

MITIGATION MONITORING AND REPORTING PROGRAM

Glendale Triangle Project

AUTHORITY

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to Section 21081.6 of the Public Resources Code to provide for the monitoring of mitigation measures required of the Glendale Triangle Project (project), as set forth in the Final Environmental Impact Report (Final EIR) prepared for the project. This report will be kept on file in the offices of City of Glendale, Redevelopment Agency, 633 East Broadway, Suite 201, Glendale, California 91206.

MONITORING SCHEDULE

City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase. City staff will prepare or cause to be prepared reports identifying compliance with mitigation measures. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of designated City staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a month until construction has been completed. Once construction has been completed, the City will monitor the project as deemed necessary.

CHANGES TO MITIGATION MEASURES

Any substantive change in the monitoring and reporting plan made by City staff shall be reported in writing to the Environmental Administrator. Reference to such changes shall be made in the monthly/yearly Environmental Mitigation Monitoring Report prepared by City staff. Modifications to the mitigation measures may be made by City staff subject to one of the following findings, documented by evidence included in the record:

(a) The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

or

(b) The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP; and

The modified or substitute mitigation measure does not have significant adverse effects on the environment in addition to or greater than that which was considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and

The modified or substitute mitigation measure is feasible, and the City, through measures included in the MMRP or other Agency procedures, can assure its implementation.

SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

FORMAT OF MITIGATION MONITORING MATRIX

The matrix identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible monitoring agencies.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; (7) revocation of permits or other entitlements.

