Mitigation Monitoring Program

2016 Campus Master Plan

California State University, San Bernardino

May 2017

EXHIBIT A
Environmental Mitigation Monitoring Program
2016 Campus Master Plan
California State University, San Bernardino

Section 1: Authority

This Environmental Mitigation Monitoring Program has been prepared pursuant to Section 21081.6 of the California Environmental Quality Act, known as CEQA (Public Resources Code Section 21000 et seq.), to provide for the monitoring of mitigation measures required of the California State University, San Bernardino 2016 Campus Master Plan project, as set forth in the Final Environmental Impact Report (EIR) prepared for the Project (State Clearinghouse No. 2016101025). This report will be kept on file in the office of the California State University, San Bernardino, Planning, Design and Construction, Management Building 102, 5500 University Parkway, San Bernardino, California 92407.

Section 2: Monitoring Schedule

The California State University, San Bernardino will be responsible for ensuring compliance with mitigation monitoring applicable to implementation of the Project. Staff will prepare or cause to be prepared reports identifying compliance with mitigation measures, as appropriate. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be carried out by the California State University, San Bernardino.

Section 3: Changes to Mitigation Measures

Any substantive change in the monitoring and reporting program made by the Lead Agency will be reported in writing. Modifications to the mitigation measures may be made by the Lead Agency subject to one of the following findings, documented by evidence included in the record:

a. The mitigation measure included in the Final EIR and the Mitigation Monitoring Program is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

b. The modified or substitute mitigation measure to be included in the Mitigation Monitoring Program provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the Mitigation Monitoring Program; and

The modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the Board of Trustees and other responsible hearing bodies in their decision on the Final EIR and the proposed project; and

The modified or substitute mitigation measures are feasible, and the Lead Agency, through measures included in the Mitigation Monitoring Program or other Lead Agency procedures, can assure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures will be maintained in the project file with the Mitigation Monitoring Program and will be made available to the public upon request.

Section 5: Mitigation Monitoring Matrix

The mitigation monitoring matrix identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible monitoring parties.

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
Biological Resources Prior to development or construction the future soccer field improvements in the north campus area and the Discovery Park facilities in the west campus area, the following steps will be taken: 1. ***Work Area Boundaries:*** Prior to the start of construction a qualified biologist will mark the boundaries of environmentally sensitive exclusion zones and sensitive habitat features (e.g., chaparral areas adjacent to work areas) that are to be avoided before and during construction with highly visible flagging or fencing to prevent impacts to these areas. The qualified biologist will also inform construction personnel of the applicable work boundaries, communicating that construction personnel conduct work activities outside of the defined avoidance area.	Prior to construction	CSU San Bernardino
2. ***Nesting Bird Surveys and Avoidance:*** If construction is scheduled to commence during the non-nesting season (September 1 to January 31), no preconstruction surveys or additional measures with regard to nesting birds and other raptors are required. To avoid impacts to native nesting birds in the project area, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat within the project site for project activities that are initiated during the breeding season (February 1 to August 31). The survey for special-status raptors shall focus on potential nest sites (e.g., trees and shrubs) on-site and within a 500-foot buffer around the site. Surveys shall be conducted no more than 14 days prior to construction activities. Surveys need not be conducted for the entire project site at one time; they may be phased so that surveys occur shortly before a portion of the site is disturbed. The surveying biologist must be qualified to determine the status and stage of nesting by migratory birds and all locally breeding raptor species without causing intrusive disturbance. Active nests of native bird species will be avoided and monitored, and the qualified biologists will have authority to stop work should it be determined that a nest is being impacted by project activity. If active nests of other native birds or common raptors are found, a	Prior to and during construction	CSU San Bernardino

