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State Clearinghouse No. 2015101047

# CITY OF HOPE CAMPUS PLAN

City of Duarte

*Prepared for:*

**City of Duarte**

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# 1. Introduction

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## 1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures outlined in the Final Environmental Impact Report (FEIR), State Clearinghouse No. 2015101047. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Duarte and City of Irwindale Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
  - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
  - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- (b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible

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agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

This MMRP will serve to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with development activities that would be accommodated by the City of Hope Campus Plan.

### 1.2 PROJECT LOCATION

The 116-acre project site encompasses the City of Hope campus and is located primarily in the City of Duarte (approximately 89.5 acres) and the remainder is within the City of Irwindale (26.5 acres). Less than one-half acre of the project site is not owned by City of Hope. The cities of Duarte and Irwindale are in the eastern portion of the San Gabriel Valley, approximately 16 miles northeast of downtown Los Angeles. The City of Duarte is situated at the base of the San Gabriel Mountains and is bordered by the City of Irwindale to the south, City of Monrovia to the west, City of Bradbury and the Angeles National Forest to the north, and the City of Azusa to the east.

The project site is generally bounded by Duarte Road to the north; Cinco Robles Drive, the Duarte Flood Control Channel, and Buena Vista Street to the west; and the Santa Fe Flood Control Basin to the east and south. Regional access to the project site is via Interstates 210 and 605 (I-210 and I-605). Local access is provided primarily from Duarte Road, with secondary access provided from Buena Vista Street.

### 1.3 PROJECT DESCRIPTION

City of Hope Campus Plan would provide direction for the enhancement and development of the 116-acre project site over a period of approximately 20 years. The Campus Plan includes the City of Hope Specific Plan, general plan amendments, zone changes, and a development agreement.

City of Hope is an independent, nonprofit, comprehensive medical center and research facility. The proposed Campus Plan provides the vision, guidance, and implementation tools to govern the future of the campus. City of Hope endeavors to expand its research and treatment capabilities while accommodating the needs of its patients and their families, faculty, staff, and the community. The proposed Specific Plan is part of City of Hope's commitment to transform the future of medicine.

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The proposed Campus Plan contains required elements to encourage a broad range of design solutions to guide development and improvements. The proposed Campus Plan addresses the replacement of existing outdated and/or obsolete buildings with modern facilities, including outpatient (clinic), inpatient (hospital), research, office, industrial, warehouse, and hospitality uses. The Campus Plan also allows the development of parking structures, surface parking lots, internal roadways, pedestrian amenities, landscaping, open space, and other related improvements. Ultimately, City of Hope Campus Plan would create a more walkable and compact campus core that builds upon and enhances existing inpatient and outpatient facilities, research, office, assembly, parking, and open space uses. In addition, the Campus Plan proposes to consolidate modular buildings that are currently dispersed throughout the campus, demolish outdated buildings, and construct new floor area within larger development sites.

### 1.3.1 City of Hope Specific Plan

The Specific Plan would act as a bridge between Duarte and Irwindale's general plans and campus development activity. Jurisdictions may adopt specific plans by resolution or ordinance. When a specific plan is adopted by ordinance, it replaces portions or all of the current zoning regulations for specified parcels and becomes an independent set of zoning regulations that govern use and development of properties within the bounds of that specific plan.

The Specific Plan is proposed to be adopted by ordinance by the Duarte City Council and subsequently by the Irwindale City Council. The Specific Plan will function as the regulatory document for implementing zoning for the entire project site, ensuring the orderly and systematic implementation of those cities' general plans. The Specific Plan would establish the necessary land use plan, development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which subsequent, project-related development activities would be founded. Upon adoption of the Specific Plan, subsequent project-specific design review plans, detailed site plans, grading and building permits, or any other actions requiring either ministerial or discretionary approvals would be required to demonstrate consistency with the Specific Plan.

There are six residences—located east of Cinco Robles Drive—within the proposed Specific Plan area that are not owned by City of Hope and not part of its campus. Following adoption of the Specific Plan, these residential uses may continue as residential uses. However, no new residential uses are proposed.

The maximum development capacity was calculated to provide a conservative estimate of potential environmental impacts from full buildout. As shown in Table 1-1, maximum buildout would consist of approximately 2,639,350 square feet of gross development (1,038,500 net new square feet following the proposed demolition of 387,500 square feet of existing structures). The Specific Plan would allow for the demolition of portable or out-of-date structures, including 335,500 gross square feet within the Core Medical District and 52,000 gross square feet in the Infrastructure and Utility District. No buildings would be demolished in the Cultural Amenity District. This would result in the potential for up to 387,500 gross square feet of structures to be demolished.

