MITIGATION MONITORING
and
REPORTING PROGRAM

California State University, Dominguez Hills Master Plan
(SCH #2007031129)

Prepared for

The California State University

Prepared by

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FOREWORD

This mitigation monitoring and reporting program (MMRP) is a California Environmental Quality Act- (CEQA-) mandated outcome of the environmental analysis process undertaken for the California State University, Dominguez Hills Master Plan. The results of the environmental analyses, including proposed mitigation measures, are documented in the **final EIR (September 2009)** for the proposed project.

TABLE OF CONTENTS

LIST OF ACRONYMS

BMPs	best management practices
CBC	California Building Code
CBOC	California Burrowing Owl Consortium
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CSUDH	California State University, Dominguez Hills
DOGGR	Division of Oil, Gas, and Geothermal Resources
DTSC	California Department of Toxic Substances Control
EIR	environmental impact report
ESA	Endangered Species Act
GPS	global positioning system
~~LACoFD~~	~~Los Angeles County Fire Department~~
Metro	Los Angeles County Metropolitan Transportation Authority
MMRP	mitigation monitoring and reporting program
MND	mitigated negative declaration
OSHA	Occupational Safety and Health Administration
RWQCB	regional water quality control board
SCAQMD	South Coast Air Quality Management District
University	California State University
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service

INTRODUCTION

The California Environmental Quality Act (CEQA) requires agencies that adopt environmental impact reports (EIRs) and mitigated negative declarations (MNDs) to take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

Effective January 1, 1989, CEQA was amended to add Section 21081.6, implementing Assembly Bill 3180. As part of CEQA's (state-mandated) environmental review procedures, Section 21081.6 requires a public agency to adopt a reporting or monitoring program for assessing and ensuring efficacy of any mitigation measures applied to a proposed project. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during project implementation. As stated in Public Resources Code Section 21081.6 (a) (1):

> The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

Assembly Bill 3180 provides general guidelines for implementing mitigation monitoring and reporting programs (MMRPs). Specific reporting and/or monitoring requirements, which are to be enforced during project implementation, shall be defined prior to final approval of the proposal by the responsible decision maker(s). In response to established CEQA requirements and those of Assembly Bill 3180 (Public Resources Code Section 21000 et seq.), the proposed MMRP for the California State University, Dominguez Hills (CSUDH) Master Plan project shall be submitted for adoption by the decision makers prior to completion of the environmental review process. CSUDH will use this MMRP to ensure compliance with mitigation measures associated with execution of the proposed master plan project. Under each identified resource, the adverse impact(s), its corresponding mitigation measure(s), and the implementation and monitoring requirements are discussed. The implementation and monitoring requirements set forth in this MMRP are as follows:

- Party Responsible for Implementation of Mitigation,
- Implementation Phase,
- Party Responsible for Monitoring Activity,
- Monitoring Activity,
- Monitoring Period,
- Monitoring Frequency, and
- Outside Agency Coordination.

Mitigation is required to address significant or potentially significant impact(s) on the following:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Archaeological Resources;
- Paleontological Resources;
- Geological/Soils/Seismicity;
- Hazardous Materials;
- Hydrology and Water Quality;
- Noise;
- Public Services;
- Transportation, Traffic, and Parking; and
- Public Utilities.

Although impact(s) on the following resource areas are expected to be less than significant, mitigation is nonetheless proposed to ensure that any potential impact(s) remain less than significant:

- Aesthetics,
- Noise, and
- Utilities.

A sample mitigation monitoring compliance form is provided at the end of this document. For detailed information regarding environmental resource impact methodology and analysis, please refer to the draft EIR and final EIR.

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
AESTHETICS				
Visual Resources and Visual Quality: Potential to affect existing vistas and visual quality or character of the academic core due to construction in the Small College Complex.	AES-1 New buildings and renovations to existing buildings shall adhere to the standards, criteria, and guidelines in the master plan under *Campus Design Guidelines* to ensure compatibility and cohesion in terms of architectural design, scale, massing, and siting.	Responsible Party(s) • Design architect • Construction manager Phase • Design	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Check contract specifications and design plans for consistency and compliance with *Campus Design Guidelines* outlined in the master plan Monitoring Period • (1) Design Frequency • (1) As necessary during design	N/A
	AES-2 New development proposed at the Small College Complex shall preserve the strong axes/cross-axial sight lines and pedestrian circulation patterns to the academic core. New landscaping shall be consistent with existing landscaping at the Small College Complex.	Responsible Party(s) • Design architect • Landscape architect • Construction manager Phase • Design	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Check building and landscape design plans for consistency with existing landscaping plans Monitoring Period • (1) Design Frequency • (1) As necessary during design	N/A

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
Visual Resources and Visual Quality: Potential to alter nighttime lighting conditions.	AES-3 Exterior lighting for the proposed student and faculty housing facilities shall include full-cutoff shielded fixtures or three-sided shielded fixtures pointed at least 45 degrees below horizontal to contain the light within the site and avoid spillover lighting impacts on or off site.	Responsible Party(s) • Construction manager Phase • Design • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Check contract specifications and plans for compliance with mitigation measure • (2) Inspect installation of any new outdoor lighting for compliance with lighting plans Monitoring Period • (1) Design • (2) Construction Frequency • (1) Once during design • (2) As necessary construction	N/A
AIR QUALITY				
Near-term (2017) Air Quality: Construction activities and equipment have the potential to generate pollutant emissions.	AQ-1 Use EPA Tier 2 emissions-compliant equipment or newer.	Responsible Party(s) • Construction manager Phase • Pre-construction • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Prior to construction, inspect construction equipment for EPA Tier 2 compliance • (2) Ensure that compliant equipment is used throughout the construction phase	N/A

