

**San Diego State University:
New 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 2016121025)

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;” Pub. Resources Code, Section 21000 et seq.), and specifically Public Resources Code section 21081.6 and section 15097 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et seq.). The MMRP establishes the framework that California State University/San Diego State University (“CSU/SDSU”) and others will use to implement the mitigation measures adopted in connection with approval of the New Student Housing Project, and 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.

It is the intent of this program to: (1) provide a framework to document implementation of the required mitigation; (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 that are within the responsibility of 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 Board.

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

Mitigation Monitoring and Reporting Program

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
4.3 Biological Resources					
MM-BIO-1	<p>NESTING BIRD SURVEY: If construction activity occurs during the breeding season (typically February 1 through September 15), a biological survey for nesting bird species shall be conducted within the proposed impact area and a 300-foot buffer within 72 hours prior to construction. Any suitable raptor nesting areas will be surveyed within 500 feet of the construction limits. The number of surveys required for covering this area will be commensurate with the schedule for construction and the acreage that will be covered. Multiple surveys for nesting birds will be separated by at least 48 hours in order to be confident that nesting is detected but the survey will be no more 72 hours prior to the onset of construction. The survey is necessary to assure avoidance of impacts to nesting raptors (e.g., Cooper's hawk (<i>Accipiter cooperii</i>) and red-tailed hawk (<i>Buteo jamaicensis</i>)) and/or birds protected by the federal Migratory Bird Treaty Act. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a buffer for native passerine species and raptors, as determined by the project biologist, and will be avoided until the nesting cycle is complete. Nest buffers will be determined based on the criteria outlined in an Avian Monitoring Plan, which will be submitted to, and receive approval, from the Wildlife Agencies when the Final EIR is certified. The Avian Monitoring Plan will outline criteria for the buffer determinations, including species type, tolerance for human activities, topography, vegetation, screening, adjoining habitat, type of work proposed, and duration of proposed work. In accordance with this mitigation measure, nest buffers shall be implemented to ensure compliance with the MBTA and Fish and Game Code Sections 3503, 3503.5, and 3513. Additionally, if grading activities lapse for more than 48 hours, an additional nesting bird survey shall be conducted. The results of the nesting bird surveys and buffers, including any determinations to reduce buffers, shall be included in the monitoring report.</p>	Pre-construction; Construction	Project Biologist	Ongoing during construction	[To be filled-in as implemented]

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
MM-BIO-2	<p>Construction Monitoring and Reporting: To prevent inadvertent disturbance to areas outside the limits of grading for each phase, all grading shall be monitored by a biologist. The biological monitor shall be contracted to perform biological monitoring during all grading, clearing, grubbing, and construction activities.</p> <p>The following shall be completed:</p> <ol style="list-style-type: none"> 1. The project biologist also shall perform the following duties: <ol style="list-style-type: none"> a. 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). b. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas and of minimizing harm to or harassment of wildlife prior to clearing, grubbing, or grading. c. 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. d. 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. e. Flush special-status species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. f. 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 	Pre-construction; Construction	Project Biologist	Ongoing during construction	[To be filled-in as implemented]

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>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.</p> <p>g. 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.</p> <p>h. Keep monitoring notes for the duration of the project for submittal in a final report to substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources.</p> <p>i. 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-3	FENCING: To prevent inadvertent disturbance to sensitive vegetation and species within or adjacent to the project area, fencing shall be installed prior to construction activities associated with each phase of development. The fencing shall be placed to protect from inadvertent disturbance outside of the limits of grading as well as to prevent unauthorized access into the canyon.	Pre-construction	Project Biologist	Ongoing until fences installed	[To be filled-in as implemented]
MM-BIO-4	INVASIVE SPECIES PROHIBITION: The final landscape plans shall comply with the following: (1) no invasive plant species as included on the most recent version of the California Invasive Plant Council (Cal-IPC) 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.	Design	Campus Project Manager	Ongoing during design	[To be filled-in as implemented]

