MITIGATION MONITORING AND REPORTING PROGRAM

STATUTORY REQUIREMENT

When a Lead Agency makes findings on significant environmental effects, 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 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.

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.

MITIGATION MEASURES AND REPORTING PROGRAM

The MMRP table 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 Initial Study/Mitigated Negative Declaration for the Vista Grande and Culinary Support Center project.

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Mitigation Monitoring and Reporting Program

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		Aesthetics			
MM AES-1	Vista Grande Culinary Support Center	Lighting and Glare – All exterior lighting shall be hooded. No unobstructed beam of light shall be directed toward sensitive uses. The use of reflective materials in all structures shall be minimized (e.g., metal roofing, expanses of reflective glass on west-facing walls).	Document through plan check and field inspection	Prior to approval of construction plans; periodic inspections	Cal Poly
AS-1	Vista Grande	Prior to approval of final plans, project design shall include shading structures or devices on the western facing walls to effectively block sunlight from hitting the window/glass panels and creating glare	Document through plan check and field inspection	Prior to approval of construction plans; field check during construction	Cal Poly
		Air Quality			
MM AIR-1	Vista Grande Culinary Support Center	**Dust Control** a. Employ measures to avoid the creation of dust and air pollution. b. Unpaved areas shall be wetted down, to eliminate dust formation, a minimum of twice a day to reduce particulate matter. When wind velocity exceeds 15 mph, site shall be watered down more frequently. c. Store all volatile liquids, including fuels or solvents in closed containers. d. No open burning of debris, lumber or other scrap will be permitted. e. Properly maintain equipment to reduce gaseous pollutant emissions. f. Exposed areas, new driveways and sidewalks shall be seeded, treated with soil binders, or paved as soon as possible. g. Cover stockpiles of soil, sand and other loose materials. h. Cover trucks hauling soil, debris, sand or other loose materials.	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

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		i. Sweep project area streets at least once daily. j. Appoint a dust control monitor to oversee and implement all measures listed in this Article. k. The Contractor shall maintain continuous control of dust resulting from construction operations. Particular care must be paid to door openings to prevent construction dust and debris from entering the adjacent areas. l. When wind conditions create considerable dust, such that a nuisance would generate complaints, the Contractor shall either suspend grading operations, and/or water the exposed areas. m. Water down the project site, access routes, and lay down areas whenever generate dust becomes a nuisance. n. The campus reserves the right to request watering of the site whenever dust complaints are received. o. It shall be the university's sole discretion as to what constitutes a nuisance. p. During construction, the amount of disturbed area shall be minimized. q. On-site vehicle speeds should be reduced to 15 miles per hour or less. r. Exposed ground areas that are left exposed after project completion should be sown with a fast-germinating native grass seed and watered until vegetation is established. s. After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to minimize dust generation until the area is paved or otherwise developed so that dust generation will be minimized. t. All roadways, driveways, and sidewalks associated with construction activities should be paved as soon as possible. In addition, building and other pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.			

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
MM AIR-2	Vista Grande Culinary Support Center	**Equipment Emission Control** a. The project shall require that all fossil-fueled equipment shall be properly maintained and tuned according to manufacturer's specifications. b. The project proponent shall require that all off-road and portable diesel-powered equipment including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB certified diesel fuel. c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation. d. Use Caterpillar pre-chamber, diesel-fired engines (or equivalent low NOx engine design) in heavy equipment used to construct the project to further reduce NOx emissions. e. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation. f. Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance. g. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit. h. Electrify equipment when feasible. i. Substitute gasoline-powered in place of diesel-powered equipment, where feasible. j. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel. k. All on and off-road diesel equipment shall not idle for more than 5 minutes within 1,000 feet of sensitive	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