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			Monitoring Period • (1) Pre-construction • (2) Construction Frequency • (1) Once prior to construction • (2) As necessary during construction	
	AQ-2 Use architectural coatings that contain a low level of volatile organic compounds.	Responsible Party(s) • Construction manager Phase • Pre-construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Inspect architectural coatings for compliance with mitigation measure Monitoring Period • (1) Pre-construction Frequency • (1) Once prior to construction	
Near-term (2017) Air Quality: Operations could generate pollutant emissions from mobile sources.	AQ-3 Synchronize traffic lights on streets affected by development. AQ-4 Contribute or dedicate land for off-site bicycle trails to link the facility to designated bicycle commuting routes. AQ-5 Provide preferential parking spaces for carpools and vanpools, and provide a minimum of 7 feet, 2 inches of vertical clearance in parking facilities for vanpool access.	Responsible Party(s) • CSUDH project manager • Project traffic consultant Phase • Design • Construction • Post-construction	Responsible Party(s) • CSUDH project manager Activity • (1) Check that traffic consultant recommendations comply with mitigation measures • (2) Ensure that mitigation measures for preferential parking are carried out	City of Carson, South Coast Air Quality Management District (SCAQMD), Los Angeles County Metropolitan Transportation Authority (Metro)

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
	AQ-6 Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. AQ-7 Construct on-site or off-site bus turnouts, passenger benches, or shelters.		Monitoring Period • (1) Design • (2) Construction and post-construction • (3) Post-construction Frequency • (1), (2), and (3) as necessary	
Near-term (2017) Air Quality: Operations could generate pollutant emissions from stationary sources.	AQ-8 Use solar or low-emission water heaters. AQ-9 Use central water heating systems, where appropriate. AQ-10 Use energy-efficient appliances. AQ-11 Provide shade trees to reduce building heating/cooling needs, where appropriate. AQ-12 Use energy-efficient and automated controls for air conditioners. AQ-13 Use double-pane glass windows. AQ-14 Use energy-efficient low-sodium parking lot lights. AQ-15 Use lighting controls and energy-efficient lighting. AQ-16 Orient buildings to the north for natural cooling and include passive solar design (e.g., day lighting). AQ-17 Use light-colored roof materials to reflect heat. AQ-18 Increase walls and attic insulation beyond Title 24 requirements.	Responsible Party(s) • CSUDH project manager • Landscape architect • Construction manager Phase • Design • Construction	Responsible Party(s) • CSUDH project manager Activity • (1) Check that landscape and design architects comply with mitigation measures • (2) Ensure that mitigation measures are carried out by construction team Monitoring Period • (1) Design • (2) Construction Frequency • (1) and (2) as necessary	SCAQMD

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
BIOLOGICAL RESOURCES				
Wildlife: There is the potential for planned development to affect habitat for fairy shrimp.	3C-1a Avoidance. If feasible, the footprint of the proposed extended education complex addition should be altered to avoid any direct impacts on the seasonally wet depression or its watershed. This includes avoidance of grading activities, construction, and/or material laydown. If avoidance is infeasible, mitigation measure 3C-1b shall be incorporated. 3C-1b Consultation under the federal Endangered Species Act (ESA). If San Diego fairy shrimp and/or vernal pool fairy shrimp are present within the proposed project footprint, consultation with U.S. Fish and Wildlife Service (USFWS) under the federal ESA shall be initiated. Prior to approval of grading or improvement plans, permits or approvals (i.e., take authorization) shall be obtained from USFWS for potential impacts on species on the federal lists. Consultation under the federal ESA will identify conservation measures to be implemented to ensure that significant adverse impacts do not occur.	Responsible Party(s) • Qualified biologist • CSUDH project manager • Construction manager Phase • Pre-construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Assess feasibility of avoidance measures for planned grading, construction, and/or material laydown • (2) If construction activities will occur on the seasonally wet depression or its watershed, retain the services of a qualified biologist • (3) Check if San Diego fairy shrimp and/or vernal pool fairy shrimp are present within the proposed construction footprint • (4) If necessary, pursue authorization from USFWS • (5) If necessary, adopt ESA conservation measures when recommended • (6) Check that a qualified biologist instructs construction personnel on sensitivity of area • (7) Check that construction activities are compliant with sensitive-species regulations	Possible coordination with California Department of Fish and Game (CDFG)/USFWS

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			Monitoring Period • (1) through (5): Pre-construction • (6) and (7): Construction Frequency • (1) through (5): Once during pre-construction • (6) Once during pre-construction and construction • (7) Once during construction	
Wildlife: The potential for finding bird nests or roost sites is limited. Therefore, there is a low potential that construction of the proposed project could result in the removal or destruction of potential bird nesting or roosting sites.	3C-2 Raptor Nesting Pre-construction Survey. Thirty days prior to the commencement of construction (if between January 15 and August 31), a qualified biologist shall perform a raptor nesting survey. This shall consist of a single visit to ascertain whether there are active raptor nests within 300 feet of the limits of disturbance. This survey shall also identify the species of nesting raptor and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging). Nests shall be mapped but not by a global positioning system (GPS) because encroachment may cause nest abandonment. If active nests are found, construction shall not occur within 300 feet of the nest until the nesting attempt has been completed or abandoned occurs due to non-project-related reasons.	Responsible Party(s) • Qualified biologist • CSUDH project manager • Construction manager Phase • Pre-construction • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Check whether grading and removal of vegetation occurs during the non-breeding season • (2) If construction activities will occur during the breeding season, retain the services of a qualified biologist • (3) Check that weekly bird surveys are conducted 30 days prior to the initiation of clearance/construction work • (4) If a protected bird is found nesting, check that clearance/construction disturbance activities are delayed within 300 feet until nest(s) are vacated	Possible coordination with CDFG/USFWS