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**Table 1-1 Proposed Buildout by Land Use District**

Land Use District	Existing Conditions (GSF)	Proposed Demolition (GSF)	Proposed New Buildings (GSF)	Proposed Net New Development (GSF)	Existing With Net New (GSF)
Core Medical (CM) <sup>1</sup>	1,421,417	335,500	1,366,000	1,030,500	2,451,917
Transition Medical (TM)	5,958 <sup>2</sup>	0		0	5,958
Cultural Amenity (CA)	40,322	0	0	0	40,332
Infrastructure and Utility (IU)	133,153	52,000	60,000	8,000	141,153
<b>Total<sup>3</sup></b>	<b>1,600,850</b>	<b>387,500</b>	<b>1,426,000</b>	<b>1,038,500</b>	<b>2,639,350</b>

Source: City of Hope 2016.

Notes: GSF = Gross Square Feet

<sup>1</sup> Buildout of the RMF District is accounted for in the CM District. The RMF District is intended to allow flexibility for the existing residential units to continue to operate as campus housing for students, faculty, and guests at the campus, or to transition to new uses over time, such as hospitality or open space. This designation is not intended for new development of market-rate, for-sale housing or rental housing that is not part of campus operations.

<sup>2</sup> The existing development in the TM District consists of four housing units, four of which are rented by graduate students attending City of Hope's Irell & Manella Graduate School of Biological Sciences.

<sup>3</sup> Total square footage includes residential uses allowed within the RMF District but does not include parking structure square footage.

Buildout of the proposed Specific Plan would increase total population on the project site to 9,393 people (including employees, physicians, patients, and residents).

## 1.4 ENVIRONMENTAL IMPACTS

### 1.4.1 Impacts Considered Less Than Significant

Impacts to the following resources were identified as less than significant. Impacts to resources marked with an asterisk (\*) were identified in the Initial Study; the remainder were identified in the DEIR.

- Agriculture and Forestry Resources\*
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources\*
- Population and Housing
- Public Services
- Recreation
- Energy

### **1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened**

The DEIR concluded that the proposed project would result in one or more potentially significant impacts in the following topic areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Tribal Cultural Resources
- Utilities and Service Systems

However, the DEIR also found that these impacts would be reduced, avoided, or substantially lessened through the implementation of mitigation measures, which are listed in Table 2-1.

### **1.4.3 Unavoidable Significant Adverse Impacts**

The following impacts were found to remain significant and unavoidable after implementation of required mitigation, as identified in the DEIR:

- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic

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## 2. Mitigation Monitoring Requirements

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### 2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the DEIR, specifications are made herein that identify the action required and the monitoring and reporting that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

To effectively track and document the status of mitigation measures, a mitigation matrix has been prepared (see Table 2-1). Numbering in the table is consistent with that found in the DEIR. Environmental topics for which no significant impacts were identified have been omitted.

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## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<b>5.1 AESTHETICS</b>						
Refer to Mitigation Measures AQ-1 and N-1, below.						
<b>5.2 AIR QUALITY</b>						
AQ-1	During construction, the construction contractor shall water open exposed surfaces a minimum of three times per day or apply other soil stabilizers on inactive construction areas consistent with the Best Available Control Measures identified in South Coast Air Quality Management District (SCAQMD) Rule 403 to minimize fugitive dust emissions generated from ground disturbing activities. Prior to issuance of any permit allowing physical construction activities in the specific plan area to commence, the construction contractor shall note the watering and/or soil stabilization requirement on all construction plans submitted to the entity with jurisdiction over the project, i.e., either the City of Duarte, City of Irwindale, and/or Office of Statewide Health Planning and Development.	Prior to issuance of any permit allowing physical construction activities in the specific plan area to commence; during construction	Project applicant (City of Hope)	Duarte Community Development Department, Irwindale Building and Safety Department, and/or Office of Statewide Health Planning and Development.	Duarte Community Development and Irwindale Building and Safety Department	
AQ-2	The project construction contractor(s) shall use construction equipment fitted with Level 3 Diesel Particulate Filters (DPF) for all construction equipment of 50 horsepower or more. Prior to any construction, the construction contractor(s) shall ensure that all construction plans submitted to the entity with jurisdiction over the project, i.e., either the City of Duarte, City of Irwindale, and/or Office of Statewide Health Planning and Development, clearly show the requirement for Level 3 DPF for construction equipment over 50 horsepower. During construction, the construction contractor(s) shall maintain a list of all operating equipment in use on the project site for verification by the entity with jurisdiction over the project, i.e., either the City of Duarte, City of Irwindale, and/or Office of Statewide Health Planning and Development. The construction equipment list shall state the makes, models, and number of construction equipment on site. Equipment shall be properly	Prior to project construction; during construction	Project applicant (City of Hope)	Duarte Community Development Department, City of Irwindale, and/or Office of Statewide Health Planning and Development	Duarte Community Development Department and Irwindale Building and Safety Department	

