportation (DOT) and other relevant agencies.									

- **Monitoring Agency**—the agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase**—the phase of the Project during which the mitigation measure shall be monitored.
- **Monitoring Frequency**—the frequency at which the mitigation measure shall be monitored.
- **Action(s) Indicating Compliance**—the action(s) by which the enforcement or monitoring agency indicates that compliance with the required mitigation measure has been implemented.