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			• (5) Check that raptor nesting areas are properly buffered and flagged and that construction avoids the flagged areas • (6) Check that a qualified biologist instructs construction personnel on sensitivity of area • (7) Check to ensure compliance with native raptor protection regulations Monitoring Period • (1) through (5): Pre-construction • (5) through (7): Construction Frequency • (1) and (2): Once during pre-construction • (3) Weekly during pre-construction • (4) through (6): Periodically during construction • (6) Once during pre-construction and construction • (7) Once during construction	
Wildlife: The potential for finding bird nests or roost sites is limited. Therefore, there is a low potential that construction of the proposed project could result in the removal or destruction of potential bird nesting or roosting sites.	3C-3a Burrowing Owl Focused Survey. A focused survey for burrowing owls shall be performed following California Burrowing Owl Consortium (CBOC) guidelines (CBOC 1997). A survey for burrows and owls shall be conducted by walking through suitable habitat and areas within approximately 500 feet of the project impact zone where legally accessible. Burrows shall be mapped, and any observations of burrowing owls shall be recorded. If access to the 500-foot buffer is restricted, a visual survey	Responsible Party(s) • Qualified biologist • CSUDH project manager • Construction manager Phase • Pre-construction • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Check for presence of burrowing owl nests within 500 feet of the project impact zone over four separate site visits	Possible coordination with CDFG/USFWS

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
	of the area for burrows and burrowing owls is required. Burrowing owls shall be surveyed by visiting the site on four separate occasions. If burrowing owls are observed during the surveys, mitigation measure 3C-3c shall be implemented. If no burrowing owls are observed, mitigation measure 3C-3b shall be implemented. 3C-3b Pre-construction Burrowing Owl Survey. Thirty days prior to the commencement of construction, a pre-construction burrowing owl survey shall be performed. This shall consist of a single survey with the focused intent of determining whether burrowing owls are still absent from the study area. If no burrowing owls are observed/detected, additional mitigation is not required. If burrowing owls are observed, mitigation measure 3C-3c shall be implemented. 3C-3c Passive Relocation. Thirty days prior to the commencement of construction, a pre-construction burrowing owl survey shall be performed. This shall consist of a single survey with the focused intent of determining whether burrowing owls still occur within the study area. If the species is present outside the breeding season (September 1 through February 28), passive relocation shall be performed by a qualified biologist. No permits are necessary for this work. Prior to passive relocation of the birds from occupied burrows, potentially suitable burrows within the study area shall be collapsed so that the birds being passively relocated do not occupy a nearby burrow. At least 48 hours will pass between the start of passive relocation and the collapse of the occupied burrows. This will ensure that the birds are gone. If the species is found to be present and it is within the breeding season (March 1 through August 31), construction shall not occur within 300 feet of the active		• (2) If construction activities will occur during breeding season, retain the services of a qualified biologist. • (3) Check that a burrowing owl survey is conducted 30 days prior to the initiation of clearance/construction work • (4) If a protected bird is found nesting during the breeding season, check that clearance/construction disturbance activities are delayed within 300 feet until nest(s) are vacated • (5) Check that burrowing owl nesting areas are properly relocated • (6) Check that a qualified biologist instructs construction personnel on sensitivity of area • (7) Ensure that construction comes to a halt if burrowing owls are found to be present on the site and begin passive relocation Monitoring Period • (1) through (6): Pre-construction • (7) Construction Frequency • (1) Four times during pre-construction	

MITIGATION MONITORING AND REPORTING				
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	burrows until it has been confirmed by a qualified biologist that the nesting effort has been completed. At that time, passive relocation can be employed as described above.		• (2) through (4): Once during pre-construction • (5) Periodically during pre-construction • (6) Once during pre-construction and construction • (7) Periodically during construction	
Wetlands: Construction of near-term (2017) projects have the potential to affect wetlands and jurisdictional waters.	3C-4a Resource Agency Coordination. Prior to initiating detailed site plans for the faculty and staff housing complex, the applicant shall coordinate with the U.S. Army Corps of Engineers (USACE), CDFG, and the regional water quality control board (RWQCB) to determine whether any or all of these agencies would regulate the water features on site. If none of these agencies takes jurisdiction over these features, additional mitigation will not be required. However, if one or more of these agencies take jurisdiction over these features, mitigation measure 3C-4b shall be incorporated. 3C-4b.1 Avoidance. If USACE, CDFG, and/or the RWQCB takes jurisdiction over the water features on site, the proposed faculty/staff housing complex shall be designed to avoid any direct impacts on regulated waters, if feasible. This includes avoidance of grading activities, construction, and/or material laydown within these areas. If avoidance is infeasible, mitigation measure 3C-4b.2 shall be incorporated. 3C-4b.2 Replacement of Wetland/Water Functions and Values. If avoidance of regulated waters is not feasible, the applicant shall develop a compensatory mitigation plan to ensure no net loss of wetland/water functions and values. The plan shall be developed through coordination with the appropriate agencies (USACE, CDFG, and/or the RWQCB) during the	Responsible Party(s) • CSUDH project manager • Construction manager • Design architect Phase • Design	Responsible Party(s) • CSUDH project manager • Construction manager • Design architect Activity • (1) Ensure that coordination takes place with USACE, CDFG, and the RWQCB to determine if these agencies have jurisdictional authority over any water features on site. • (2) If USACE, CDFG, and/or RWQCB takes jurisdiction, ensure that faculty and staff and housing complex is designed to avoid impacts where feasible. • (3) If avoidance is not feasible, develop a compensatory mitigation plan, with criteria for evaluating its success, as well as a contingency plan. Monitoring Period • (1) through (3): Design	USACE, CDFG, and the RWQCB