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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serviced and maintained in accordance with manufacturer recommendations. The construction contractor(s) shall ensure that all non-essential idling of construction equipment is restricted to five minutes or less in compliance with California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449.						
<b>5.3 BIOLOGICAL RESOURCES</b>						
BIO-1	<p>Prior to issuance of permits for any construction activity, the project applicant shall demonstrate compliance with the federal MBTA and submit required nesting bird surveys to the City of Duarte and City of Irwindale, as appropriate. Construction outside the nesting season (between September 1st and February 15th) does not require pre-removal nesting bird surveys. If construction is proposed between February 16th and August 31st, a qualified biologist must conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the project site.</p> <p>The preconstruction survey(s) shall focus on identifying any raptors and/or passerines nests that may be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. A minimum exclusion buffer shall be maintained during construction, depending on the species and location per the discretion of the qualified biologist. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present or that the young have fledged, shall be submitted to the City of Duarte prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods</p>	Prior to issuance of any permit allowing physical construction activities in the specific plan area to commence	Project applicant (City of Hope)	Duarte Community Development Department or Irwindale Building and Safety Department	Duarte Community Development Department and Irwindale Building and Safety Department	

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date		
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when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final report of the findings, prepared by a qualified biologist, shall be submitted to the City of Duarte prior to construction-related activities that have the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.							
<b>5.4 CULTURAL RESOURCES</b>							
CUL-1	Prior to the issuance of any permits allowing development within the Specific Plan area that involves demolition or alteration to properties (buildings, structures, and landscape areas) that are at least 45 years of age at the time of such activity, and that were not previously identified for evaluation in the 2016 historical resources survey (GPA 2016), the City of Duarte or City of Irwindale, as applicable, shall require the applicant to prepare a Historical Resources Evaluation Report (HRER) to evaluate such properties. The HRER shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed development area. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. For all properties determined to qualify as potential historical resources, the HRER shall include a discussion of those properties' character defining features. The character-defining features documented will include site plan features, overall massing, scale, and spatial relationships between buildings and landscaping/ circulation corridors, architectural details and design composition, and all contributing materials, features, and finishes. Properties with interiors that were historically accessible to the public will also be	Prior to issuance of any permit that involves demolition or alteration to properties that are at least 45 years of age at the time of such activity, and that were not previously identified for evaluation in the 2016 historical resources survey (GPA 2016).	Project applicant (City of Hope)	Duarte Community Development Department and/or Irwindale Building and Safety Department	Duarte Community Development Department and Irwindale Building and Safety Department		

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<p>evaluated for potential historic significance. The HRER shall be submitted to the City of Duarte or City of Irwindale, as applicable, for review and concurrence.</p> <ul style="list-style-type: none"> <li>Secretary's Standards Project Review Memorandum: For all properties identified as potential historical resources in the HRER, during the planning phase for the development in the Campus Plan area that may impact such properties (prior to any construction activities), input shall be sought from a California architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards to ensure that the development complies with the Secretary's Standards for the Treatment of Historic Properties (Standards). The findings and recommendations of the architectural historian or historic architect shall be documented in a Secretary's Standards Project Review Memorandum (Memorandum), at the schematic design phase. This Memorandum shall analyze all components of the development for compliance with the Standards. Components to be analyzed shall include direct and indirect changes to historical resources and their setting. Should design modifications be necessary to bring the development into compliance with the Standards, the Memorandum will document those recommendations. The intent of the Memorandum is to ensure that the development complies with the Standards in order to avoid significant adverse direct or indirect impacts to historic resources, such that no further environmental review is required. The Memorandum shall be submitted to the City of Duarte or City of Irwindale, as applicable, for review.</li> <li>To avoid impacts to the two historical resources identified in the 2016 historical resources survey (the City of Hope Visitor's Center and the House of Hope/Temple Beth Hatikvah), any alterations to either property shall comply with the Standards and be carried forward for analysis and documentation through a Secretary's Standards Project Review Memorandum, as</li> </ul>						

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
discussed above. No new additions shall be added to these buildings except for any potential changes for complying with applicable accessibility requirements. A minimum 20-foot buffer shall be maintained around the two historical resources. This will preserve the immediate setting and spatial relationships between the properties. No new construction shall be completed between the buildings and open space shall be maintained to preserve their immediate setting.						
<p>CUL-2</p> <p>Prior to issuance of any permits allowing ground-disturbing activities within the Campus Plan area, the City of Duarte and/or City of Irwindale, as appropriate, shall ensure that an archeologist who meets the Secretary of the Interior’s Standards for professional archaeology has been retained for the project and will be on call during all grading and other significant ground-disturbing activities. The Qualified Archaeologist shall ensure that the following measures are followed for the project:</p> <ul style="list-style-type: none"> <li>• Prior to any ground disturbance, the Qualified Archaeologist, or their designee, shall provide Worker Environmental Awareness Protection (WEAP) training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural resources be made during construction. Workers will be provided contact information and protocols to follow in the event that inadvertent discoveries are made. The WEAP training can be in the form of a video or PowerPoint presentation. Printed literature (handouts) can accompany the training and can also be given to new workers and contractors to avoid the necessity of continuous training over the course of the project.</li> <li>• In the event that unanticipated cultural material is encountered during any phase of project construction, all construction work</li> </ul>	Prior to issuance of permits for ground-disturbing activities	Project applicant (City of Hope)	Duarte Community Development Department and/or Irwindale Building and Safety Department	Duarte Community Development Department and Irwindale Building and Safety Department		

