

INTRODUCTION

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to minimize or eliminate potentially significant environmental impacts associated with project development. The Final EIR for the Glendale Embassy Suites Hotel Project includes project-specific mitigation measures to reduce the potential environmental effects of the project. In order to ensure that the mitigation measures and project revisions identified in the Final EIR are implemented, a public agency is required to adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects (CEQA Guidelines Section 15097).

The project-specific mitigation measures included in the Final EIR will be monitored by the appropriate reviewing agency described in **Table MMRP1** of this Mitigation Monitoring and Reporting Program.

PURPOSE

As noted above, monitoring of the implementation of adopted mitigation measures is required by Public Resources Code Section 21081.6. Therefore, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with all of the mitigation measures identified in the MND which would lessen or avoid potentially significant adverse environmental impacts resulting from implementation of the proposed project. The implementation of this MMRP shall be carried out by the Glendale Redevelopment Agency and other agencies or entities (e.g., developer or consultants) specified below or designated by the lead agency. Project-specific mitigation measures will be implemented during: (1) development of the design; (2) preparation of the construction contracts; (3) the construction phase; and (4) project operation.

PROJECT DESCRIPTION

The proposed project consists of a 277 rooms Embassy Suites Hotel with and a four-level subterranean parking garage for approximately 420 vehicles. Hotel amenities would include: lounge/restaurant; meeting rooms; a gift shop and deli; a business center; spa; and exercise room. These facilities are designed to be internally serving. The Hotel would be approximately 178 feet in height from street level to the top of the skylight and roof structure.

RESPONSIBILITIES AND DUTIES

Monitoring of mitigation measures has been assigned to specific agencies and/or entities with regard to their particular areas of expertise, as specified in **Table MMRP1**. Many of these monitoring actions are included in existing policies, laws, and regulations, while others require additional oversight to ensure that mitigation measures are implemented by the developer or other specified parties, and that the Glendale Redevelopment Agency monitored the implementation of these measures. Monitoring will consist of determining whether:

- Specific issues were considered in the design development phase;
- Construction contracts included the specified provisions;
- Specific actions occurred prior to construction; and
- The required measures were implemented during construction and/or after implementation of the project.

MONITORING PROCEDURES

The designated individual or agency shall monitor all field activities. The authority and responsibilities of the lead agency are described above.

REPORTING PROCEDURES

An annual mitigation monitoring report shall be prepared for this project by the Glendale Redevelopment Agency until compliance with the required mitigation measures is complete. The report shall be placed on file at the office of the Agency at 633 E. Broadway, Suite 201, in the City of Glendale.

TABLE MMRP1: MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

Mitigation Measure	Timing/Phase	Responsible Party	Monitoring Party
CULTURAL RESOURCES			
CR1 Consistent with CEQA Guidelines (Sections 15064.5(d) and (e)): If during construction, the existence of, or the probable likelihood, of Native American human remains are identified within the Project Area, the lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the steps identified in Section 15064.5(e) of the CEQA Guidelines shall be taken.	Construction	Contractor	Agency PM
CR2 All construction contracts related to the earthwork phases of construction shall indicate the potential for uncovering archaeological resources. Should archaeological resources be discovered, all activities in the vicinity of the find shall be halted and an RPA-certified archaeologist retained to assess the importance of the find and develop appropriate follow-up measures.	Construction	Contractor	Agency PM
CR3 In the event that significant paleontological resources are exposed, all activities in the vicinity of the find shall be halted in that area and a qualified paleontologist shall be retained and given ample time to remove the resources in a professional, but timely, manner or otherwise develop appropriate follow-up measures.	Construction	Contractor	Agency PM
AIR QUALITY			
AQ1 Truck Covering. Require all trucks hauling dirt, sand, soil, or other loose substances and building materials to be covered, or to maintain a minimum freeboard of two feet between the top of the load and the top of the truck bed sides.	Construction	Contractor	Public Works Inspector
AQ2 Street Sweeping. Utilize street sweeping equipment on a regular and frequent basis as determined by the Public Works Inspector on all streets used by haul trucks or vehicles that have been on-site.	Construction	Contractor	Public Works Inspector
AQ3 Equipment Emissions. Construction equipment will be shut off to reduce idling when not in direct use. Diesel engines, motors, or equipment shall be located as far away as possible from existing residential areas. Low sulfur fuel should be used for construction equipment.	Construction	Construction Manager	Public Works Inspector
AQ4 Diesel Equipment. Minimize use of on-site diesel construction equipment, particularly unnecessary idling.	Construction	Contractor	Public Works Inspector
AQ5 Electric Powered Equipment. Where feasible replace diesel equipment with electrically powered machinery.	Construction	Contractor	Public Works Inspector
AQ6 Diesel Equipment Maintenance. Construction contracts should explicitly stipulate that all diesel power equipment should be properly tuned and maintained.	Construction	Contractor	Public Works Inspector
AQ7 Fugitive Dust Control. Maintain a fugitive dust control program consistent with the provisions of SCAQMD Rule 403 for all grading and earthwork activity.	Construction	Contractor	Public Works Inspector

NOISE				
N1	The construction contractor shall muffle and shield intakes and exhaust, shroud and shield heavy impact tools, such as drills, and use electric-powered rather than diesel-powered construction equipment, as feasible.	Construction	Contractor	Public Works Inspector
N2	Adjacent property owners and tenants, particularly residences and other sensitive land uses, shall be notified of time periods when there would be especially noisy construction activities prior to the start of these activities.	Prior to Construction	Contractor	Public Works Inspector and Agency PM
N3	Proposed haul truck routes shall be laid out and approved by the Traffic and Transportation Administrator to avoid residential areas (i.e. Burchett Avenue) to the extent feasible.	Prior to Construction	Contractor	Traffic and Transportation Section and Public Works Inspector
N4	Truck loading and construction staging areas shall be located as far away as possible from adjacent residential areas.	Construction	Contractor	Traffic and Transportation Section and Public Works Inspector
N5	Consistent with the geotechnical findings of this report, structural piles for the proposed parking structure shall be drilled. Pile driving shall be prohibited.	Construction	Contractor	Public Works Inspector and Building Inspector
N6	A plywood sound wall eight feet in height shall be constructed along the northern and western boundaries of the construction limits prior to construction to reduce noise to sensitive receptors generated by construction.	Prior to Construction	Contractor	Public Works Inspector and Agency PM
CONSTRUCTION				
CN1	No construction worker parking shall be permitted within 500 feet of the nearest point of the project site except within designated areas. The contractor shall be responsible for informing subcontractors and construction workers of this requirement, and if necessary, for hiring a security guard to enforce these parking provisions. Contractor shall be responsible for all costs associated with enforcement of this mitigation measure.	Construction	Contractor	Traffic and Transportation Section and Public Works Inspector
SOURCE: Terry A. Hayes Associates LLC, June 2002				