MITIGATION MONITORING AND REPORTING				
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	permitting processes with these agencies. The plan shall include criteria for evaluating the success of the mitigation plan as well as contingency plans in the event that the plan does not meet all success criteria.		Frequency • (1) through (3): Once during design	
ARCHAEOLOGICAL RESOURCES				
Construction-period Impact: Buried cultural resources or human remains could be inadvertently unearthed during ground-disturbing activities, which could result in demolition of or substantial damage to cultural resources.	AR-1 Archaeological monitoring by a qualified archaeologist is recommended for the Grand View Geranium Gardens site, which is where the proposed student and faculty/staff housing projects would be located. If buried cultural resources, such as flaked or ground stone, historic debris, building foundations, or non-human bone, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If, during cultural resources monitoring, the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated. AR-2 If cultural resources are discovered during construction activities, the construction contractor will verify that work is halted until appropriate site-specific treatment measures, such as those listed above, are implemented.	Responsible Party(s) • CSUDH project manager • Construction manager • Qualified archaeologist Phase • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) If cultural resources are discovered, check that construction is halted until appropriate treatment measures are implemented • (2) Check that a qualified archaeological monitor is under contract before start of construction • (3) Check that archaeologist is on site to monitor construction activities • (4) In the event of the discovery of cultural resources during construction, check that construction work is halted until appropriate site-specific treatment measures are implemented Monitoring Period • (1) Construction	Potential coordination with an accredited museum, if necessary

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			Frequency • (1) through (3): As necessary during construction	
	AR-3 If human remains of Native American origin are discovered during ground-disturbing activities, the construction contractor will comply with state laws, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Section 5097), relating to the disposition of Native Americans. According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the Native American Heritage Commission to determine the most likely living descendant(s). The most likely living descendant shall determine the most appropriate means of treating the human remains and any associated grave artifacts and shall oversee disposition of the human remains and associated artifacts by the project archaeologists.	Responsible Party(s) • Construction manager • CSUDH project manager • Qualified archaeologist Phase • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • Check that steps and procedures specified in state regulations are followed in the event of the discovery of human remains Monitoring Period • Construction Frequency • As necessary during construction	Potential coordination with county coroner and Native American Heritage Commission if necessary
PALEONTOLOGICAL RESOURCES				
Construction-period Impact: Excavations deeper than 5 feet in the bedrock Capistrano Formation deposits found throughout the project site have the potential of uncovering vertebrate fossils.	PR-1 A qualified paleontologic monitor shall monitor all excavation in areas identified as likely to contain paleontological resources. These are defined as all areas within the proposed CSUDH project area where planned excavation will exceed depths of 5 feet. The qualified paleontologic monitor shall retain the option to reduce monitoring if, in his or her professional opinion, the sediments being monitored are previously disturbed.	Responsible Party(s) • CSUDH project manager • Construction manager • Qualified paleontologist Phase • Pre-construction • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Check that a paleontologist is retained to monitor excavation activities	

MITIGATION MONITORING AND REPORTING				
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	Monitoring may also be reduced if the potentially fossiliferous units, previously described, are not found to be present or, if present, are determined by qualified paleontologic personnel to have a low potential to contain fossil resources.		• (2) Check that paleontologist is on site during construction to monitor excavation sites identified by the paleontologist as likely to contain resources Monitoring Period • (1) Pre-construction • (2) Construction Frequency • (1) Once during pre-construction • (2) As necessary during construction	
	PR-2 The monitor shall be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays and shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.	Responsible Party(s) • CSUDH project manager • Construction manager • Qualified paleontologist Phase • Construction	Responsible Party(s) • CSUDH project manager • Construction manager Activity • (1) Check that work is halted if paleontological materials are found • (2) Check that paleontologist is on site to evaluate significance of the find Monitoring Period • (1) Construction Frequency • (1) As necessary during construction	

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
	PR-3 Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.	Responsible Party(s) • CSUDH project manager • Qualified paleontologist Phase • Post-construction	Responsible Party(s) • CSUDH project manager Activity • (1) If needed, check that findings are identified and preserved Monitoring Period • (1) Post-construction Frequency • (1) As necessary, post-construction	
	PR-4 Specimens shall be curated into an accredited museum repository with permanent retrievable storage.	Responsible Party(s) • CSUDH project manager • Qualified paleontologist Phase • Post-construction	Responsible Party(s) • CSUDH project manager Activity • (1) If needed, check that specimens are curated into accredited museum repository Monitoring Period • (1) Post-construction Frequency • (1) Once, post-construction	Potential coordination with an accredited museum, if necessary
	PR-5 A report of findings, with an appended itemized inventory of specimens, shall be prepared. The report and inventory, when submitted to the county, will signify completion of the program to mitigate impacts on paleontological resources.	Responsible Party(s) • CSUDH project manager • Qualified paleontologist Phase • Post-construction	Responsible Party(s) • CSUDH project manager Activity • (1) If needed, check that a report of findings is prepared and submitted to the county	

MITIGATION MONITORING AND REPORTING				
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			Monitoring Period • (1) Post-construction Frequency • (1) Once, post-construction	
GEOLOGY/SOILS/SEISMICITY				
Erosion (Construction-period Impact): As a result of grading and excavation activities during construction, soils on the project site would be exposed to wind and water erosion.	Compliance with industry-standard stormwater pollution-control best management practices (BMPs) would reduce soil erosion impacts to a less-than-significant level. No mitigation is necessary.	Responsible Party(s) • Construction manager • CSUDH project manager Phase • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • Check that BMPs are implemented during construction Monitoring Period • Construction Frequency • As necessary during construction	
Slope Stability (Construction-period Impact): According to the California Division of Mines and Geology, large-scale deep-seated landslides are unlikely, but there is the potential for localized sloughing of near-vertical slopes and overhangs as well as the toppling of soil columns during construction.	GEO-1 A geotechnical investigation shall be performed by qualified, licensed professionals before final design of any structures, and recommendations provided in the report shall be implemented, as appropriate.	Responsible Party(s) • Project engineer • Project geologist • Construction manager Phase • Design • Pre-construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check that the geotechnical investigation for the site is conducted and project is in compliance with state codes • (2) Check that geotechnical recommendations are made and implemented	

