

MITIGATION, MONITORING, AND REPORTING PROGRAM

SDSU Evolve Student Housing Project

SCH# 2024080979
May 2025

SDSU | San Diego State University

PREPARED FOR:

THE BOARD OF TRUSTEES OF THE
CALIFORNIA STATE UNIVERSITY
401 Golden Shore
Long Beach, California 90802



DUDEK

PREPARED BY:

SAN DIEGO STATE UNIVERSITY FACILITIES
PLANNING, DESIGN, AND CONSTRUCTION
5500 Campanile Drive
San Diego, California 92182-1624

Evolve Student Housing Project

Mitigation Monitoring and Reporting Program

(Pursuant to Public Resources Code Section 21081.6,
and State CEQA Guidelines Section 15097)

Final Environmental Impact Report
(State Clearinghouse Number 2024080979)

Project Files May be Reviewed at:

San Diego State University
Offices of Facilities Planning, Design, and Construction
5500 Campanile Drive
San Diego, California 92182-1624

I. INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and specifically California Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines (14 CCR 15000 et seq.). The MMRP establishes the framework that the California State University (CSU)/San Diego State University (SDSU) and others will use to implement the mitigation measures adopted in connection with approval of the Evolve Student Housing Project (Project), as well as the monitoring/reporting of such implementation. “Monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. The MMRP also includes the project design features (PDFs) incorporated into the Project that serve to reduce environmental impacts.

It is the intent of this program to (1) provide a framework to document implementation of the required mitigation or PDF, (2) identify monitoring/reporting responsibility, (3) establish the frequency and duration of monitoring/reporting, (4) provide a record of the monitoring/reporting, and (5) ensure compliance with those mitigation measures and PDFs that are within the responsibility of the CSU/SDSU to implement. The CSU Board of Trustees has adopted those mitigation measures within its responsibility to implement as binding conditions of approval, and implementation of the measures are fully enforceable by the CSU Board of Trustees.

The following table lists each of the mitigation measures adopted by the CSU Board of Trustees in connection with approval of the Project, the Project phase and timing during which the measure or PDF is to be implemented, the person/agency responsible for implementing and monitoring implementation of the measure or PDF, and the frequency of monitoring and reporting.