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		receptors. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling restrictions limit.			
AQ-1	Vista Grande Culinary Support Center	Prior to demolition or relocation of existing structures or pipes, the Construction Contractor shall comply with the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and 3) applicable removal and disposal requirements of identified ACM.	Document compliance if condition encountered	Prior to demolition	Cal Poly
AQ-2	Vista Grande Culinary Support Center	The presence or absence of naturally-occurring asbestos must be determined prior to start of soil disturbing activities. If Naturally Occurring Asbestos (NOA) is not present on-site, an exemption request will be filed with the SLOAPCD. If NOA is present on-site, the project will comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures.	Submit documentation and exemption request (if applicable); document compliance	Prior to construction	Cal Poly
AQ-3	Vista Grande Culinary Support Center	Prior to ground disturbance and construction, the Construction Contractor shall ensure a geologic evaluation is conducted to determine if the area disturbed is exempt from the Air Resources Board Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105). If the site is not exempt from the ATCM requirements, the Construction Contractor shall comply with all requirements outlined in the Asbestos ATCM, which may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the San Luis Obispo APCD.	Submit documentation; document compliance if condition is present	Prior to construction	Cal Poly
AQ-4	Vista Grande Culinary Support Center	Prior to ground disturbance and construction, the Construction Contractor shall obtain all required permits for the use of portable equipment, 50 horsepower or greater, from the San Luis Obispo APCD.	Obtain required permits	Prior to construction	Cal Poly
AQ-5	Vista Grande	Use diesel construction equipment meeting ARB's Tier 3	Include in	Prior to final	Cal Poly

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	Culinary Support Center	certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation.	project specifications and denote on plans where needed; verify compliance in field through inspection	specification and plan approval; field check during construction	
AQ-6	Vista Grande Culinary Support Center	Prior to operation, truck hauling routes shall be evaluated and selected to minimize impacts to residential areas and schools.	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-7	Vista Grande Culinary Support Center	Prior to operation of the project, Cal Poly shall obtain all required operational permits from the San Luis Obispo APCD.	Obtain required permits	Prior to operation	Cal Poly
		Biological Resources			
BR-1	Vista Grande	Prior to commencement of any tree removal during the typical nesting bird season (February 1 to September 1), to avoid conflicts with nesting birds, a qualified biologist shall survey the impact zone, including the trees proposed for removal. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys may include recommendations for variable buffer zones, as needed, around individual nests.	Document compliance	Prior to tree removal	Cal Poly
		Cultural Resources			
CUL-1	Vista Grande Culinary Support Center	In the event archaeological resources are unearthed during project construction, all earth disturbing work within the	Document compliance	As needed	Cal Poly

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Chumash representative shall monitor any mitigation work associated with prehistoric cultural material.			
CUL-2	Vista Grande Culinary Support Center	If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC).	Document compliance	As needed	Cal Poly
		Geology and Soils			
MM GEO-1	Vista Grande	**Landslide.** Mitigation measures would need to be developed on the basis of site-specific study of the landslide. The general degree of required mitigation would depend on the findings, which could range from: 1) finding that the existing landslide is relatively stable and therefore no significant mitigation is needed; to 2) the existing landslide is marginally stable and will require extensive strengthening and/or subsurface drainage improvements to provide adequate factors of safety for design and construction. This EIR therefore recommends that such a study be performed to estimate the factor of safety of the existing landslide for existing static and earthquake loading conditions, and to evaluate what impact the proposed site improvements could have on the stability of the landslide. The study will specify mitigation measures for any site improvements that are needed.	Include project-specific mitigation measures 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
GS-1	Vista Grande	Prior to final approval of grading and construction plans, all applicable plans shall incorporate the recommendations identified in the Geotechnical Engineering Study prepared by Earth Systems Pacific, dated February 9, 2015. Such recommendations include, but are not limited to:	Include project-specific mitigation measures in project	Prior to final specification and plan approval; field check during	Cal Poly

