

UC San Diego

***Voigt Transit Operations Center Project
UC San Diego Project/Job Number: 966632/5327***

Mitigation Monitoring and Reporting Program

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1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental effects associated with project development. The Lead Agency is required to adopt a Mitigation Monitoring and Reporting Program (MMRP) for monitoring and reporting on the measures it has imposed to mitigate or avoid significant effects (CEQA Guidelines §15097[a]). The following mitigation measures from the certified 2018 Long Range Development Plan (LRDP) Program Environmental Impact Report (EIR) MMRP would be applicable to the impacts associated with the proposed Project (see Table 1).

According to the CEQA Guidelines §15097(c) “reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff. A report may be required at various stages during project implementation or upon completion of the mitigation measure. “Monitoring” is generally an ongoing or periodic process of project oversight. This program identifies, at a minimum, the entity responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, and the monitoring and reporting schedule.

The MMRP assigns responsibility for monitoring activities and the implementation of mitigation measures incorporated into the project. Under the MMRP for the proposed Voigt Transit Operations Center (Project), the University of California, San Diego (UC San Diego) Capital Program Management (CPM) Project Manager and CPM Construction Inspector would be responsible for the implementation of monitoring for all mitigation measures during design and construction phases – including landscaping – of the proposed Project, unless otherwise stated herein. UC San Diego Campus Planning Department (Campus Planning) would be responsible for confirming and reporting on the implementation of the mitigation measures discussed in this MMRP, in accordance with CEQA Guidelines §15097. Reporting consists of establishing and maintaining a record that a mitigation measure is being or has been implemented and involves the following steps:

1. Campus Planning distributes MMRP forms to the appropriate campus offices (as indicated in the attached documentation).
2. Responsible parties provide Campus Planning with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented.

A record of the MMRP will be maintained at UC San Diego Campus Planning, 9500 Gilman Drive, MC 0074, La Jolla, California 92093-0074.

2 PROJECT DESCRIPTION

Under the proposed Project UC San Diego would construct an eight-level above ground parking structure within the 2.9-acre footprint of the existing surface parking lot P701, located on the East Campus of UC San Diego. The proposed Project would provide approximately 620,200 gross square feet (GSF) distributed between approximately 1,600 parking spaces and up to approximately 13,000 GSF of basement level office space.

The basement level of the parking structure would provide office space for UC San Diego Transportation Services – including breakroom, restrooms, etc. – with two pedestrian entrances/exits and patio access provided to/from the interior of the basement. The basement would include a utility room, with access provided from the office. This utility room would serve the needs of the entire parking structure, including the UC San Diego Transportation Services office space. The remaining basement floor area would support parking spaces available for use by Fleet Services.

The ground level of the parking structure would primarily support shuttle bus parking with space for up to a maximum of 40 shuttle buses. Entrance to the shuttle bus parking area would be provided by the dedicated UC San Diego Transportation Services entryway. The proposed Project would also include the construction of an electrical power enclosure on the ground level of the Project site to support the Mid-Coast Blue Line Trolley. There would be approximately four service parking spaces associated with this small enclosure.

Student, faculty, staff, and visitor parking would be provided in Level 2 through Level 8, which would be accessible from an existing driveway on Voigt Drive. Based on the configuration of the parking structure, the shuttle bus parking would be completely separate from student, faculty, staff, and visitor parking in Level 2 through Level 8. Vehicle ramps would allow vehicles to circle upward from Level 2 through Level 8. Vehicles that are picking-up or dropping-off (e.g., spectators at the Triton Baseball Field) would turn around at the vehicle turn around.

Pedestrian connections to the parking structure would be provided from the sidewalk along Voigt Drive. From Voigt Drive, a paved pedestrian pathway would provide access to the northwest corner of the proposed parking structure and the pedestrian plaza (i.e., a pedestrian-only zone, that would be blocked from vehicle through traffic with removable bollards) on the east end of the parking structure. The paved pedestrian pathway would also extend along the southern end of the parking structure. Additionally, a pedestrian bridge would be provided to facilitate access from the parking structure across the vehicle entryway to the pedestrian plaza. The pedestrian plaza would provide a connection to an existing road located to the south of the Triton Baseball Field. The proposed Project would include the addition of an approximately 600-foot-long emergency vehicle access road that would connect to Campus Point Drive, which is being realigned as a part of the Mid-Coast Corridor Transit Project. This emergency vehicle access road would serve emergency vehicles that could cut through the Project site from Voigt Drive, through the removable bollards and fences, along the existing road and proposed emergency vehicle access road, to the realigned Campus Point Drive.

Existing water, reclaimed water, electrical, and gas lines run along Voigt Drive and follow the existing driveway onto the Project site. A 6-inch Fire Service water line would be connected to the existing 8-inch PVC water main. A sewer lift station would be constructed in the basement level of the parking structure and a pressure sewer line would wrap around the proposed parking structure where it would connect into an existing sewer manhole¹. Minor trenching (i.e., several hundred feet or less) within the proposed Project footprint would be required and would occur during excavation of the basement; however, no substantial off-site utility trenching would be required as a part of the proposed Project.

Mechanical and electrical systems for the proposed Project would be housed on the basement level within the utility room. This area would also contain telecommunications systems, central lighting inverters and controls, fire detection and alarm systems, and security systems, as required.