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
Aesthetics				
PDF-AES-1	Project site (Peninsula Component) exterior lighting fixtures shall be installed in such a manner to be aimed away from the Project site (Peninsula Component) perimeter, and shielded to prevent backlight toward the Project site (Peninsula Component) perimeter, to limit light trespass at the adjacent westerly undeveloped canyon.	Prior to illumination of exterior lighting at the Peninsula Component.	Once, prior to illumination of exterior lighting at the Peninsula Component.	SDSU Design and Construction Department
PDF-AES-2	Project site (University Towers East Component) exterior lighting shall be shielded, aimed away from the Project site (University Towers East Component) property line, and installed in such manner to limit light trespass to 0.74 fc maximum at adjacent residential use properties to the immediate east ("College Campanile Apartments") and immediate south (i.e., south of the shared alley and north of Mary Lane Drive) of the Project site.	Prior to illumination of exterior lighting at the University Towers East Component.	Once, prior to illumination of exterior lighting at the University Towers East Component.	SDSU Design and Construction Department
PDF-AES-3	Sports Field Lighting shall be installed in such manner to be shielded and or aimed to limit maximum surface luminance visible from any residential use to 100 cd/m2 to prevent glare.	Prior to illumination of sports field lighting at the Peninsula Component.	Once, prior to illumination of sports field lighting at the Peninsula Component.	SDSU Design and Construction Department
PDF-AES-4	Site light fixtures at perimeter of the property (Peninsula Component and University Towers East Component) shall comply with CALGreen Backlight Uplight Glare (BUG) requirements, including the use of backlight shields, and installed in such manner to limit maximum surface luminance visible from any residential use to 100 cd/m2 to prevent glare.	After exterior lighting installation at the Peninsula Component and University Towers East Component.	Once, after exterior lighting installation at the Peninsula Component and University Towers East Component.	SDSU Design and Construction Department
Air Quality				
PDF-AQ-1	Construction Offroad Equipment. CSU/SDSU, or its designee, shall require the Project's construction contractor(s) to use California Air Resources Board (CARB)-certified Tier 4 Final engines for all diesel-powered, off-road construction equipment throughout all phases of construction.	During all phases of construction.	Ongoing during construction.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
PDF-AQ-2	Operational Back-Up/Emergency Generator Exhaust Minimization. At a minimum, CSU/SDSU, or its designee, shall require the use of California Air Resources Board (CARB)-certified Tier 3 engines with CARB-certified level 3 diesel particulate filters (DPFs) for all on-site, back-up/emergency generators associated with the Project.	Prior to and after the installation of all on-site back-up/emergency generators.	Twice: (1) Prior to and (2) after the installation of all on-site back-up/emergency generators.	SDSU Design and Construction Department
Biological Resources				
MM-BIO-1	<p>Habitat Mitigation. If California gnatcatcher is determined to be present within the Peninsula Study Area and/or the Peninsula Component site, impacts to disturbed Diegan coastal sage scrub beyond those impacts presently occurring due to existing brush management practices on the site shall be mitigated according to the requirements of MM-BIO-2. If California gnatcatcher is determined to be absent, and the Project would result in impacts to coastal sage scrub beyond those impacts presently occurring due to existing brush management practices, California State University (CSU)/San Diego State University (SDSU), or its designee, shall mitigate impacts to Diegan coastal sage scrub, including brush management zones, by the conservation of non-occupied coastal sage scrub habitat at a 1:1 ratio. Conservation of habitat shall be by on-site preservation or by purchase of appropriate credits at an approved mitigation bank in San Diego County.</p> <p>The mitigation habitat shall include appropriate habitat for special-status reptiles with potential to occur on site. The mitigation habitat shall also support special-status plants, if found to occur on site, or be suitable for enhancement and planting of special-status plants. If surveys identify the presence of special-status plants that would be removed as part of the Project, CSU/SDSU, or its designee, shall implement a plant mitigation and monitoring plan to ensure</p>	Prior to the start of construction, a mitigation plan and/or proof of purchase of credits from a mitigation bank shall be provided to the responsible agencies.	No monitoring needed. Refer to MM-BIO-2 and MM-BIO-3.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	the success of any enhancement, translocation, or restoration.			
