

1642 South Central Avenue Project
Mitigation Monitoring and
Reporting Program

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PREPARED FOR
City of Glendale

PREPARED BY
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CHAPTER 1. MITIGATION MONITORING AND REPORTING PROGRAM

1.1 INTRODUCTION

Where a CEQA document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required for the 1642 South Central Avenue Project (Project), as set forth in the Environmental Impact Report (EIR).

The City of Glendale (City) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with the City of Glendale Community Development Department, East Broadway, Glendale, California.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the MND.

1.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. Additionally, for the purposes of public disclosure and to assist in monitoring compliance, the MMRP identifies actions necessary to comply with relevant regulatory requirements discussed in the MND. The MMRP is intended to be used by City staff and others responsible for project implementation.

A lead agency may rely on compliance with applicable laws and regulations in determining that a proposed project will result in a less than significant impact. (See *San Francisco Tomorrow v. City and County of San Francisco* (2014) 229 Cal.App.4th 49, 525 [holding the City properly relied on compliance with building codes and related regulations in determining the proposed project would not result in potential safety hazards].) As a standard condition of approval, the City requires applicants comply with federal and state laws and regulations as well as standard City requirements that are applicable to a proposed project.

The timing is the point(s) at which the mitigation measure/standard/regulatory requirement must be monitored for compliance. In many cases, the first step in compliance will be to initiate compliance with the subject mitigation measure/standard/regulatory requirement.

1.3 ROLES AND RESPONSIBILITIES

The project applicant is responsible for fully understanding and effectively implementing the mitigation measures, standards, regulatory requirements contained within the MMRP, as directed by the City. The City is responsible for overall administration and enforcement of the MMRP.

1.4 CHANGES TO MITIGATION MONITORING AND REPORTING PROGRAM

Any substantive change in the MMRP shall be reported in writing. Modifications to the requirements of the MMRP may be made by the City subject to one of the following findings, documented by evidence included in the public record:

- The requirement included in the adopted MND and the MMRP is no longer required because the significant environmental impact identified in the IS/MND 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 environment conditions, or other factors;

OR,

- The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the IS/MND and the MMRP; and,
- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the IS/MND and the proposed project; and,
- The modified or substitute mitigation measures are feasible, and the City or, where applicable, other public agencies, through measures included in the MMRP or applicable regulations, can ensure implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures, including a determination whether further environmental review is required (see CEQA Guidelines Sections 15162-15164), shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

Table 1-1. Mitigation Monitoring and Reporting Program Table

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Schedule and Verification of Compliance
Section 3.1, Cultural Resources (Historic Architectural Resources)				
<p>Mitigation Measure M-CR-1: Documentation of Historical Resource</p> <p>Prior to issuance of a demolition permit, the Project applicant shall undertake Historic American Building/Historic American Landscape Survey (HABS/HALS) documentation of the building features. The documentation shall be undertaken by a professional who meets the Secretary of the Interior’s Professional Qualifications Standards for Architectural History, History, or Architecture (as appropriate) to prepare written and photographic documentation of 1642 South Central Avenue. The specific scope of the documentation shall be reviewed and approved by City staff but shall include the following elements:</p> <p>Measured Drawings. A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historic resource. The Project applicant shall submit original architectural drawings or an as-built set of architectural drawings (e.g., plans, sections, elevations). City staff will assist the consultant in determining the appropriate level of measured drawings.</p> <p>Historic American Buildings/Historic American Landscape Survey-Level Photographs. Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography shall be used. The scope of the digital photographs shall be reviewed by City staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set shall include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features.</p> <p>All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historic photographs shall also be collected, reproduced, and included in the data set.</p> <p>The Project applicant shall transmit such documentation to the Glendale Public Library, the Glendale Historical Society, the Community Development Department, and the South Central Coastal Information Center. The HABS/HALS documentation scope will determine the requested documentation type for the Project site and the Project applicant will conduct outreach to identify other interested groups. All documentation will be reviewed and approved by City staff before any demolition or site permit is granted for the affected historical resources.</p>	Project applicant and qualified architectural historian	Prior to issuance of demolition permits for construction	City of Glendale	Date: _____ Initials: _____ Date: _____ Initials: _____

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Schedule and Verification of Compliance
Section 3.2, Noise and Vibration				
<p>Mitigation Measure M-NO-1: Construction Noise Control</p> <p>Prior to issuance of demolition permits, the Glendale (City) Department of Building and Safety, or designee, shall verify that all construction plans include notes stipulating the following:</p> <ul style="list-style-type: none"> Grading and construction contractors shall use equipment that generates lower vibration levels, such as rubber-tired equipment rather than metal-tracked equipment. Construction haul truck and materials delivery traffic shall avoid <u>Local Streets and Urban and Community and Neighborhood Collectors as defined in the city's Circulation Element residential areas whenever feasible.</u> The construction contractor shall place noise- and vibration-generating construction equipment, <u>with exception to equipment needed to complete shoring activities associated with the construct of the subterranean garage, away from sensitive uses. All and located</u> construction staging areas <u>shall be located</u> away from sensitive uses. <u>whenever feasible.</u> The construction contractor shall <u>only</u> use on-site electrical sources to power equipment rather than diesel generators <u>where feasible.</u> The construction contractor shall ensure that a minimum 12-foot-high barrier, such as plywood structures or flexible sound control curtains, shall be erected between on the proposed project site and adjacent to the sensitive receptors to minimize the amount of noise during construction. A 12-foot-high construction noise barrier would provide approximately 12 dBA reduction to the closest residential receptors to the south. <p>All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule. A sign legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the "noise disturbance coordinator.</p>	Project Applicant and their construction contractor	Prior to issuance of demolition permits for construction	City of Glendale	Date: _____ Initials: _____

Mitigation Measures Adopted as Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Schedule and Verification of Compliance
<p>Mitigation Measure M-NO-2: Construction Vibration Control</p> <p>Prior to issuance of demolition permits, the Glendale (City) Department of Building and Safety, or designee, shall verify that all construction plans include notes stipulating the following:</p> <ul style="list-style-type: none"> • Maintaining Buffer Distances. Maintain a safe distance between the operation of vibration generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible as presented in Table I, based on site constraints; and • Alternative Construction Equipment. To the extent feasible, the construction contractor shall use alternative construction techniques or equipment, such as hand excavation to avoid or reduce unnecessary construction vibration. • Prepare a Monitoring Plan. The property owner shall undertake a monitoring program to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The monitoring program shall apply to all potentially affected buildings and/or structures adjacent to the project site. Prior to issuance of any demolition or building permit, the property owner shall submit the construction vibration monitoring plan to the City for approval. The monitoring plan shall include, at a minimum, the following components, as applicable: <ul style="list-style-type: none"> ○ <u>Vibration Analysis Refinement.</u> Once the specific construction equipment list becomes available, potential vibration damage distance contours shall be refined. ○ Vibration Monitoring. To ensure that construction vibration levels do not exceed the established standard, an acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties when heavy construction occurs in close proximity. Based on direction from the acoustical consultant, vibratory construction activities that generate vibration levels in excess of the standard shall be prohibited. ○ Alternative Construction Techniques. Should construction vibration levels be observed in excess of the established standard, the contractor(s) shall halt construction and put alternative construction techniques into practice, to the extent feasible. Following incorporation of the alternative construction techniques, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded. 	Project Applicant and their construction contractor	Prior to issuance of demolition permits for construction	City of Glendale	Date: _____ Initials: _____