Although the proposed Project would be ineligible to attain a LEED-NC rating because it is a parking structure, the proposed parking structure has been designed to incorporate sustainable design features to achieve certification by Parksmart (formerly the Green Parking Council), a similar “green” rating for parking structures, and integrate sustainability goals to the extent possible.

3 PROJECT DESIGN FEATURES

The following features have been incorporated into the proposed Project design in order to minimize potentially significant impacts relating to various environmental issues.

Aesthetics

- UC San Diego Design Review Board (DRB) has reviewed and approved the schematic design for the proposed Project during the design development process to address aesthetics and visual character, in accordance with the 2018 LRDP Program EIR MM Aes-2A.
- The proposed Project includes external building materials, hardscaping, and color palettes that would ensure visual consistency with surrounding development.
- The proposed Project has been designed to comply with the Outdoor Lighting Policy of the UC San Diego Design Guidelines, which requires building materials that reduce glare, and light fixtures that are downcast to minimize light pollution or spillover.

¹ A sewer lift station is a relatively small mechanism designed to move wastewater from lower to higher elevation. Key elements of lift stations include a wastewater receiving well (i.e., wet-well), often equipped with a screen or grinding to remove coarse materials; pumps and piping with associated valves; motors; a power supply system; an equipment control and alarm system; and an odor control system and ventilation system. Lift station equipment and systems are often installed in an enclosed structure. They can be constructed on-site (i.e., custom-designed) or prefabricated.

- The proposed Project would include landscaping such as large trees along the north, south, and west of the parking structure, effectively shielding vehicle headlights and potential windshield glare in accordance with 2018 LRDP Program EIR MM Aes-3. Additionally, landscaping along the vehicle driveway would shield headlights from the Triton Baseball Field.

Air Quality

- The proposed Project would implement various emission-reduction strategies under the UC Sustainable Practices Policy, including sustainable design features to achieve certification by Parksmart (formerly the Green Parking Council), clean energy, climate protection, operations, recycling, waste management, and environmentally preferable procurement, in accordance with 2018 LRDP Program EIR MMs AQ-2A and AQ-2B, which has been implemented on a campus-wide basis, and the sustainability goals in the UC San Diego Climate Action Plan that are designed to meet the requirements of Assembly Bill (AB) 32.
- The proposed Project has been designed with numerous features that reflect the California Attorney General's Global Warming Measures, which address possible actions that may reduce the global warming-related impacts of a project and focus on energy efficiency, renewable energy, water conservation and efficiency, solid waste, land use, and transportation and motor vehicles, in accordance with 2018 LRDP Program EIR MMs AQ-2A and AQ-2B, and the sustainability goals in the UC San Diego Climate Action Plan that are designed to meet the requirements of AB 32.

Biological Resources

- The landscaping surrounding the edge of the proposed parking structure would include drought-tolerant and native vegetation as well as drought-tolerant native and non-native trees.
- Bioswales have been incorporated in the proposed landscaping plan to provide natural biofiltration services in the areas immediately to the west and south of the parking structure.
- Consistent with the MM Bio-3Biii, the Project site footprint avoids direct impacts to potential wetland features. The configuration of the proposed parking structure would encroach up to 25 feet from the existing manmade drainage channel; however, the building footprint would remain within the existing surface parking lot P701 and would not result in direct fill or alternation of this channel.
- Prior to construction activities the setback from the wetland boundary to the west would be demarcated by a chain-link fence, which would remain in place throughout the duration of all construction activities.

- Permanent lighting within or adjacent to the wetlands located immediately behind Project site shall be selectively placed, shielded, and directed to minimize potential impacts to sensitive species that may be transients in the area.

Geology and Soils

- The design of the proposed Project would comply with the California Building Code (CBC) and UC Seismic Safety Policy for seismic design standards, erosion control, and other geotechnical hazards, and it would incorporate seismic-related emergency procedures into departmental emergency response plans.
- Construction site erosion and sedimentation control best management practices (BMPs) (e.g., construction of a silt fence) would be implemented in accordance with the National Pollutant Discharge Elimination System (NPDES) general permit for construction activities.

Greenhouse Gas Emissions

Although the proposed Project would be ineligible to attain a LEED-NC rating because it is a parking structure, the parking structure has been designed to incorporate sustainable design features to achieve certification by Parksmart (formerly the Green Parking Council), a similar “green” rating for parking structures, and integrate sustainability goals to the extent possible. Sustainable features that have been incorporated into the proposed Project siting and design to reduce greenhouse gas (GHG) emissions include:

- Proximity to Mid-Coast Blue Line Trolley for students, faculty, staff, and visitors that could park on East Campus and access the West Campus via the Pepper Canyon Station.
- Proximity to the existing campus shuttle bus stop located at the intersection of Voigt Drive at Scripps Memorial Hospital La Jolla.
- Construction of a 600-foot emergency vehicle access road that would also increase walkability in the East Campus by providing a connection to the medical facilities to the south.
- Addition of 90 electrical vehicle charging stations within the proposed parking structure.
- Bicycle racks located along the exterior of the proposed parking structure.
- Long-term bicycle storage containers provided along Voigt Drive.
- Use of water efficient fixtures and drought tolerant landscaping in accordance with the water conservation goals of the UC Sustainable Practices Policy and Water Action Plan.
- Solar panel installation on the roof of the proposed parking to reduce building energy demand and GHG emissions.
- Control of all Light-Emitting Diode (LED) lighting fixtures within the parking structure by motion sensors to reduce energy demand.

