

SECTION III

MITIGATION MONITORING AND REPORTING PROGRAM

Section 15097 of the CEQA Guidelines requires that the lead agency adopt a mitigation monitoring or reporting program in order to ensure that mitigation measures are implemented for a project. Pursuant to Section 15097 of the CEQA Guidelines, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Glendale Hyatt Place Project. The primary purpose of the MMRP is to ensure that the mitigation measures identified in the Mitigated Negative Declaration (MND) are implemented, thereby minimizing or eliminating identified environmental effects.

The MMRP for the Glendale Hyatt Place Project will be in place through all phases of the Project (i.e., pre-construction (design), construction, and operation (both prior to and post-occupancy)). As the Lead Agency for the Proposed Project, the City of Glendale Redevelopment Agency is responsible for administering and implementing the MMRP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during Project implementation prior to final approval of the Proposed Project. MMRP activities will be administered by the City of Glendale Redevelopment Agency to its staff, other City departments (e.g., Glendale Public Works Department, Glendale Fire Department, Glendale Police Department, etc.), consultants, and/or contractors.

The City of Glendale Redevelopment Agency will also ensure that mitigation monitoring is documented through reports and that deficiencies are promptly corrected. The designated environmental monitor (e.g., City building inspector, project contractor, certified professionals, etc., depending on the provisions specified below) will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems.

Each mitigation measure is categorized by the impact issue analyzed in the MND, with an accompanying identification of:

- The enforcement agency;
- The monitoring agency;
- The monitoring phase (i.e., the phase of the project during which the measure should be monitored):
 - Pre-construction (design)

- Construction
- Operation (prior to and post-occupancy);
- The monitoring frequency; and
- The action indicating compliance with the mitigation measure(s).

A. Aesthetics

Mitigation Measure I-1: Lighting fixtures constructed as part of the Proposed Project shall be oriented and focused onto the specific onsite location intended for illumination (e.g., parking lots, driveways, and walkways) and shielded away from adjacent sensitive uses (e.g., schools, hospitals, senior housing, or other residential properties) and public rights-of-way to minimize light spillover onto off-site areas.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Phase: Operation, prior to occupancy

Monitoring Frequency: Once, at field inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection signoff and issuance of Certificate of Occupancy

Mitigation Measure I-2: The Proposed Project shall be designed to maximize the use of textured or other non-reflective exterior surfaces and non-reflective glass.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Phase: Operation, prior to occupancy

Monitoring Frequency: Once, at field inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection signoff; Issuance of Certificate of Occupancy

B. Agricultural Resources

Impacts associated with agricultural resources would be less than significant, and no mitigation measures would be required.

C. Air Quality

Mitigation Measure III-1: Compliance with SCAQMD Rule 403. During all earth moving activities apply water or stabilizer in sufficient quantities to prevent the generation of visible dust plumes. For example, construction areas shall be watered at least twice daily during excavation and construction to reduce dust emissions. Watering and/or use of soil binders would reduce fugitive dust by as much as 55 percent.

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Glendale Public Works Department, Building & Safety Division; South Coast Air Quality Management District

Monitoring Phase: Construction

Monitoring Frequency: Quarterly during construction

Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report submitted by project contractor

Mitigation Measure III-2: The Project Applicant shall require by contract specifications that all diesel-powered equipment used be retrofitted with after-treatment products (e.g., engine catalyts) to the extent that they are readily available in the South Coast Air Basin. Contract specifications shall be included in Project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure III-3: The Project Applicant shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NOX diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure III-4: The Project Applicant shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) be utilized to the extent that the equipment is readily available and cost effective in the South Coast Air Basin. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure III-5: The Project Applicant shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in Project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure III-6: The Project Applicant shall require by contract specifications that construction-related equipment, including trucks and heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure III-7: The Project Applicant shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines unless such electricity use is unavailable. Contract specifications shall be included in Project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure III-8: As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of Project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:

- Application of soil stabilizers to inactive construction areas;
- Quick replacement of ground cover in disturbed areas;
- Watering of exposed surfaces three times daily;
- Watering of all unpaved haul roads three times daily;
- Covering all stock piles with tarp;
- Reduction of vehicle speed on unpaved roads;
- Post signs on-site limiting traffic to 15 miles per hour or less;
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads;
- Cover all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas;
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip;
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM₁₀ generation;

- Pave roads and road shoulders that have exposed soil; and
- Suspend all excavating and grading operations when winds (as instantaneous gusts) exceed 25 mph.