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date		
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<p>within 50 feet (15 meters) of the find shall cease and the Qualified Archaeologist shall assess the find for importance. Construction activities may continue in other areas. If, in consultation with the appropriate City, the discovery is determined to not be important, work will be permitted to continue in the area.</p> <ul style="list-style-type: none"> <li>• If a find is determined to be important, additional work may be warranted, or the find can be preserved in place and construction allowed to proceed.</li> <li>• Additional work can include scientific recording and excavation of that portion of the find making the find important.</li> <li>• If excavation of a find occurs, the Qualified Archaeologist shall draft a report within 60 days of conclusion of excavation that identifies the find and summarizes the analysis conducted. The completed report shall be approved by the City and filed with the County and with the South Central Coastal Information Center at California State University, Fullerton.</li> <li>• Excavated finds shall be curated at a repository determined by the Qualified Archaeologist and approved by the City.</li> </ul>							
CUL-3	Prior to issuance of permits allowing ground-disturbing activities within the Campus Plan area, the City of Duarte and/or City of Irwindale, as appropriate, shall ensure that a paleontological monitor has been retained for the project. If ground-disturbing activities will exceed a depth of 6 feet below the ground surface, prior to the issuance of grading permits, the City of Duarte and/or City of Irwindale, as appropriate, shall ensure that a qualified paleontologist has been retained for the project. The paleontologist shall prepare a paleontological monitoring program. All grading and other significant ground-disturbing activities more than 6 feet below	Prior to issuance of permits for ground-disturbing activities	Project applicant (City of Hope)	Duarte Community Development Department and/or Irwindale Building and Safety Department	Duarte Community Development Department and Irwindale Building and Safety Department		

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>the ground surface will be monitored by a paleontological monitor. If any evidence of paleontological resources is discovered, the following measures shall be taken:</p> <ul style="list-style-type: none"> <li>• All below-grade work shall stop within a 50-foot radius of the discovery. Work shall not continue until the discovery has been evaluated by a qualified paleontologist.</li> <li>• A qualified paleontologist in coordination with the City shall assess the find(s) and determine if they are scientifically important. If the find(s) are of value then: <ul style="list-style-type: none"> <li>• Scientifically important fossils shall be prepared by the paleontologist and/or his/her designee(s) to the point of identification, identified to the lowest taxonomic level possible, and curated in a museum repository with permanent, retrievable storage.</li> <li>• Significant paleontological resources found shall be preserved as determined necessary by the paleontological monitor.</li> <li>• Excavated finds shall be offered to the Los Angeles County Museum of Natural History or its designee for curation on a first-refusal basis. After which, finds shall be offered to an accredited and permanent scientific institution for the benefit of current and future generations.</li> <li>• Within 60 days of completion of the end of earth-moving activities, the paleontologist shall draft a report summarizing the finds and shall include the inspection period, an analysis of any resources found, and the present repository of the items.</li> <li>• The paleontologist's report shall be approved by the City. Any resulting reports shall also be filed with the permanent scientific institution where the resources are curated.</li> </ul> </li> </ul>						

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<b>5.6 GREENHOUSE GAS EMISSIONS</b>						
GHG-1	<p>Prior to the issuance of building permits for new development projects under the City of Hope Specific Plan, the City of Hope shall adhere to and comply with the following sustainable development features for all components of the project that are not subject to the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD):</p> <ul style="list-style-type: none"> <li>• Future Alternative Energy Production, Roof Layout Plan. Building orientation and layout shall be designed to facilitate future alternative energy production on-site. The City of Hope shall provide a roof layout plan that illustrates how future installation of a photovoltaic system could be accommodated, including plans that identify installation of conduit from the roof to the electrical room—or to electrical panels if no electrical room is provided—to accommodate future photovoltaic system or other collector/power generation installation.</li> <li>• Energy Efficient Appliances. Projects shall incorporate energy-efficient appliances, such as tankless or solar water heaters and energy-efficient heating and cooling systems.</li> <li>• Transit Stop Improvements. Building entrances and pedestrian walkways shall be designed to provide safe and efficient access to nearby public transit stops. Buildings that abut a transit stop shall install a bus pad, turnouts, benches, trash receptacles (and service), shade/shelter, security lighting, bike racks, water features, and/or landscaping. When practical, the bus stop shall be built into the project and be compatible with the development.</li> <li>• Alternative Fuel Vehicles. The City of Hope shall provide preferential parking for alternative-fuel vehicles in the parking structures. The alternative-fuel vehicle parking space shall be provided with a sign that identifies the parking space as</li> </ul>	<p>Prior to issuance of building permits for development that is not subject to the jurisdiction of the Office of Statewide Health Planning and Development</p>	<p>Project applicant (City of Hope)</p>	<p>Duarte Community Development Department and/or Irwindale Building and Safety Department</p>	<p>Duarte Community Development Department and Irwindale Building and Safety Department</p>	

