

Central Park Apartments



Mitigation Monitoring and Reporting Program

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Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Central Park Apartments Project (proposed project) proposed in the City of Pasadena. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Sustainable Communities Environmental Assessment (SCEA) are implemented as part of the overall project implementation. In addition, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the SCEA for the proposed project. The table identifies the actions required for the measure to be implemented, the time at which the monitoring is to occur, the monitoring frequency, and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
CULTURAL RESOURCES							
<p>Pasadena General Plan EIR Mitigation Measure: 4.1: If cultural resources are discovered during construction of land development projects in Pasadena that may be eligible for listing in the California Register for Historic Resources, 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 grading shall occur in the area of the discovery until Planning Department approves the report.</p>	<p>If archeological resources are discovered on-site during construction, verify that construction activities are halted and the find is evaluated by a qualified archaeologist</p>	<p>Field verification during construction</p>	<p>Field verification periodically during construction</p>	<p>City of Pasadena Planning & Community Development Department</p>			
NOISE							
<p>MM NOI-1: Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits, and to the satisfaction of the City of Pasadena, the applicant shall retain a Professional Structural Engineer with experience in structural vibration analysis and monitoring for historic buildings and a Project Historical Architect with similar experience as a team to ensure project construction-induced vibration levels do not expose the existing Green Hotel Apartments or the restaurant building at 84 South Fair Oaks Avenue to vibration levels of 0.12 ppv in/sec or greater. The Professional Structural Engineer/Project Historical Architect team shall 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 Green Hotel Apartments and restaurant building at 84 South Fair Oaks 	<p>Verify that a Professional Structural Engineer with experience in structural vibration analysis and monitoring for historic buildings and a Project Historical Architect with similar experience are retained by the applicant to prepare the required documentation. Verify that an on-site vibration</p>	<p>Verification prior to grading permit issuance; review and approval of of required documentation. Field verification during ground disturbance</p>	<p>Verification once prior to grading permit issuance; Field verification periodically during ground disturbance</p>	<p>City of Pasadena Planning & Community Development Department</p>			

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<p>Avenue, including photographic and/or videographic documentation and geological testing, if required; and</p> <ul style="list-style-type: none"> • 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"> ○ Description of existing conditions at the existing Green Hotel Apartments and restaurant building at 84 South Fair Oaks Avenue, including photographic and/or videographic documentation; ○ Vibration level limits based on building conditions, soil conditions, and planned demolition and construction methods to ensure vibration levels would be below 0.12 ppv in/sec, the potential for damage to the existing Green Hotel Apartments and restaurant building at 84 South Fair Oaks Avenue; ○ Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded; and ○ A Prepare and submit a monitoring plan to be implemented during demolition and construction that includes post-construction and post-demolition surveys of the existing Green Hotel Apartments and restaurant building at 84 South Fair Oaks Avenue. The plan should include, but not be limited to, monitoring instrument specifications, instrument calibration certificates, list of exact monitoring locations, data collection protocol, alarming and alerting protocol, reporting protocol, and maintenance and service outage protocol. Any of the measures can be removed when no longer necessary to achieve the 0.12 ppv in/sec threshold of structure damage at the existing Green Hotel Apartments and restaurant building at 84 South Fair Oaks Avenue. 	<p>monitor is obtained; Field verify that monitor is on-site during ground disturbance</p>						

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<ul style="list-style-type: none"> • Examples of measures that may be specified for implementation during demolition or construction include, but are not limited to: <ul style="list-style-type: none"> ○ Prohibition of certain types of impact 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. Monitoring shall be conducted, at minimum, during all ground-disturbing significant impact construction activities (i.e., demolition, shoring excavation, and foundation work). Warning thresholds, as specified in the monitoring plan, shall be below the specified vibration limits to allow the Contractor to take the necessary steps to reduce vibration, including but not limited to halting/staggering concurrent activities, utilizing quieter or lower-vibratory techniques, or reducing the speed or intensity of equipment. A monitoring record that documents all alarms and includes information regarding compliance with these vibration measures shall be provided to the City of Pasadena upon request. 							
<p>MM NOI-2: To the satisfaction of the City of Pasadena, in the unanticipated event of discovery of vibration-caused damage, the Professional Structural Engineer and the Project Historical Architect shall document any damage to the existing Green Hotel Apartments and/or restaurant building located at 84 South Fair Oaks Avenue caused by construction of the project and shall recommend necessary repairs. Until the conclusion of vibration causing activities, a report from the Professional Structural</p>	<p>Verify that an on-site vibration monitor is obtained; Field verify that monitor is on-site during</p>	<p>Verification prior to grading permit issuance; Field verification during ground disturbance. Verification of repairs of any repairs to</p>	<p>Verification once prior to grading permit issuance; Field verification periodically during ground disturbance.</p>	<p>City of Pasadena Planning & Community Development Department</p>			

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Engineer or Project Historical Architect shall be submitted every 90 days to the City of Pasadena documenting the presence or absence of damage, and, if needed, the status of any required repairs. The project applicant shall be responsible for any repairs associated with vibration-caused damage as a result of construction of the project. Any such repairs shall be undertaken and completed as required to conform to the Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 Code of Federal Regulations 68), and shall apply the California Historical Building Code (California Code of Regulations, Title 24, Part 8) and other applicable codes.	ground disturbance. Verify that a Professional Structural Engineer with experience in structural vibration analysis and monitoring for historic buildings and a Project Historical Architect with similar experience are retained by the applicant to prepare the required documentation.	historic structures associated with vibration caused damage.					
TRIBAL CULTURAL RESOURCES							
MM TCR-1: During grading and excavation, a monitor meeting the satisfaction of the Gabrieleno Band of Mission Indians – Kizh Nation shall be present. 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 data 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 the Planning Department approves the report. Subsequently, the find shall be turned over to the tribe of the resource’s origin. In addition, any cultural resources found shall	Verify that Native American monitor is obtained; Field verify that monitor is on-site during ground disturbance	Verification prior to grading permit issuance; Field verification during ground disturbance	Verification once prior to grading permit issuance; Field verification periodically during ground disturbance	City of Pasadena Planning & Community Development Department			

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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 as determined by the Registered Professional Archaeologist.							

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