MM-BIO-2	<p>Coastal California Gnatcatcher Surveys. Coastal California Gnatcatcher: If the biological surveys presently being conducted determine the California gnatcatcher is present within the Peninsula Study Area and/or the Peninsula Component site, and brush management is necessary beyond the scope of brush management presently being conducted on the site, California State University (CSU)/San Diego State University (SDSU), or its designee, shall mitigate impacts to disturbed Diegan coastal sage scrub, including brush management zones, through conservation of California gnatcatcher-occupied Diegan coastal sage scrub. Mitigation shall be provided at a 2:1 ratio either by on-site preservation or by purchase of appropriate credits at an approved mitigation bank in San Diego County.</p> <p>If the surveys determine coastal California gnatcatcher is present within the Peninsula Study Area and/or the Peninsula Component, CSU/SDSU shall consult with the U.S. Fish & Wildlife Service prior to the commencement of construction activities within suitable gnatcatcher habitat to determine if the Project needs to obtain a Section 7 or Section 10 permit.</p> <p>Additionally, if the surveys determine coastal California gnatcatcher is not present within the Peninsula Study Area and/or would not be affected by the Peninsula Component, no mitigation for the species is required, including this mitigation measure (MM-BIO-2) and related MM-BIO-7.</p>	Prior to the start of construction.	No monitoring needed in conjunction with coastal California gnatcatcher surveys, which are conducted prior to construction. The frequency and number of pre-construction surveys shall comply with applicable U.S. Fish & Wildlife protocol requirements.	SDSU Design and Construction Department
MM-BIO-3	Nesting Bird Survey(s). If construction activity occurs during the breeding season (typically January 15 through September 15), California State University (CSU)/San Diego State University (SDSU), or its designee, shall retain	Pre-construction nesting bird survey within 72 hours of construction and within	If active nests are determined to be present, then minimum weekly monitoring of them will occur unless the project is willing to wait until after	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	a qualified biologist to conduct a biological survey for nesting bird species protected by the federal Migratory Bird Treaty Act and California Fish and Game Code within 72 hours prior to construction. The survey shall be conducted within both the Peninsula Component site and the University Towers East Component site and a 300-foot buffer beyond each site. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum of a 25-foot buffer and up to a maximum of 300 feet for raptors, as determined by the biologist, and such areas shall be avoided until the nesting cycle is complete as determined by the biologist.	a 300-foot buffer beyond each site if construction is to occur during the breeding season (January 15 through September 15). Additionally, if construction activities pause or lapse for greater than 72 hours, additional nesting bird survey(s) shall be conducted.	September 15 to work in the nest buffer area(s). Work may begin and surveys end once the nest is determined to no longer be active.	
MM-BIO-4	<p>Construction Monitoring and Reporting. To prevent inadvertent disturbance to areas outside the limits of grading, California State University (CSU)/San Diego State University (SDSU), or its designee, shall retain a qualified biologist to monitor all grading activities on both the Peninsula Component site and the University Towers East Component site. The biological monitor shall be contracted to perform biological monitoring during all grading, clearing, grubbing, and construction activities.</p> <p>The biological monitor shall perform the following duties:</p> <ol style="list-style-type: none"> 1. Attend the preconstruction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). 2. Conduct meetings with the contractor and other key construction personnel to describe the importance of restricting work to designated areas 	Monitoring by a qualified biologist prior to construction, during vegetation clearing, grading, and during construction.	Prior to and ongoing during construction.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>and of minimizing harm to or harassment of wildlife prior to clearing, grubbing, or grading.</p> <ol style="list-style-type: none"> 3. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing, grubbing, or grading. 4. Supervise and monitor vegetation clearing, grubbing, and grading weekly to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved and to document that protective fencing is intact. 5. Flush special-status species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. 6. Verify that the construction site is implementing the following stormwater pollution prevention plan best management practices: dust-control, silt fencing, removal of construction debris and a clean work area, covered trash receptacles that are animal-proof and weather-proof, prohibition of pets on the construction site, and a speed limit of 15 miles per hour during the daylight and 10 miles per hour during dark hours. 7. Periodically monitor the construction site after grading is completed and during the construction phase to see that artificial security light fixtures are directed away from open space and are shielded and to document that no unauthorized impacts have occurred. 8. Keep monitoring notes for the duration of the Project for submittal in a final report to 			

