

Action Item
Agenda Item 5
May 9-10, 2011

**San Diego State University:
Plaza Linda Verde**

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 2009011040)

Project Files May be Reviewed at:

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

MITIGATION MONITORING AND REPORTING PROGRAM

I. INTRODUCTION

This Mitigation Monitoring and Reporting Program ("MMRP") has been prepared in conformance with the California Environmental Quality Act ("CEQA;" Pub. Resources Code, §21000 et seq.), and specifically Public Resources Code section 21081.6 and section 15097 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, §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 Plaza Linda Verde 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 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 Plaza Linda Verde Project, the project phase 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 Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
3.1 AESTHETICS AND VISUAL QUALITY					
AVQ-1	During construction activities, CSU/SDSU, or its designee, shall take those steps necessary to ensure that temporary construction-related security lighting is arranged in such a manner so that direct rays will not shine on or produce glare for adjacent street traffic and residential uses.	Construction	Campus Construction Manager	Ongoing during construction	Not Completed
AVQ-2	During the preparation of final site design plans, CSU/SDSU, or its designee, shall design each of the project components such that: (i) All light fixtures are shielded away from sensitive viewers; (ii) Motion sensor/detector lights are utilized whenever feasible to reduce the amount of constant light, especially during the late evening/early morning hours; (iii) Lighting fixtures provide illumination appropriate for the level of activity; and (iv) The overall lighting design is consistent with the lighting policies contained in SDSU's Physical Master Plan (SDSU Physical Master Plan, Phase I, pp. 157-160).	Design	Campus Project Manager; Project Architect	Ongoing during design	Not Completed
AVQ-3	During the preparation of final site design plans, CSU/SDSU, or its designee shall comply with SDSU's Physical Master Plan to ensure all building structures will not contain large expanses of reflective glass or reflective metal surfaces that would cause undue glare to passing mobile viewers and/or present a visual hazard to adjacent land uses.	Design	Campus Project Manager; Project Architect	Ongoing during design	Not Completed
3.2 AIR QUALITY AND GLOBAL CLIMATE CHANGE					
AQ-1	Prior to the commencement of Project construction activities, CSU/SDSU, or its designee, shall require that the principal construction contractor comply with all applicable regulations of the San Diego Air Pollution Control District regarding construction-related emissions including, but not limited to, the following:	Pre-construction; Construction	Campus Construction Manager	Ongoing during construction	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<ol style="list-style-type: none"> 1. During grading activities, any exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the project site, additional applications of water shall be applied to maintain a minimum 12 percent moisture content. Under windy conditions where velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until the winds are forecast to abate below this threshold. 2. The contractor shall implement dust suppression techniques to prevent fugitive dust from creating a nuisance offsite. These dust suppression techniques shall include the following: <ol style="list-style-type: none"> a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized. b. All on-site access points shall be paved as soon as feasible or watered periodically or chemically stabilized. c. All material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. A maximum daily grading disturbance area shall be maintained at 8.7 acres or less, if possible and practical. 3. All vehicles on the construction site shall travel at speeds less than 15 miles per hour. 4. All material stockpiles subject to wind erosion during construction activities that will not be utilized within three 				

