

Mitigation Monitoring Program

Student Housing Replacement

California State Polytechnic University, Pomona



August 2016



EXHIBIT A
Environmental Mitigation Monitoring Program
Student Housing Replacement Project
California State Polytechnic University, Pomona

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 Student Housing Replacement project, as set forth in the Final Environmental Impact Report (EIR) prepared for the project (State Clearinghouse No. 2015111042). This report will be kept on file in the office of the California State Polytechnic University, Pomona, Facilities Planning, Design and Construction, 3801 West Temple Avenue, Pomona, CA 91768.

Section 2: Monitoring Schedule

The California State Polytechnic University, Pomona 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 Polytechnic University, Pomona.

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 agencies.

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
<p>Aesthetics</p> <p>The project design will incorporate architectural details, varied structure rooflines, distinctive building facades, shielded lighting that is focused away from the surrounding area, landscaping, and other features to enhance visual character and quality of the student replacement facilities.</p>	During design	CSU Pomona
<p>Historic Resources</p> <p>1. Commission professional HABS-style photographic documentation of the entire potential historic district with color 35-millimeter photographs, accompanied by HABS outline documentation. Building documentation should concentrate on the Palmitas and Cedritos residence halls buildings and their settings, but should also cover the La Cienega Center – which is a contributor to the district. File the documentation with the Cal Poly Pomona Library Department of Special Collections and Archives as well as with the Smith & Williams records, Architecture and Design Collection of the Art, Design & Architecture Museum at the University of California, Santa Barbara.</p>	Prior to construction	CSU Pomona
<p>2. Commission professional, brief video documentation with informal narration of the entire district to note the landscape, indoor and outdoor spaces, qualities and materials of the buildings, and the interconnections among the buildings in the grouping. File the video documentation with the Cal Poly Pomona Library Department of Special Collections and Archives.</p>	Prior to construction	CSU Pomona
<p>Short-term and Intermittent Construction Effects</p> <p>1. Construction hours will be restricted per City of Pomona regulations, which limit the hours of construction activity between 7:00 am and 6:00 pm Monday through Friday, and from 8:00 am and 6:00 pm on Saturdays. No construction activity will take place on Sunday or federal holidays.</p>	During construction	CSU Pomona and contractor

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
2. Muffled construction equipment will be used whenever possible.	During construction	CSU Pomona and contractor
3. Construction staging areas will be located as far as possible from nearby uses.	During construction	CSU Pomona and contractor
4. As needed, a temporary barrier of no less than 8 feet in height made of solid wood or other similar material will be provided along the site's northern boundary adjacent to the horse pasture of the Arabian horse center, and along the site's southern boundary to protect the nearby child care center and residential suites from construction noise.	During construction	CSU Pomona and contractor
5. A flag person will be employed as needed to direct traffic when heavy construction vehicles enter the site from Pomona Boulevard and Valley Boulevard.	During construction	CSU Pomona and contractor
6. Construction and haul trucks will use the City of Pomona designated truck routes to travel to and from the site.	During construction	CSU Pomona and contractor
7. Construction-related truck traffic will be scheduled to avoid peak travel time on the I-10 freeway and State Route 57, as feasible.	During construction	CSU Pomona and contractor
8. Hauling of equipment and materials and other truck trips during construction will be scheduled during non-peak hours, to the extent feasible.	During construction	CSU Pomona and contractor
9. Construction inert materials, including vegetative matter, asphalt, concrete, and other recyclable materials will be recycled to the extent feasible.	During construction	CSU Pomona and contractor
10. During high wind episodes (wind speeds exceeding a sustained rate of 25 miles per hour); grading or other high-dust generating activities will be suspended.	During construction	CSU Pomona and contractor
11. During smog alerts, all construction activities will be suspended.	During construction	CSU Pomona and contractor
12. All construction equipment will be properly tuned.	During construction	CSU Pomona and contractor
13. Diesel particulate filters are installed on diesel equipment and trucks and low sulfur diesel will be used for construction equipment.	During construction	CSU Pomona and contractor

Mitigation Measures	Time Frame / Monitoring Milestone	Responsible Monitoring Party
14. Gasoline, butane, or electric power construction equipment will be used if feasible.	During construction	CSU Pomona and contractor
15. To reduce emissions from idling, all equipment and vehicles not in use for more than 5 minutes will be turned off, whenever feasible.	During construction	CSU Pomona and contractor
16. Low VOC-content asphalt and concrete will be utilized to the extent possible.	During construction	CSU Pomona and contractor
17. All stockpiles will be covered with tarps or plastic sheeting.	During construction	CSU Pomona and contractor
18. Speeds on unpaved roads will be reduced below 15 miles per hour.	During construction	CSU Pomona and contractor
19. All haul trucks that carry contents subject to airborne dispersal will be covered.	During construction	CSU Pomona and contractor
20. All access points to the site used by haul trucks will be kept clean during site earthwork.	During construction	CSU Pomona and contractor
21. Exposed surfaces will be watered as needed.	During construction	CSU Pomona and contractor
22. Electricity from power poles rather than temporary diesel or gasoline generators will be used to the extent available.	During construction	CSU Pomona and contractor
23. As needed, outdoor activities in the site vicinity will be limited during high-dust and other heavy construction activities.	During construction	CSU Pomona and contractor
24. Throughout the construction period, filters in the ventilation systems in the child care center building and residential suites to the south of the of the project site will be inspected on a monthly basis and replaced as needed, to ensure that the systems are providing proper ventilation.	During construction	CSU Pomona and contractor

Compliance with Existing Regulations during Construction

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