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			Monitoring Period • (1) Design • (2) Pre-construction Frequency • (1) and (2): As necessary during design and pre-construction	
Surface Fault Rupture and Ground Shaking (Operational-period Impact): There is the potential for surface ground shaking from distant earthquakes, which could lead to loss of life or property.	GEO-2 Design and construction of structures for the proposed project shall conform to all applicable provisions and guidelines set forth in the 2007 California Building Code (CBC), Title 24, Part 2, Volume 2. The CBC is based on the 2006 UBC and sets forth regulations concerning proper earthquake design and engineering.	Responsible Party(s) • Project engineer • Construction manager • CSUDH project manager Phase • Design • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check plans to ensure CBC conformity • (2) Inspect construction for compliance with plans and specifications Monitoring Period • (1) Design • (2) Construction Frequency • (1) Once during design • (2) As necessary during construction	

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
Expansive Corrosive Soils (Operational-period Impact): Previous investigations indicate that the project site soils are expansive.	GEO-3 The geotechnical investigation for the proposed facilities shall fully document the presence and extent of corrosive, expansive, or loose compactable soil. Appropriate mitigation shall be designed using the collected data. Mitigation options could include the following: removal of unsuitable subgrade soils and replacement with engineered fill, installation of cathodic protection systems to protect buried metal utilities, use of coated or nonmetallic pipes (i.e., concrete or PVC) that are not susceptible to corrosion, construction of foundations using sulfate-resistant concrete, support of structures on deep-pile foundation systems, densification of compactable subgrade soils with in situ techniques, and placement of moisture barriers above and around expansive subgrade soils to help prevent variations in soil moisture content.	Responsible Party(s) • Project engineer • Project geologist • Construction manager Phase • Design • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check plans for compliance with state codes and geotechnical investigation recommendations • (2) Inspect construction to ensure compliance with plans, standards, and geotechnical investigation recommendations Monitoring Period • (1) Design • (2) Construction Frequency • (1) Once during design • (2) As necessary during construction	Los Angeles County Emergency Operations Center, Technical Operations Division, Hazardous Materials Response, and California Department of Toxic Substances Control (DTSC)
HAZARDOUS MATERIALS				
Construction Impacts: Although, the proposed project site was not listed in any of the federal, state, or local hazardous materials databases, construction activities such as demolition and excavation have the potential to result in exposure to previously unknown sources of soil contamination.	HM-1 During excavation for any proposed structures related to the master plan, the contractor shall observe the exposed soil for visual evidence of contamination. If visual contamination indicators are observed during excavation or grading activities, all work shall stop, and an investigation shall be designed and performed to verify the presence and extent of contamination at the site. A qualified and approved environmental consultant shall perform the review and investigation. Results shall be reviewed and approved by the Los Angeles County Fire Department Health Hazardous Materials Division, or the California Department of Toxic Substances Control (DTSC) prior to	Responsible Party(s) • Construction manager • Environmental consultant Phase • Excavation and grading	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check that work is halted if visual indication of contamination is observed • (2) Check that approved environmental consultant investigates indication of contamination	Los Angeles County Fire Department, Health Hazardous Materials Division, or DTSC

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
	construction. The investigation shall include collecting samples for laboratory analysis and quantifying contaminant levels within the proposed excavation and surface disturbance areas. Subsurface investigation shall determine appropriate worker protection and hazardous material handling and disposal procedures appropriate for the subject site. Any soil sampling conducted in areas previously used for agriculture shall comply with DTSC's Interim Guidance Sampling for Agricultural Fields for School Sites (August 2002).		• (3) Check that results of site investigation are reviewed/approved by Los Angeles County Fire Department, OSHA, or DTSC Monitoring Period • (1) through (3): Excavation and grading Frequency • (1) As necessary during excavation and grading	
	HM-2 Areas with contaminated soil determined to be hazardous waste shall be excavated by personnel who have been trained through the OSHA-recommended 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), with an approved plan for excavation, control of contaminant releases to the air, and off-site transport or on-site treatment. Health and safety plans prepared by a qualified and approved industrial hygienist shall be developed to protect the public and all workers in the construction area. Health and safety plans shall be reviewed and approved by the appropriate agencies, such as the Los Angeles County Fire Department Health Hazardous Materials Division or DTSC.	Responsible Party(s) • Construction manager • Environmental consultant Phase • Excavation and grading	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check that 40-hour OSHA safety training program is administered to personnel responsible for excavating soil determined to contain hazardous waste • (2) Check that excavation activities adhere to the approved excavation plan as well as health and safety plans approved by the Los Angeles County Fire Department, DTSC, and/or OSHA • (3) Check that results of site investigation are reviewed and approved by the Los Angeles County Fire Department, OSHA, or DTSC	Los Angeles County Fire Department Health Hazardous Materials Division, OSHA, or DTSC