Glendale Triangle Project Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Cultural Resources			
<p>Prehistoric and historic archaeological sites are not known to exist within the local area. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources.</p>	<p>4.3-1 In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 200-meter (656-foot) radius shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. The appropriate mitigation measures may include recording the resource with the California Archaeological Inventory database or excavation, recordation, and preservation of the sites that have outstanding cultural or historic significance.</p>	<p>Development Services/Planning</p>	<p>During Construction</p>
<p>Deposits of older quaternary alluvium exist on the project site at unknown depths, which could contain paleontological resources. However, the project site has already been subject to extensive disruption due to previous development. Nonetheless, there is a possibility that paleontological resources may exist at deep levels and could be unearthed with the implementation of the project</p>	<p>4.3-2 In the event that paleontological resources are unearthed during project subsurface activities, all earth-disturbing work within 100-meter (328-foot) radius shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. The appropriate mitigation measures may include recording the resource with the California Inventory database or excavation, recordation, and preservation of the sites that have outstanding paleontological significance.</p>	<p>Development Services/Planning</p>	<p>During Construction</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Cultural Resources (continued)			
<p>The project site and surrounding area are characterized by features typical of the urban landscape and include retail-commercial uses. No known traditional sites exist within the project area or surrounding area, nor have any resources been identified. Nonetheless, if encountered during excavation any discovery of such resources would be treated in accordance with state and federal guidelines for disclosure, recovery, and preservation.</p>	<p>4.3-3 If human remains are unearthed, California 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 (i.e., avoid, rebury).</p>	<p>Development Services/Planning</p>	<p>During Construction</p>
Geology and Soils			
<p>While project development would not result in geological hazards, the Geotechnical Investigation Report prepared for the project included design and construction recommendations.</p>	<p>4.4-1 Geotechnical recommendations 4.1 through 4.14 contained in Section 4.0, Recommendations, of the Geotechnical Investigation Report prepared for the proposed project by Leighton and Associates, Inc., dated September 24, 2007, shall be implemented during project construction.</p>	<p>Development Services/Public Works/Planning</p>	<p>Prior to the Issuance of a Building Permit and During Construction</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Hazards and Hazardous Materials			
<p>Materials within the existing buildings on the project site may contain asbestos, lead, and PCBs.</p>	<p>4.5-1 Removal of the automotive lifts shall be supervised to ensure release of hydraulic fluid does not occur, which could be encountered during site excavation in the automotive repair building area. Hydraulic fluids used in automotive lifts shall be collected and properly disposed of in accordance with all applicable standards from the City of Glendale Fire Department.</p> <p>4.5-2 The structures on the northern portion of the project site shall be surveyed and sampled for asbestos-containing building materials by a licensed asbestos abatement contractor. If asbestos-containing building materials are determined to be present in the structures, all asbestos-containing materials shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to demolition. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant.</p> <p>4.5-3 The asbestos removal process shall comply with all applicable National Emission Standards for Hazardous Air Pollutants (NESHAP) and South Coast Air Quality Management District (SCAQMD) Rule 1403, which require specific notification and training procedures for removing asbestos-containing materials before demolition and renovation when such activities involve more than 100 square feet (Rule 1403) or 160 square feet (NESHAP) of surface area of asbestos-containing materials.</p>	<p>Development Services/Public Works/Planning</p>	<p>Prior to Building Demolition</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Hazards and Hazardous Materials (continued)			
	<p>4.5-3 (continued) These rules apply to friable and nonfriable materials that may become friable during demolition and renovation activities. Additionally, the requirements of Section 1529, Title 8, California Code of Regulations pertinent to asbestos-containing construction materials, as it applies to asbestos exposure in construction work, shall be complied with prior to and during demolition activities.</p> <p>4.5-4 The construction contractor shall comply with all applicable federal, state, and local lead based paint (LBP) regulations during demolition activities. Should the selected solid waste disposal facility or recycling facility require that suspected LBP debris be analyzed using toxicity characteristics leaching procedure (TCLP), the actual building materials designated for that facility shall be analyzed at that time.</p>		
<p>Historical and present uses on the project site have been or are currently listed on environmental databases for hazardous material sites.</p>	<p>4.5-5 Prior to grading, a soil management plan shall be prepared and implemented to address the handling of soil that may contain low residual concentrations of petroleum hydrocarbons. Profile sampling shall be conducted on excavated soils as part of the soil management plan. The excavated soil shall be disposed of at an appropriate permitted disposal facility based on profile sampling. The project applicant shall coordinate and submit the soil management plan to the City of Glendale Fire Department prior to construction activities.</p>	<p>Development Services/Public Works/Planning/Glendale Fire Department</p>	<p>Prior to Grading</p>
<p>Facilities in the vicinity of the project site were listed on various government databases for groundwater contamination.</p>	<p>4.5-6 As part of project design, a sub-slab vapor barrier shall be installed beneath the structure to ensure that potentially impacted groundwater is not a concern for future occupants of the site.</p>	<p>Development Services/Planning/Public Works</p>	<p>Prior to the Issuance of a Building Permit and During Construction</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Noise			
<p>Interior noise levels in the proposed buildings along Los Feliz Road, Central Avenue and San Fernando Road could exceed the interior threshold of 45 A-weighted decibels (dB(A)).</p>	<p>4.7-1 Noise sensitive residential land uses proposed in areas exceeding the exterior 65 dB(A) community noise equivalent level (CNEL) (such as those dwelling units facing Los Feliz Road, San Fernando Road and Central Avenue) shall be designed so that average interior noise levels attributable to exterior sources do not exceed 45 dB(A) when doors and windows are closed. In addition, an interior noise level of 45 dB(A) CNEL shall not be exceeded. An acoustical analysis of the noise insulation effectiveness of proposed construction shall be required and documented during permit review, showing that the building materials and construction specifications are adequate to meet the interior noise standard. Examples of building materials and construction specifications which may be used to meet the interior noise standard include the following:</p> <ul style="list-style-type: none"> • Windows and sliding glass doors with exposure to San Fernando Road, Los Feliz Road or Central Avenue shall be doubled paned, mounted in low air filtration rate frames, and have a sound transmission coefficient rating of 30 or greater; and • Air conditioning units shall be provided to allow for windows to remain closed. 	<p>Development Services/Planning/Public Works</p>	<p>Prior to Occupancy</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Noise (continued)			
<p>Equipment used during the construction phases would generate both steady state and episodic noise that would be heard both on and off the project site. Noise levels generated during construction would primarily affect the hospital and offices uses adjacent to the project site.</p>	<p>4.7-2 All construction activity within the City shall be conducted in accordance with Section 8.36.080, Construction on buildings, structures and projects, of the City of Glendale Municipal Code.</p> <p>4.7-3 The following construction best management practices (BMPs) shall be implemented to reduce construction noise levels:</p> <ul style="list-style-type: none"> • 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 AM and 5:00 PM 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; 	<p>Development Services/Planning/Public Works</p>	<p>Prior to Building Demolition and During Construction</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Noise (continued)			
	<p>4.7-3 (continued)</p> <ul style="list-style-type: none"> • 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; and • 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. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. <p>4.7-4 Construction staging areas along with the operation of earthmoving equipment within the project area shall be located as far away from vibration- and noise-sensitive sites as possible.</p> <p>4.7-5 Heavily loaded trucks used during construction shall be routed away from residential streets.</p>		