- Installation of low-flow plumbing fixtures.

Hazards and Hazardous Materials

- Management and disposal of all wastes generated from the proposed facility would be directed by the UC San Diego Environmental Health and Safety (EH&S) Office.
- In the event unidentified USTs are discovered, the County of San Diego Department of Environmental Health (DEH) or the San Diego Regional Water Quality Control Board (RWQCB) depending on the nature of the contamination, would be notified and contamination remediation and removal activities will be conducted in accordance with pertinent regulatory guidelines, under the oversight of the appropriate regulatory agency.
- The proposed Project would include sprinklers and appropriate access/egress routes for firefighting and evacuation. The proposed Project would comply with all fire safety regulations and code requirements to ensure the potential for wildland fires is low.
- UC San Diego would contract waterless cleaning services for concrete surfaces. Methods include the use of a powder-like substance (e.g., BackKrete®, eXIMO®) containing live microbes that consume motor oil and gasoline, effectively performing bioremediation by dissolving hydrocarbons into harmless water and carbon dioxide (CO₂). After the cleaning is complete, the contractor sweeps the powder away and disposes as appropriate.
- UC San Diego would continue to comply with UC San Diego EH&S practices that implement pertinent state and federal laws regarding the transport, use, and disposal of regulated hazardous materials associated with the proposed Project.

Hydrology and Water Quality

- The proposed Project would comply with all applicable permits and plans, including the UC San Diego Storm Water Management Plan (SWMP) to reduce the discharge of pollutants to the maximum extent possible.
- The proposed Project would comply with the General Construction Storm Water Permit, General Industrial Storm Water Permit, and the General Small MS4 Storm Water Permit in order to minimize or avoid potential water quality impacts as a result of construction activities such as demolition, clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing.
- Project-specific design features related to hydrology and water quality would include the following:
 - Installation of low-flow plumbing fixtures;
 - Drought-tolerant vegetation and installation of irrigation systems equipped with sensor devices and automatic flow reducers/shut-off valves to enhance water efficiency for landscape irrigation;

- Implementation of Integrated Pest Management (University of California Integrated Pest Management Program) principles to the extent practicable to reduce potential for harmful runoff of chemical pesticides, herbicides, and fertilizers;
- Addition of a new bioswales to capture and treat stormwater runoff and decrease peak flow rates;
- Addition of vegetation along the southern end of the proposed Project site to further slow stormwater flows and reduce the potential for sedimentation; and
- All developments that would increase impervious surfaces would maintain pre-construction peak flows and capture and treat storm water runoff in accordance with the Post Construction Storm Water Management Program in Section 5.F.g of the Phase II Small MS4 Storm Water Permit. The County of San Diego's Hydrology Manual and methodology would be used for a reference in performing all hydrologic calculations. In cases where known or potential on- or off-site erosion problems have been identified, the Civil Engineer, in coordination with UC San Diego, may determine additional analysis is needed.

Land Use and Planning

- The design of the proposed Project was reviewed by Campus Planning and DRB staff to ensure compatibility with the campus neighborhood and neighboring land uses.

Noise

- Incorporation of the construction noise control measures as required by MM Noi-1Fi and Noi-1Fii the mitigation framework in the 2018 LRDP Program EIR into contractor specifications would ensure that construction-related noise impacts would be less than significant and the proposed Project would be consistent with the noise analysis provided in the 2018 LRDP Program EIR.

Public Services

- The proposed Project design would include emergency fire sprinklers, fire alarms, and fire access pursuant to the UC San Diego Emergency Management Plan and campus-wide fire prevention programs.

Transportation/Traffic

- The proposed Project would promote alternative modes of transportation due to its proximity to the Mid-Coast Blue Line Trolley for commuters via the Pepper Canyon Station, and the campus shuttle bus at the intersection of Voigt Drive at Scripps Memorial Hospital La Jolla.

- The proposed Project would include bicycle racks along the exterior of the proposed building and long-term bicycle storage containers across from the proposed parking structure along Voigt Drive.
- The proposed Project would construct a 600-foot emergency vehicle access road that would also increase walkability in the East Campus by providing a connection to the medical facilities to the south.
- UC San Diego will continue to operate and expand its alternative transportation program. Any development occurring under the 2018 LRDP, including the proposed Project, would be consistent with policies, plans, or programs supporting alternative transportation, including the UC Sustainable Practices Policy.

Utilities/Service Systems

- Under the UC Sustainable Practices Policy, and in accordance with AB 939, UC San Diego has adopted a waste ultimate waste reduction goal of zero waste by 2020. The proposed Project would contribute to UC San Diego's achievement of this goal by providing on-site recycling bins, including space for the collection and storage of paper, cardboard, glass, plastic, and metals.
- The proposed Project would include low-flow water fixtures and native or drought-tolerant vegetation.
- The proposed Project would comply with the following regulations and UC San Diego requirements, which would also assist in impact avoidance/mitigation:
 - Americans with Disabilities Act (ADA)-accessible parking spaces;
 - CBC and International Building Code;
 - Clean Water Act (CWA);
 - State Fire Code;
 - UC San Diego Signage Policy;
 - UC San Diego Outdoor Lighting Policy/UC San Diego Outdoor Lighting Design Guidelines;
 - UC San Diego Site Development Guidelines and Procedures; and
 - UC Sustainable Practices Policy.