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			Monitoring Period • (1) through (3): Excavation and grading Frequency • (1) As necessary during excavation and grading	
Construction Impacts: During construction operations, hazardous materials such as vehicle fuels, oils, and other maintenance fluids would be used and stored in construction staging yards. Spills of hazardous materials during construction activities could cause soil or groundwater contamination.	HM-3 An environmental training program shall be established to communicate environmental concerns and appropriate work practices, including spill prevention, emergency response measures, and proper best management practices implementation, to all field personnel. The training program shall emphasize site-specific physical conditions to improve hazard prevention (e.g., identification of potentially hazardous substances) and include a review of all site-specific plans. A Hazardous Substance Control and Emergency Response Plan shall be prepared, which shall include measures for quick and safe cleanup of accidental spills. This plan shall be submitted with the grading permit application. It shall prescribe hazardous-materials handling procedures for reducing the potential for a spill during construction and include an emergency response program to ensure quick and safe cleanup of accidental spills. The plan shall identify areas where refueling and vehicle maintenance activities and the storage of hazardous materials, if any, will be permitted. These directions and requirements shall also be reiterated in the project Stormwater Pollution Prevention Plan.	Responsible Party(s) • CSUDH project manager • Construction manager • Hazardous materials consultant Phase • Pre-construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check that an environmental training program and a Hazardous Substance Control and Emergency Response Plan have been developed and are in place prior to and during project construction in the event that unidentified underground storage tanks, hazardous materials, petroleum hydrocarbons, or hazardous or solid wastes are unexpectedly encountered. Monitoring Period • (1) Pre-construction Frequency • (1) Once, pre-construction	

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
Operational Impact: There is the potential for soil contamination due to improper storage or use of hazardous materials.	HM-4 Oil-absorbent material, tarps, and storage drums shall be used to contain and control any minor releases. Emergency spill supplies and equipment shall be kept adjacent to all work areas and staging areas and clearly marked. Detailed information for responding to accidental spills and handling any resulting hazardous materials shall be provided in the project's Hazardous Substances Control and Emergency Response Plan.	Responsible Party(s) • Construction manager • CSUDH project manager Phase • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check that oil-absorbent material, tarps, and storage drums are used to contain and control any minor releases during construction Monitoring Period • (1) Construction Frequency • (1) As necessary during construction	California Department of Toxic Substances Control (DTSC) and SCAQMD, if hazardous building materials are detected
Operational Impact: There is the potential for groundwater contamination due to improper storage or use of hazardous materials.	HM-5 If groundwater is expected to be encountered, the contractor shall test and characterize the groundwater prior to construction. The contractor shall comply with all applicable regulations and permit requirements for construction dewatering. This may include laboratory testing, treatment of contaminated groundwater, or other disposal options. The results of groundwater testing shall be included in a Phase II Environmental Site Assessment.	Responsible Party(s) • Hazardous materials consultant • Construction manager Phase • Pre-construction • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Determine whether groundwater would be encountered during construction • (2) If encounters with groundwater are expected, ensure that the contractor complies with applicable regulations and permit requirements for construction dewatering	Los Angeles County Department of Public Works and SCAQMD, if hazardous building materials are detected

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			Monitoring Period • (1) Pre-construction • (2) Construction Frequency • (1) Once prior to construction • (2) As necessary during construction	
Construction Impact: There is the potential to encounter abandoned or capped oil wells.	HM-6 Prior to any construction, a geotechnical study would be performed to determine if any abandoned oil wells are within the proposed building or parking lot footprints. HM-7 During the earthwork phase of construction, any known abandoned oil wells or wells discovered during the geotechnical study located beneath the proposed project site shall be exposed to allow the Division of Oil, Gas, and Geothermal Resources (DOGGR) to examine the well heads, assess any potential for methane, and determine if re-abandonment of any wells will be required. Additionally, any wildcat wells encountered during earthwork shall also be subject to investigation and potential re-abandonment requirements. HM-8 The development of any enclosed structures over an abandoned oil well may require any or all of the following measures, as determined by DOGGR: passive venting systems (horizontal piping designed to collect vapors and vent them to the surface or above the structure) installed under new enclosed structures, vapor barriers installed under new enclosed structures, or active venting systems (horizontal piping or vertical wells attached to a blower and designed to capture vapors within a specified radius of soil and vent them to the surface or above the structure) installed under new enclosed structures.	Responsible Party(s) • Hazardous materials consultant • Construction manager Phase • Pre-construction • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Using the geotechnical study, determine whether abandoned or capped oil wells would occur within the project footprint • (2) If oil wells are found, ensure that the well(s) are exposed properly for DOGGR assessment of potential for methane and determination of possible re-abandonment • (3) If re-abandonment is required, coordinate with DOGGR for proper re-abandonment activities • (4) If a proposed structure would be developed over an abandoned oil well, coordinate with DOGGR for proper health and safety measures	DOGGR, as necessary

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			Monitoring Period • (1) Pre-construction • (2) Construction Frequency • (1) Once prior to construction • (2) As necessary during construction	
Construction Impacts: There is the potential for the presence of lead-based paints and asbestos-containing materials.	HM-9 Prior to renovation or demolition of any buildings on campus, the CSUDH environmental compliance specialist from the Office of Environmental Health and Occupational Safety shall conduct a survey to determine the presence or absence of asbestos-containing materials and lead-based paints. Abatement of asbestos and lead-based paint shall be conducted in accordance with SCAQMD Rule 1403 and DTSC's Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers (June 9, 2006), prior to any demolition or construction activities.	Responsible Party(s) • Hazardous materials consultant • Environmental consultant • Construction manager Phase • Prior to demolition • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check that abatement for any asbestos and lead-based paint is conducted in accordance with SCAQMD Rule 1403 Monitoring Period • (1) Prior to demolition and construction Frequency • (1) Once prior to demolition and as necessary during construction	Office of Environmental Health and Occupational Safety and SCAQMD, if hazardous building materials are detected