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	<p>days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.</p> <p>5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition.</p> <p>6. The construction contractor shall utilize as much as possible pre-coated/natural colored building materials. Water-based or low volatile organic compounds ("VOC") coatings with a reactive organic gases ("ROG") content of 100 grams per liter or less shall be used for interior surfaces and 150 grams of VOC per liter or less for exterior surfaces. Spray equipment with high transfer efficiency, such as the electrostatic spray gun method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where practical.</p>				
AQ-2	<p>Following project approval, and during the design and construction phases of the Project, CSU/SDSU shall take those steps necessary to ensure that the Plaza Linda Verde project achieves a LEED Silver rating. Included within those project design features incorporated to achieve a LEED Silver rating, CSU/SDSU shall: (i) design, construct and operate the student housing and mixed-use buildings to achieve a minimum five percent exceedance of the 2008 Title 24 energy efficiency standards; and (ii) install Energy Star appliances in the student housing units.</p>	Design; Construction	Campus Project Manager; Project Architect; Project Engineer	Ongoing until achievement of LEED Silver rating	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
3.4 GEOTECHNICAL/SOILS					
GEO-1	<p>Prior to the commencement of design and construction activities relating to the Proposed Project, CSU/SDSU, or its designee, shall conduct, or cause to be conducted, a geotechnical investigation in conformance with the requirements of the California Building Code ("CBC") and International Building Code ("IBC"). The site-specific geotechnical investigations will include, to the extent required by the CBC and IBC, subsurface exploration, laboratory testing, and geotechnical analysis. The investigations will address the potential for landslides/slope instability, erosion, unconsolidated soils, expansive soils, groundwater seepage, flood inundation and seismic shaking. An evaluation of the suitability of the on-site soils and rock for use as fill also shall be made during the site-specific geotechnical studies. (Reference shall be made to Section 300 of the "Greenbook," which provides specifications of typical fill materials and their typical maximum allowed dimensions.)</p> <p>Based on the results of the site-specific investigations, geotechnical design recommendations shall be developed and included in the design and construction of the Proposed Project in conformance with applicable regulatory guidelines, including CBC and IBC requirements.</p>	Pre-design; Pre-construction	Campus Project Manager; Project Engineer	Ongoing until completion of referenced geotechnical investigations and development of geotechnical design recommendations, as necessary	Not Completed
GEO-2	<p>During project design and construction activities, CSU/SDSU, or its designee, shall use proper grading techniques (with appropriate compaction efforts) and stormwater pollution prevention devices (per regulatory agency guidelines), revegetate disturbed areas, and construct appropriate drainage provisions to reduce the potential for erosion on the Project site, in conformance with applicable regulatory guidelines, including CBC and IBC requirements. Additionally, CSU/SDSU, or its designee, shall periodically remove accumulated eroded soils and debris from surface drains, as needed.</p>	Design; Construction	Campus Construction Manager; Project Engineer	Ongoing during design and construction	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
GEO-3	During grading activities associated with development of the Proposed Project, CSU/SDSU, or its designee, shall require that compressible soils present on the site be removed where structural fill areas are underlain by unconsolidated soils and replaced with properly compacted or deep foundation systems, which extend through the compressible soils and are supported by the underlying firm natural soils, in conformance with applicable regulatory guidelines, including CBC and IBC requirements.	Grading	Campus Construction Manager; Project Engineer	Ongoing during construction	Not Completed
GEO-4	During grading activities associated with development of the Proposed Project, CSU/SDSU, or its designee, shall prohibit the placement of expansive soils within the upper few feet of finished grade, or mandate that "special" deepened and/or stiffened foundation systems for proposed structures be utilized, in conformance with applicable regulatory guidelines, including CBC and IBC requirements. Surface and subsurface drainage provisions also may be implemented to reduce moisture fluctuations in subgrade soils.	Grading	Campus Construction Manager; Project Engineer	Ongoing during grading	Not Completed
GEO-5	To the extent the geotechnical investigation conducted pursuant to Mitigation Measure GEO-1 concludes that groundwater/seepage issues are present on the Project site, CSU/SDSU, or its designee, shall design and construct subsurface and surface drains in filled areas and behind retaining walls, in conformance with applicable regulatory guidelines, including CBC and IBC requirements. In addition, the shoring and dewatering of excavations, as needed, shall be undertaken to reduce the potential for caving of excavations due to groundwater seeps.	Design; Construction	Campus Project Manager; Project Engineer	Ongoing during design and construction	Not Completed
GEO-6	During design of the Proposed Project, CSU/SDSU, or its designee, shall adhere to current design parameters of the CBC (including, but not limited to, CBC Chapters 16 and 18) in order to reduce the effects of seismic shaking.	Design	Campus Project Manager; Project Architect; Project Engineer	Ongoing during design	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
GEO-7	During site grading activities associated with Proposed Project build-out, CSU/SDSU, or its designee, shall require the appropriate control of surface waters and soil containment on disturbed ground surfaces in conformance with applicable regulatory guidelines, including CBC and IBC requirements, in order to reduce construction-related mudflows.	Grading	Campus Construction Manager; Project Engineer	Ongoing during grading	Not Completed
3.5 HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Prior to the commencement of Project construction, CSU/SDSU, or its designee, shall direct the Project construction contractor to develop and implement a construction health and safety plan for construction work crews who may encounter groundwater or soil contaminants. The plan shall include information about potential contaminants, protocols for reporting suspected contaminants, stop work authority, and protocols for conducting further study upon discovery.	Pre-construction	Campus Project Manager	Ongoing until development and implementation of referenced plan	Not Completed
HAZ-2	Prior to the commencement of grading, excavation, or trenching activities on Parcels 1, 2, 3, 6, 7, 10, 11, 12 and 18, CSU/SDSU, or its designee, shall direct the Project construction contractor to implement the following practices: (i) All construction workers who would be involved with grading, excavation or trenching work shall be trained to recognize visual and olfactory signs of soil contamination prior to the start of such soil work activities; (ii) All workers shall be instructed to observe the exposed soil for visual evidence of contamination throughout soil work activities; (iii) If visual contamination indicators are observed during construction activities, the contractor shall halt work in the immediate vicinity of the discovery until the material is properly characterized and appropriate measures are taken	Pre-grading, - excavation, or - trenching	Campus Construction Manager	Ongoing during construction	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>to protect human health and the environment, including compliance with applicable federal, state and local requirements for sampling and testing, and subsequent removal, transport and disposal of hazardous materials; and</p> <p>(iv) In the event contaminated groundwater is encountered, the contractor shall document the exact location of the contamination and immediately notify the SDSU Department of Environmental Health and Safety (DEHS). SDSU DEHS shall then comply with all applicable federal, state and local health and safety requirements for testing, handling and disposing of contaminated groundwater , which may include reporting the hazard to the County Department of Environmental Health and other regulatory agencies, including the Regional Water Quality Control Board.</p>				
HAZ-3	<p>Prior to the commencement of excavation activities on Parcels 6, 7, 10, 11, 12 and 18, CSU/SDSU, or its designee, shall require that soil samples be collected and analyzed by a California State-licensed fixed or on-site mobile analytical laboratory to determine whether soil contamination exists on the subject parcels. In the event soil contaminant levels are detected above Maximum Contaminant Levels, CSU/SDSU, or its designee, shall direct that the following steps are taken:</p> <p>(i) A soil remediation plan shall be prepared in accordance with San Diego County Department of Environmental Health guidelines for soil remediation activity;</p> <p>(ii) All contaminated soils shall be removed and fully remediated in accordance with all applicable federal, state and local regulations, including those of the San Diego County Department of Environmental Health;</p> <p>(iii) An official closure letter shall be obtained from the San Diego</p>	Pre-excavation	Campus Construction Manager	Ongoing until completion of referenced soil study and implementation of remediation efforts, as necessary	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>County Department of Environmental Health prior to the commencement of any grading or excavation activities on the affected parcels; and,</p> <p>(iv) The soil contamination test results shall be used to determine an appropriate construction worker health and safety plan. All contaminated soils shall be removed by personnel who have been trained through appropriate Occupational Safety and Health Administration (OSHA) programs.</p>				
HAZ-4	<p>In the event excavation depths for Parcels 1, 2, 3, 6, 7, and 18 would be deep enough to encounter groundwater, prior to excavation, CSU/SDSU, or its designee, shall require that groundwater samples be collected and analyzed by a California State-licensed fixed or on-site mobile analytical laboratory to determine whether groundwater contamination exists on the subject parcels. In the event contaminated groundwater is detected, CSU/SDSU, or its designee, shall direct that the following steps are taken:</p> <p>(i) A groundwater remediation plan shall be prepared in accordance with San Diego County Department of Environmental Health guidelines for groundwater remediation activity.</p> <p>(ii) All contaminated groundwater shall be removed in accordance with applicable federal, state, and local regulations, including those of the San Diego County Department of Environmental Health and San Diego Regional Water Quality Control Board.</p> <p>(iii) A letter of consent shall be obtained from the San Diego County Department of Environmental Health prior to the commencement of any grading or excavation activities.</p>	Pre-excavation	Campus Construction Manager	Ongoing until completion of referenced groundwater study, as necessary, and implementation of remediation steps, as required	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	(iv) The groundwater contamination test results shall be used to determine an appropriate construction worker health and safety plan. All contaminated groundwater shall be removed by personnel who have been trained through appropriate OSHA programs.				