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources.</p> <p>9. Prepare a monitoring report after the construction activities are completed, which describes the biological monitoring activities, including a monitoring log; photos of the site before, during, and after the grading and clearing activities; and a list of special-status species observed.</p>			
MM-BIO-5	Invasive Species Prohibition. CSU/SDSU, or its designee, shall ensure that final landscape plans comply with the following provisions: (1) no invasive plant species as included on the most recent version of the California Invasive Plant Council California Invasive Plant Inventory for the Project region shall be included, and (2) the plant palette shall be composed of native species that do not require high irrigation rates. The Project biologist shall periodically check landscape products for compliance with this requirement.	During construction a qualified biologist shall ensure final landscape plans do not include non-native species.	Ongoing during construction.	SDSU Design and Construction Department
MM-BIO-6	Construction Fencing. To prevent inadvertent disturbance to sensitive vegetation and species within or adjacent to the sites, California State University (CSU)/San Diego State University (SDSU), or its designee, shall install fencing on both the Peninsula Component site and the University Towers East Component site prior to the commencement of construction activities. The fencing shall be placed to protect sensitive vegetation and species from inadvertent disturbance outside of the limits of grading, as well as in an effort to prevent unauthorized access into the canyon adjacent to the Peninsula site.	Prior to the start of construction, fencing shall be installed on both sites to deter unauthorized access.	Prior to construction.	SDSU Design and Construction Department
MM-BIO-7	Construction Noise Monitoring. For any work proposed between February 1 and September 15, prior to start of construction activities, California State University	Pre-construction biological and noise surveys shall be	Prior to and ongoing during construction.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	(CSU)/San Diego State University (SDSU), or its designee, shall retain a qualified biologist to conduct a pre-construction survey(s) for the coastal California gnatcatcher to document the presence/absence, potential nest location(s), and extent of occupied habitat on the Peninsula Component site. The pre-construction survey area for the coastal California gnatcatcher shall encompass all suitable habitats within the Peninsula Component site, as well as within a 300-foot buffer. If a coastal California gnatcatcher nest is detected, noise monitoring shall be conducted, and on-site feasible noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 A-weighted decibels L_{eq-h} or preconstruction ambient noise levels, whichever is higher, during the breeding season, at any nest locations. Noise monitoring and noise reduction techniques shall be implemented until the end of the nesting cycle for the detected nest as determined by the qualified biologist. Noise reduction techniques may include but are not limited to constructing a sound barrier, utilization of quieter equipment, adherence to equipment maintenance schedules, installation of temporary sound barriers, or shifting construction work away from occupied areas and/or further from the nest.	conducted for any work between February 1 and September 15 prior to start of construction activities at the Peninsula Component site and a 300-foot buffer.		
MM-BIO-8	Potential Mitigation for Operational Amplified Field Noise. If amplified/elevated noise that would result in ambient noise level of above 60 A-weighted decibel average, or existing ambient noise level, whichever is higher, is anticipated from operational use (i.e. sporting/student/campus events) of the recreation fields, noise reduction techniques shall be implemented to ensure that amplified and/or elevated noise does not result in noise impacts to the coastal California gnatcatcher. Prior to any such elevated and/or amplified field noise expected to occur between February 1 and September 15, California State	Prior to operational use of the recreational fields, if use is expected to occur between February 1 and September 15, a protocol survey shall be conducted at the Peninsula Component site and within a 300-foot buffer.	Once, prior to operation of the recreational field. Ongoing monitoring thereafter during nesting season, if required due to the presence of occupied habitat.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	University (CSU)/San Diego State University (SDSU), or its designee, shall retain a qualified biologist to conduct survey(s) for the coastal California gnatcatcher to document the presence/absence, potential nest location(s), and extent of occupied habitat within a 300-foot buffer of the recreational field(s) within the Peninsula Component site. If no nest is detected, no further action is necessary. If a coastal California gnatcatcher nest is detected, SDSU or its designee shall implement feasible noise reduction techniques so that noise levels at the nest are not higher than 60 A-weighted decibels Leq-h or existing ambient noise levels, whichever is higher. Noise reduction techniques may include but are not limited to constructing a sound barrier, utilization of quieter sound equipment, focusing sound equipment eastward to avoid projection into the adjacent canyon, and/or installation of temporary sound barriers.			
Cultural Resources				
MM-CUL-1	<p>Prepare a Historic American Building Survey-Like Documentation.</p> <p>The California State University (CSU)/San Diego State University (SDSU), or its designee, shall prepare of a Historic American Building Survey (HABS) Level III-like documentation for Mixquic Hall. All work shall be prepared by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for architectural history and/or history. The HABS-like documentation shall follow the guidelines set forth by the National Park Service (NPS) for a HABS Short Format. This mitigation measure is being proposed in compliance with CEQA and does not necessitate consultation or approval of the documentation by NPS or the State Historic Preservation Officer. The HABS-like short format document shall be limited to the following:</p> <ul style="list-style-type: none"> Digital photographs 	Digital photographs shall be completed prior to issuance of any Project-related demolition or construction.	Once, prior to demolition and construction activities.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<ul style="list-style-type: none"> Photograph index Written Short Form for a HABS Level III using the NPS template <p>Digital photographs shall be completed prior to issuance of any Project related permitting or construction. Photograph documentation shall be prepared according the 2024 NPS National Register of Historic Places and National Historic Landmarks Program Consolidated and Update Photograph Policy. The photographer must be familiar with the NPS photograph policy. A minimum of 15 photographs must be taken. The photographer shall work with a qualified architectural historian to determine what shall be photographed, which shall include the overall parcel and all elevations of the building, existing setting, surrounding viewsheds, and character-defining details. No interior spaces (communal or private living spaces) are required. Photographs shall be indexed according to 2024 NPS National Register of Historic Places and National Historic Landmarks Program Consolidated and Update Photograph Policy.</p> <p>The written documentation shall be printed on archival paper according to NPS standards for HABS documentation. Archival CD/DVD containing a PDF of the written documentation and photographs shall be produced according to NPS standards. Four digital copies of the HABS documentation and photographs shall be prepared and distributed to the San Diego State University Special Collections & University Archives, City of San Diego's Digital Archives, Save Our Heritage Organisation, and the San Diego History Center.</p>			