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
HYDROLOGY AND WATER QUALITY				
Water Quality (Operational Impact): Removal of asphalt parking lots and existing buildings and replacement with more extensive parking lots and buildings would result in an increase in impermeable surfaces. Consequently, operation of the proposed project could generate additional runoff from the site, which could contain pollutants.	HYD-1 Implement a Drainage Concept Plan. As part of the master plan, the applicant shall implement a drainage concept plan. This plan shall address the following topics. • A calculation of pre-development runoff conditions and post-development runoff scenarios using appropriate engineering methods. This analysis shall evaluate potential changes in runoff through specific design criteria and account for increased surface runoff. • An assessment of existing drainage facilities within the project area and an inventory of necessary upgrades, replacements, redesigns, and/or rehabilitation. • A description of the proposed maintenance program for the on-site drainage system. • Standards for drainage systems to be installed on a project-specific basis. • If structures are proposed in localized flood areas, measures shall be implemented to eliminate localized flooding hazards prior to construction of the proposed structures. Drainage systems shall be designed in accordance with California State University and applicable agencies' flood control design criteria (including the City of Carson and Los Angeles County Department of Public Works, if applicable). As a performance standard, measures to be implemented shall provide no net increase in peak stormwater discharge relative to current conditions and ensure that localized flooding and the potential impacts are maintained at or below current levels. The measures shall also ensure that people and structures are not exposed to additional flood risk. The project shall implement measures provided in the drainage concept plan.	Responsible Party(s) • Construction manager • CSUDH project manager Phase • Pre-construction • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check to ensure that drainage plan measures are included as general or specific notes on project plan sheets • (2) Check to ensure that construction activities comply with the stormwater pollution prevention plan and state General Construction Permit requirements • (3) Inspect construction for compliance with mitigation measures Monitoring Period • (1) Pre-construction • (2) and (3): Construction Frequency • (1) Once, pre-construction • (2) and (3): As necessary during construction	State Water Resources Control Board, County of Los Angeles and the City of Carson
NOISE				

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
Noise (Construction-period Impact): Construction of campus facilities pursuant to the master plan could expose nearby sensitive receptors to noise in excess of local standards.	N-1 Prior to initiation of construction of a specific development project, CSUDH shall approve a construction noise mitigation program, which shall be implemented for each construction project. This shall include, but not be limited to, the following: • construction equipment that is properly maintained and has been outfitted with feasible noise-reduction devices to minimize construction-generated noise; • stationary noise sources such as generators or pumps that are located at least 100 feet away from noise-sensitive land uses, as feasible; • laydown and construction vehicle staging areas that are located at least 100 feet away from noise-sensitive land uses, as feasible; • whenever possible, informing academic, administrative, and residential areas subject to construction noise of pending construction in writing at least a week before the start of each construction project; • not scheduling loud construction activity (i.e., jackhammering, concrete sawing, asphalt removal, and large-scale grading operations) within 100 feet of a residential or academic building during finals week; • not scheduling loud construction activity as described above within 100 feet of an academic or residential use, to the extent feasible, during holidays, Thanksgiving break, Christmas break, spring break, or summer break; • restricting loud construction activity within 100 feet of a residential building to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday; and • scheduling loud construction activity within 100 feet of an academic building, to the extent feasible, on weekend.	Responsible Party(s) • CSUDH project manager • Construction manager Phase • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Inspect construction activities and equipment to ensure mitigation measure are implemented Monitoring Period • (1) Construction Frequency • (1) As necessary during construction	
	N-2 For future noise-sensitive land uses, such as student	Responsible Party(s)	Responsible Party(s)	

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
	and faculty/staff housing that would be constructed under the master plan, building and area layouts shall incorporate noise control as a design feature, as feasible. Noise control features could include increased setbacks (minimum of 75 feet from the centerline of the near lanes of Central Avenue and 40 feet from the centerline of University Avenue), landscaped berms, and building placement that would shield noise-sensitive exterior areas from direct roadway exposure. The campus may also use other noise attenuation measures such as double-pane windows and insulation to minimize interior noise levels.	• CSUDH project manager • Construction manager Phase • Design • Construction	• Construction manager • CSUDH project manager Activity • (1) Check that noise-sensitive developments incorporate noise control measures as design features • (2) Inspect construction activities and equipment to ensure mitigation measures are implemented Monitoring Period • (1) Design • (2) Construction Frequency • (1) As necessary during specific design phases • (2) As necessary during construction	
PUBLIC SERVICES				
Fire Protection and Emergency Services (Construction-period Impact): Construction activities could affect fire protection and emergency services access and response time within the campus.	FS-1 CSUDH shall notify the Los Angeles County Fire Department (LACoFD) regularly of project construction activities and schedules, including any proposed on-campus street or lane closures.	Responsible Party(s) • CSUDH project manager Phase • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Ensure that LACoFD regularly is notified of all planned construction activities, schedules, and lane closures periodically Monitoring Period	LACoFD

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			• (1) Construction Frequency • (1) Periodically during construction	
Police Protection and Emergency Services (Construction-period Impact): Construction activities could affect access and response times within the campus for police protection and emergency services.	PS-1 CSUDH shall regularly notify the Los Angeles County Sheriff's Department Carson substation and University Police of master plan construction activities and schedules, including any proposed on-campus street or lane closures.	Responsible Party(s) • CSUDH project manager Phase • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Ensure that University Police and the Los Angeles County Sheriff's Department are notified of all planned construction activities, schedules, and lane closures periodically Monitoring Period • (1) Construction Frequency • (1) Periodically during construction	Los Angeles County Sheriff's Department Carson
Fire Protection and Emergency Services (Operational Near-term Impact): Near-term projects could result in an increased need for new or expanded fire protection and emergency services.	FS-2 Development of the proposed project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flow, and hydrants. FS-3 The proposed project shall be subject to all specific fire and life safety requirements for the construction phase identified by the State Fire Marshal during the fire plan check. FS-4 Fire department apparatus shall have access to every building constructed using roadways with an all-weather surface of not less than the prescribed width and unobstructed and clear to the sky. The roadway shall be	Responsible Party(s) • CSUDH project manager • Construction manager Phase • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Ensure that developments comply with applicable code and ordinance requirements • (2) Check that access to all buildings on the campus is maintained for fire apparatuses • (3) Ensure that there is	~~LACoFD and~~ State Fire Marshal

