

# Mitigation Monitoring Program

## 2016 Campus Master Plan

California State University San Bernardino,  
Palm Desert Campus



December 2017



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

**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, Palm Desert Campus 2016 Campus Master Plan project, as set forth in the Final Environmental Impact Report (EIR) prepared for the Project (State Clearinghouse No. 2017011059). This report will be kept on file in the office of the Facilities Planning, Design & Construction, California State University San Bernardino, Palm Desert Campus, 37500 Cook Street, Palm Desert, CA 92211.

**Section 2: Monitoring Schedule**

The California State University San Bernardino, Palm Desert Campus 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, Palm Desert Campus.

**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
<p><b>Archaeological Resources</b></p> <p>1. If previously unknown archaeological resources are encountered during any phase of construction of the future planned facilities and improvements, the following measures will be implemented:</p> <p>1.1 <i>Inadvertent Discoveries.</i> 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 a qualified archaeologist shall be consulted to assess the find. If the discovery is determined to be Native American in origin, the project archaeologist will consult with the University to continue Native American consultation procedures. As part of this process, it may be determined that a Native American monitor will be required. 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 should be prepared and carried out in accordance with state guidelines. If the resource cannot be avoided, a data recovery should 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 should be curated at a qualified facility. Field notes and other pertinent materials should be curated along with the archaeological collection.</p>	<p>During construction</p>	<p>CSU San Bernardino, Palm Desert Campus and Contractor</p>
<p><b>Native American and Tribal Cultural Resources</b></p> <p>2. 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:</p>	<p>During construction</p>	<p>CSU San Bernardino, Palm Desert Campus and Contractor</p>

<b>Mitigation Measures</b>	<b>Time Frame / Monitoring Milestone</b>	<b>Responsible Monitoring Party</b>
2.1 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) Agua Caliente Band of Cahuilla 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.		
2.2 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 be provided to the Agua Caliente Band of Cahuilla Indians for review and comment.	During construction	CSU San Bernardino, Palm Desert Campus
2.3 All in-field investigations, assessments, and/or data recovery enacted pursuant to the final Treatment Plan will be monitored by the Agua Caliente Band of Cahuilla Indians Tribal Participant(s).	During construction	CSU San Bernardino, Palm Desert Campus
2.4 The University will consult in good faith with Agua Caliente Band of Cahuilla 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, Palm Desert Campus
2.5 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, Palm Desert Campus and Contractor
<p><b>Paleontological Resources</b></p> <p>3. Paleontological monitoring is recommended at locations where construction excavation in these deposits will exceed a depth of 5 feet deep and might impact underlying sediments with high paleontological sensitivity.</p> <p>3.1 A professional paleontologist will be retained by the University to develop a Paleontological Mitigation and Monitoring Plan for the project.</p>	Prior to and during construction	CSU San Bernardino, Palm Desert Campus and Contractor
3.2 Construction activities that exceed a depth of 5 feet will	During	CSU San

<b>Mitigation Measures</b>	<b>Time Frame / Monitoring Milestone</b>	<b>Responsible Monitoring Party</b>
<p>have a higher likelihood of adversely impacting scientifically significant resources. Therefore, excavations that exceed 5 feet in depth throughout the project area will be monitored for paleontological resources by a qualified paleontologist, in accordance with the professional standards of the SVP (2010). Should the monitoring results of initial project work (i.e., after 25% of excavation work is completed at any given location within the project area) indicated that the paleontological sensitivity of the subsurface sediments within that portion of the project area is lower than anticipated, the monitoring level of effort will be decreased accordingly, as determined by the Project Paleontologist. If the monitoring results indicate that the paleontological sensitivity of the subsurface sediments within portions of the project area are higher than anticipated, the monitoring level of effort will continue or increase accordingly.</p>	<p>construction</p>	<p>Bernardino, Palm Desert Campus and Contractor</p>
<p>3.3 If any subsurface fossils are encountered during construction and a paleontological monitor is not present, a qualified paleontologist will be notified immediately, and work in the immediate area (within 50 feet) of the discovery will cease until the significance of the discovery can be evaluated.</p>	<p>During construction</p>	<p>CSU San Bernardino, Palm Desert Campus and Contractor</p>
<p><b>Traffic</b></p> <p>1. A fair-share contribution will be made to the City of Palm Desert toward the following improvements at the time conditions warrant the improvement.</p> <p><b><i>Cook Street and University Park Drive/Berger Drive</i></b></p> <ul style="list-style-type: none"> <li>▪ Optimize signal timing to accommodate the increased traffic flow.</li> </ul>	<p>At the time conditions warrant the improvement</p>	<p>CSU San Bernardino, Palm Desert Campus</p>
<p><b>Air Quality</b></p> <p>1. Consider use of electric leaf blowers.</p>	<p>During planning and construction of parking facilities</p>	<p>CSU San Bernardino, Palm Desert Campus</p>
<p>2. Consider providing the appropriate infrastructure to facilitate sufficient electric charging for vehicles to plug-in by installing 240-Volt electrical outlets or Level 2 chargers in parking lots enabling charging of NEVs and/or battery powered vehicles.</p>	<p>During planning, design, and construction of parking facilities</p>	<p>CSU San Bernardino, Palm Desert Campus and Contractor</p>