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
MM-CUL-2	In the event that archaeological resources (sites, features, or artifacts) are exposed/uncovered during construction activities associated with the Project, the California State University/San Diego State University (CSU/SDSU), or its designee, shall immediately stop all construction work occurring within 50 feet of the find until a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards can evaluate the significance of the find. Construction activities may continue in other areas but shall be redirected a safe distance from the find. If the new discovery is evaluated and found to be significant under CEQA and avoidance is not feasible, additional work such as data recovery may be warranted. In such an event, a data recovery plan shall be developed by the qualified archaeologist in consultation with the CSU/SDSU and Native American representatives, if applicable. Ground disturbing work can continue in the area of the find only after impacts to the resources have been mitigated consistent with the data recovery plan.	During construction activities to ensure proper treatment of unanticipated finds.	Ongoing during construction.	SDSU Design and Construction Department
MM-CUL-3	In the event that any human remains are discovered during construction activities, the California State University/San Diego State University (CSU/SDSU), or its designee, shall contact the San Diego County Medical Examiner. Upon identification of human remains, no further disturbance shall occur in the immediate area of the find until the County Medical Examiner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative to make recommendations regarding the proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until	During construction in the event unanticipated human remains are discovered.	Ongoing during construction.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	the opportunity to complete consultation with the Most Likely Descendant regarding their recommendations as required by California Public Resources Code Section 5097.98 has occurred. All relevant provisions of California Public Resources Code Section 5097.98, CEQA Section 15064.5, and California Health and Safety Code Section 7050.5 shall be followed.			
MM-CUL-4	Although the potential for discovery of tribal cultural resources on the project site is considered low, in response to the requests made during AB 52 consultation meetings, the CSU/SDSU shall authorize tribal monitoring of such resources during project construction grading activities and shall provide appropriate remuneration for such monitoring consistent with standard practices. SDSU retains the authority to select the monitor, which shall be provided by the Campo Band of Diegueño Mission Indians. Such monitoring by a single tribal monitor shall be authorized on a daily basis during project construction grading activities; however, in the event a monitor is not available on any given day, project construction activities may continue uninterrupted. In the event tribal cultural resources are inadvertently encountered during project construction activities, work in the immediate area must stop and a qualified archaeologist meeting the Secretary of the Interior's Professional Standards shall assess the discovery in consultation with the Campo Band of Diegueño Mission Indians to evaluate the resource and develop a plan for treatment and disposition of the resource. If avoidance is not feasible, additional work such as data recovery may be warranted. Following evaluation by a qualified archaeologist, in consultation with the Campo Band of Diegueño Mission Indians and the CSU/SDSU, construction shall be permitted to resume.	During construction grading activities.	Ongoing during construction grading activities.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
Energy				
PDF-ENE-1	Solar Photovoltaics. CSU/SDSU, or its designee, shall provide solar in accordance with the requirements of California's Building Energy Efficiency Standards, as set forth in Title 24, Part 6, of the California Code of Regulations. Based on the currently applicable 2022 standards (CEC-400-2022-010-CMF), CSU/SDSU, or its designee, shall provide, at a minimum, 308 kilowatts of solar photovoltaic output by Project buildout.	Prior to Project buildout.	Once, prior to Project buildout.	SDSU Design and Construction Department
PDF-ENE-2	All Electric Operation. CSU/SDSU, or its designee, shall require the Project's buildings to be all-electric and not use natural gas. The only exception to the all-electric design is for the Amenity Building for purposes of providing food service to the Peninsula Component residences.	Prior to operation of each Project building.	Once prior to operation of each Project building.	SDSU Design and Construction Department
Geology and Soils				
MM-GEO-1	Prior to commencement of any ground-disturbing activity on site, California State University (CSU)/San Diego State University (SDSU), or its designee shall retain a qualified paleontologist as defined by the 2010 Society of Vertebrate Paleontology guidelines, subject to the review and approval of SDSU. The qualified paleontologist shall attend the preconstruction meeting and be on site during all rough grading and other significant ground-disturbing activities in previously undisturbed Eocene Mission Valley Formation and/or Stadium Conglomerate, late Pliocene to early Pleistocene San Diego Formation, or Pleistocene very old paralic deposits. In the event that paleontological resources (e.g., fossils) are unearthed during ground disturbing activities, the paleontological monitor will temporarily halt and/or divert grading activity in the impacted area to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope	Prior to construction, a qualified paleontologist shall attend the pre-construction meeting and during construction they shall monitor ground-disturbing activities.	Prior to construction and ongoing during significant ground-disturbing construction activities.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	and allow ground-disturbing activities to recommence in the impacted area. Upon completion of the paleontological monitoring program, the qualified paleontologist shall prepare a final monitoring report documenting the results of the mitigation program. This report is recommended to include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. Costs of laboratory processing and curation of any fossils recovered during the monitoring program are the responsibility of the Project applicant.			
Hazards and Hazardous Materials				
MM-HAZ-1	Pre-Demolition Hazardous Materials Abatement. The California State University/San Diego State University, or its designee, shall ensure that demolition or renovation plans and contract specifications incorporate appropriate abatement procedures for the removal and where applicable delivery of materials containing asbestos, lead, polychlorinated biphenyls, hazardous material, hazardous wastes, petroleum and oil products, and universal waste items. Further, all abatement work shall be done in accordance with federal, state, and local regulations, including those of the U.S. Environmental Protection Agency (which regulates disposal), Occupational Safety and Health Administration, U.S. Department of Housing and Urban Development, California Occupational Safety and Health Administration (which regulates employee exposure), California Department of Public Health (which certifies lead paint workers), and the San Diego County Air Pollution Control District.	Prior to demolition activities, the CSU/SDSU shall ensure relevant plans and contracts include appropriate procedures for removal.	Prior to and ongoing during demolition activities.	SDSU Design and Construction Department
Noise				
MM-NOI-1	Temporary Construction Noise Reduction (University Towers East Component). The California State University/San Diego State University, or its designee, shall implement one or more of the	Prior to construction, the construction contractor shall install	Prior to and ongoing during construction.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>following noise reduction measures, as necessary, in order to achieve on-site noise control and sound abatement that, in the aggregate, would result construction noise levels below the applicable threshold of 75 decibels (dB) at the closest noise-sensitive receptor during each phase of the construction of Phase 1b:</p> <ul style="list-style-type: none"> • Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances to a nearest receiving occupied off-site property). • Engineering controls (change equipment operating parameters [e.g., speed, capacity] or install features or elements that otherwise reduce equipment noise emission [e.g., upgrade engine exhaust mufflers]). • Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary solid barriers of at least 9 feet tall to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern. <ul style="list-style-type: none"> ○ For example, suspended sound blankets, field-erected plywood sheeting, or comparable temporary solid (or flexible but sufficiently massive) barriers (of minimum sound transmission class rating of 25, which per California Department of Transportation guidance indicates would permit up to 8 dB of expected barrier insertion loss) would occlude construction noise emission between the site (or specific equipment operation as 	<p>a temporary noise barrier at the University Towers East Component and shall ensure equipment is operating and oriented appropriately during construction.</p>		