HAZ-5	Prior to the commencement of demolition activities on Parcels 4, 5, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, CSU/SDSU, or its designee, shall require that an asbestos survey and lead-based paint survey be performed by licensed lead and asbestos contractors. The asbestos and lead paint surveys shall be used to define removal quantities, estimate abatement costs, and otherwise refine the scope of work for the removal of asbestos and lead paint, in full compliance with all applicable laws during project demolition.	Pre-demolition	Campus Construction Manager	Ongoing until completion of asbestos and lead survey	Not Completed
HAZ-6	Prior to occupation of Building 1, CSU/SDSU shall take those steps necessary to revise the campus emergency plan to: (i) incorporate the revised campus boundary; and (ii) incorporate the Proposed Project components as "on-campus" facilities. The plan also shall be amended to adequately plan for evacuation of these new campus facilities.	Pre-occupancy of Building 1	Campus Project Manager	Ongoing until revision of referenced plan	Not Completed
3.6 HYDROLOGY AND WATER QUALITY					
HWQ-1	Prior to commencement of construction, CSU/SDSU, or its designee, shall develop a project-specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall contain a site map(s) that shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project site. The SWPPP shall include Best Management Practices ("BMPs") to protect stormwater runoff throughout construction, and identify the placement of each BMP in accordance with the California	Pre-construction	Campus Project Manager	Ongoing until completion and implementation of the referenced plan	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>Department of Transportation's Stormwater Quality Handbooks. The SWPPP also shall contain a visual monitoring program and a chemical monitoring program for "non-visible" pollutants for implementation in the event the BMPs fail.</p> <p>CSU/SDSU, or its designee, shall implement the SWPPP throughout Project construction.</p>				
HWQ-2	<p>In the event soil impacted with hydrocarbons is encountered during Project construction, CSU/SDSU, or its designee, shall dispose of such soil in accordance with SDRWQCB Order R9-2002-342: "Waste Discharge Requirements for the Disposal and/or Reuse of Petroleum Fuel Contaminated Soils (FCS) in the San Diego Region." Order R9-2002-342 sets site-specific criteria and establishes waste discharge requirements for temporary waste piles of FCS wastes, and requires the discharger to develop and implement site-specific BMPs for control of erosion and conveyance of stormwater (SDRWQCB, 2003). Examples of BMPs include public notification, and run-on and run-off protection of stockpiles (covers and berms).</p>	Construction	Campus Construction Manager	Ongoing during construction	Not Completed
HWQ-3	<p>In the event groundwater dewatering is necessary during Project construction, CSU/SDSU, or its designee, shall discharge in accordance with the SDRWQCB requirements outlined in Order No. R9-2008-0002, "General Waste Discharge Requirements for Discharges from Groundwater Extraction and Similar Discharges to Surface Waters within the San Diego Region Except for San Diego Bay (WDR)" (SDRWQCB, 2008).</p> <p>Prior to commencement of Project construction, CSU/SDSU, or its designee, shall test the local groundwater quality to determine if it is acceptable for use on site as dust control, whether it can be discharged to the sanitary sewer, or whether it can be tanked and hauled to a legal disposal site for treatment. If discharges of groundwater to surface water are anticipated at any point during</p>	Pre-construction; Construction	Campus Project Manager; Campus Construction Manager	Ongoing during pre-construction and construction	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	construction, CSU/SDSU, or its designee, shall obtain a general NPDES dewatering permit from the SDRWQCB.				
HWQ-4	<p>During project design, CSU/SDSU, or its designee, shall incorporate stormwater pollution control BMPs to reduce pollutants discharged from the project site to the maximum extent practicable. Post-construction pollution prevention shall be accomplished by implementing Low Impact Development ("LID") source control and treatment control BMPs, and post-construction discharge levels shall be consistent with the stormwater and water quality regulations in effect at the time of final project design. (LID BMPs slow and filter runoff in a manner that attempts to mimic natural hydrologic conditions. Source control BMPs prevent on-site contaminants from entering the drainage system. Treatment control BMPs reduce or eliminate contaminants from entering the drainage system before water leaves the site.)</p> <p>Permanent project design BMPs for each Proposed Project component are outlined in Table 3.6-11, Suggested Project Design BMPs. (See Attachment A to this MMRP for Table 3.6-11.)</p>	Design; Construction	Campus Project Manager; Project Engineer; Project Architect	Ongoing during design and throughout implementation of the referenced BMPs	Not Completed
HWQ-5	<p>Following completion of Project construction, CSU/SDSU, or its designee, shall develop an Operation and Maintenance Plan requiring that permanent design stormwater pollution control BMPs be maintained throughout project operation. Maintenance activities include in the Plan shall include removal of accumulated sediment and trash, thinning of vegetative brush in biotreatment swales, and maintaining the appearance and general status of the vegetation. The Operation and Maintenance Plan shall include:</p> <ul style="list-style-type: none"> • Responsibilities for managing all stormwater BMPs; • Employee training programs and duties to ensure compliance; 	Post-construction; Operation	Campus Project Manager	Ongoing until completion and implementation of the referenced plan	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<ul style="list-style-type: none"> • Operation/routine service schedule (annual inspection of facilities shall occur at a minimum); • Maintenance frequency; • Specific maintenance activities (including maintenance of stormwater conveyance stamps); and • Copies of resource agency permits. 				
HWQ-6	During Project design, CSU/SDSU, or its designee shall design the Project to ensure no net increase of surface runoff would result once the Project is operational. Project design features shall include directing drainage from rooftops, impervious parking lots, sidewalks, and walkways to adjacent landscaping, if feasible, in order to filter and infiltrate stormwater runoff.	Design; Construction; Operation	Campus Project Manager	Ongoing during design and operation	Not Completed
3.8 NOISE					
NOI-1	<p>During construction of the Plaza Linda Verde project, CSU/SDSU, or its designee, shall comply with the City of San Diego's noise ordinance criteria relative to construction activities. Therefore, construction-related activities shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday; construction is prohibited on Sunday and legal holidays. In order to minimize construction-related noise and ensure that the 12-hour average sound level does not exceed 75 dB at any residence, CSU/SDSU, or its designee, shall:</p> <ul style="list-style-type: none"> • Locate noisy equipment as far as possible from the Project site boundaries and occupants of buildings. • Install stationary equipment in enclosures. • Equip all construction equipment, fixed or mobile, with properly operating and maintained muffler exhaust systems. 	Construction	Campus Construction Manager	Ongoing during construction	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<ul style="list-style-type: none"> Locate stockpile and vehicle staging areas as far as practical from residences and occupants of buildings. Use quieter (i.e., typically smaller) pieces of equipment while working immediately adjacent to the existing residences located west of proposed Buildings 1, 6 and 7 and the on-campus housing adjacent to proposed Buildings 4 and 5. 				
NOI-2	Prior to construction of Buildings 1, 2, 4, 5 and 7, CSU/SDSU, or its designee, shall conduct an interior noise study to ensure that following construction the interior noise level is mitigated to 45 dB CNEL or less. The noise study may suggest implementation of various noise abatement strategies, such as sound-rated windows and air-conditioning or mechanical ventilation.	Design; Pre-construction	Campus Project Manager; Project Architect	Ongoing until completion of the referenced study and implementation of any abatement strategies	Not Completed
NOI-3	During the planning and design phase, CSU/SDSU, or its designee, shall prepare mechanical equipment plans and evaluate those 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 mechanical equipment plans may identify 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.	Planning; Design	Campus Project Manager; Campus Construction Manager	Ongoing until completion and implementation of the referenced plans	Not Completed
3.9 ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES					
ARCH-1	Subsequent to demolition and removal of existing structures and pavement from the Project site, CSU/SDSU, or its designee, shall retain a qualified archaeologist (i.e., one listed on the Register of Professional Archaeologists) to complete an archaeological survey of ground surfaces within the Project area. In the event the survey identifies potentially intact concentrations of prehistoric archaeological materials, focused data recovery archaeological	Post-demolition	Campus Project Manager; Campus Construction Manager	Ongoing until completion of the referenced survey and any necessary data recovery excavations	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>excavations shall be undertaken prior to the commencement of construction in the area of concern. A qualified Native American representative shall be retained to observe all focused data recovery excavations, if any. The focused excavations shall characterize: horizontal and vertical dimensions; chronological placement; site function; artifact/ecofact density and variability; presence/absence of subsurface features; research potential extent; and, the integrity of the resources.</p> <p>If the archaeological site is determined to be a historical resource within the meaning of CEQA Guidelines section 15064.5(a), the archaeologist shall comply with CEQA Guidelines section 15126.4(b)(3)(A), which notes that preservation in place where feasible is the preferred mitigation approach, or, alternatively, CEQA Guidelines section 15126.4(b)(3)(C), which requires preparation and adoption of a data recovery plan, as well as the submittal of all plans and studies to the California Historical Resources Regional Information Center. Alternatively, if the archaeological site qualifies as a unique archaeological resource (see CEQA Guidelines section 15064.5(c)(3)), the archaeologist shall treat the site in accordance with the provisions of Public Resources Code section 21083.2.</p> <p>All excavations and excavation and monitoring reports shall be completed consistent with California Office of Historic Preservation's Archaeological Resource Management Reports: Recommended Contents and Format. The archaeological excavation and monitoring reports shall include all appropriate graphics, describing the results, analysis, and conclusions of the monitoring and excavation. All original maps, field notes, non-burial related artifacts, catalog information and final reports shall be curated at a qualified institution within San Diego County that complies with the State Historic Resource Commission's 1993 Guidelines for the curation of archaeological collections, as applicable. Grading activities may</p>				