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		a. Irrigated landscaping, flatwork, or other features that will keep the soils at relatively uniform, year-round moisture will be installed for a zone of at least 5 feet around the perimeters of the proposed building. b. Site preparation and grading standards, including construction of a sub-drain along the northeast side of the over-excavated area. Retaining wall sections shall be constructed with foundations bearing in recompacted soil or bedrock, but not in a combination of these. Underlying fill material shall be non-expansive. c. Recommendations specific to utility trenches, foundations, interior slabs-on-grade and exterior pedestrian flatwork, construction of retaining walls, and management of stormwater drainage and irrigation/planter box drainage.	specifications and denote on plans where needed; verify compliance in field through inspection	construction	
GS-2	Culinary Support Center	Prior to final approval of grading and construction plans, all applicable plans shall incorporate the recommendations identified in the Geotechnical Engineering Study prepared by Earth Systems Pacific, dated July 31, 2015. Such recommendations include, but are not limited to: a. Site preparation and grading standards, including specific recommendations related to the building area, pavement areas, retaining wall areas, and grading areas. b. Recommendations specific to utility trenches, foundations, interior slabs-on-grade and exterior pedestrian flatwork, construction of retaining walls, asphalt concrete and Portland cement concrete pavement construction, and management of stormwater drainage irrigation/planter box drainage.	Include project-specific mitigation measures 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
		Noise			
MM N-1	Vista Grande	**Cal Poly Standard Requirements** A. The requirements of the Article are in addition to those of Article 4.02 of the Contract General Conditions. B. Maximum noise levels within 1,000 feet of any classroom, laboratory, residence, business, adjacent	Include in project specifications and denote on plans where	Prior to final specification and plan approval; field check during	Cal Poly

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		buildings, or other populated area; noise levels for trenchers, pavers, graders and trucks shall not exceed 90 dBA at 50 feet as measured under the noisiest operating conditions. For all other equipment, noise levels shall not exceed 85 dBA at 50 feet. C. Equipment: equip jackhammers with exhaust mufflers and steel muffling sleeves. Air compressors should be of a quiet type such as a "whisperized" compressor. Compressor hoods shall be closed while equipment is in operation. Use electrically powered rather than gasoline or diesel powered forklifts. Provide portable noise barriers around jack hammering, and barriers constructed of 3/4-inch plywood lined with 1-inch thick fiberglass on the work side. D. Operations: keep noisy equipment as far as possible from noise-sensitive site boundaries. Machines should not be left idling. Use electric power in lieu of internal combustion engine power wherever possible. Maintain equipment properly to reduce noise from excessive vibration, faulty mufflers, or other sources. All engines shall have properly functioning mufflers. E. Scheduling: schedule noisy operations so as to minimize their duration at any given location, and to minimize disruption to the adjoining users. Notify the Trustees and the Architect in advance of performing work creating unusual noise and schedule such work at times mutually agreeable. F. Do not play radios, tape recorders, televisions, and other similar items at construction site. G. When work occurs in or near occupied buildings, the Contractor is cautioned to keep noise associated with any activities to a minimum. If excessively noisy operations that disrupt academic activities are anticipated, they must be scheduled after normal work hours. H. All work in the area of the residence halls will be restricted to 10:00 a.m. to 10:00 p.m., seven days per week, throughout the year. No work will be allowed in the residence hall areas during the finals week.	needed; verify compliance in field through inspection	construction	

Mitigation Measure	Project Component	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		University reserves the right to stop construction work, including but not limited to noisy work, during the following events: Spring and Winter Commencement, Open House, Finals Week, residence hall move-in, or at other times that may be identified by the University. University reserves the right to stop noisy work at any time when said work disrupts classes or other planned events. In addition to these standard measures, the following measures are recommended: • A haul route plan shall be prepared for review and approval by the University which designates hall routes as far as possible from sensitive receptors. • Stockpiling and vehicle staging areas shall be located as far as practical from occupied structures. • Whenever practical, the noisiest construction operations shall be scheduled to occur together in the construction program to avoid continuous periods of noise generation. Scheduling of noisier construction activities shall also take advantage of summer sessions and other times when classes are not in session. • Project construction activities that generate noise in excess of 60 dB at the project site boundary shall be limited to the hours of 7 a.m. to 6 p.m. **Pile Driver Use.** If possible, the use of pile drivers shall be minimized in construction. Alternative techniques that produce less noise, such as drilled or bored piles, shall be considered.			
		Transportation/Traffic			
MM TR-1	Vista Grande	**Circulation Plan.** Where vehicle and pedestrian routes and residential areas conflict with construction activities, a circulation plan will be developed, which will include warning signs and detours, as well as efforts to minimize noise in residential areas.	Document request	Prior to occupancy	Cal Poly

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