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>the situation may define) and the noise-sensitive receptor(s) of concern.</p> <ul style="list-style-type: none"> Temporary barriers shall adhere to a minimum height standard of 9 feet to serve as an effective deterrent against noise pollution and shielding for adjoining off-site receptors. 			
Population and Housing				
MM-POP-1	<p>Following approval of the Proposed Project, California State University/San Diego State University (SDSU) will promptly submit the following information to SANDAG and the City of San Diego and request that the information be incorporated into SANDAG's regional housing inventory.</p> <ul style="list-style-type: none"> The Evolve Student Housing Project would add approximately 4,468 beds to the existing SDSU housing inventory (3,748 within Census Tract 28.01 and 720 within Census Tract 28.04), thereby resulting in an increase in available housing units to the College Area Community. <p>SANDAG and the City of San Diego can and should consider this information in preparing the next update to SANDAG's regional forecasts, local housing elements, policies, land use designations, incentive programs and regulatory processes intended to accommodate future housing demand.</p>	<p>Following approval of the Project the CSU/SDSU shall submit information related to housing inventory to SANDAG and the City of San Diego.</p>	Once, after Project approval.	SDSU Design and Construction Department
Wildfire				
MM-WLD-1	<p>Prior to occupancy of the first housing unit to be constructed as part of the Proposed Project, California State University (CSU)/San Diego State University (SDSU) or its designee shall implement a Wildfire Education Program (WEP). The Program would provide targeted outreach to residents living in a fire risk area in order to</p>	<p>Prior to occupancy of the first housing unit a WEP shall be implemented, and a Fire Safety Coordinator shall be identified.</p>	Prior to and ongoing during Project operation.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>foster a community that has fire adaptive capacity. The educational program would cover a wide range of information such as residential evacuation planning, activities in a fire risk area, and more, all provided in easy-to-understand, graphically based materials. The educational program would be based on a layered approach to wildfire awareness that includes both passive and active features. The program would be ongoing in order to maintain high wildfire awareness even as the community grows and evolves. The program would feature bi-annual email and/or mailers, a custom website, including accessibility on the University's Office of Emergency Services website, webinars, and a new resident packet.</p> <p>In addition, the University Office of Housing Administration would identify a Fire Safety Coordinator that is responsible for:</p> <ul style="list-style-type: none"> i. Preparing and distributing the annual reminder notice that shall be provided to each occupant encouraging them to review the WEP and be familiar with community evacuation protocols. ii. Coordination with local fire agencies to hold an annual fire safety and evacuation preparedness informational meeting for occupants. The meeting should be attended by representatives of appropriate fire agencies and important fire and evacuation information should be reviewed. iii. Maintaining fire safety information on the development's website, including the WEP and materials from the "Ready, Set, Go!" Program. 			
MM-WLD-2	Concurrent with commencement of construction activities, prior to the start of import of combustible construction materials, and continuing throughout construction, California State University (CSU)/San Diego State	Concurrent with construction activities, but prior to the import of combustible	Ongoing during construction.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	University (SDSU) or its designee, shall implement vegetation management requirements pursuant to the Fire Protection Plan (FPP) and Office of the State Fire Marshal's (OSFM) These requirements include adequate fuel breaks around all grading, site work, and other construction activities in areas where there is flammable vegetation and combustible construction materials shall not be brought on-site without prior OSFM approval, or San Diego Fire Department approval should the OSFM decide to delegate the responsibility.	construction materials, and ongoing through Project construction, vegetation management requirements shall be implemented.		
MM-WLD-3	If biological constraints prevent implementation of full code-compliant Fuel Modification Zones (FMZs), prior to the commencement of construction activities, CSU/SDSU, or its designee, shall revise the Fire Protection Plan (FPP) to include alternative materials and methods of construction, alternative materials and methods (AM&Ms) of construction with justification of fire hardening that meets or exceeds the intent of a full 100 feet of fuel modification, such as a concrete masonry unit (CMU) fire wall, higher rated fire resistant siding, dual paned tempered glass windows, or other code exceeding measures. The updated FPP that describes the AM&Ms and justification shall be submitted to San Diego Fire and Rescue Department.	Prior to construction, if required, the FPP shall be revised and submitted to the San Diego Fire and Rescue Department.	Ongoing prior to construction.	SDSU Design and Construction Department
MM-WLD-4	Following completion of Project construction, CSU/SDSU, or its designee shall confirm that the Project's FMZs and landscape areas are being maintained according to the FPP and the OSFM's fuel modification guidelines, the Proposed Project's managing entity would obtain an FMZ inspection and report from a qualified inspector by May 31 of each year certifying that vegetation management activities throughout the Project Site have been performed. If the FMZ areas are not compliant, the Project's managing	Following completion of construction and by May 31 of each year, compliance with ongoing maintenance of the Project's FMZs and landscaped areas shall be confirmed.	Once following completion of Project construction and annually by May 31 thereafter.	SDSU Design and Construction Department