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	continue on other parts of the building site while mitigation is implemented.				
PAL-1	<p>Prior to commencement of Project construction, CSU/SDSU, or its designee, shall retain a qualified paleontologist. The qualified paleontologist shall coordinate with the grading and excavation contractors, act 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 resource sensitivity in order to inspect such cuts for contained fossils.</p> <p>In the event that the monitoring results in the discovery of potentially unique paleontological resources within the meaning of 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 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 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>Recovered fossils, along with copies of pertinent field notes, photographs, and maps, shall be deposited in an accredited paleontological collection repository. A final summary report that discusses the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils also shall be prepared in a manner that is consistent with Society of Vertebrate Paleontology</p>	Pre-construction	Campus Project Manager; Campus Construction Manager	Ongoing until preparation and implementation of referenced plan	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	guidelines.				
NA-1	<p>If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98, shall be taken (Cal. Code Regs., tit. 14, §15064.5(e)(1)):</p> <ol style="list-style-type: none"> 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: <ol style="list-style-type: none"> a. The San Diego County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American: <ol style="list-style-type: none"> (i) The Coroner shall contact the Native American Heritage Commission within 24 hours. (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and (iii) The most likely descendent may make recommendations to CSU/SDSU for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, CSU/SDSU, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the 	Construction	Campus Construction Manager	Ongoing during construction	Not Completed