4 PROJECT PERMITS/APPROVALS

As the public agency principally responsible for approving or carrying out the proposed Project, the University of California is the Lead Agency under CEQA and is responsible for the review and

approval of the Addendum. The proposed Addendum would be considered by The Regents of the University of California (or their delegate), and this Addendum would support the environmental and design approval actions.

The proposed Project construction schedule would allow for vegetation and tree removal during the non-breeding season (between September and January) and the non-raptor nesting season (between August and December). If, however, vegetation or tree removal during breeding and raptor nesting season cannot be avoided, MMs Bio-2D and Bio-2E would be implemented and pre-construction nest surveys would be conducted. No construction activities would occur within 500 feet of an identified active raptor nest and vegetation clearing would be directed away from a migratory bird nest until a qualified biologist determines that the nests are no longer active. Site preparation and construction are anticipated to begin in April 2020 and be completed by September 2021.

5 ENVIRONMENTAL REVIEW SUMMARY

In accordance with Public Resources Code Sections 21080.09, 21093, and 21094, and CEQA Guidelines §15152 and §15385, the Addendum for the Voigt Transit Operations Center is tiered from the 2018 LRDP Program EIR (State Clearinghouse [SCH] No. 2016111019), which was certified by the Regents on November 15, 2018. The 2018 LRDP Program EIR analyzed the potential environmental effects of campus development through the academic year 2035-2036, and identified measures to mitigate potentially significant impacts associated with that growth. The cumulative impacts of all campus development were also analyzed in the 2018 LRDP Program. The 2018 LRDP Program EIR MMRP was developed and adopted to implement mitigation measures for anticipated campus development.

This MMRP incorporates applicable measures from the 2018 LRDP Program EIR into a comprehensive program for the proposed Project. A MMRP table that indicates the mitigation measures to be implemented by UC San Diego has been prepared for the proposed Project (see Table 1).

Table 1.
MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
AESTHETICS			
<p>Aes-2A: Prior to project design approval, any proposed project that would have the potential to substantially degrade the visual character of the campus shall undergo design review by the UC San Diego DRB to ensure that the design is consistent with the visual landscape and/or the character of the surrounding development. The design review process shall evaluate and incorporate, where appropriate, factors including but not necessarily limited to: building mass and form, building proportion, roof profile, architectural detail and fenestration, texture, color, type and quality of building materials, and landscaping.</p>	<p>CPM to submit the proposed Project for review and approval to DRB.</p>	<p>PPA</p>	<p>Campus Planning to verify DRB review and approval.</p>
	<p>CPM to ensure that the Project plans reflect DRB recommendations.</p>	<p>PPA</p>	<p>Campus Planning to include DRB approved design in environmental analysis.</p>
<p>Aes-3: Projects that include development or alteration of a parking area, parking structure, or road that could result in the prolonged or excessive repetitive exposure of residential areas or other light sensitive uses, to glare from vehicle headlights shall be designed to shield direct glare from such uses. If shielding cannot be implemented through design modifications during the conceptual design phase, then walls, landscaping, or other glare barriers shall be provided as appropriate to shield direct glare into the nearby light sensitive uses.</p>	<p>CPM incorporate applicable light shielding measures in Project plans.</p>	<p>PPA</p>	<p>Campus Planning to verify measures are incorporated into Project plans.</p>
AGRICULTURE AND FORESTRY RESOURCES			
<p>No mitigation measures required</p>			
AIR QUALITY			
<p>AQ-2A: <u>Implement Measures to Control PM Emissions Generated by Construction Activities.</u> UC San Diego shall require by contract specification that contractors implement the following measures during all phases of construction of individual projects developed under the proposed 2018 LRDP:</p>	<p>CPM to incorporate measures into Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>

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MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT**

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<ul style="list-style-type: none"> • Water the grading areas a minimum of twice daily to minimize fugitive dust; • Stabilize graded areas as quickly as possible to minimize fugitive dust; • Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry; • Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads; • Remove any visible track-out into traveled public streets via regular street sweeping; • Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred; • Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads; • Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling; • Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour (mph); • Cover/water onsite stockpiles of excavated material; • Enforce a 15-mph speed limit on unpaved surfaces; • On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather; • Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible to reduce dust generation; and • Limit the daily grading volumes/area to extent feasible. 	<p>Contractor to implement dust control measures.</p>	<p>CONST</p>	<p>CPM / Construction Inspector to verify implementation by contractor and maintain records of compliance.</p>
<p>AQ-2B: <u>Minimize Off-Road Construction Equipment Emissions.</u> UC San Diego shall require by contract specification that the construction contractor use off-road construction diesel engines that meet, at a minimum, the Tier 4 interim California Emissions Standards, unless such an engine is not available for a particular item of equipment. Tier 3 engines will be</p>	<p>CPM to incorporate measures into Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>

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MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT**