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MM-BIO-5	LIGHTING PLAN: The lighting shall be designed to minimize light pollution and preserve dark skies, while enhancing safety, security, and functionality. All artificial outdoor light fixtures shall be installed so they are directed away from the undeveloped canyon. Light fixtures shall be installed in conformance with the County Light Pollution Code, the Building Code, the Electrical Code, and any other related state and federal regulations such as California Title 24.	Design	Campus Project Manager	Ongoing during design	[To be filled-in as implemented]
MM-BIO-6	NOISE: For any work proposed between February 1 and September 15, prior to start of construction activities, a qualified biologist shall conduct a pre-construction survey for the coastal California gnatcatcher to document the presence/absence and extent of occupied habitat. The pre-construction survey area for the coastal California gnatcatcher shall encompass all habitats within the impact area, as well as within a 300-foot buffer. If a coastal California gnatcatcher nest is detected, on-site noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 A-weighted decibels L_{eq-h} at the nest location.	Pre-construction; Construction	Project Biologist	Ongoing during construction	[To be filled-in as implemented]
<i>4.4 Cultural Resources</i>					
MM-CUL-1	In the event of discovery of unanticipated archaeological material, project personnel shall comply with the following requirements during initial earth-disturbing activities: 1. Due to the disturbed nature of the project area, the negative archaeological inventory results, and the limited suitability to contain archaeological resources, an archaeological monitor is not required during construction. The decision to include a Native American monitor during initial ground disturbances of upper deposits within the project area is the responsibility of the reviewing agency. 2. In the event that previously unidentified potentially significant cultural resources are discovered, construction or other personnel shall have the authority to divert or temporarily halt ground disturbance operations in the area while the appropriate San Diego State University (SDSU)	Construction	Campus Project Manager; Qualified Archaeologist	Ongoing during construction	[To be filled-in as implemented]

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	<p>representative is informed. SDSU shall then retain the services of a qualified archaeologist (i.e., listed on the Register of Professional Archaeologists). The qualified archaeologist, in consultation with SDSU staff, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after proper evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the qualified archaeologist and approved by SDSU, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites pursuant to CEQA Section 21083.2(g) as the preferred option, (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible, and (3) data recovery for non-unique cultural resources.</p>				
MM-CUL-2	<p>Prior to the commencement of project construction, California State University/SDSU, or its designee, shall retain a qualified paleontologist as defined by the Society of Vertebrate Paleontology guidelines (SVP 2010). The qualified paleontologist shall attend any pre-grade meetings, coordinate with the grading and excavation contractors, acting in accordance with the Society of Vertebrate Paleontology's Guidelines, and monitor all on-site activities associated with the original cutting of previously undisturbed sediments of moderate to high resources sensitivity in order to inspect such cuts for contained fossils.</p> <p>The project site should be secured with construction fencing and locked gates to prevent access to work areas where paleontological resources might be exposed. The proper placement of Best Management Practices to minimize soil erosion would also reduce the potential for impacts to paleontological resources.</p>	Pre-construction; Construction	Campus Project Manager; Qualified Paleontologist	Ongoing during construction	[To be filled-in as implemented]

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>In the event that the monitoring results in the discovery of potentially unique paleontological resources within the meaning of California Public Resources Code Section 21083.2, the qualified paleontologist will have the authority to halt excavation at that location and immediately evaluate the discovery. Following evaluation, if the resource is determined to be “unique” within the meaning of California Public Resources Code Section 21083.2, the site shall be treated in accordance with the provisions of that section. Mitigation appropriate to the discovered resource, including recovery, specimen preparation, data analysis, and reporting, shall be carried out in accordance with the Society of Vertebrate Paleontology guidelines prior to resuming grading activities at that location. Grading activities may continue on other parts of the building site while appropriate mitigation is implemented.</p> <p>If fossils are discovered while the qualified paleontologist is not on site, an exclusion zone of approximately 50 feet shall be established using flagging and stakes and the qualified paleontologist and SDSU representative notified. No one shall be allowed into the exclusion zone until the qualified paleontologist has evaluated the find, removed it if deemed necessary, and removed the flagging.</p> <p>If sediments appropriate for the preservation of microvertebrates are encountered while monitoring (as determined by the project paleontologist), test samples should be screened on or off site to determine the presence or absence of microvertebrates. If microvertebrate remains are recovered, then a standard sample as outlined in SVP (2010), or a lesser amount deemed appropriate by the qualified paleontologist, shall be collected and processed on or off site.</p> <p>Recovered fossils, along with copies of pertinent field notes, photographs, and maps, shall be deposited in an accredited paleontological collections repository. A final summary report that discusses the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils shall be prepared in a manner that is consistent with the Society of Vertebrate</p>				

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	Paleontology guidelines.				
MM-CUL-3	In the event of discovery of unanticipated human remains, personnel shall comply with Public Resources Code Section 5097.98, CEQA Guidelines Section 15064.5 and Health & Safety Code Section 7050.5 during earth-disturbing activities. If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and SDSU. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner 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 CSU/SDSU or their representative in order to determine 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 consultation with the Most Likely Descendant regarding their recommendations as required by California Public Resources Code Section 5097.98 has been conducted. Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed.	Construction	Campus Project Manager; Construction Manager	Ongoing during construction	[To be filled-in as implemented]
4.6 Geotechnical Resources					
MM-GEO-1	Prior to issuance of grading or construction permits for any phase of the project, a Registered Civil Engineer and Certified Engineering Geologist shall complete a final geotechnical investigation specific to the preliminary design of the proposed development. The final geotechnical investigation shall include, but not be limited to, an estimation of both vertical and horizontal anticipated peak ground accelerations, as well as an updated slope stability analysis. The results shall be included in a final geotechnical report that shall be submitted to the California State University Office of the Chancellor for review and approval. The report shall provide conclusions and design recommendations including, but not limited to, slope stability, grading and	Pre-construction	Campus Construction Manager; Project Engineer	Ongoing during construction	[To be filled-in as implemented]