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	<p>property in a location not subject to further subsurface disturbance (Cal. Code Regs., tit. 14, §15064.5(e)(2)):</p> <p>a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission.</p> <p>b. The descendant identified fails to make a recommendation; or</p> <p>c. CSU/SDSU, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to CSU/SDSU.</p>				
3.10 POPULATION AND HOUSING					
PH-1	<p>Following approval of the Proposed Project, CSU/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 next update to the 2030 Regional Growth Forecast:</p> <p>The Plaza Linda Verde Project would add 390 housing units (1,632 beds) to the existing SDSU housing inventory, thereby resulting in a net increase of 360 housing units (1,525 beds). (Thirty existing housing units currently existing on the Project site would be reconstructed under the Proposed Project.)</p> <p>The Plaza Linda Verde Project would add approximately 90,000 gross square feet of retail space in varying sizes that would be available for commercial retail lease, thereby resulting in a net increase of 45,800 gross square feet of commercial space. (44,200 gross square feet of commercial space currently existing on the Project site would be reconstructed under the Proposed Project.)</p>	Post-Project Approval	Campus Project Manager	Ongoing until the referenced information is submitted	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
3.11 PUBLIC UTILITIES AND SERVICE SYSTEMS					
PSF-1	Prior to occupancy of the Plaza Linda Verde Project, CSU/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 Project.	Pre-occupancy	Campus Project Manager	Ongoing until the referenced fees are paid	Not Completed
PSF-2	Prior to occupancy of the Plaza Linda Verde Project, CSU/SDSU shall pay applicable City of San Diego sewer 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 Project.	Pre-occupancy	Campus Project Manager	Ongoing until the referenced fees are paid	Not Completed
PSF-3	During construction of the Plaza Linda Verde Project, CSU/SDSU, or its designee, shall dispose of all recyclable demolition waste products at a construction waste recycling facility. Following occupation of the Proposed Project, CSU/SDSU, or its designee, shall maintain an active recycling program to reduce solid waste generated by the project.	Construction; Operation	Campus Project Manager; Campus Construction Manager	Ongoing during construction and operation	Not Completed
PSF-4	During final planning and design of each building to be constructed as part of the Plaza Linda Verde project, CSU/SDSU shall prepare a site-specific sewer study to determine the on-site wastewater improvements necessary to support the intensification of land use consistent with applicable California Building Code standards; and such improvements shall be incorporated into the final design plans.	Planning and design of each building	Campus Project Manager; Campus Construction Manager	Planning and design of each building	Not Completed