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>allowed on a project-by-project basis when the contractor has documented that no Tier 4 interim equipment or emissions equivalent retrofit equipment is available or feasible for the project.</p>	<p>Contractor to utilize appropriate equipment and provide documentation of compliance to CPM.</p>	<p>CONST</p>	<p>CPM / Construction Inspector to verify implantation by contractor and maintain record of compliance.</p>
<p>BIOLOGICAL RESOURCES</p>			
<p>Bio-2D: If project construction is scheduled to commence during the raptor nesting season (generally January 15 through July 31), pre-construction surveys for raptor nests shall be performed by a qualified biologist within 500 feet of project construction activities no more than seven days prior to the initiation of construction. Construction activities within 500 feet of an identified active raptor nest shall not commence during breeding season until a qualified biologist determines that the nest is no longer active and any young birds in the area have adequately fledged and are no longer reliant on the nest. Trees with inactive nests can be removed outside the breeding season without causing an impact.</p>	<p>CPM to confirm measures are included in Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>
	<p>CPM to provide written notification to Campus Planning if construction will impact trees between January 15 and July 31.</p>	<p>PPA</p>	<p>Campus Planning to verify compliance.</p>
	<p>Campus Planning to retain qualified biologist to conduct raptor nest surveys.</p>	<p>Prior to and/or CONST (January 15 through July 31)</p>	<p>Campus Planning to review survey results and verify compliance with CPM. Campus Planning to document survey results in Project monitoring file.</p>

Table 1.
MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>Bio-2E: No grubbing, trimming, or clearing of vegetation (including brush management) from project sites shall occur during the general avian breeding season (February 15 through August 31). If grubbing, trimming, or clearing cannot feasibly occur outside of the general avian breeding season, a qualified biologist shall perform a pre-construction nesting bird survey no more than seven days prior to the commencement of vegetation clearing or grubbing to determine if active bird nests are present in the affected areas. Should an active migratory bird nest be located, the project biologist shall direct vegetation clearing away from the nest until it has been determined by the project biologist that the young have fledged, or the nest has failed. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within the survey area, clearing, grubbing, and grading shall be allowed to proceed.</p>	<p>CPM to confirm measures are included in Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>
	<p>CPM to provide written notification to Campus Planning if grubbing, trimming, or clearing of vegetation will occur during bird breeding season.</p>	<p>PPA</p>	<p>Campus Planning to verify compliance.</p>
	<p>Campus Planning to retain qualified biologist to conduct nesting surveys and if active nest(s) identified, direct vegetation clearing away from active nests.</p>	<p>Prior to and during CONST (February 15 through August 31)</p>	<p>Campus Planning to review survey results and verify compliance with CPM. Campus Planning to document survey results in Project monitoring file.</p>
<p>Bio-3B: During the project planning phase, site plans shall be designed to minimize impacts to sensitive vegetation communities, to the extent feasible. Such minimization efforts include the following:</p> <ul style="list-style-type: none"> i. Use of retaining walls to minimize grading impacts, to the extent that this is possible from an engineering and visual impact standpoint. ii. Locations, widths, design features, and construction methods of any new trails or overlook areas shall carefully consider how to avoid and minimize impacts to sensitive vegetation communities (e.g., routing trails along canyon rims rather than 	<p>CPM to incorporate design measures into Project plans and construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project plans and construction specification for compliance.</p>

Table 1.
MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>through canyons, cantilevered overlook platforms, using bridges to avoid wetland vegetation communities, clearing trails by hand).</p> <p>iii. To the extent practicable, a 50-foot-wide buffer shall be provided between permanent development and wetland vegetation.</p>			
<p>Bio-3E: Prior to construction, a pre-construction meeting shall be held between the Project Manager, qualified biologist, Environmental Planner, and construction crews to ensure crews are informed of the sensitivity of habitats in the Open Space Preserve and adjacent undeveloped lands.</p> <p>i. Prior to commencement of clearing or grading activities, fencing (e.g., silt fencing, orange construction fencing, and/or chain-link fencing as determined by campus planning) shall be installed around the approved limits of disturbance to prevent errant disturbance of sensitive biological resources by construction vehicles or personnel. Installation of fencing to demarcate the approved limits of disturbance shall be verified by the project biologist prior to initiation of clearing or grading activities. All movement of construction contractors, including ingress and egress of equipment and personnel, shall be limited to designated construction zones. This fencing shall be removed upon completion of all construction activities.</p> <p>ii. No temporary storage or stockpiling of construction materials shall be allowed within the Ecological Reserve or Restoration Lands, and all staging areas for equipment and materials shall be located at least 50 feet from the edge of these areas. This prohibition shall not be applied to facilities that are planned to traverse Ecological Reserve or Restoration Lands (e.g., trails and utilities). Staging areas and construction sites in proximity to the Ecological Reserve or Restoration Lands shall be kept free of trash, refuse, and other waste; no waste dirt, rubble, or trash shall be deposited in these areas</p> <p>iii. Equipment to extinguish small brush fires (e.g., from trucks or other vehicles) shall be present on site during all phases of project construction activities, along with</p>	<p>CPM to confirm measures are incorporated into Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications.</p>
	<p>Campus Planning to retain a qualified biologist to attend pre-construction meeting and oversee fencing demarcation/installation.</p>	<p>Prior to CONST</p>	<p>CPM to ensure all parties attend pre-construction meeting.</p>
	<p>Contractor to implement measure requirements. Qualified biologist to confirm compliance through field monitoring.</p>	<p>CONST</p>	<p>Qualified biologist to confirm compliance through field monitoring. Campus Planning / CPM to verify compliance.</p>