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
suitable buffer (e.g., 200-300 feet for common raptors; 50 to 100 feet for passerines; depending on species) shall be established around active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest). Encroachment into the buffer may occur only at the discretion and/supervision of a qualified biologist.		
Historic Resources 1. John M. Pfau Library: 1.1 The south (front) façade will remain free of new construction so that it maintains its prominence on the main quadrangle, particularly given the importance of the view of the building as one approaches the campus from University Parkway.	During design and construction	CSU San Bernardino
1.2 The north (rear) façade, which mirrors that of the south façade, will also remain free of new construction so that it maintains its visibility from the northern parts of campus.	During design and construction	CSU San Bernardino
1.3 The addition will be equal to or lower than the original building in height or smaller in footprint in order to appear subordinate to the original building.	During design and construction	CSU San Bernardino
1.4 The addition will be attached only to the rear (north) portion of the east façade, so that a connection between the main building and the addition can be made on each floor, but so that much of the bulk of the addition is pulled away from the east façade to leave a significant amount of the façade – at a minimum 50% of the façade - physically disengaged from the addition. The east façade is defined as the outermost east wall of the building, not including the corners that are stepped back.	During design and construction	CSU San Bernardino
1.5 The colonnade on the east façade's ground floor should remain open and passable where it is not attached to the addition. At the connection of the addition to the original building, the ground floor should be enclosed mainly in glass, similar to the north façade of the connection between the original building and the existing west addition.	During design and construction	CSU San Bernardino
1.6 The plaza to the west of the original building that is encompassed by the west wing addition (on the south side) should be maintained free of additional	During design and construction	CSU San Bernardino

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
construction and should not be filled in. The space functions to allow much of the west façade of the original building to remain visible.		
1.7 Respect the symmetrical massing of the original building (when viewed from the south) by maintaining a balance between the new addition and the existing west addition in their features and massing. A mirror symmetry is not expected.	During design	CSU San Bernardino
1.8 Refer to the National Park Service's Preservation Brief #14, New Exterior Additions to Historic Buildings; Preservation Concerns, for further guidance in the planning and design process for the addition.	During design	CSU San Bernardino
Archaeological Resources 2. The following avoidance and mitigation measures will be implemented to ensure that potential significant impact to the identified Devil Canyon Toll Road/Sawpit Creek Road site, or a previously unknown archaeological site, is avoided and minimized. 2.1 ***Survey of Undeveloped Areas Prior to Development.*** Prior to development or construction of new facilities in portions of the campus which have not previously been developed (particularly the northwestern and eastern portions of campus) archaeological pedestrian survey will be conducted to identify if potentially significant archaeological resources are present. Resources found to be not significant will not require mitigation. If a potentially significant site will be impacted by ground-disturbing activities, either the site should be avoided, or a Phase II investigation will be required to evaluate the site for eligibility for listing in the CRHR. After testing, it may be determined that data recovery will be needed.	Prior to and during construction	CSU San Bernardino and Contractor
2.2 ***Avoidance of Eligible or Potentially Eligible Archaeological Sites through Project Design.*** The preferred mitigation is avoidance of the site through project design. If direct impacts to an archaeological site, including, the Devil Canyon Toll Road/Sawpit Creek Road if it is determined that remnants of this road are present, by earth-moving activities cannot be avoided, a Phase II investigation will be necessary to determine significance in accordance with the following measure.	During design and construction	CSU San Bernardino and Contractor

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
2.3 ***Phase II (Evaluation) and Phase III (Data Recovery) Cultural Resources Investigations.*** Ground-disturbing impacts to Devil Canyon Toll Road/Sawpit Creek Road should be avoided to the extent feasible. If avoidance of this resource, or other previously unknown eligible or potentially eligible resource, is not feasible, CSUSB will ensure that potentially impacted archaeological site is assessed for significance, as defined by PRC Section 21083.2 or State CEQA Guidelines Section 15064.5(a), through implementation of Phase II investigations. Resources found to be not significant will not require mitigation. Should Phase II testing of Devil Canyon Toll Road/Sawpit Creek Road, or a previously unknown archaeological site, exhaust the data potential of the site, impact will be reduced to a less than significant level. Impacts to a site found to be significant under CRHR Criterion 4 will be mitigated through a Phase III data recovery program. For such a site, prior to any ground-disturbing activities, a detailed archaeological treatment plan will be prepared and implemented by a qualified archaeologist. Data recovery investigations will be conducted in accordance with the archaeological treatment plan to ensure collection of sufficient information to address archaeological and historical research questions, and results will be presented in a technical report (or reports) describing field methods, materials collected, and conclusions. Additional testing and/or data recovery phases may involve additional excavation and/or more detailed recordation of resources or more comprehensive archival research. Any cultural material collected as part of an assessment or data recovery effort will be curated at a qualified facility. Field notes and other pertinent materials will be curated along with the archaeological collection. If a resource is found to be significant under CRHR Criterion 1, 2, or 3, alternative mitigation measures will be developed by the qualified archaeologist, in consultation with the CSUSB.	Prior to and during design and construction	CSU San Bernardino and Contractor
2.4 ***Construction Monitoring for Archaeological Resources.*** Prior to and during construction, a qualified archaeological monitor will be retained to monitor ground-disturbing activities within portions of the campus that do not currently contain structures. These include areas that are currently paved, landscaped, or undeveloped. The duration and timing of the monitoring will be determined by the qualified archaeologist in consultation with CSUSB. The archaeological monitor will work under the supervision	Prior to and during construction	CSU San Bernardino and Contractor