3.12 TRANSPORTATION/CIRCULATION AND PARKING

Under the California Supreme Court's decision in *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341 ("*City of Marina*"), SDSU, through CSU, is to make a request to the state Legislature for SDSU's fair-share mitigation cost towards those physical improvements to off-campus roads and intersections under the control of the City of San Diego. In that regard, SDSU/CSU will request a total of \$124,757 in capital funding from the Governor and the Legislature for the Plaza Linda Verde project's fair-share cost towards off-site traffic mitigation measures within the jurisdiction of the City of San Diego that are attributable to the student housing component of the Project. If appropriated, payment would be made to the City as specified in Mitigation Measures TCP-1 through TCP-8, as set forth below. In addition, SDSU/CSU will support the California Department of Transportation (Caltrans) in its efforts to obtain \$4,561 in

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
<p>capital funding from the Governor and Legislature for the fair-share cost towards off-site traffic mitigation measures within the jurisdiction of Caltrans attributable to the student housing component.</p> <p>As to the traffic mitigation attributable to the 90,000 gross square feet that would be constructed and leased for commercial/retail uses, it is appropriate in this instance, and consistent with existing law, for the commercial retailers, and not the taxpayers, to contribute to the cost of environmental infrastructure mitigation improvements to support their portion of the Project. As SDSU/CSU intends to collect those contributions from the commercial retailers through the payment of future rents, under these unique circumstances, SDSU/CSU will advance to the City of San Diego, on behalf of those commercial retailers, the total sum of \$547,772, and to Caltrans the sum of \$9,356 for the fair-share of the mitigation cost attributable to the retail component of the Proposed Project, as specified below in Mitigation Measures TCP-1 through TCP-8 and TCP-11, and provided that the City's and Caltrans' respective share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. (Attached to this MMRP as Attachment B are EIR Tables 3.12-22, Near-Term Mitigation Fair Share Contributions, and Table 3.12-23, Long-Term Mitigation Fair Share Contributions, which depict the project's fair-share percentage for each mitigation improvement. Attached as Attachment C is Final EIR Table 3.12-23A, Traffic Mitigation Costs and Fair-Share Amount Apportioned Based on Type Use, which depicts the project's fair-share for the mitigation improvements in dollar amounts.)</p>					
<p>TCP-1</p>	<p>Impact B-1: College Avenue/ Canyon Crest Drive.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (3.53%) to re-stripe College Avenue in order to provide an additional (third) northbound through lane from 500 feet south of the Canyon Crest Drive intersection north to the Canyon Crest Drive intersection, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (2.18%) to re-stripe College Avenue in order in order to provide an additional (third) northbound through lane from 500 feet south of the Canyon Crest Drive intersection north to the Canyon Crest Drive intersection, provided that: (a) the City's share of the mitigation</p>	<p>As conditioned by the mitigation measure</p>	<p>Campus Project Manager</p>	<p>Ongoing during project development and operation</p>	<p>Not Completed</p>

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.				
TCP-2	<p>Impact B-2: College Avenue/ Zura Way.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the retail component of the project (3.77%) to provide a traffic signal at the intersection of College Avenue/Zura Way, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the student housing component of the project (2.33%) to provide a traffic signal at the intersection of College Avenue/Zura Way, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.</p>	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed
TCP-3	<p>Impact B-3: College Avenue/ Montezuma Road.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the retail component of the project (3.21%) to widen the College Avenue/Montezuma Road intersection to provide an additional (second) left-turn lane on the southbound and westbound</p>	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>approaches to the intersection, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the student housing component of the project (1.80%) to widen the College Avenue/Montezuma Road intersection to provide an additional (second) left-turn lane on the southbound and westbound approaches to the intersection, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.</p>				
TCP-4	<p>Impact C-1: College Avenue: Canyon Crest Drive to Zura Way.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (29.49%) to re-stripe College Avenue to provide an additional (third) northbound through lane between I-8 and Zura Way, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (5.74%) to re-stripe College Avenue to provide an additional (third)</p>	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	northbound through lane between I-8 and Zura Way, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.				
TCP-5	<p>Impact C-2: Montezuma Road: 55th Street to College Avenue.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (6.77%) to install a raised median on Montezuma Road between 55th Street and College Avenue, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (0.91%) to install a raised median on Montezuma Road between 55th Street and College Avenue, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.</p>	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed
TCP-6	<p>Impact E-5: 55th Street/ Montezuma Road.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (2.00%) to</p>	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p>provide a right-turn overlap phase for the westbound approach at the 55th Street / Montezuma Road intersection, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (0.88%) to provide a right-turn overlap phase for the westbound approach at the 55th Street / Montezuma Road intersection, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.</p>				
TCP-7	<p>Impact B-4: Montezuma Road/ Campanile Drive.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (5.31%) to widen Campanile Drive to provide a 75-foot long dedicated right-turn lane on the northbound approach to the Montezuma Road/Campanile Drive intersection, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project</p>	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	(1.53%) to widen Campanile Drive to provide a 75-foot long dedicated right-turn lane on the northbound approach to the Montezuma Road/Campanile Drive intersection, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.				
TCP-8	<p>Impact F-2: College Avenue: Zura Way to Montezuma Road.</p> <p><i>Retail</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (2.14%) to: (i) widen the southbound approach of College Avenue to Montezuma Road to provide a second left turn lane (the extra lane would result in a 7-lane cross-section on College Avenue between Montezuma Road and Lindo Paseo); and (ii) provide a third northbound through lane on College Avenue between Lindo Paseo and Zura Way, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.</p> <p><i>Student Housing</i></p> <p>CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (0.40%) to: (i) widen the southbound approach of College Avenue to Montezuma Road to provide a second left turn lane (the extra lane would result in a 7-lane cross-section on College Avenue between Montezuma Road and Lindo Paseo); and (ii) provide a third northbound through lane on College Avenue between Lindo Paseo and Zura Way, provided that: (a) the City's share of the mitigation</p>	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.				
TCP-9	Prior to the commencement of construction activities, CSU/SDSU shall prepare a Traffic Control Plan ("TCP") to minimize the impacts to the surrounding roadways that may result during Project construction activities. The TCP shall include requirements that flagmen be utilized to assist in the direction of traffic when necessary, and that construction activities, including road closures and the movement of heavy equipment, occur during off-peak periods to the maximum extent feasible.	Pre-construction	Campus Project Manager	Ongoing until the referenced plan is prepared	Not Completed
TCP-10	College Avenue/Lindo Paseo Driveway Access Impacts. During design of the subterranean garage to be constructed below Buildings 4 and 5, CSU/SDSU shall take those steps necessary to ensure that the ultimate site plan, including any access control to the garage, is designed in a manner that ensures adequate throating and that appropriate entry-gate controls (if any) are designed to accommodate peak traffic volumes.	Design	Campus Project Manager; Project Architect; Project Engineer	Ongoing during design	Not Completed
TCP-11	Impact E-1: College Avenue/ I-8 Eastbound Ramps. <i>Retail</i> CSU/SDSU shall pay to Caltrans its fair-share of the costs attributable to the retail component of the project (2.77%) to re-stripe College Avenue in order to provide an additional (third) northbound through lane from the Canyon Crest Drive intersection north to the Interstate-8 eastbound on ramp, provided that Caltrans' share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment.	As conditioned by the mitigation measure	Campus Project Manager	Ongoing during project development and operation	Not Completed