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Glendale Public Works Department, Building & Safety Division; South Coast Air Quality Management District

Monitoring Phase: Construction

Monitoring Frequency: Quarterly during construction

Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report submitted by project contractor

Mitigation Measure III-9: The Project Applicant shall require by contract specification that electricity from power poles rather than temporary diesel or gasoline power generators be used during construction activities when such electricity use is readily available. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of a grading permit

Mitigation Measures III-10: Trash receptacles within the project area will be required to have lids that enable convenient collection and loading and will be emptied on a regular basis, in compliance with City of Glendale regulations for the collection of solid waste.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Operation

Monitoring Frequency: Quarterly field inspections

Action Indicating Compliance with Mitigation Measure(s): Field
inspection signoff

D. Biological Resources

Mitigation Measure IV-1: To ensure that avian species of concern, protected migratory species or raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the Project applicant shall implement the following measures:

- 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 from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the Department of Fish and Game (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 within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests by a qualified biologist no more than 30 days prior to disturbance. If active raptor nests are found, the site is within 350 feet of potential construction activity, a fence shall be erected around the tree(s) 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 the DFG.
- 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 the DFG, and subject to DFG approval, fund the recovery and hacking (controlled release of captive reared young) of the nestlings.

- 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 rear are no longer dependent on the nest site as determined by a qualified biologist.

Enforcement Agency: Glendale Public Works Department

Monitoring Agency: Glendale Public Works Department

Monitoring Phase: Construction

Monitoring Frequency: Once, prior to construction

Action Indicating Compliance with Mitigation Measure(s): Field inspection signoff

E. Cultural Resources

Mitigation Measure V-1: In the event that archaeological materials are unearthed during project subsurface activities, all earth-disturbing work within a 200-meter radius shall be temporarily halted or redirected. The services of an archaeologist meeting the Secretary of the Interior Professional Qualification Standards for Archaeology shall be secured by contacting the California Historical Resources Information System South Central Coastal Information Center (CHRIS-SCCIC) at Cal State University Fullerton, or a member of the Register of Professional Archaeologists (RPA) to assess the resources and evaluate the impact. A report on the archaeological findings shall be prepared by the qualified archaeologist. A copy of the report shall be submitted to the CHRIS-SCCIC. Recovered archaeological materials shall be curated at an appropriate accredited curation facility. If the materials are prehistoric in nature, affiliated Native American groups (identified by the Native American Heritage Commission) may be consulted regarding selection of the curation facility.

Enforcement Agency: City of Glendale Redevelopment Agency

Monitoring Agency: City of Glendale Redevelopment Agency

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance with Mitigation Measure(s):
Compliance certification report by Applicant

Mitigation Measure V-2: In the event that paleontological materials are unearthed during project subsurface activities, work within a 100-meter radius shall be temporarily halted or redirected. The services of a qualified paleontologist shall be secured by contacting the Los Angeles County Natural History Museum to assess the resources and evaluate the impact. In addition, a report on the paleontological findings shall be prepared by the qualified paleontologist. A copy of the paleontological report shall be submitted to the Los Angeles County Natural History Museum.

Enforcement Agency: City of Glendale Redevelopment Agency

Monitoring Agency: City of Glendale Redevelopment Agency

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance with Mitigation Measure(s):
Compliance certification report by Applicant

Mitigation Measure V-3: If human remains are unearthed during construction, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.

