

Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Initial Study-Mitigated Negative Declaration (IS-MND), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Aesthetics							
AES-1: Nighttime Views							
<p>The following mitigative element from the 2004 Master Plan EIR shall be incorporated into the project design:</p> <p>“New sources of light will be designed to protect nighttime views, including the night sky. This design goal will be satisfied using a variety of means as applicable, including fixture types, cut off angles, shields, lamp arm extensions, and pole heights. Specific design preferences include not directing light upward or to other properties, avoiding brightly illuminated vertical [fixtures] where feasible, such as walls and lamp poles, and not directing indoor lighting toward skylights. The most Recommended Practices (RPs) of the Illuminating Engineering Society of North America (IES) should be used for lighting levels and quality of light.”</p>	Confirm the design of new light sources complies with the 2004 Master Plan EIR requirements.	Prior to final design plan approval	Once	HSU Facilities Management: Planning & Design			
Biological Resources							
BIO-1: Pre-Construction Nesting Bird Survey and Avoidance							
To avoid disturbance of nesting migratory bird species and their nests, which are protected by the Migratory Bird Treaty Act and California Fish and Game Code, demolition and construction activities related to the project, including, but not limited to vegetation removal and ground disturbance, shall occur outside of the bird breeding season (February 1st through August 31st). If demolition must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted by a qualified biologist no more than three days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird	A biologist experienced with Humboldt County avian species shall conduct a pre-construction nesting bird survey if demolition and ground disturbance activities will occur within the breeding season	Within three days of initial ground disturbance during the stated nesting period	Once during the stated nesting period, unless initial ground disturbance is not conducted within three days of completed survey or construction	HSU Facilities Management: Construction Management			

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pre-construction survey shall be conducted on foot inside the project boundary, focusing on the on-site vegetation and landscaping, particularly trees and shrubs. The nesting bird pre-construction survey shall be conducted on foot inside the project boundaries, including a 300-foot buffer (500-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in Northern California communities. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.			halts for more than 14 days				
Cultural Resources							
CR-1: Worker Environmental Awareness Program (WEAP)							
A qualified archaeologist should be retained to conduct a WEAP training for archaeological sensitivity for all construction personnel prior to the commencement of any ground disturbing activities. Archaeological sensitivity training should include a description of the types of	An archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards for archaeology shall conduct archaeological sensitivity training.	Prior to ground disturbance	Once	HSU Facilities Management: Construction Management			

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cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.							
CR-2: Unanticipated Discovery of Cultural Resources							
If cultural resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983) (hereafter qualified archaeologist) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work such as data recovery excavation may be warranted to mitigate any significant impacts to cultural resources.	Include CR-2 mitigation language on the project grading permit If a cultural resource is identified during construction, the lead agency will suspend all work until the find can be evaluated by a qualified archaeologist. If the resources are found to be significant, they will be avoided or mitigated.	Prior to issuance of grading permit During construction	Once As needed, if unknown resources are encountered	HSU Facilities Management: Planning, Design & Construction			
Geology and Soils							
GEO-1: Unanticipated Discovery of Paleontological Resources							
In the event a previously unknown fossil is uncovered during project construction, all work shall cease until a qualified paleontologist can investigate the find and make appropriate recommendations. The qualified paleontologist shall determine the significance of the discovery and identify whether additional mitigation or treatment is warranted. Measures may include testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution. All testing, data recovery, reburial, archival review or transfer to research institutions related to monitoring discoveries shall be determined by the qualified	The lead agency will suspend all work if paleontological resources or any fossil is encountered during construction until the find can be evaluated by a qualified paleontologist. If the resources are found to be significant, they will be avoided or mitigated.	Review of compliance with procedures for treatment of uncovered paleontological resources upon discovery.	Once, if unknown resources are encountered	HSU Facilities Management: Planning, Design & Construction			