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
<p><b>Short-term Construction Impacts</b></p> <p><b>Construction Traffic and Parking</b></p> <p>1. A flag person will be employed as needed to direct traffic when heavy construction vehicles enter the campus.</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p>2. Construction trucks will avoid travel on residential areas to access campus and use the City of Palm Desert designated truck routes to travel to and from campus.</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p>3. Construction-related truck traffic will be scheduled to avoid peak travel time on the I-10 freeway as feasible.</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p>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.</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p>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.</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p><b>Construction Air Quality</b></p> <p>In addition to compliance with the SCAQMD Rule 403 – Fugitive Dust and Rule 403.1 – Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, which includes preparation and implementation of the SCAQMD-approved Fugitive Dust Control Plan specifying the Best Management Practices and control measures that will be used during construction, the following mitigation measures will be implemented.</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p>6. Diesel particulate filters are installed on diesel equipment and trucks.</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p>7. All construction equipment will be properly tuned.</p>	During	CSU San

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
	construction	Bernardino, Palm Desert Campus and Contractor
8. 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, Palm Desert Campus and Contractor
9. Architectural coatings with no more than 50 grams/liter of VOC that are in compliance with SCAQMD Rule 1113 – Architectural Coatings, will be utilized.	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
10. Construction of new facilities will utilize materials that do not require painting or will utilize pre-painted construction materials to the extent feasible.	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
11. Low VOC-content asphalt and concrete will be utilized to the extent possible.	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
12. 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, Palm Desert Campus and Contractor
13. 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, Palm Desert Campus and Contractor
14. Throughout the construction period of individual facilities and improvements in close proximity to campus academic facilities, health and wellness facilities, and/or other sensitive used on campus, ventilation systems in those facilities will be tested more frequently to provide for the maintenance schedule that ensures proper ventilation.	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<p><b>Construction Noise</b></p> <p>15. Construction hours will be consistent with the City of Palm Desert’s Construction Work Hours which prohibits construction activities on weekdays from 5:30 PM to 7:00 AM from October to April, and from 7:00 PM to 6:00 AM from May to September. Construction is prohibited from 5:00 PM to 8:00 AM on</p>	During construction	CSU San Bernardino, Palm Desert Campus and Contractor

<b>Mitigation Measures</b>	<b>Time Frame / Monitoring Milestone</b>	<b>Responsible Monitoring Party</b>
Saturdays, and is not allowed on Sundays and government holidays.		
16. Muffled heavy construction equipment will be used.	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
17. Construction staging areas will be located as far as possible from academic facilities, health and wellness facilities, and other places where students gather.	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
18. 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, Palm Desert Campus and Contractor
19. The contractor will locate noisy construction equipment as far as possible from nearby sensitive uses.	During construction	CSU San Bernardino, Palm Desert Campus and Contractor
<b>Construction Solid Waste</b>  20. 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, Palm Desert Campus 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. **Fugitive Dust Control.** In compliance with the SCAQMD Rule 403 – Fugitive Dust and Rule 403.1 – Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, a Fugitive Dust Control Plan will be prepared per specifications contained in Rule 403.1 and will be submitted to SCAQMD for approval. Following the SCAQMD approval, the Plan will be implemented throughout the construction period. The Plan will specify the Best Management Practices and control measures that will be used during construction.
  3. **Hazardous Materials.** All construction activities will 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.