

# **CHAPTER 7**

## **MITIGATION MONITORING AND REPORTING PROGRAM**

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### **7.1 STATUTORY REQUIREMENT**

When a Lead Agency makes findings on significant environmental effects identified in an EIR, the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code §21081.6(a) and CEQA Guidelines §15091(d) and §15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

### **7.2 ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM**

The Board of Trustees of the California State University (Board of Trustees) is the Lead Agency responsible for the adoption of the MMRP. The applicant, California Polytechnic State University San Luis Obispo, is responsible for implementation of the MMRP, in coordination with other identified entities. According to CEQA Guidelines §15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. The Board of Trustees delegate responsibility for verifying and documenting compliance with the MMRP to the local campus, in this case, California Polytechnic State University San Luis Obispo; specifically, the Facilities Planning and Capital Projects department, as coordinator of the project and its construction, will be responsible for compliance. However, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that the implementation of the measure occurs in accordance with the program.

### **7.3 MITIGATION MEASURES AND REPORTING PROGRAM**

Table 7-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Environmental Impact Analysis chapter of this EIR (refer to Chapter 4).

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Aesthetic Resources</i>				
AES/mm-1	<p>Prior to approval of the development plan, the University shall prepare a comprehensive Landscape Plan for review and approval by the CSU. The Landscape Plan shall be prepared by a licensed Landscape Architect. The landscaping plan shall include the following minimum specifications for portions of the project fronting Slack Street and Grand Avenue south of Building 2:</p> <ol style="list-style-type: none"> <li>Trees will be planted from a minimum 48-inch box size.</li> <li>Trees and shrubs shall be planted along the southern and western perimeters of the project for the purpose of screening the new structures from off campus viewing locations to the south and west. Planting shall provide visual screening of <del>at least 50-80</del> percent of the project at maturity as seen from public viewpoints on Slack Street and shall occur as soon as practical in coordination with the grading and construction plans and schedule.</li> <li>The final site plan will <del>consider</del> <u>use</u> hardscape, fencing, and other features to reduce the impression of a continuous building surface.</li> </ol> <p>The Landscape Plan, as it relates to the plaza and surface parking areas at the northern portion of the project site, shall include the following in conjunction with other view-preserving measures determined by the Landscape Architect:</p> <ol style="list-style-type: none"> <li>The minimum number of trees shall be planted which meet the aesthetic and climatological need of the site.</li> <li>Trees shall be clustered, leaving substantial open areas to allow views and sightlines from Grand Avenue to the Morros.</li> </ol>	Document through plan check	Prior to final plan approval	Cal Poly
<u>AES/mm-2</u>	<u>The final site plan shall be amended to specify three stories in Building 4 (the building fronting Slack Street).</u>	<u>Document through plan check</u>	<u>Prior to final plan approval</u>	<u>Cal Poly</u>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
AES/mm- <del>32</del>	As soon as practical after commencement of construction, the University shall install fencing and/or landscape screening along the Slack Street frontage of the site to screen construction activities from view. Staging areas will be located generally away from Slack Street, and the southern end of the project site shall be planted as soon as practical.	Document through plan check and site visit	Prior to final plan approval and ongoing	Cal Poly
AES/mm- <del>43</del>	<p>Prior to approval of the development plan, the <del>applicant</del> <u>University</u> shall submit a comprehensive lighting plan for review and approval by the <del>State Architect</del> <u>CSU</u>. The Lighting Plan shall be prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America (IESNA) using guidance and best practices endorsed by the International Dark Sky Association. The lighting plan shall address all aspects of the lighting, including but not limited to all buildings, infrastructure, surface parking lots, parking garage decks, portals and driveways, paths, recreation areas, safety, and signage. The lighting plan shall include the following in conjunction with other measures as determined by the illumination engineer:</p> <ol style="list-style-type: none"> <li>The point source of all exterior lighting shall be shielded from off-site views;</li> <li>Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields;</li> <li><del>I</del>llumination from exterior lights shall be the lowest level allowed by public safety standards;</li> <li>Exterior lighting shall be designed to minimize illumination onto exterior walls; and,</li> <li>Any signage visible from off-site shall not be internally illuminated.</li> <li><u>The use of reflective materials on the exterior of all structures shall be minimized.</u></li> </ol>	Document through plan check	Prior to final plan approval	Cal Poly