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>earthwork, types and depths of foundations, allowable soil bearing pressures, settlement, expansive soils, design pressures for retaining walls, and corrosivity and sulfate content of soil samples.</p> <p>All geotechnical recommendations provided in the final report shall be followed during grading and construction at the project site. The final geotechnical report shall conform to all applicable laws, regulations, and requirements, including, but not limited to, all of the applicable California State University Seismic Requirements (CSU 2016).</p>				
MM-GEO-2	<p>During project construction activities, CSU/SDSU, or its designee, shall implement the following measures:</p> <ol style="list-style-type: none"> Surficial overburden soils, including soils, alluvium, and colluvium, shall be overexcavated and recompacted to reduce the potential for liquefaction. The existing fill material shall be removed and replaced with fill more suitable for project construction, including better drainage characteristics, higher shear strengths and R-values, and a lower expansion and compressibility potential. Foundations that support new campus housing should extend into materials with low expansion and compressibility characteristics. Surficial soils and alluvium left in place beneath existing fill, primarily in existing drainages, shall be removed to prevent elastic settlement associated with structure loading. New fill slopes shall be constructed in conformance with current site development and grading codes, including slope inclinations and construction of slope keyways and intermediate benches. 	Construction	Campus Construction Manager; Project Engineer	Ongoing during construction	[To be filled-in as implemented]
4.8 Hazards and Hazardous Materials					
MM-HAZ-1	<p>In the event it is necessary to remove any minor, accessory structure to facilitate construction, a qualified environmental specialist shall inspect the existing buildings for the presence of mercury switches, PCB-containing light ballasts, refrigerants, and any other hazardous wastes/materials. If found, these materials</p>	Pre-construction; Construction	Campus Project Manager	Ongoing during construction	[To be filled-in as implemented]

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	shall be managed in accordance with all applicable federal and state guidelines and regulations (e.g., Metallic Discards Act of 1991, Public Resources Code Sections 42160–42185). Demolition plans and contract specifications shall incorporate any necessary abatement measures in compliance with all applicable federal and state regulations (e.g., Metallic Discards Act, particularly Section 42175, Materials Requiring Special Handling for the removal of mercury switches, PCB-containing light ballasts, and refrigerants).				
MM-HAZ-2	<p>All structures exposed to the urban wildland-urban interface with less than 100 feet of Brush Management Zone (BMZ) shall incorporate the following fire protection measures:</p> <ol style="list-style-type: none"> 1. Phase I – west: A concrete or non-combustible retaining wall shall be installed at the northern edge of the proposed project along the fire access road. The BMZ would include 30 feet of paved road with no combustible fuels. The building shall be further separated from fuel a total of 7 to 32 feet above natural fuel levels in open space. 2. Phase I – east: A concrete or non-combustible retaining wall shall be installed at the northern edge of the proposed project along the fire access road. The BMZ would include 47 to 60 feet of paved road with no combustible fuels. The building shall be further separated from fuel a total of 19 to 42 feet above natural fuel levels in open space. 3. All structures shall be fitted with ember resistant vents to prevent embers from entering any portion of the structure. 	Pre-construction; Construction	Campus Project Manager; Construction Manager	Ongoing during construction	[To be filled-in as implemented]
4.11 Noise					
MM-NOI-1	<p>Prior to initiation of campus construction, San Diego State University (SDSU) shall approve a construction noise mitigation program to include the following:</p> <ul style="list-style-type: none"> • Construction equipment shall be properly outfitted and maintained with all feasible noise-reduction devices to minimize construction-generated noise. • Stationary noise sources such as generators shall be 	Pre-construction; Construction	Campus Project Manager; Construction Manager	Ongoing during construction	[To be filled-in as implemented]