## 2. Mitigation Monitoring Requirements

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>designated for use by alternative fuel vehicles. Preferential parking spaces shall be as close as possible to the primary entrance without conflicting with parking provided to meet the Americans with Disability Act requirements or preferential parking provided for carpool/vanpools.</p> <ul style="list-style-type: none"> <li>• Energy Efficiency, Medium Sized Projects (i.e., nonresidential new construction or modifications of 25,000 to 49,999 square feet of gross floor area). At minimum, the City of Hope shall design medium-sized projects to meet the Tier 1 energy performance standard (Section A5.203.1.2.1) of the 2016 California Green Building Standards Code. If there are applicable local or state standards in effect at the time of project development that would provide higher building energy efficiency than the aforementioned CALGreen Tier 1 performance standard, development projects shall meet those local or state standards.</li> <li>• Energy Efficiency, Large Sized Projects (i.e., nonresidential new construction or modifications of 50,000 or more square feet of gross floor area). At minimum, the City of Hope shall design large-sized projects to meet the Tier 2 energy performance standard (Section A5.203.1.2.2) of the 2016 California Green Building Standards Code. If there are applicable local or state standards in effect at the time of project development that would provide higher building energy efficiency than the aforementioned CALGreen Tier 2 performance standard, development projects shall meet those local or state standards.</li> <li>• Energy Efficient Outdoor Lighting. The City of Hope shall provide overnight security and safety lighting or outdoor lighting on timers or motion detection sensors, or otherwise have the capacity to switch to a dimmer, less energy-intensive mode during hours of reduced activity.</li> </ul>						

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date		
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<ul style="list-style-type: none"> <li>Shading, Medium and Large Size Projects. The City of Hope shall require medium- and large-sized projects to incorporate window shading devices into project design. Window shading devices could include any single or combination of elements, such as extended roof overhangs (i.e., greater than 12 inches), window awnings, decorative sail shades, trellises, or similar elements. Nonglare window tinting may, in appropriate circumstances, function as shading.</li> <li>Leadership in Energy and Environmental Design (LEED) Certification. The City of Hope shall design small projects (i.e., nonresidential new construction or modifications of less than 25,000 square feet of gross floor area) and medium projects so that they are built to achieve LEED certification (or its equivalent for design features). The City of Hope shall design large projects so that they are built to achieve LEED Silver compliance (or its equivalent for design features).</li> <li>Heat Island Effect. The City of Hope shall use lighter-colored paving or open-grid paving materials for surface parking areas, or break up large expanses of paved area with shade trees or shade structures, or use light colored roofing materials.</li> <li>All project design features related to the above listed sustainable development features shall be noted on all building plans of future specific projects submitted to the City of Duarte or City of Irwindale, based on the location of the specific project. Adherence to and implementation of all applicable sustainable development features shall be verified by the City of Duarte or City of Irwindale prior to the issuance of a certificate of occupancy.</li> </ul>							
GHG-2	Components of future development projects within the City of Hope Specific Plan that are subject to the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD) shall be	Prior to issuance of building	Project applicant (City of Hope)	Duarte Community Development Department and/or	Duarte Community Development Department and		

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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required to comply with Mitigation Measure GHG-1 unless the requirements in these two mitigation measures are in direct conflict with the applicable regulations and building code requirements specific to components/facilities under OSHPD jurisdiction.	permits		Irwindale Building and Safety Department	Irwindale Building and Safety Department		
<b>5.7 HAZARDS AND HAZARDOUS MATERIALS</b>						
HAZ-1	Prior to the initiating any ground-disturbing activities pursuant to the Campus Plan, the project applicant shall prepare and submit a Phase I Environmental Site Assessment (ESA) for the entire Campus Plan area to the City of Duarte and City of Irwindale, to assess the existing environmental conditions of the Campus Plan area and evaluate the potential for contamination to be present. The Phase I ESA shall be prepared by an Environmental Professional in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." Prior to issuance of a grading permit or building permit for new construction in the Campus Plan area, an Environmental Professional shall review the relevant portions of the site-wide Phase I ESA and may visit the individual development site to evaluate whether any recognized environmental conditions (RECs) related to soils or groundwater identified in the Phase I ESA are present at the site. If no RECs are identified for that individual development site, no further assessment or remediation shall be required. If RECs are identified for that individual development site, the project applicant shall take additional action, which shall include either (i) a Phase II subsurface investigation for that site, or (ii) localized soil removal/remediation activities in accordance with all applicable regulatory requirements. If a Phase II subsurface investigation is conducted, soil, soil gas, and/or groundwater sampling shall be performed. If contamination is confirmed at concentrations exceeding applicable regulatory thresholds, the project applicant shall perform a screening level risk assessment to evaluate if remedial actions are necessary. The project applicant will also consider the need to consult with the appropriate regulatory agency (e.g., California Department of	Prior to initiation of ground disturbing activities	Project applicant (City of Hope)	Duarte Community Development Department and/or Irwindale Building and Safety Department	Duarte Community Development Department and Irwindale Building and Safety Department	