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Fire Protection and Emergency Medical Services			
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-1 Building design shall consider the use of naturally ventilated smoke-proof enclosures.	Glendale Fire Department/Public Works/Planning	Prior to the Issuance of a Building Permit
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-2 Fire hydrants on streets fronting the project site shall be provided at a spacing not to exceed 300 feet on center. 4.9-3 As needed, the project applicant shall be responsible for providing new City standard fire hydrants in the vicinity of the project site. The exact location of the new hydrant shall be determined by the Glendale Fire Department. The fire hydrant shall have three outlets (2.5 x 4 x 4) and shall be installed in accordance with Glendale Fire Department standards and provided prior to occupancy.	Glendale Fire Department/Public Works/Planning	Prior to Occupancy
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-4 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 Glendale Fire Department. All elevators shall also accommodate gurneys.	Glendale Fire Department/Public Works/Planning	Prior to the Issuance of a Building Permit

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Fire Protection and Emergency Medical Services (continued)			
<p>Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.</p>	<p>4.9-5 The following items shall be submitted within 180 days of building permit issuance, and approved prior to issuance of any occupancy of the building:</p> <ul style="list-style-type: none"> • The owner shall provide an emergency manual prepared specifically for this project’s occupants, 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 Covenants, Conditions, and Restrictions (CC&R) Title 19 and submitted to the Glendale Fire Department for review and approval prior to the issuance of the first occupancy permit. • To assist in occupant emergency training, a video and other training materials shall be developed specifically for this building’s occupants, and regularly schedule training in accordance with Title 19 shall be contracted. The building management in accordance with Title 19 shall keep records of occupant training and emergency drills. • 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. 	<p>Glendale Fire Department/Public Works/Planning</p>	<p>Submitted Within 180 Days of Building Permit Issuance</p> <p>Approved Prior to Occupancy</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Fire Protection and Emergency Medical Services (continued)			
<p>Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.</p>	<p>4.9-6 A package of signage and graphics shall be provided for the following. Package shall be submitted within 180 days of building permit issuance, and be approved and installed prior to building occupancy: The package shall consist of the following:</p> <ul style="list-style-type: none"> • Provisions for additional performance-based facilities to aid occupant egress, including: <ul style="list-style-type: none"> – Painting of all stairwells with building standard paint or a warm/friendly color (not industrial type color); – Shoulder-height graphics in stairwells; – In each stairwell, at all transitions, and from the third floor, provide a graphic indicator so occupants will know what to expect at each change in direction and at the stairway terminators. – Other performance-based measures to enhance occupants’ cognitive recognition of egress facilities. • Custom-made signage for all fire sprinkler control valves, fire alarm control panels, junction boxes, terminal cabinets, smoke control panel, on the FDCs, all motor control centers, fans, switches, panels, motors, etc. • All service and ancillary rooms in the building shall have signage identifying the room. • In the parking garage, supplementary “Stair” signs shall be provided so as to be visible from drive aisles from 300 feet. 	<p>Glendale Fire Department/Public Works/Planning</p>	<p>Submitted Within 180 Days of Building Permit Issuance Approved and Installed Prior to Occupancy</p>

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Fire Protection and Emergency Medical Services (continued)			
	4.9-6 (continued) <ul style="list-style-type: none"> • 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. • Custom-made signage specifically for responding firefighters containing operating instructions for the fire alarm system, fire sprinkler, etc. • All code-required signage, including but not limited to: stairwell identification signage; Title 19 evacuation signs. • Signage on exterior doors to identify where they lead; • Address numbers on the building, directory(ies) in lobby(ies), and each units identification. 		
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-7 The project's fire protection system shall include a narrative description detailing the design intent; shall be specifically tailored to this project; and shall include only criteria that is either in excess of, or not addressed, in the applicable design and installation standards. Specifications shall not duplicate applicable design and installation standards.	Glendale Fire Department/Public Works/Planning	Prior to the Issuance of a Building Permit
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-8 All fire-stopping for the project shall be consolidated under the responsibility of a single fire-stopping-specialty contractor.	Glendale Fire Department/Public Works/Planning	Prior to the Issuance of a Building Permit