Mitigation Measure/ Project Design Feature No.	Mitigation Measure or Project Design Feature	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	entity will have a specified period to correct any noted issues.			
MM-WLD-5	The widths of the irrigated Zone A are proposed to be extended beyond the 30-foot-wide requirement. The Zone A fuel modification zone for the Proposed Project would be at least 35 feet wide and would be up to over 100 feet in width. The Proposed Project's Zone A would consist of irrigated landscaping of fire-resistant, frequently maintained vegetation as well as non-combustible roads and walkways including the 26-foot-wide looping fire road. Zone A conditions result in a greater reduction in fire behavior than Zone B conditions, which means that there would be greater reduction in fire behavior per foot of fuel modification compared to a traditional FMZ.	During construction, prior to occupancy of the first housing unit.		
MM-WLD-6	During construction of the Peninsula Component Building, 4, CSU/SDSU, or its designee shall utilize dual pane windows on the first 4 floors starting from ground level which is within 100 feet of natural fuels. Both panes shall be tempered glass to mitigate for a reduced fuel modification zone.	During construction of Peninsula Component Building 4, dual pane windows shall be utilized as specified	Ongoing during construction of Peninsula Component Building 4.	SDSU Design and Construction Department
PDF-WLD-1	SDSU, or its designee, shall require that Project construction utilize Type I-B construction materials in all buildings, which would exceed the standards of Chapter 7A.	During construction.	Ongoing during construction.	SDSU Design and Construction Department

INTENTIONALLY LEFT BLANK