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	<p>located as far as feasible from noise-sensitive land uses.</p> <ul style="list-style-type: none"> • Laydown and construction vehicle staging areas shall be located away from noise-sensitive land uses if feasible. • All academic, administrative, and residential areas that will be subject to construction noise shall be informed of construction activities at least 1 week before the start of each construction project. • All construction projects pursuant to the proposed project shall be required to implement the above measures for control of construction noise. 				
MM-NOI-2	<p>Prior to construction of the residence hall associated with the proposed project, SDSU, or its designee, shall conduct an interior noise study to demonstrate and ensure that, following construction, the interior noise level for all habitable rooms fronting on Remington Road and 55th Street is mitigated to 45 decibels (dB) Community Noise Equivalent Level (CNEL) or less. It is anticipated that compliance with the applicable standard shall be achieved by implementation of various noise abatement strategies, such as sound-rated windows and air-conditioning or mechanical ventilation.</p>	Pre-construction; Construction	Campus Project Manager; Construction Manager	Ongoing during construction	[To be filled-in as implemented]
MM-NOI-3	<p>During the planning and design phase, SDSU, or its designee, shall prepare mechanical equipment plans, which shall implement best engineering practices, and shall consider the placement of noise-generating equipment and shielding when installing stationary noise sources, including heating, ventilating, and air conditioning (HVAC) systems. In addition, SDSU, or its designee, shall prepare an acoustical evaluation of the mechanical equipment plans to ensure, that outdoor mechanical equipment noise will not exceed the City of San Diego's Noise Ordinance standards for commercial and residential uses at adjacent properties. The acoustical evaluation shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels deemed acceptable as established by the City's noise ordinance</p>	Design	Campus Project Manager, Qualified Acoustician	During design	[To be filled-in as implemented]

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	standards, the acoustical evaluation shall identify noise reduction measures shown to effectively reduce noise levels to comply with the City's noise ordinance standards. It is anticipated that compliance with the applicable standards shall be achieved by the implementation measures such as selecting quieter types of equipment, constructing rooftop equipment screen walls/parapets or locating the equipment within the interior portion of the sites, in order to ensure compliance with the noise ordinance. All such noise reduction identified by the acoustical evaluation shall be implemented by the SDSU or its designee prior to building occupancy.				
4.12 Population and Housing					
MM-PH-1	<p>Following approval of the proposed project, San Diego State University (SDSU) will promptly submit the following information to the San Diego Association of Governments (SANDAG) and the City of San Diego and request that the information be incorporated into SANDAG's next update to the 2050 Regional Growth Forecast:</p> <ol style="list-style-type: none"> 1. The New Student Housing Project would add the equivalent of up to 182 housing units (850 beds) to the existing SDSU housing inventory, thereby resulting in an increase in 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 population and housing growth forecasts, local housing elements, policies, land use designations, incentive programs and regulatory processes intended to accommodate future housing demand.</p>	Post-approval; Pre-construction	Campus Project Manager	Pre-construction	[To be filled-in as implemented]
4.13 Public Services and Utilities					
MM-PUB-1	Prior to occupancy of the New Student Housing Project, California State University (CSU)/San Diego State University (SDSU) shall pay applicable City of San Diego water supply infrastructure connection fees and applicable fair-share capital facilities fees consistent with Government Code Section 54999.3, to the extent the payment of such fees is made necessary by the proposed	Pre-occupancy	Campus Project Manager; SDSU	Pre-occupancy	[To be filled-in as implemented]

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	project. In the event CSU/SDSU, in coordination with the City of San Diego, determines that necessary infrastructure upgrades currently programmed as City Group Job 807 will not be in place and operational prior to the time when the increase in supply is necessary, SDSU shall coordinate with the City to advance implementation of the necessary infrastructure upgrades such that they are in place and operational when necessary.				
MM-PUB-2	During construction of the New Student Housing Project, CSU/SDSU, or its designee, shall dispose of all recyclable demolition waste products at a construction waste recycling facility. Following occupancy of the proposed project, CSU/SDSU, or its designee, shall maintain an active recycling program to reduce solid waste generated by the project.	Construction	Campus Project Manager; Construction Manager	Ongoing during construction	[To be filled-in as implemented]
<i>4.14 Transportation/Circulation and Parking</i>					
MM-TRA-5	Project Vicinity. Prior to the commencement of construction activities, SDSU, or its designee, shall prepare and implement a traffic control plan (TCP). The primary function of the TCP shall be to provide for the safe and effective movement of vehicles, pedestrians, and bicyclists through or around temporary traffic control zones. The TCP shall institute construction traffic management controls in accordance with City Engineer standards and the Caltrans <i>California Manual of Uniform Traffic Control Devices</i> (2014 edition). These traffic management controls will include measures determined on the basis of site-specific conditions, including the use of construction signs, delineators, and lane closures. The TCP will limit the number of peak hour construction employee and delivery trips, require workers to park in remote parking lots (e.g., Lot 17C), and include graphics illustrating the placement of signage, striping, traffic personnel, and road cones, as applicable such that the amount of construction-related trips generated during peak commuter hours would not result in significant traffic impacts based on City of San Diego and California State University standards.	Pre-construction	SDSU; Qualified Traffic Engineer	During construction	[To be filled-in as implemented]

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