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<b>Air Quality</b>				
AQ/mm-1	<p>Prior to start of construction, <del>verify through written documentation submitted to the SLOAPCD that the following standards are met:</del> the University and its contractors shall submit a complete schedule to the APCD, including projected timing and duration of architectural coating application. The University and its contractors shall also update information regarding size of buildings, including the parking structure. Prior to the start of the application period, the University and its contractors shall provide a refined schedule to the APCD which specifically addresses application of architectural coating; the University and its contractors will extend or vary application schedules to the extent feasible. In addition, the University and its contractor shall ensure that:</p> <ol style="list-style-type: none"> <li>All construction equipment is equipped with Tier 3 or better engines, to the maximum extent feasible.</li> <li>Architectural Coatings specified meet VOC limits, including 50 g/L for Residential Interiors and Exteriors and 100 g/L for Non-residential Interiors and Exteriors.</li> <li><del>The schedule for Architectural Coatings application will be extended, limiting the daily coating activity.</del></li> </ol>	Document in writing to APCD	Prior to start of construction	Cal Poly
AQ/mm-2	<p>In order to minimize DPM impacts to sensitive receptors proximate to the project site, the following mitigation is proposed in conjunction with measures included in the project, and AQ/mm-1.</p> <ol style="list-style-type: none"> <li>Staging and queuing areas shall be located as distant as possible from sensitive receptors.</li> <li><del>Diesel idling greater than 5 minutes is not</del> No idling is permitted.</li> <li>Signs specifying the <u>no idling</u> limitations shall be installed on-site for the duration of construction.</li> </ol>	Include in project specifications and denote on plans where needed; verify compliance in field through inspection	Prior to final specification and plan approval; field check during construction	Cal Poly
AQ/mm-3	<p>In order to minimize potential effects associated with construction dust, the following mitigation is proposed in conjunction with measures included in the Master Plan EIR and built into the project description:</p>	Include in project specifications and denote on plans where needed; verify	Prior to final specification and plan approval; field check during construction	Cal Poly

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> <li>a. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.</li> <li>b. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.</li> </ul>	compliance in field through inspection		
AQ/mm-4	If previously undocumented pipe is encountered during excavation, a preliminary evaluation of the pipe composition will be performed. If transite pipe is suspected, a qualified handler will be retained to oversee preparation, removal, and disposal of the material in accordance with existing regulations.	Document compliance if condition encountered	As needed	Cal Poly
AQ/mm-5	Demolition of existing infrastructure shall be conducted in compliance with applicable regulatory requirements, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40 CFR 61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to, notification to the APCD, an asbestos survey conducted by a Certified Asbestos Inspector, and applicable removal and disposal requirements of identified asbestos containing materials.	Document compliance if condition encountered	As needed	Cal Poly
<u>AQ/mm-5a</u>	<u>Prior to commencement of construction, the University shall file an exemption request for absence of Naturally Occurring Asbestos.</u>	<u>Submit exemption request</u>	<u>Prior to construction</u>	<u>Cal Poly</u>
<u>AQ/mm-5b</u>	<u>Provide EV charging stations in the parking lot or structure.</u>	<u>Verify through plan check</u>	<u>Prior to final plan approval</u>	<u>Cal Poly</u>
AQ/mm-6	Prior to final design a qualified consultant shall review the proposed parking structure design, including the ancillary buildings and determine that the natural or mechanical ventilation systems are designed so as to minimize exposure to vehicle generated air pollution and prevent the buildup of emissions in the area around the ancillary building	Verify through plan check	Prior to final plan approval	Cal Poly

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<b>Biological Resources</b>				
BR/mm-1	Prior to commencement of construction or tree removal, if such activities are scheduled to begin during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree nesting birds or bats. If no nesting activities are detected within the proposed work area, construction activities may proceed and no further mitigation is required. If nesting activity on site is confirmed during pre-construction nesting surveys, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. To the extent feasible, tree removal shall be scheduled outside of typical nesting seasons to prevent impacts.	Document compliance	As needed	Cal Poly
<b>Cultural Resources</b>				
CR/mm-1	If soil excavation associated with grading activities requires disturbance of bedrock formations, a qualified paleontologist will be retained to monitor construction activities in those areas. Should any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) be encountered during work on the site, all activities in the immediate vicinity of the find shall cease until the qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved.	Document compliance	As needed	Cal Poly
<b>Geology and Soils</b>				
GS/mm-1	Prior to final plan approval, Cal Poly shall incorporate into the project design and implement all recommendations identified in the Soils Engineering Report (Earth Systems Pacific 2013), including any subsequent revisions or modifications, and/or all recommendations included in the final geotechnical report	Verify through plan check	Prior to final plan approval	Cal Poly