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2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.</p> <p>iv. Temporary night lighting shall not be used during construction unless determined to be absolutely necessary. If night lighting is necessary, lights shall be directed away from sensitive vegetation communities and shielded to minimize temporary lighting of the surrounding habitat. If night lighting is necessary, lights shall be directed away from sensitive vegetation communities and shielded to minimize temporary lighting of the surrounding habitat.</p>			
<p>Bio-3G: The following BMPs shall be implemented for each project that would remove or install tree species on UC San Diego that may be used as host trees by SHB:</p> <p>i. Trees to be planted on UC San Diego shall be obtained from a reliable source and be free of sign of SHB infestation.</p> <p>ii. An educational program for on-site workers responsible for tree installation shall be implemented. The program shall describe the signs of SHB infestation (e.g., sugary exudate on trunks or branches, and SHB entry/exit holes [approximately the size of the tip of a ballpoint pen]).</p> <p>iii. Sign of SHB infestation shall be reported to CDFW and UC Riverside’s Eskalen Lab (www.eskalenlab.ucr.edu) by the UC San Diego Project Manager and/or the project biologist.</p> <p>iv. Trees with sign of SHB infestation shall be pruned or removed, as appropriate, and potential host materials shall be chipped to less than one inch prior to composting on site or transfer to a landfill.</p> <p>v. Equipment that is used to prune or remove SHB-infected trees shall be disinfected prior to additional use.</p> <p>vi. Biologists monitoring mitigation sites shall be knowledgeable regarding sign of SHB infestation.</p>	<p>CPM to ensure BMPs are incorporated into Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>
	<p>CPM or Project biologist to report any infestation to Campus Planning. Campus Planning to report infestation to CDFW and UC Riverside’s Eskalen Lab.</p>	<p>OP</p>	<p>Campus Planning to receive reports and coordinate with CDFW and/or Eskalen Lab.</p>
	<p>CPM to ensure infected trees are pruned or removed.</p>	<p>OP (Prior to composting on site or landfill transfer trees with sign of</p>	<p>CPM to provide documentation verifying compliance to Campus Planning. Campus Planning to place documentation in monitoring file.</p>

Table 1.
MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
		SHB infestation)	
<p>Bio-3I: Landscaping adjacent to the Open Space Preserve shall comply with the following requirements to prevent the introduction of invasive species:</p> <ul style="list-style-type: none"> i. Appropriate landscaping shall be selected based on the vegetation communities within the portion of the Open Space Preserve adjacent to the project. In areas supporting native (or disturbed native) vegetation communities, revegetation of impacted slopes shall be with appropriate native plant materials. In particular, where the Open Space Preserve is disturbed by construction of the Campus Meander, installation of native plants such as lemonade berry, toyon, deerweed (<i>Acmispon glaber</i>), monkey flower (<i>Diplacus aurantiacus</i>), and sages (<i>Salvia spp.</i>) are recommended to make the Open Space Preserve more impenetrable to people while reinforcing the boundaries and edges of the Campus Meander (The Harrison Studio 1997). ii. An education program for on-site workers responsible for tree installation shall be implemented. The program shall describe the signs of SHB infestation (e.g., sugary exudate on trunks or branches, and SHB entry/exit holes [approximately the size of the tip of a ballpoint pen]). iii. Any planting stock brought onto a project site adjacent to the Open Space Preserve for landscaping or habitat restoration shall be inspected to ensure it is free of pest species that could invade natural areas, including but not limited to Argentine ants and South American fire ants. Inspections of planting stock for habitat restoration shall be by a qualified biologist, and inspections of planting stock for landscaping shall be the responsibility of qualified UC San Diego Project Manager or their designated assignee. Any planting stock found to be infested with such pests shall be quarantined, treated, or disposed of according to best management practices by qualified personnel, in a manner that precludes invasions into natural habitats. 	<p>CPM to incorporate requirements into Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>
	<p>CP to retain qualified landscape architect and/or qualified biologist to review landscape plant palettes.</p>	<p>PPA</p>	<p>Campus Planning to review landscape plant palettes to verify compliance.</p>
	<p>Contractor to implement measure requirements and approved landscape plan.</p>	<p>CONST</p>	<p>CPM / Campus Planning to receive documentation and verify compliance.</p>