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paleontologist and shall be reported to the Trustees of the California State University. Work in the area of the discovery will resume once the find is properly documented and authorization is given to resume construction work.							
Hazards and Hazardous Materials							
HAZ-1: Phase II Environmental Site Assessment							
A Phase II ESA, conforming to the recommended guidelines established by the American Society for Testing and Materials in Standard E1903-11, shall be conducted prior to the start of project demolition and construction activities. The Phase II ESA shall include the collection of soil samples from areas of exposed soil along the perimeter of the Trinity Annex and analysis of samples for total lead levels. The Phase II shall also include a subsurface investigation within or in the proximity of the northeast wing of the Trinity Annex to evaluate the potential for soil and groundwater contamination associated with the on-site laundry facilities. Given the reported shallow depth of groundwater at the site, in-situ groundwater samples shall be collected concurrently with subsurface soil sampling. The Phase II ESA shall provide recommendations to address any identified hazards and indicate when to apply those recommended actions in relation to proposed project activities (i.e., Trinity Annex partial demolition, rehabilitation, and modernization). Example recommendations that could be provided in the Phase II ESA include developing a Remedial Action Agreement that would potentially involve:	Conduct a Phase II ESA per ASTM Standard E1903-11 and implement identified remedial actions	Prior to issuance of demolition permit	Once	HSU Facilities Management: Planning, Design & Construction			
	<ul style="list-style-type: none"> ▪ Soil vapor and/or indoor air survey 						

California State University, Humboldt
HSU Trinity Children's Center and Childcare Development Lab Project

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<ul style="list-style-type: none"> ▪ Additional delineation of impacts ▪ Remediation of impacted groundwater and/or soil ▪ Removal and disposal of contaminated soils ▪ Mitigate potential for contaminant exposure and leave-in-place ▪ Engagement with regulatory agencies <p>The Trustees of the California State University shall require the construction contractor to implement remedial actions as identified in the Phase II ESA.</p>							
HAZ-2: Disposal of Hazardous Waste							
Waste considered hazardous shall be disposed of at an appropriate hazardous waste landfill and shall be hauled under a proper manifest by a licensed hazardous waste transporter in accordance with all applicable DTSC and U.S. DOT regulations.	Identify the hazardous waste landfill and licensed hazardous waste transporter to be used for waste disposal on the project demolition permit	Prior to issuance of demolition permit	Once	HSU Facilities Management: Construction Management			
	Obtain an abatement workplan from a Licensed Abatement Contractor	Prior to demolition	Once				
Noise							
NOI-1: Air Conditioning Unit Noise Control Measure							
The applicant shall implement screening, shielding and/or sound buffering for the proposed VRV heat pump equipment on the exterior of the building. Use of a noise barrier can achieve a minimum of 5-dB reduction when it breaks the line-of-sight between the noise source and the receiver.	Project plans and specifications must shield and/or buffer the proposed heat pump equipment.	Prior to issuance of a grading or building permit.	Once	HSU Facilities Management: Construction Management			
Tribal Cultural Resources							
TCR-1: Unanticipated Discovery of Tribal Cultural Resources							
HSU shall provide written notice of project construction in advance of commencement of construction to a Native American tribal representative from the Humboldt County area. The notice shall include an invitation for the	Include TCR-1 mitigation language on the project grading permit	Prior to issuance of grading permit	Once	HSU Facilities Management: Planning,			
		During construction	As needed, if unknown				

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<p>tribal representative to be given access to the project site and retained under contract to conduct monitoring while excavation and ground-disturbing activities are ongoing. Should the Native American tribal representative fail to reply to the invitation or decide that their presence is not required, or necessary, ground-disturbing activities may continue in their absence.</p> <p>In the event that cultural resources of Native American origin that may be considered tribal cultural resources are identified during construction, all earth disturbing work within 50 feet of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and in consultation with the on-site Native American monitor, if present.</p> <p>If the archaeologist and Native American monitor determine that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation treatment plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups tribes. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the appropriate Native American tribal representative(s). Examples of treatment could include recovery of the resource or resources and curation.</p>	<p>Notify and invite a Native American tribal representative to monitor construction activities</p> <p>If a tribal cultural resource is identified during construction, consultation between the Cultural Resources principal investigator, HSU, and appropriate Native American tribes must occur</p>		resources are encountered	Design & Construction			

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