Mitigation Measure No.	Mitigation Measures	Project Phase	Person Responsible	Frequency of Monitoring/ Reporting	Compliance
	<p><i>Student Housing</i></p> <p>CSU/SDSU shall support Caltrans in its efforts to obtain from the state Legislature the costs attributable to the student housing component of the project (1.35%) to re-stripe College Avenue in order to provide an additional (third) northbound through lane from the Canyon Crest Drive intersection north to the Interstate-8 eastbound on-ramp.</p>				

Attachment A: EIR Table 3.6-11

Attachment A: EIR Table 3.6-11

**Table 3.6-11
Suggested Project Design BMPs**

Proposed Project Component	LID BMPs	Source Control BMPs	Treatment Control BMPs
Building 1 (Mixed-Use Retail/Student Housing)	Flow-through planter with sub-surface drains	Loading dock facility should drain directly to the sanitary sewer.	Retention
Building 2 (Mixed-Use Retail/Student Housing)	Flow-through planter with sub-surface drains	Loading dock facility should drain directly to the sanitary sewer.	Retention
Building 3 (Parking/Retail)	Flow-through planter with sub-surface drains	Interior parking garage floor drains shall be plumbed to the sanitary sewer.	Hydrodynamic separator/ Vegetated buffer strip
Building 4 (Parking/Mixed-Use Retail/Student Housing)	Flow-through planter with sub-surface drains	Interior parking garage floor drains shall be plumbed to the sanitary sewer.	Retention/Hydrodynamic separator
Building 5 (Parking/Mixed-Use Retail/Student Housing)	Flow-through planter with sub-surface drains	Interior parking garage floor drains shall be plumbed to the sanitary sewer.	Retention/Hydrodynamic separator
Building 6 (Mixed-Use Retail/Student Housing)	Flow-through planters with sub-surface drains	Trash/recycling facility will be covered, graded, and paved to preclude run-on and runoff from the area.	Retention/Vegetated buffer strip
Building 7 (Student Housing)	Flow-through planters with sub-surface drains	Trash/recycling facility will be covered, graded, and paved to preclude run-on and runoff from the area.	Retention/Vegetated buffer strip
Campus Green	Self-retaining area	Attempt to drain rooftops, impervious parking lots, sidewalks, and walkways into adjacent landscaping.	Retention

NA = not applicable

NOTE: Additional source control BMPs are applicable and should be selected as final designs are developed.

Attachment B: EIR Tables 3.12-22 and 3.12-23

Attachment B: EIR Tables 3.12-22 and 3.12-23

**Table 3.12-22
Near-Term Mitigation Fair Share Contributions**

Mitigation Measure Number		Impacted Locations	Near Term Impacts Fair Share Percentage	
Near-Term	<i>Intersections:</i>		Retail	Student Housing
	B-1/TCP-1	3. College Avenue/ Canyon Crest Drive	3.53%	2.18%
	B-2/TCP-2	4. College Avenue/ Zura Way	3.77%	2.33%
	B-3/TCP-3	6. College Avenue / Montezuma Road	3.21%	1.80%
	B-4/TCP-7	10. Montezuma Road / Campanile Drive	5.31%	1.53%
	<i>Segments:</i>			
	C-1/TCP-4	College Avenue: Canyon Crest Drive to Zura Way	29.49%	5.74%
	C-2/TCP-5	Montezuma Road: 55 th Street to College Avenue	6.77%	0.91%

**Table 3.12-23
Long-Term Mitigation Fair Share Contributions**

Mitigation Measure Number		Impacted Locations	Year 2030 Impacts Fair Share Percentage	
Long-Term	<i>Intersections:</i>		Retail	Student Housing
	E-1/ TCP-1	2. College Avenue/ I-8 Eastbound Ramps	2.77%	1.35%
	E-2/ TCP-1	3. College Avenue/ Canyon Crest Drive	1.57%	0.95%

Attachment B: EIR Table 3.12-23 continued

<i>Long-Term</i>	E-3/ TCP-2	4. College Avenue/ Zura Way	2.16%	1.32%
	E-4/ TCP-3	6. College Avenue/ Montezuma Road	2.26%	1.27%
	E-5/ TCP-6	9. Montezuma Road/ 55 th Street	2.00%	0.88%
	E-6/ TCP-7	10. Montezuma Road/ Campanile Drive	2.05%	0.80%
	<i>Segments:</i>			
	F-1/ TCP-4	College Avenue: Canyon Crest Drive to Zura Way	1.74%	0.33%
	F-2/ TCP-8	College Avenue: Zura Way to Montezuma Road	2.14%	0.40%
	F-3/ TCP-5	Montezuma Road: 55 th Street to College Avenue	5.21%	0.72%