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
of the qualified archaeologist.		
2.5 ***Inadvertent Discoveries.*** If previously unknown buried cultural deposits are encountered during any phase of project construction, all construction work within 60 feet of the deposit will cease and the qualified archaeologist will be consulted to assess the find. If the discovery is determined to be not significant, work will be permitted to continue in the area. If a discovery is determined to be significant, a mitigation plan will be prepared and carried out in accordance with state guidelines. If the resource cannot be avoided, a data recovery plan will be developed to ensure collection of sufficient information to address archaeological and historical research questions, with results presented in a technical report describing field methods, materials collected, and conclusions. Any cultural material collected as part of an assessment or data recovery effort will be curated at a qualified facility. Field notes and other pertinent materials will be curated along with the archaeological collection.	During construction	CSU San Bernardino and Contractor
2.6 ***Qualified Archaeologist.*** A qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Standards for professional archaeology, will be retained to carry out all mitigation measures related to cultural resources.	During construction	CSU San Bernardino and Contractor
Native American and Tribal Cultural Resources 3. If previously unknown Native American cultural resources or tribal cultural resources are encountered during any phase of construction of the future planned facilities and improvements, the following measures will be implemented: 3.1 All work in the immediate vicinity of the find (within a 60-foot buffer) will cease and (1) a qualified archaeologist meeting the Secretary of Interior (SOI) standards will assess the find, and (2) San Manuel Band of Mission Indians will be contacted and provided information about the find and invited to perform a site visit when the archeologist makes the assessment to provide Tribal input.	During construction	CSU San Bernardino and Contractor
3.2 If significant Native American resource is discovered and avoidance cannot be ensured, an SOI-qualified archeologist will be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, which will provided to the San Manuel Band of Mission Indians for review and	During construction	CSU San Bernardino and Contractor

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
comment.		
3.3 All in-field investigations, assessments, and/or data recovery enacted pursuant to the final Treatment Plan will be monitored by the San Manuel Band of Mission Indians Tribal Participant(s).	During construction	CSU San Bernardino and Contractor
3.4 The University will consult in good faith with San Manuel Band of Mission Indians on the dispositions and treatment of any artifacts or cultural resources encountered during any phase of construction of the future planned facilities and improvements.	During construction	CSU San Bernardino and Contractor
3.5 If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	During construction	CSU San Bernardino and Contractor
Traffic 1. A fair-share contribution will be made to the City of San Bernardino toward the following improvements at the time conditions warrant the improvement. ***Northpark Boulevard/Devils Canyon and Ash Street*** With the following mitigation measure, the operations at the intersection will improve to LOS B in the AM peak hour, and LOS C in the PM peak hour, and the impact will be reduced to a less than significant level. ▪ Install traffic signal. ▪ Eastbound: One left-turn lane, one shared through-right lane. ▪ Westbound: Two left-turn lanes, one shared through-right lane. ▪ Northbound: One left-turn lane, one through lane, one dedicated right-turn lane with an overlap phase. ▪ Southbound: One left-turn lane, one through lane, one shared through-right lane.	At the time conditions warrant the improvement	CSU San Bernardino
Northpark Boulevard and Sierra Drive With the following mitigation measure, the operations at the intersection will improve to LOS A in the AM and PM peak hours, and the impact will be reduced to a less than significant level.	At the time conditions warrant the improvement	CSU San Bernardino