**Table 1.
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2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>Bio-3J: Permanent lighting within or adjacent to the Ecological Reserve and Restoration Lands shall be selectively placed, shielded, and directed to minimize potential impacts to sensitive species. In addition, lighting from buildings or parking lots/structures abutting the Ecological Reserve shall be shielded and/or screened by vegetation to the extent feasible.</p>	<p>CPM to incorporate lighting requirements in Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>
	<p>Contractor to install lighting in accordance with measure.</p>	<p>CONST</p>	<p>CPM / Campus Planning to verify compliance.</p>
<p>Bio-3K: The following best management practices shall be implemented by the campus along areas that interface with the Open Space Preserve to address runoff/water quality impacts from landscaping:</p> <ul style="list-style-type: none"> i. Integrated Pest Management principles (University of California Integrated Pest Management Program) shall be implemented to the extent practicable for areas in and adjacent to the Open Space Preserve for chemical pesticides, herbicides, and fertilizers. Examples of such measures may include, but are not limited to, alternative weed/pest control measures (e.g., removal by hand) and proper application techniques (e.g., conformance to manufacturer specifications and legal requirements). ii. Irrigation for project landscaping shall be minimized and controlled in areas in and adjacent to the Open Space Preserve through efforts such as designing irrigation systems to match landscaping water needs, using sensor devices to prevent irrigation during and after precipitation, and using automatic flow reducers/shutoff valves that are triggered by a decrease in water pressure from broken sprinkler heads or pipes. 	<p>CPM to incorporate BMPs into Project construction specifications.</p>	<p>PPA</p>	<p>Campus Planning to review Project construction specifications for compliance.</p>
	<p>Contractor to implement appropriate BMPs.</p>	<p>CONST and OP (Ongoing)</p>	<p>CPM / Campus Planning to verify compliance.</p>

**Table 1.
MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT**

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>Bio-3L: Signage and fencing shall be installed along the edge of the Ecological Reserve to protect sensitive habitats from human disturbance with the following techniques:</p> <ul style="list-style-type: none"> i. Projects adjacent to the Ecological Reserve shall install open space signage along the boundary of the reserve, indicating the presence of lands supporting sensitive habitat. ii. Projects adjacent to the Ecological Reserve shall install fencing or other visual/physical barriers (such as appropriate landscaping) to discourage human encroachment into the Open Space Preserve in areas where trespass is likely to occur (gradual slopes; areas of low, open vegetation; areas of previous disturbance, etc.). 	<p>Campus Planning develop signage content. CPM to incorporate signage into Project construction specifications.</p>	<p>PAA</p>	<p>Campus Planning to review Project construction specifications.</p>
	<p>Contractor to install fencing/barriers and signage.</p>	<p>CONST and OP (as needed)</p>	<p>CPM / Campus Planning to verify compliance and document in annual ER management / maintenance report.</p>
CULTURAL/PALEONTOLOGICAL/TRIBAL RESOURCES			
<p>Cul-3: <u>Construction Monitoring.</u> Grading and excavation equating to 1,000 cubic yards or more at depths of 10 feet or greater within highly sensitive geologic formations (i.e., Ardath Shale, Scripps Formation, and Old Paralac Deposits) shall require monitoring by a qualified paleontologist, including the following measures:</p> <ul style="list-style-type: none"> i. Prior to beginning any work that requires paleontological monitoring: <ul style="list-style-type: none"> a. A pre-construction meeting shall be held that includes the qualified paleontologist, Construction Manager and/or Grading Contractor, and other appropriate personnel so the qualified paleontologist can make comments and/or suggestions concerning the monitoring program to the Construction Manager and/or Grading Contractor. b. The qualified paleontologist shall (at that meeting or subsequently) submit to the Project Manager a copy of the site/grading plan (reduced to 	<p>Campus Planning to retain qualified paleontologist for construction monitoring.</p>	<p>Prior to CONST</p>	<p>CPM to ensure all parties attend pre-construction meeting.</p>
	<p>Qualified paleontologist to monitor grading and excavation.</p>	<p>CONST (During initial grading and excavation).</p>	<p>Qualified paleontologist to provide daily reports on monitoring activity/discoveries. Campus Planning to review for compliance and place report in Project monitoring file.</p>

**Table 1.
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2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>11 x 17 inches) that identifies areas to be monitored as well as areas that may require delineation of grading limits.</p> <p>c. The qualified paleontologist shall also coordinate with the Project Manager on the construction schedule to identify when and where monitoring is to begin and to specify the start date for monitoring.</p> <p>ii. The qualified paleontologist shall document monitoring activity on a standardized form. A record of daily activity shall be sent to Campus Planning and the Project Manager each month.</p> <p>iii. The qualified paleontologist shall be present initially during all earth-moving activities. After 50 percent of the excavations are complete within the unit, if no significant fossils have been recovered, the level of monitoring may be reduced or suspended entirely at the qualified paleontologist’s discretion and in consultation with Campus Planning. These deposits may be included in those identified as Undifferentiated Tertiary Sedimentary deposits in Figure 3.5-1.</p>			
<p>iv. Discoveries</p> <p>a. Discovery Process – In the event of a discovery, and when requested by the qualified paleontologist, the Project Manager shall be contacted and shall divert, direct, or temporarily halt ground-disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant paleontological resources. The paleontologist shall also immediately notify Campus Planning of such findings at the time of discovery.</p> <p>b. Determination of Significance – The significance of the discovered resources shall be determined by the paleontologist in consultation with the Project Manager and Campus Planning, who must concur with the evaluation before grading activities will be allowed to resume.</p>	<p>Qualified paleontologist in coordination with Construction Inspector and CPM may halt work in area of sensitive discoveries.</p>	<p>CONST</p>	<p>CPM or Construction Inspector to direct contractor to halt work.</p>