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**Table 2-1 Mitigation Monitoring Requirements**

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<p>Toxic Substances Control, Regional Water Quality Control Board, Los Angeles County Fire Department, etc.). All contaminated soils and/or material encountered that is confirmed by sampling to be hazardous under California or federal law shall be disposed of appropriately at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. The Phase I ESA conducted pursuant to this Mitigation Measure also shall include an assessment of the possible existence of lead-based paint and asbestos-containing materials in the Campus Plan area. Each individual development site that involves demolition activities shall include an inspection for lead-based paint conducted by a licensed or certified lead inspector/assessor and a survey for asbestos-containing materials conducted by a California Certified Asbestos Consultant. Prior to the issuance of a grading permit or a building permits, a report documenting the completion, results, and follow-up remediation on the recommendations, if any, shall be provided to the City of Duarte Community Development Director and/or City of Inwindale Community Development Director, as appropriate, evidencing that all site remediation activities have been completed.</p>						
<b>5.10 NOISE</b>						
N-1	<p>Prior to issuance of any permit allowing physical construction activities in the specific plan area to commence, a construction noise mitigation plan shall be prepared, reviewed, and approved by the City of Duarte Community Development Director or the Inwindale Community Development Director, as applicable. The plan shall be implemented during project construction per the following methods:</p> <ol style="list-style-type: none"> <li>At least 90 days prior to the start of construction activities, residents within 250 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, the duration and hours when construction would occur. The notification should include the telephone number of</li> </ol>	<p>Prior to issuance of any permit allowing physical construction activities in the specific plan area to commence</p>	<p>Project applicant (City of Hope)</p>	<p>Duarte Community Development Director and/or Inwindale Community Development Director</p>	<p>Duarte Community Development Department and Inwindale Building and Safety Department</p>	

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>the City's authorized representative to respond in the event of a vibration or noise complaint.</p> <p>2. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance to the job site, clearly visible to the public, which contains a contact name and telephone number of the City's authorized representative to respond in the event of a vibration or noise complaint. If the authorized representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.</p> <p>3. During the entire active construction period and to the extent feasible, limit construction-related trips (including worker commuting, material deliveries, and debris/soil hauling) from residential areas around the project site. For example, such construction-related trips should maximize site access along Village Road (from either Duarte Road from the north or from Buena Vista Street from the south), while minimizing trips along either Cinco Robles Road (south of Duarte Road) or Buena Vista Street (north of Village Road) since both these segments are adjacent to residential/ school receptors).</p> <p>4. During the entire active construction period, all heavy construction equipment used on the proposed project shall be maintained in good operating condition, with all internal combustion, engine-driven equipment fitted with intake and exhaust mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.</p> <p>5. During the entire active construction period and to the extent feasible, use electrically powered equipment instead of pneumatic or internal combustion powered equipment, since the former are generally quieter than the latter. For example, operating temporary lighting masts using construction-</p>						

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

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<p>dedicated power blocks/outlets would be preferable to lighting masts that were powered by an on-board, gasoline-fueled generator. Likewise, electric drills (either battery- or outlet-powered) are generally quieter than air-driven drills.</p> <p>6. During the entire active construction period and to the extent feasible, all stationary noise-generating equipment shall be located as far away as possible from neighboring property lines, onsite sensitive receptors (i.e. hospital and hospitality uses), and the Santa Fe Flood Control Basin (which generally delineates the noise-sensitive biological resources to the southeast of the Specific Plan Area)</p> <p>7. During the entire active construction period and to the extent feasible, limit all internal combustion engine idling both on the site and at nearby queuing areas to no more than five minutes for any given vehicle or machine (as is consistent with state air quality requirements per In-Use Off-Road Diesel Idling Restriction [Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449] and as required by Mitigation Measure AQ-2). Signs shall be posted at the job site and along queueing lanes to reinforce the prohibition of unnecessary engine idling.</p> <p>8. During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells will be for safety warning purposes only. Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters.</p> <p>9. Erect a temporary noise barrier/curtain between residential receptors that (a) share a boundary with the project site and any project construction zones within 100 feet of the shared boundary and (b) when such a nearby construction zone will use any equipment items rated at 80 dBA or above per FTA</p>						