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
▪ Install traffic signal.		
Northpark Boulevard and University Parkway With the following mitigation measure, the operations at the intersection will improve to LOS C in the AM peak hour, and LOS D in the PM peak hour, and the impact will be reduced to a less than significant level. ▪ Eastbound: Provide an additional left-turn lane.	At the time conditions warrant the improvement	CSU San Bernardino
University Parkway and Kendall Drive With the following mitigation measure, the operations at the intersection will improve to LOS D in the AM and PM peak hours, and the impact will be reduced to a less than significant level. ▪ Southbound: Modify approach to provide one dedicated right-turn lane.	At the time conditions warrant the improvement	CSU San Bernardino
University Parkway and College Avenue With the following mitigation measure, the operations at the intersection will improve to LOS B in the AM peak hour and LOS C in the PM peak hour, and the impact will be reduced to a less than significant level. ▪ Signal modification to provide protected phases in the east-west direction.	At the time conditions warrant the improvement	CSU San Bernardino
University Parkway and State Street With the following mitigation measure, the operations at the intersection will improve to LOS C in the AM peak hour and LOS D in the PM peak hour, and the impact will be reduced to a less than significant level. ▪ Optimization of the AM and PM peak hour traffic signal cycle lengths and splits within the coordinated timing plan as part of the University Parkway corridor's Adaptive Traffic Signal System.	At the time conditions warrant the improvement	CSU San Bernardino
2. ***Education Lane and North Campus Circle*** The University will mitigate the project impact at Education Lane and North Campus Circle by modifying the intersection control from a side-street stop-controlled intersection to an all-way stop-controlled intersection. With implementation of the mitigation measure the operations at the intersection will improve to LOS B in the PM peak	At the time conditions warrant the improvement as determined by CSU San Bernardino	CSU San Bernardino

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
hour and the impact will be reduced to a less than significant level.		
Short-term Construction Traffic and Parking 1. A flag person will be employed as needed to direct traffic when heavy construction vehicles enter the campus.	During construction	CSU San Bernardino and Contractor
2. Construction trucks will avoid travel on residential areas to access campus and use the City of San Bernardino designated truck routes to travel to and from campus.	During construction	CSU San Bernardino and Contractor
3. Construction-related truck traffic will be scheduled to avoid peak travel time on the I-215 freeway as feasible.	During construction	CSU San Bernardino and Contractor
4. If major pedestrian or bicycle routes on campus are temporarily blocked by construction activities, alternate routes around construction areas will be provided, to the extent feasible. These alternate routes will be posted on campus for the duration of construction.	During construction	CSU San Bernardino and Contractor
5. If any bus stop on campus is obstructed by construction activity, the University, in cooperation with the transit service providers, will temporarily relocate such transit facility on campus as appropriate.	During construction	CSU San Bernardino and Contractor
Short-term Construction Air Quality 6. Exposed surfaces are watered as needed.	During construction	CSU San Bernardino and Contractor
7. Soil stabilizers are applied to disturbed inactive areas as needed.	During construction	CSU San Bernardino and Contractor
8. Ground cover is replaced quickly in inactive areas.	During construction	CSU San Bernardino and Contractor
9. All stockpiles are covered with tarps or plastic sheeting.	During construction	CSU San Bernardino and Contractor
10. All unpaved haul roads are watered daily and all access points used by haul trucks are kept clean during the site grading.	During construction	CSU San Bernardino and

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
		Contractor
11. Speed limit on unpaved roads is reduced to below 15 miles per hour.	During construction	CSU San Bernardino and Contractor
12. Trucks carrying contents subject to airborne dispersal are covered.	During construction	CSU San Bernardino and Contractor
13. Grading and other high-dust activities cease during high wind conditions (wind speeds exceeding a sustained rate of 25 miles an hour).	During construction	CSU San Bernardino and Contractor
14. Diesel particulate filters are installed on diesel equipment and trucks.	During construction	CSU San Bernardino and Contractor
15. All construction equipment will be properly tuned.	During construction	CSU San Bernardino and Contractor
16. To reduce emissions from idling, the contractor shall ensure that all equipment and vehicles not in use for more than 5 minutes are turned off, whenever feasible.	During construction	CSU San Bernardino and Contractor
17. Low VOC-content paint, stucco, or other architectural coatings materials will be utilized to the extent possible.	During construction	CSU San Bernardino and Contractor
18. Low VOC-content asphalt and concrete will be utilized to the extent possible.	During construction	CSU San Bernardino and Contractor
19. The University will continue to comply with SCAQMD Rule 1403 (Asbestos Emissions from Renovation/ Demolition Activities) and other pertinent regulations when working on structures containing asbestos, lead, or other toxic materials.	During construction	CSU San Bernardino and Contractor
20. As appropriate, outdoor activities at the campus will be limited during high-dust and other heavy construction activities, including painting.	During construction	CSU San Bernardino and Contractor
21. Throughout the construction period of individual facilities and improvements in close proximity to student residence halls, campus academic facilities, health and wellness facilities, and/or	During construction	CSU San Bernardino and Contractor