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
	extended to within 150 feet of any portion of any exterior wall when measured from an unobstructed route around the exterior of the building. FS-5 CSUDH shall coordinate with the State Fire Marshal to determine adequate fire flow rates for the project. Fire flow shall be based on the sizes of the buildings and their relationship to other structures, property lines, and the types of construction. Fire hydrants shall be spaced 300 feet apart and shall meet the following requirements: • no portion of a lot's frontage shall be more than 200 feet via vehicular access from a public fire hydrant; • no portion of a building shall be more than 400 feet via vehicular access from a properly spaced public fire hydrant; and • additional hydrants will be required if hydrant spacing exceeds specified distances. FS- 6 All proposals for traffic calming measures (speed humps/bumps, traffic circles, roundabouts, etc.) shall be submitted to the fire department for review prior to implementation.		coordination between construction, utility, and fire personnel for the location of fire hydrants and determination of flow specifications Monitoring Period • (1) through (3): Construction Frequency • (1) through (3): Periodically during construction	
Police and Law Enforcement Services (Operational Near-term Impact): Near-term projects could result in an increased need for new or expanded police and law enforcement facilities.	PS-2 Each element of the project shall include security features, such as lighting, signage, etc. Security system designs shall be submitted to University Police for review and comment. PS-3 Upon completion of each structure, CSUDH shall provide University Police with a diagram of each building, including access routes, and additional information that might facilitate police response.	Responsible Party(s) • CSUDH project manager • Construction manager Phase • Construction • Post-construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Ensure that developments comply with applicable code and ordinance requirements for security • (2) Ensure that security system designs are submitted to	

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			applicable law enforcement personnel • (3) Ensure that proper diagrams are submitted to applicable law enforcement personnel upon completion of each construction project Monitoring Period • (1) and (2): Construction • (3) Post-construction Frequency • (1) through (2): Periodically during construction • (3) Periodically upon completion of individual building construction	
TRANSPORTATION, TRAFFIC, AND PARKING				
Traffic Circulation (Operational Impacts) Proposed near-term projects could result in increased traffic volumes on local roads and highways.	*Restriping and Reconfiguration Of Significantly Impacted Intersections* Victoria Street and I-110 Southbound Off-Ramp T-1 Restripe the I-110 southbound off-ramp at Victoria Street for one right-turn lane and one shared right-/left-turn lane. Victoria Street and Figueroa Street T-2 Restripe the westbound approach of Victoria Street to the intersection from one left-turn lane, one through lane, and one shared through/right lane to one left-turn lane, two through lanes, and one right-turn lane. ~~Avalon Boulevard and Victoria Street~~ ~~T-3 Restripe the eastbound approach of Avalon~~	Responsible Party(s) • Construction manager • Project traffic consultant Phase • Design • Post-construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Check that plans for restriping and reconfiguration are made for each affected intersection • (2) Check that mitigation measures are implemented Monitoring Period • (1) Design	City of Carson, City of Compton and Los Angeles County Public Works, Caltrans

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
	~~Boulevard to the intersection from one left-turn lane, one through lane, and one shared through/right-turn lane to one left-turn lane, two through lanes, and one right-turn lane.~~ Avalon Boulevard and Del Amo Boulevard T-4 Convert the northbound single left-turn lane at Avalon Boulevard to a dual left-turn lane. Central Avenue and Artesia Boulevard Westbound T-5 Reconfigure the westbound approach of Artesia Boulevard from one left-turn lane, one shared left/through lane, and one shared through/right-turn lane to two left-turn lanes, one through lane, and one right-turn lane. Central Avenue and Albertoni/Artesia Boulevard Eastbound T-6 Reconfigure the northbound approach of Central Avenue from two right-turn lanes and two through lanes to two right-turn lanes and three through lanes.		• (2) Post-construction Frequency • (1) Once during design • (2) Once, post-construction	
PUBLIC UTILITIES				
Water Consumption (Construction Impacts) Proposed project would use water during construction for various purposes, such as dust suppression, mixing and pouring concrete, and other construction-related activities	UT-1 The applicant shall provide reclaimed water for the proposed project's nonpotable water needs, if feasible. To the maximum extent feasible, reclaimed water shall be used during the grading and construction phase of the proposed project for dust control, soil compaction, and concrete mixing.	Responsible Party(s) • Construction manager • CSUDH project manager Phase • Pre-construction • Construction	Responsible Party(s) • Construction manager • CSUDH project manager Activity • (1) Pursue reclaimed water resources for project nonpotable water needs • (2) Check that grading and construction personnel use	

MITIGATION MONITORING AND REPORTING				
IMPACT	MITIGATION MEASURE	IMPLEMENTATION	MONITORING	OUTSIDE AGENCY COORDINATION
			available reclaimed water resources to the maximum extent feasible. Monitoring Period • (1) Pre-construction • (2) Construction Frequency • (1) As necessary during pre-construction • (2) As necessary during construction	

APPENDIX A

SAMPLE COMPLIANCE FORM

PROJECT TITLE
MITIGATION MEASURE MONITORING COMPLIANCE FORM

Reporting Period: ☐ **Pre-construction** ☐ **Construction** ☐ **Post-construction**

Report Date:_____

Mitigation measure:

_____
_____
_____
_____
_____

Has the mitigation measure been implemented?

☐ **Yes** ☐ **No**

Notes:

_____
_____
_____

Is further action or monitoring required?

☐ **Yes** ☐ **No**

If yes, describe:

_____
_____
_____
_____

Is consultation with outside agencies required?

☐ **Yes** ☐ **No**

If yes, identify agency: _____

Has consultation with outside agency been completed?

☐ **Yes** ☐ **No**

Monitoring verified by: _____ **Date:** _____