Enforcement Agency: City of Glendale Redevelopment Agency

Monitoring Agency: City of Glendale Redevelopment Agency

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance with Mitigation Measure(s):
Compliance certification report by Applicant

F. Geology and Soils

Mitigation Measure VI-1: The Project shall comply with seismic safety standards provided in the *CGS Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997)*, to reduce seismic-related hazards. In addition, the project shall adhere to current engineering standards, the CBC [Title 24 of the California Code of Regulations], and the Glendale Building Code as well as the recommendations provided in the Geotechnical Investigation prepared for the Project Site.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Pre-construction, Construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance with Mitigation Measure(s):
Passage of grading and excavation
inspections during construction

G. Hazards and Hazardous Materials

Mitigation Measure VII-1: Any USTs, contaminated soils, or contaminated groundwater encountered during demolition, excavation, or grading shall be evaluated and excavated/disposed of, treated in-situ (in place), or otherwise managed in accordance with applicable regulatory requirements. If, during grading activities, visual or olfactory indication of contamination is discovered, grading within such an area shall be temporarily halted immediately and redirected around the area until the appropriate evaluation and follow-up measures are implemented so as to render the area suitable for grading activities to resume. If soil and/or groundwater contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation,

long-term monitoring, post development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified. If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: To be determined by consultation with a qualified environmental consultant if contamination is found

Action Indicating Compliance with Mitigation Measure(s):
Compliance report by project contractor

Mitigation Measure VII-2: The construction contractors for the Proposed Project shall notify the City of Glendale Police Department, Fire Department, Public Works Department – Traffic and Transportation Division, and the City Planning Department if project activities could potentially impede traffic movement (such as road or lane closures) within the DSP area in order to allow for these first emergency response teams to reroute traffic to an alternative route, if needed. Notification shall occur at least three working days in advance allowing time for the appropriate City departments to act accordingly. Consultation with the City shall dictate the amount of time necessary to give notice of such an event.

Enforcement Agency: Glendale Police Department; Glendale Fire Department; Glendale Public Works Department, Traffic & Transportation Division; Glendale Planning Department

Monitoring Agency: Glendale Public Works Department, Traffic & Transportation Division

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance with Mitigation Measure(s):
Written verifications from Glendale Public Works Department, Traffic & Transportation Division

Mitigation Measure VII-3: The construction contractors for the Proposed Project shall keep at least one lane of traffic open at all times within the DSP area in order to allow for movement of emergency response teams to and through the Project site, if needed.

Enforcement Agency: Glendale Public Works Department, Traffic & Transportation Division; Glendale Fire Department

Monitoring Agency: Glendale Public Works Department, Traffic & Transportation Division

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance with Mitigation Measure(s):
Compliance certification report by Applicant

H. Hydrology and Water Quality

Mitigation Measure VIII-1: The Project Applicant shall prepare and implement a Standard Urban Storm Water Mitigation plan (SUSMP) per the requirements of Chapter 13.42, Stormwater and Urban Runoff Pollution Prevention Control and Standard Urban Storm Water Mitigation Plan of the Glendale Municipal Code to ensure that stormwater runoff is managed for water quality concerns through implementation of appropriate and applicable BMPs.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Phase: Operation (prior to occupancy)

Monitoring Frequency: Once

Action Indicating Compliance with Mitigation Measure(s):
Approval of SUSMP and issuance of
Certificate of Occupancy

Mitigation Measure VIII-2: The Proposed Project shall comply with the provisions of the SUSMP to include drainage improvements, such as catch basins, surface parking drains, and other drainage improvements as necessary. These improvements must be constructed as part of the Proposed Project in accordance with standard engineering practices and BMP.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Operation (prior to occupancy)

Monitoring Frequency: Once

Action Indicating Compliance with Mitigation Measure(s):
Approval of SUSMP and issuance of
Certificate of Occupancy

I. Land Use and Planning

Impacts associated with land use and planning would be less than significant, and no mitigation measures would be required.

J. Mineral Resources

Impacts associated with mineral resources would be less than significant, and no mitigation measures would be required.

K. Noise

Mitigation Measure XI-1: Construction activities, including delivery and haul routes, shall not occur between 7 P.M. on one day and 7 A.M. of the next day or from 7 P.M. on Saturday to 7 A.M. on Monday or from 7 P.M. preceding a holiday to 7 A.M. following such holiday.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division
Monitoring Agency: Glendale Public Works Department, Building & Safety Division
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign off and compliance certification report submitted by project contractor

Mitigation Measure XI-2: Noise-generating equipment operated at the Project Site shall be equipped with the most effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division
Monitoring Agency: Glendale Public Works Department, Building & Safety Division
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign off and compliance certification report submitted by project contractor

Mitigation Measure XI-3: Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division
Monitoring Agency: Glendale Public Works Department, Building & Safety Division
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign off and compliance

certification report submitted by project contractor

Mitigation Measure XI-4: All construction activity within the City shall be conducted in accordance with Section 8.36.080 of the City of Glendale Municipal Code.