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date		
					Responsible Monitoring Party	Project Mitigation Monitor	
<p>Manual Table 12-1. A temporary noise barrier/curtain shall also be placed between a construction zone within 100 feet (or a distance recommended by a qualified biologist) of the southeast boundary and the Santa Fe Flood Control Basin to minimize construction noise impacts to sensitive biological resources in the basin. The temporary sound barrier would block line of sight noise levels to adjacent properties and substantially reduce noise levels at the Santa Fe Flood Control Basin due to its elevation which is lower than the project site. The sound barrier shall have a minimum height of 12 feet and be free of gaps and holes and must achieve a Sound Transmission Class (STC) of 35 or greater. The barrier can be (a) a ¾-inch-thick plywood wall or (b) a hanging blanket/curtain with a surface density or at least 2 pounds per square foot. For either configuration, the construction side of the barrier shall have an exterior lining of sound absorption material with a Noise Reduction Coefficient (NRC) rating of at least 0.7.</p> <p>10. During the entire active construction period and to the extent feasible, high noise-producing activities shall be scheduled so as to minimize disruption at both onsite and offsite sensitive land uses.</p> <p>The above conditions shall be implemented by the construction contractor(s) via a designated health, safety and environmental coordinator or a similar person. The details of the construction noise mitigation plan, including those listed above, shall be included as part of the permit application drawing set and as part of the construction drawing set. Verification shall be performed by the City building inspection staff.</p>							
N-2	Prior to issuance of permits to perform demolition, construction, grading, foundation, and erection activities that would use vibration-producing equipment, a construction vibration mitigation plan shall be prepared, reviewed, and approved by the City of Duarte Community Development	Prior to issuance of permits for activities that	Project applicant (City of Hope)	Duarte Community Development Director and/or Irwindale	Duarte Community Development Department and Irwindale Building		

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>Director or the Inwindale Community Development Director, as applicable. The plan shall be implemented during project construction per the following methods:</p> <ol style="list-style-type: none"> <li>1. Prior to the start of construction activities, the construction contractor shall document, the pre-construction baseline conditions by inspecting and reporting on the then-current foundation and structural condition of the buildings and/or structures with ground-based foundations (including pools, hot-tubs, and spas) within 50 feet of any construction site boundaries. Such inspections and documentation may be needed at offsite, private properties. In such cases, the Contractor shall make a good-faith, reasonable effort to contact the owners of these private properties and request their permission to conduct such inspection/documentation efforts (to establish the pre-construction baseline). If such good-faith, reasonable efforts be rejected by any given property owner (or if such contact attempts are met with no cooperation or silence from the property owner), the implementation at such a property shall be considered as not feasible at that given property.</li> <li>2. During the entire active construction period and to the extent feasible, vibratory rollers shall not be operated within 30 feet of buildings or other structures, and large bulldozers and loaded trucks shall not be operated within 15 feet of buildings or other structures. This measure ensures that vibratory rollers or large bulldozers do not exceed the potential damage threshold and eliminates the source of any potentially significant vibration impact.</li> <li>3. During the entire active construction period, if any vibration levels cause cosmetic or structural damage to the offsite buildings within 50 feet of the project site and that were previously inspected and documented [per point 1 above], City</li> </ol>	would use vibration-producing equipment; during construction		Community Development Director	and Safety Department		

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>staff shall immediately issue "stop-work" orders to the construction contractor to prevent further damage. Such cosmetic or structural damage shall include, but not limited to, cracks in walls or ceilings [particularly around doors and windows], sticking/rubbing doors or openable windows, fallen or displaced ceiling tiles, and/or items displaced from shelving. Work shall not restart until the buildings are stabilized and/or preventive measures are implemented to relieve further damage to the building(s).</p> <p>The above conditions shall be implemented by the construction contractor(s) via a designated health, safety and environmental coordinator or a similar person. The details of the construction vibration mitigation plan, including those listed above, shall be included as part of the permit application drawing set and as part of the construction drawing set. Verification shall be performed by the City building inspection staff.</p>						
<b>5.14 TRANSPORTATION AND TRAFFIC</b>						
<p>TRAF-1</p> <p>Prior to the issuance of the first certificate of occupancy for a new building constructed pursuant to the City of Hope Campus Plan, the project applicant shall install signals for the intersections listed below or prepare a signal warrant study pursuant to Caltrans' California Manual on Uniform Traffic Control Devices. If a signal warrant study prepared in coordination with the responsible agency, shows that signalization is warranted, the project applicant shall install the required signal(s). If signalization is not warranted, an updated signal warrant study for each of the unsignalized intersections identified below shall be prepared every five years until project buildout. Signal installation and/or signal warrant analyses shall be conducted for the following intersections:</p> <ul style="list-style-type: none"> <li>• 8. I-605 Northbound Off-Ramp &amp; Live Oak Avenue</li> <li>• 16. Buena Vista Street &amp; Village Road</li> <li>• 17. I-210 Westbound Off-Ramp &amp; Central Avenue</li> </ul>	<p>Prior to issuance of the first certificate of occupancy</p>	<p>Project applicant (City of Hope)</p>	<p>Duarte Community Development Department (Public Works Division) and/or Irwindale Public Works Department</p>	<p>Duarte Community Development Department and Irwindale Public Works Department</p>		