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
other sensitive uses on campus, ventilation systems in those facilities will be tested more frequently to provide for the maintenance schedule that ensures proper ventilation.		
Short-term Construction Noise 22. Construction will be consistent with the City of San Bernardino regulations, which limit construction activity to the hours between 7:00 am and 8:00 pm.	During construction	CSU San Bernardino and Contractor
23. Muffled heavy construction equipment will be used.	During construction	CSU San Bernardino and Contractor
24. Construction staging areas will be located as far as possible from student residence halls, campus academic facilities, health and wellness facilities, and other places where students gather.	During construction	CSU San Bernardino and Contractor
25. The contractor will ensure that each piece of operating equipment is in good working condition and that noise suppression features, such as engine mufflers and enclosures, are working and fitted properly.	During construction	CSU San Bernardino and Contractor
26. The contractor will locate noisy construction equipment as far as possible from nearby sensitive uses.	During construction	CSU San Bernardino and Contractor
Short-term Construction Solid and Hazardous Waste 27. Demolition and construction inert materials, including vegetative matter, asphalt, concrete, and other recyclable materials will be recycled to the extent feasible.	During construction	CSU San Bernardino and Contractor
28. Demolition materials that contain hazardous substances will be disposed of at certified disposal facilities in strict compliance with all applicable regulations.	During construction	CSU San Bernardino and Contractor

Compliance with Existing Regulations during Construction

1. **Stormwater.** For construction, in compliance with the existing regulations and as applicable a Construction Storm Water General Permit will be obtained from the Regional Water Quality Control Board, and Pollution Prevention Plan (SWPPP) will be instituted to reduce the entry of construction debris, sediment, and other material from the construction site into local waterways. The SWPPP may include the following:

- Schedule excavation and grading work for dry weather
- Use as little water as possible for dust control
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled
- Avoid excavation and grading activities during wet weather
- Construct diversion dikes to channel runoff around the site and line channels with grass or roughened pavement to reduce the velocity of runoff
- Install sediment filters and/or debris traps at or near entrances to the storm drain system
- Cover stockpiles and excavated soil with tarps or plastic sheeting
- Plant permanent vegetation as soon as possible

2. **Archaeological and Paleontological Resources.** In an unlikely event that previously unknown archaeological or paleontological resources are discovered during the construction of the Campus Master Plan project, compliance with the existing laws and requirements will reduce that impact to a less than significant level. These laws and regulations include: (1) stopping work in the event that an archaeological or paleontological resource is discovered until a qualified archeologist or paleontologist can visit the site and assess the significance of the potential resource.; (2) the archeologist or paleontologist will then conduct on-site archaeological or paleontological monitoring, including inspection of exposed surfaces to determine if archaeological resources or fossils are present, and (3) if such resources are present, the monitor will have the authority to divert grading away from exposed resources temporarily in order to recover the resources.

3. **Inadvertent Discovery of Human Remains**: In addition, in an unlikely event that containing human remains are inadvertently discovered during construction, compliance with existing laws and regulations will ensure no significant impact. These laws and regulations include: (1) ceasing construction in the vicinity of the discovery or any nearby area, and (2) immediately notifying the San Bernardino County Coroner's Office. Furthermore, if the county coroner determines that the remains are Native American, then (1) contacting the Native American Heritage Commission within 24 hours, (2) the Native American Heritage Commission will then designate a most likely descendent who may make recommendations concerning the disposition of the remains and associated grave goods in consultation, and (3) if the Native American Heritage Commission is unable to identify a most likely descendant or if the most likely descendent failed to make a recommendation within 24 hours, reburying the remains and associated grave goods on the property in a location that will not be disturbed.