Enforcement Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Agency: Glendale Public Works Department, Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign off and compliance certification report submitted by project contractor

Mitigation Measure XI-5: The Project Applicant shall require by contract specifications that the following construction best management practices be implemented by contractors to reduce construction noise levels:

- Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 1,000 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.
- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
- Schedule high noise-producing activities between the hours of 8:00 A.M. and 5:00 P.M. to minimize disruption on sensitive uses.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.

- Use electric air compressors and similar power tools rather than diesel equipment where feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
- Construction specifications shall be included in the Proposed Project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure XI-6: The Project Applicant shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment be located as far away from vibration and noise sensitive sites as possible. Construction specifications shall be included in the Proposed Project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure XI-7: The Project Applicant shall require by contract specifications that heavily loaded trucks used during construction be routed away from noise sensitive uses (e.g., schools) and residential streets. Construction specifications shall be included in the Proposed Project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure XI-8: The Applicant shall retain the services of a qualified acoustical engineer with expertise in design of building sound isolations, who shall submit a signed report to the City during plan check for review and approval, indicating that the proposed building design achieves an interior sound environment of 45 dBA (CNEL), per Noise Insulation Standards of Title 24 of the California Code of Regulations.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Pre-Construction (during plan check
review)

Monitoring Frequency: Once

Action Indicating Compliance with Mitigation Measure(s):
Issuance of building permits

L. Population and Housing

Impacts associated with population, housing and employment would be less than significant, and no mitigation measures would be required.

M.1. Public Services – Fire Protection

Mitigation Measure XIII-1: The water mains in the surrounding streets shall be capable of providing a minimum of 6,000 gpm of fire flow at 20 psi residual pressure. Should water mains require replacement (to be determined by flow testing, to be paid for and requested by the Project applicant), they shall be replaced prior to occupancy of the building.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Operation, prior to occupancy

Monitoring Frequency: Once, prior to occupancy

Action Indicating Compliance with Mitigation Measure(s):
Issuance of Certificate of Occupancy

Mitigation Measure XIII-2: Fire hydrants on the streets fronting the Project shall be provided at a spacing not to exceed 300 feet on center. Fire hydrants to have three outlets sized 2 ½ x 4 x 4 and be provided prior to occupancy of the building.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Operation, prior to occupancy

Monitoring Frequency: Once, prior to occupancy

Action Indicating Compliance with Mitigation Measure(s):
Issuance of Certificate of Occupancy

Mitigation Measures XIII-3: All areas of the building shall be accessible by an approved gurney access path from all points of Fire Department access, to the satisfaction of the GFD. Elevators shall accommodate gurneys.

Enforcement Agency: Glendale Fire Department
Monitoring Agency: Glendale Fire Department
Monitoring Phase: Pre-construction; Operation, prior to occupancy
Monitoring Frequency: Once during plan approval and once upon completion of construction
Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measures XIII-4: The following items shall be submitted within 180 days of building permit issuance, and approved prior to issuance of any occupancy of the building:

- The owner shall provide an emergency manual prepared specifically for this project to address proper emergency procedures in the event of fire, earthquake, natural and catastrophic disaster, power outage, medical emergency, bomb threat, violence, etc. The manual shall comply with requirements of CCR Title 19 and submitted to the GFD for review and approval.
- To assist in occupant emergency training, a video and other training materials shall be developed specifically for this building's occupants, and regularly scheduled training in accordance with Title 19 shall be contracted. Records of occupant training and emergency drills shall be kept by the building management in accordance with Title 19.
- A brochure shall be developed and be made available to all persons entering the building from any public entrance and to all occupants in the building.