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	prepared for the project. All recommendations shall be shown on final plans and/or included as project specifications.			
GS/mm-2	Prior to final plan approval, plans shall demonstrate implementation of standard construction-related erosion control measures that identify how disturbed soils will be stabilized to prevent wind and water erosion during construction and immediately following construction until revegetation activities are initiated, including, i.e., through the use of temporary soil stabilizers, timing of construction activities to avoid the rainy season (if feasible), use of water for dust control, appropriate siting or hydro-seeding of stockpiles, limits on the amount and length of time material can be stockpiled onsite prior to removal and disposal or reuse elsewhere on campus, and implementation of all measures identified in the all BMPs identified in the RWQCB-approved SWPPP. All erosion control measures shall be listed on final grading plans and proper implementation shall be confirmed by the environmental compliance monitor throughout project construction.	Verify through plan check	Prior to final plan approval	Cal Poly
<b>Noise</b>				
N/mm-1	The University shall not allow use of areas south of the Great Lawn for amplified outdoor events after 10:00 p.m.	Document compliance	Prior to occupancy	Cal Poly
<b>Traffic and Circulation</b>				
TC/mm-1	<u>CSU/Cal Poly shall pay to the City of San Luis Obispo its fair-share of the identified infrastructure improvement costs to construct the following improvements located within the City's jurisdiction, provided that: (a) the state Legislature appropriates the funds for the improvements as requested by CSU in the state budget process, (b) a capital improvement plan or similar plan has been adopted to ensure implementation of the improvements, and (c) the City's (or other agency's) share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment:</u> <ul style="list-style-type: none"> <li>• <u>Foothill &amp; Santa Rosa: Intersection widening as</u></li> </ul>	<u>Document request</u>	<u>Prior to occupancy</u>	<u>Cal Poly</u>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
TC/mm-24	<p><u>identified in the Highway 1 Major Investment Study (Fair Share Percentage: Existing + project (1.9%) and cumulative (1.6%)).</u></p> <ul style="list-style-type: none"> <li>• <u>California &amp; Taft: Signalization or roundabout control upgrade (Fair Share Percentage: Existing + project (2.6%) and cumulative (2.0%)).</u></li> <li>• <u>US 101 &amp; California: Modification of painted median / two-way left turn lane to accommodate a two stage left turn. (Fair Share Percentage: Existing + project (2.5%)); and signalization or roundabout control upgrade (Fair Share Percentage: Cumulative 1.8%).</u></li> <li>• <u>Walnut Street and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.4 percent cost of the improvements using the existing plus project condition. Physical improvements for this intersection have not been identified to the university at this time.</u></li> <li>• <u>Highland Drive and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.3 percent cost of the improvements using the existing plus project condition. Physical improvements for this intersection have not been identified to the university at this time.</u></li> </ul> <p><u>As to those improvements identified above that are located within the jurisdiction of Caltrans, CSU will support Caltrans in its efforts to obtain the appropriate funding through the state budget process, and will look to the City of San Luis Obispo to join in that support.</u></p> <p>Prior to final plan approval, Cal Poly shall develop and incorporate into project design plans a pedestrian and cyclist management plan. As project specifications, the plan should include the following improvements. All improvements shall be designed in consultation with a qualified traffic engineer and shall meet or exceed applicable standards for the development of similar structures.</p> <ol style="list-style-type: none"> <li>a. Sidewalks shall be provided around the frontage of the</li> </ol>	Document inclusion in project specifications	Prior to final plan approval	Cal Poly

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>project site, including along Pacheco Way and along the north side of Slack Street.</p> <p>b. Marked crosswalks shall be provided to transition pedestrians from the existing off-site sidewalk network to the on-site pedestrian facility network. The location of crosswalks should be determined in consultation with a qualified traffic engineer and shall be sited to sufficiently deter pedestrians from leaving separated pedestrian facilities and entering surrounding roadways to access adjacent areas.</p> <p>c. Appropriate pedestrian-scale lighting shall be provided along Slack Street.</p> <p>d. Forecasted heavily traveled pedestrian areas, such as the Pacheco Way pedestrian crossing that provides access to the campus core, shall be identified. The need to implement feasible measures to improve visibility of the facilities and promote comfortable walking and bicycling access to other areas of the campus shall be discussed. Recommendations shall be made by a qualified traffic engineer as to the need for such improvements, which could include enhanced bulbouts, raised crossings, lighting, or similar features. Planning will be coordinated with City and San Luis Coastal Unified School District efforts to improve circulation and safety in the area.</p>			
<b>Utilities</b>				
UTIL/mm-1	The University will continue to monitor wastewater volumes and purchase additional shares in the treatment plant prior to exceedance of current agreement limits.	Continue ongoing documentation of wastewater	Ongoing	Cal Poly

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