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<ul style="list-style-type: none"> <li>19. Village Road &amp; Duarte Road</li> <li>22. Circle Road &amp; Duarte Road</li> </ul>						
<p>TRAF-2</p> <p>Prior to the issuance of building permits, the project applicant shall make fair-share payments to the City of Irwindale toward the construction of traffic improvements to Avenida Barbosa at Arrow Highway (#6) as follows:</p> <ul style="list-style-type: none"> <li>Modify the eastbound approach on Arrow Highway to provide a second eastbound left-turn lane within the existing roadway width.</li> <li>Restriping the approach to change from one left-turn lane and two through lanes into two left-turn lanes and two through lanes.</li> </ul>	Prior to issuance of building permits	Project applicant (City of Hope)	Duarte Community Development Department (Public Works Division) and/or Irwindale Public Works Department	Duarte Community Development Department and Irwindale Public Works Department		
<p>TRAF-3</p> <p>Prior to issuance of any permit allowing physical construction activities in the specific plan area to commence, the project applicant shall prepare a construction management plan. The Construction Management Plan shall be approved by the Cities of Duarte and Irwindale Public Works Department. The construction management plan shall identify construction hours, truck routes, travel patterns for haul routes, staging and parking areas, staggered worker arrival times, and safety procedures for pedestrians and bicyclists. The construction management plan shall prohibit the use of heavy construction vehicles during peak hours; establish requirements for the loading, unloading, and storage of materials on the project site; and establish requirements for the temporary removal of parking spaces, time limits for the reduction of travel lanes, and closing or diversion of pedestrian facilities to ensure the safety of pedestrian and access to local businesses. The plan shall also require the construction contractor to implement the following measures during construction activities, which shall be discussed at the pre-grading conference/meeting:</p>	Prior to issuance of any permit allowing physical construction activities in the specific plan area to commence	Project applicant (City of Hope)	Duarte Community Development Department (Public Works Division) and/or Irwindale Public Works Department	Duarte Community Development Department and Irwindale Public Works Department		

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<ul style="list-style-type: none"> <li>• A flagman shall be placed at the truck entry and exit from the project site onto Duarte Road and Buena Vista Street to control the flow of exiting trucks.</li> <li>• The preferred haul route to and from the project site shall be Duarte Road, Buena Vista Street (south of Village Road), Avenida Barbosa, and Arrow Highway for inbound and outbound trucks to north I-605. Trucks shall not be permitted to travel along local residential streets.</li> <li>• Deliveries and pick-ups of construction materials shall be scheduled during non-peak travel periods and coordinated to reduce the potential of trucks waiting to load or unload for protracted periods of time.</li> <li>• Access shall remain unobstructed for land uses in proximity to the project site during construction.</li> <li>• In the event of a lane or sidewalk closure, a worksite traffic control plan, shall be implemented to route traffic or pedestrians around any such lane or sidewalk closures.</li> <li>• Coordinate with the Cities and emergency service providers to ensure adequate access is maintained to the project site and neighboring businesses.</li> </ul> <p>Schedule vehicle movements to minimize vehicles waiting off-site and impeding public traffic flow on the surrounding streets.</p>						

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**Table 2-1 Mitigation Monitoring Requirements**

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date		
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<b>5.16 UTILITIES AND SERVICE SYSTEMS</b>							
USS-1	Prior to issuance of building permits for a new building that increases water demand in the project area, the project applicant shall provide a conditional "will serve" letter from the water provider to the City of Duarte and City of Irwindale, as applicable, evidencing that upon compliance with all rules and regulations of the California Public Utilities Commission (CPUC), and all applicable water provider tariffs on file with the CPUC there will be adequate water supply and/or well capacity to serve the demands of that building. Prior to the issuance of a certificate of occupancy for such a new building, the project applicant shall provide a final "will serve" letter from the water provider to the City of Duarte and/or City of Irwindale, as applicable, confirming that all conditions set forth in the conditional "will serve" letter have been satisfied.	Prior to issuance of building permits (conditional will serve); Prior to issuance of certificate of occupancy (final will serve)	Project applicant (City of Hope)	Duarte Community Development Department (Public Works Division) and/or Irwindale Public Works Department	Duarte Community Development Department and Irwindale Building and Safety Department		