Enforcement Agency: Glendale Fire Department
Monitoring Agency: Glendale Fire Department
Monitoring Phase: Operation, prior to occupancy
Monitoring Frequency: Once, prior to occupancy
Action Indicating Compliance with Mitigation Measure(s): Issuance of Certificate of Occupancy

Mitigation Measure XIII-5: The Project shall comply with the following requirements for fire-stopping:

- All fire-stopping for the Project shall be consolidated under the responsibility of a single-fire stopping specialty contractor.
- Utilities in the building (including electrical, telephone, data, cable, etc.) shall be designed and installed in such a way as to minimize deterioration of the fire-stopping over the life of the building, and establish standardized fire stopping systems that allow for tenant improvement.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Pre-construction; Operation, prior to occupancy

Monitoring Frequency: Once during plan approval and once upon completion of construction

Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-6: Fire rated assemblies (such as corridor walls, occupancy separation walls, shaft walls, and all other fire rated assemblies) shall not be utilized for utility services (mechanical, electrical, plumbing). Utilities may be installed in a furred-out wall or partition constructed over the fire rated wall or partition, in order to ensure the integrity of the fire rated assembly over the life of the building.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Pre-construction; Operation, prior to occupancy

Monitoring Frequency: Once during plan approval and once upon completion of construction

Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-7: The paths of egress shall be independent of paths used for service and delivery to ensure unobstructed egress of building occupants.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Pre-construction; Operation, prior to occupancy

Monitoring Frequency: Once during plan approval and once upon completion of construction

Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-8: A complete automatic and manual mechanical smoke management system (SMS) shall be provided for the structure.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Pre-construction; Operation, prior to occupancy

Monitoring Frequency: Once during plan approval and once upon completion of construction

Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-9: A package of signage and graphics shall be submitted within 180 days of tower building permit issuance, be approved and installed prior to any occupancy of the building, and be provided for the following:

- a. Provide additional performance-based facilities to aid occupants' egress, including:
 1. Painting all stairwells with building standard paint or "warm/friendly" color (not industrial type color);
 2. Installing shoulder-height graphics in stairwells;

3. Installing graphic “safety quips” at every third floor intermediate stairwell landing;
 4. Providing a graphic indicator in each stairwell, at all transitions, and from the third floor, so occupants know what to expect at each change in direction and at the stairway terminators;
 5. Providing other performance based measures to enhance occupants’ cognitive recognition of egress facilities.
- b. Custom made signage for all fire sprinkler control valves, all fire alarm control panels, junction boxes, terminal cabinets, smoke control panel, all other panels in the fire control room, on the FDCs, fuel control valves for the emergency generator, all motor control centers, fans, switches, panels, motors, etc., serving the smoke management system, fire pumps, pump controllers, water tank, etc.
 - c. All service and ancillary rooms in the building shall have signage identifying the room.
 - d. In the parking garage, supplementary “STAIR” signs shall be provided so as to be visible from drive aisles from 300 feet.
 - e. In the parking garage, signage to identify locations of fire hose valves and fire extinguishers shall be provided so as to be visible from drive aisles.
 - f. Custom made signage specifically for responding firefighters containing operating instructions for the fire alarm system, fire sprinkler/standpipe system, smoke control system, other equipment in the fire control room, fire pump room, etc.
 - g. All code-required signage, including but not limited to: stairwell identification signage; Title 19 evacuation signs.
 - h. Signage on exterior doors to identify where they lead.
 - i. Address numbers on the building, directory(ies) in lobby(ies), and each unit’s identification.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Operation, prior to occupancy

Monitoring Frequency: Once, prior to occupancy

Action Indicating Compliance with Mitigation Measure(s):
Issuance of Certificate of Occupancy

Mitigation Measure XIII-10: The architect or owner shall be responsible for coordinating the compilation of the test and maintenance book for all building fire and life safety systems to accommodate future and routine maintenance and testing. The book shall include the design intent and all Codes (with the editions stipulated) and required test results to maintain compliance with the design intent and codes in effect at the time. The book shall be completed prior to occupancy of the building.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Operation, prior to occupancy

Monitoring Frequency: Once, prior to occupancy

Action Indicating Compliance with Mitigation Measure(s):
Issuance of Certificate of Occupancy

Mitigation Measure XIII-11: Project specifications for the Project's fire protection systems shall be customized for this project, and include the following:

- Narrative description detailing the design intent.
- Specific tailoring to this project;
- Only criteria that are either in excess of, or not addressed in, applicable design and installation standards. Specifications shall not duplicate applicable design and installation standards.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Pre-construction; Operation, prior to occupancy

Monitoring Frequency: Once during plan approval and once upon completion of construction

Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-12: Applicant shall remit payment to the City to implement traffic preemption systems to assist in the timely and efficient response by emergency response vehicles.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Pre-construction; Operation, prior to occupancy

Monitoring Frequency: Once during plan approval and once upon completion of construction

Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-13: Verify compliance with California Building Code for issues related to openings and exterior walls relative to their distance from adjacent property lines.