**Table 1.
MMRP – VOIGT TRANSIT OPERATIONS CENTER PROJECT**

2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
<p>c. Documentation and Treatment of Finds – Based on the scientific value and/or uniqueness of the find, the qualified paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage are required, recommendations shall be consistent with Society of Vertebrate Paleontology 2010 guidelines and currently accepted scientific practice. Work in the affected area may resume once the fossil has been assessed and/or salvaged and a paleontological monitor is present.</p> <p>v. Notification of Completion – The paleontologist shall notify Campus Planning in writing of the end date of monitoring.</p> <p>vi. Handling and Curation of Significant Paleontological Specimens and Letter of Acceptance – The paleontologist shall ensure that all significant fossils collected are appropriately prepared and permanently curated with an appropriate institution, and that a letter of acceptance from the curation institution has been submitted to Campus Planning.</p>			
<p>vii. Final Results Reports (Monitoring and Research Design and Recovery Program) – Prior to completion of the project, two copies of the Final Results Report (even if no significant resources were found) and/or evaluation report, if applicable, which describe the results, analysis, and conclusions of the Paleontological Monitoring Program (with appropriate graphics).</p>	<p>Qualified paleontologist to prepare final report.</p>	<p>At conclusion of all field work.</p>	<p>Campus Planning to review for compliance and place report in Project monitoring file.</p>
GEOLOGY AND SOILS			
No mitigation measures required.			

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2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
GREENHOUSE GAS EMISSIONS			
No mitigation measures required			
HAZARDS AND HAZARDOUS MATERIALS			
<p>Haz-4C: In the event that USTs, not identified in consultation with EH&S, or undocumented areas of contamination are encountered during construction or redevelopment activities, work shall be discontinued until appropriate health and safety procedures are implemented. Either the County of San Diego DEH or the San Diego RWQCB, depending on the nature of the contamination, must be notified regarding the contamination. Each agency and program within the respective agency has its own mechanism for initiating an investigation. The appropriate program (e.g., the DEH Local Oversight Program for tank release cases, the County of San Diego DEH Voluntary Assistance Program for non-tank release cases, the RWQCB for non-tank cases involving groundwater contamination) will be selected based on the nature of the contamination identified. The contamination remediation and removal activities will be conducted in accordance with pertinent regulatory guidelines, under the oversight of the appropriate regulatory agency.</p>	<p>CPM and contractor stop work, respond, and EH&S make appropriate notifications if UST or contamination is unexpectedly encountered.</p>	<p>CONST</p>	<p>CPM provide CP with confirmation of adherence to measures and CP to document in project monitoring file.</p>
<p>Haz-6: In the event that the construction of a project requires a lane or roadway closure, prior to construction the contractor and/or CPM shall ensure that the UC San Diego Fire Marshal is notified. If determined necessary by the UC San Diego Fire Marshal, local emergency services will be notified by the Fire Marshal of the closure.</p>	<p>CPM to notify Fire Marshal and campus community of road closure.</p>	<p>Prior to or during CONST</p>	<p>Responsible department to record Fire Marshal notification.</p>
HYDROLOGY AND WATER QUALITY			
No mitigation measures required.			
LAND USE AND PLANNING			
No mitigation measures required.			

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2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
MINERAL RESOURCES			
No mitigation measures required.			
NOISE			
<p>Noi-1F: If project construction activities resulting from implementation of the 2018 LRDP are proposed less than 150 feet of NSLU, or may involve the use of vibratory or impact-type pile drivers, impact-type equipment (including but not limited to: clam shovels, hydra break rams, hoe rams, and jackhammers), concrete saws, pavement scarifiers, sand blasters, or vibrating hoppers, mitigation shall be integrated into the project’s construction specifications to minimize temporary noise caused by construction activities to less than significant levels:</p> <ul style="list-style-type: none"> i. Require the construction contractor to work with proper administrative controls on equipment operation periods so as not to exceed a 12-hour average sound level of 75 dBA Leq at any NSLU between 7:00 a.m. and 7:00 p.m. Monday through Saturday. ii. Outfit construction equipment with properly maintained, manufacturer-approved or recommended sound abatement means on air intakes, combustion exhausts, heat dissipation vents, and the interior surfaces of engine hoods and power train enclosures. 	CPM to incorporate construction noise minimization measures into Project construction specifications.	PPA	Campus Planning to review construction specifications and verify compliance.
POPULATION AND HOUSING			
No mitigation measures required.			
PUBLIC SERVICES			
No mitigation measures required.			

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2018 LRDP Program EIR Mitigation Measure	Mitigation Procedure and Responsible Party	Timing	Reporting Procedure
RECREATION			
No mitigation measures required.			
TRANSPORTATION/TRAFFIC			
No mitigation measures required.			
UTILITIES/SERVICE SYSTEMS			
No mitigation measures required.			

Notes:

- BMP = best management practice
- CDFW = California Department of Fish and Wildlife
- CNEL = Community Noise Equivalent Level
- CONST = During Construction
- CPM = Capital Program Management
- dBA = A-weighted decibels
- DRB = Design Review Board
- EH&S = Environmental Health and Safety, Environmental Affairs
- LRT = Light Rail Transit
- mph = miles per hour
- NSLU = noise-sensitive land uses
- PPA = Project Planning or Project Design Prior to Project Approval
- SHB = shot hole borer

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