TABLE 3.12-23A
TRAFFIC MITIGATION COSTS AND FAIR-SHARE AMOUNT
APPORTIONED BASED ON TYPE USE

PLAZA LINDA VERDE TRAFFIC MITIGATION FAIR-SHARE					PROJECT FAIR-SHARE IMPACT PERCENTAGE APPORTIONED BASED ON TYPE USE		PRESENT (2010) TOTAL ESTIMATED IMPROVEMENT COST (per RBF Consulting ENR: 8566)	PRESENT (2010) PROJECT FAIR-SHARE AMOUNT APPORTIONED BASED ON TYPE USE (Present Dollars)		NEAR-TERM (2015) PROJECT FAIR-SHARE AMOUNT APPORTIONED BASED ON TYPE USE (Dollars Adjusted for Inflation to 2015 ENR: 10060 Multiplier: 1.17441046)		HORIZON YEAR (2030) PROJECT FAIR-SHARE AMOUNT APPORTIONED BASED ON TYPE USE (Dollars Adjusted for Inflation to 2030 ENR: 12799 Multiplier: 1.49416297)		PROJECT FAIR-SHARE AMOUNT TOTAL APPORTIONED BASED ON TYPE USE (Based on Mitigation 3.1)			
NO.	LLG TRAFFIC REPORT IMPACT AND MITIGATION NO.	IMPACTED INTERSECTION/ROAD SEGMENT	MITIGATION MEASURE DESCRIPTION	Retail	Student Housing	Retail		Student Housing	Retail	Student Housing	Retail	Student Housing	Retail	Student Housing	Retail	Student Housing	
INTERSECTIONS	1	E-1	College Avenue/ I-8 Eastbound Ramp	Re-stripe College Avenue between Canyon Crest Drive and the I-8 eastbound ramps to provide additional (3rd) northbound through lane.	2.77%	1.35%	(Included within Mitigation No. 7)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	2	B-1	E-2	College Avenue/ Canyon Crest Drive	Re-stripe College Avenue from 500 feet south of the Canyon Crest Drive Intersection to the I-8 eastbound ramps to provide additional (3rd) northbound through lane.	3.53%	2.18%	(Included within Mitigation No. 7)	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	3	B-2	E-3	College Avenue/ Zura Way	3.1 - Provide a traffic signal at the intersection of College Avenue and Zura Way. Or 3.2 - Provide an additional southbound left-turn lane at the College Avenue/Montezuma Road intersection.	3.77%	2.33%	\$396,700 ¹	\$14,956 ²	\$9,243	\$17,564 ³	\$10,855	N/A	N/A	\$17,564	\$10,855	
	4	B-3	E-4	College Avenue/ Montezuma Road	Widen the College Avenue/Montezuma Road intersection to provide an additional (2nd) left turn lane on the southbound and westbound approaches.	3.21%	1.80%	\$1,005,800	\$32,286	\$18,105	\$37,917	\$21,263	N/A	N/A	\$37,917	\$21,263	
	5	E-5	Montezuma Road/ 55th Street	Provide a right-turn overlap phase for the westbound right-turn lane at the 55th Street/Montezuma Road intersection.	2.00%	0.88%	\$32,200	\$644	\$283	N/A	N/A	\$962	\$423	\$962	\$423		
	6	B-4	E-6	Montezuma Road/ Campanile Drive	Widen Campanile Drive to provide a 75-foot long dedicated right-turn lane on the northbound approach at the Montezuma Road/Campanile Drive intersection.	5.31%	1.53%	\$282,700	\$15,011	\$4,325	\$17,629	\$5,079	N/A	N/A	\$17,629	\$5,079	
ROAD SEGMENTS	7	C-1	F-1	College Avenue: Canyon Crest to Zura Way	Re-stripe College Avenue to provide an additional (3rd) northbound through lane between I-8 eastbound ramps and Zura Way.	29.49%	5.74%	\$1,094,900	\$322,886 ⁴	\$62,847 ⁴	\$379,201	\$73,808	N/A	N/A	\$379,201	\$73,808	
	8	F-2	College Avenue: Zura Way to Montezuma Way	Widen College Avenue to provide an additional (3rd) northbound through lane on College Avenue between Zura Way and Montezuma Road [segment between Zura Way and Hardy Lane to be re-striped].	2.14%	0.40%	\$2,340,200	\$50,080	\$9,361	N/A	N/A	\$74,828	\$13,987	\$74,828	\$13,987		
	9	C-2	F-3	Montezuma Road: 55th Street to College Avenue	Provide a raised median on Montezuma Road between 55th Street and College Avenue.	6.77%	0.91%	\$365,100	\$24,717	\$3,323	\$29,027	\$3,903	N/A	N/A	\$29,027	\$3,903	
Notes:							\$5,517,603	\$460,580	\$107,487	\$481,338	\$114,908	\$75,790	\$14,410				
														SUB-TOTALS		\$557,128	\$129,318
														GRAND TOTAL		\$686,446	

Notes:

¹ Cost assumes providing a traffic signal at the intersection (MM 3.1). Providing an additional southbound left-turn lane instead (MM 3.2) would cost \$177,700.

² Mitigation No. 3.2 2010 fair-share amount is \$6,700 (R) + \$4,140 (SH).

³ Mitigation No. 3.2 2015 fair-share amount is \$7,867 (R) + \$4,863 (SH).

⁴ Amount to be apportioned between City of San Diego (Impacts B-1/E-2 and C-1/F-1) and Caltrans (Impact E-1) based upon affected right-of-way. Caltrans portion is \$9,356 (R) and \$4,561 (SH).

Attachment C: EIR Table 3.12-23A