Enforcement Agency: Glendale Fire Department

Monitoring Agency: Glendale Fire Department

Monitoring Phase: Pre-construction; Operation, prior to occupancy

Monitoring Frequency: Once during plan approval and once upon completion of construction

Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-14: Vestibules on all stairs on all levels shall be provided.

Enforcement Agency: Glendale Fire Department
Monitoring Agency: Glendale Fire Department
Monitoring Phase: Pre-construction; Operation, prior to occupancy
Monitoring Frequency: Once during plan approval and once upon completion of construction
Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-15: A Fire Command Center, as required by the GFC, including a four foot wide door shall be provided.

Enforcement Agency: Glendale Fire Department
Monitoring Agency: Glendale Fire Department
Monitoring Phase: Pre-construction; Operation, prior to occupancy
Monitoring Frequency: Once during plan approval and once upon completion of construction
Action Indicating Compliance with Mitigation Measure(s): Plot plan approval; Issuance of building permit

Mitigation Measure XIII-16: Provisions for on-site fire water storage tank, fire pump room, and emergency generator shall be shown on project plans.

Enforcement Agency: Glendale Fire Department
Monitoring Agency: Glendale Fire Department
Monitoring Phase: Pre-construction
Monitoring Frequency: Once during plan approval
Action Indicating Compliance with Mitigation Measure(s): Plot plan approval

Mitigation Measure XIII-17: Pay 50 percent of the annual cost to the City of Glendale for one Fire Inspector for a one year period prior to issuance of the first building permit.

Enforcement Agency:	Glendale Fire Department
Monitoring Agency:	Glendale Fire Department
Monitoring Phase:	Pre-Construction (during plan check review)
Monitoring Frequency:	Once
Action Indicating Compliance with Mitigation Measure(s):	Issuance of building permits

M.2. Public Services – Police Protection

Impacts associated with police protection would be less than significant, and no mitigation measures would be required.

M.3. Public Services – Schools

Impacts associated with schools would be less than significant, and no mitigation measures would be required.

M.4. Public Services – Parks and Recreation

Impacts associated with parks and recreation would be less than significant, and no mitigation measures would be required.

M.5. Public Services – Libraries

Impacts associated with libraries would be less than significant, and no mitigation measures would be required.

N. Transportation and Circulation

Mitigation Measure XV-1: A Construction Traffic Control plan shall be implemented to minimize potential conflicts between construction activity and through traffic. The Construction Traffic Control Plan shall identify temporary traffic control measures (i.e., use of flagmen, signs, and delineators) to be implemented by the construction

contractor through the duration of construction activity and would include designation of a haul route, to ensure that access on the adjacent roadways is maintained during construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure XV-2: The Project Applicant shall require by contract specification that construction parking be configured to minimize traffic interference. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure XV-3: The Project Applicant shall require by contract specification that construction activities that affect traffic flow on the arterial system be scheduled to off-peak hours. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

Mitigation Measure XV-4: The Project Applicant shall require by contract specification that construction trucks be routed away from congested streets or sensitive receptor areas. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Glendale prior to issuance of a grading permit.

Enforcement Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Agency: Glendale Public Works Department,
Traffic & Transportation Division

Monitoring Phase: Construction

Monitoring Frequency: Prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s):
Issuance of a grading permit

O.1. Utilities – Water Supply

Mitigation Measure XVI-1: All water improvements for the Proposed Project shall be constructed to meet the standards of the Glendale Water and Power Department and the Glendale Fire Department.

Enforcement Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Agency: Glendale Public Works Department,
Building & Safety Division

Monitoring Phase: Operation, prior to occupancy

Monitoring Frequency: Once

Action Indicating Compliance with Mitigation Measure(s):
Issuance of Certificate of Occupancy

O.2. Utilities – Wastewater

Impacts associated with wastewater would be less than significant, and no mitigation measures would be required.

O.3. Utilities – Solid Waste

Impacts associated with solid waste would be less than significant, and no mitigation measures would be required.