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Fire Protection and Emergency Medical Services (continued)			
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-9 Utilities in the building, such as 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 a standardized fire-stopping systems that allow for tenant improvement and future utility improvements.	Glendale Fire Department/Public Works/Planning	Design Submitted Prior to the Issuance of a Building Permit Approved and Installed Prior to Occupancy
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-10 To assist in the timely and efficient response by emergency response vehicles, applicant shall remit payment to the City to implement traffic preemption systems at intersections designated by the Glendale Fire Department prior to issuance of any building permit.	Glendale Fire Department/Public Works/Planning	Prior to the Issuance of a Building Permit
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-11 The project applicant 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 buildings.	Glendale Fire Department/Public Works/Planning	Prior to Occupancy
Without implementation of certain safety features and practices, project implementation could result in a significant impact to fire protection services.	4.9-12 Fire-rated assemblies, such as corridor walls, occupancy separation walls, and others, shall not be utilized for utility services. Utilities may be installed in a furred-out wall or partition constructed over a fire-rated wall or partition in order to ensure the integrity of the fire rated assembly over the life of the building.	Glendale Fire Department/Public Works/Planning	Prior to the Issuance of a Building Permit

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Fire Protection and Emergency Medical Services (continued)			
Without implementation of certain safety features and practices, the project in combination with related projects could result in a significant impact to fire protection services.	4.9-14 The City of Glendale shall monitor the number of calls for emergency medical service responded to by the City's rescue ambulance for increases in demand, and based on a request by the Glendale Fire Department, subject to any required authorization, add an additional rescue ambulance and personnel as needed to provide adequate service.	Glendale Fire Department	Annually During Project Operation
Police Protection			
Due to the amount of development currently proposed in Glendale, related projects would have a direct cumulative impact upon police protection services.	4.9-15 The Glendale Police Department shall monitor the number of calls for service received on an annual basis and request additional City of Glendale general funds to add additional required police personnel and/or equipment as needed to provide adequate service.	Glendale Police Department	Annually During Project Operation
Schools			
The project would introduce new students to the Glendale Unified School District.	4.9-16 As authorized by SB 50, the project applicant shall pay school impact fees to the GUSD prior to the issuance of building permits. The current fee schedule for residential and commercial/industrial development is \$2.97 per square foot and \$0.47 per square foot, respectively.	Glendale Unified School District/Public Works	Prior to Issuance of a Building Permit
Recreation			
The nominal increase in use of neighborhood and community parks in the City that would occur as result of the Project is considered a significant impact due to the existing parkland deficiency in the City.	4.10-1 In accordance with the requirements of the City of Glendale Municipal Code (Ordinance No. 5575 and Resolution No. 07-164), the project applicant shall either pay the Development Impact Fee to the City and/or develop public park or recreation land, which shall include, pursuant to the Quimby Act, a playing field, on the project site using equivalent funding or greater. The current fee schedule is \$3,185 per dwelling unit for multi-family residential and \$1.25 per square foot for commercial.	Development Services/Planning/Parks, Recreation & Community Services	Prior to Issuance of a Building Permit

Impact	Mitigation Measure	Agency Responsible for Compliance	Timing
Utilities and Service Systems - Sewer			
<p>In order to provide the capacity needed to accommodate additional development, the City imposes a sewer impact fee on future developments, based on a computer modeling assessment of the sewer system hydraulic capacity.</p>	<p>4.12-1 The project applicant shall pay a sewer capacity increase fee for the project’s net sewage increase to the lines in the Tyburn Flume area to alleviate sewer impacts. The fee as estimated under the City’s methodology would be \$124,814. These collected fees shall be deposited by the City of Glendale into a specially created account to be used to fund capacity improvements to the Tyburn Flume drainage basin.</p>	<p>Development Services/Planning/Public Works</p>	<p>Prior to the Issuance of a Building Permit</p>
<p>Development of the related projects would place additional demand on the City’s sewage conveyance system. In order to provide the capacity needed to accommodate additional development, the City imposes a sewer impact fee on future developments, based on a computer modeling assessment of the sewer system hydraulic capacity.</p>	<p>4.12-2 Each project shall contribute sewer capacity increase fees for improvements and upgrades to alleviate sewer impacts within the specific drainage basin where the particular cumulative project is located. Fees would be determined based on the City’s sewer capacity increase fee methodology. These collected fees would be deposited into a specially created account to be used to fund capacity improvements of the specific drainage basin.</p>	<p>Development Services/Planning/Public Works</p>	<p>Prior to the Issuance of a Building Permit</p>