

MISSION BAY NORTH AND MISSION BAY SOUTH MITIGATION STATUS REPORT

Block 28

Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Major Phase											
D.06 UNKNOWN ARCHAEOLOGICAL REMAINS											
D.06. The entire Mission Bay Project Area has at least some sensitivity for the presence of unknown archaeological remains. Prehistoric cultural deposits could be encountered in three identified areas and unknown historical features, artifact caches and debris areas could be located anywhere in the Project Area. Follow procedures for instructing excavation crews, notifying the ERO and President of the LPAB, and developing recovery measures, as described in Measure D.03, above. In addition, in the event that prehistoric archaeological deposits are discovered, consult local Native American organizations. Dialogue with the ERO, LPAB and the archaeological consultant would take place in developing acceptable archaeological testing & excavation procedures, particularly in regard to the disposition of cultural materials and Native American burials.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing implementation as required by measure	Prior to preparation of the work plan consultant shall consult with ERO and LPAB to develop a testing and excavation procedures.	Prior to preparation of the work plan consultant shall consult with ERO and LPAB to develop a testing and excavation procedures.	Implementation will occur prior to excavation.	9/21/2000	10/17/00 No Comment	Pending City Action	
(Condition Major Plan Accordingly to require on individual building sites or potential for single coordinated program for Block)											
E.04 THIRD STREET/THE COMMON											
E.04a. Install new traffic signals.	Owner	R.A.	DPW; DPT	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Subdivision map review	1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW or DPT to inspect intersection to ensure new traffic signals were installed.	The adjacency phasing principle requires implementation of this measure as part of the Mission Bay South Plan Area.	Construct a new signal when 10,400 PM Peak Hour Trips are produced. (8/15/00 KCA Engineers) - New signals indicated on plans. Refer to Tentative Map MB-3 - Sheet 4 of 6.	10/16/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.05 THIRD STREET/SOUTH STREET											
E.05a. Install a new traffic signal.	Owner	R.A.	DPW; DPT	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Subdivision map review	1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW or DPT to inspect intersection to ensure new traffic signal was installed.	The adjacency phasing principle requires implementation of this measure as part of the Mission Bay South Plan Area.	Construct a new signal when 8,200 PM Peak Hour Trips are produced. (8/15/00 KCA Engineers) - New signals indicated on plans. Refer to Tentative Map MB-3 - Sheet 4 of 6.	10/16/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Major Phase											
E.47 TRANSPORTATION SYSTEM MANAGEMENT (TSM) PLAN											
E.47. Prepare a TSM Plan, which could include the following elements:	Owner (TMA), other developers	R.A.	DPT; PTC	As identified by TMA; ongoing review with Agency	<ol style="list-style-type: none"> The TSM is an attachment to the OPA-specific recommendations will be provided by the TMA. DPT to contact TMA to confirm preparation of TSM plan prior to first phase approval. TMA to submit periodic status reports to DPT. TMA to submit completed TSM plan with first phase plans to DPT for review. DPT to approve TSM plan with first phase approvals. TMA to implement TSM plan. DPT to inspect project area to ensure compliance with TSM plan. The TMA will submit an annual report to the Redevelopment Agency and the Planning Department that provides implementation details. 	The following measures E.47a-E49 will be addressed by the TMA.	Completed as an attachment to North Plan Area OPA. Mitigation implementation addressed in Owner Participation Agreement (OPA), adopted 11/16/98 and effective 12/3/98. OPA on file with City of San Francisco, 1660 Mission Street, San Francisco, Ca. 9410	9/15/2000	5/4/99 No Comment	5/4/1999 A conceptual TSM and strategic plan was prepared and subsequently approved on May 4, 1999.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.47a. Shuttle Bus System	Owner (TMA)	R.A.	DPT; PTC	As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.		Mitigation implementation addressed in Owner Participation Agreement (OPA), Mitigation implementation addressed in Owner Participation Agreement (OPA), adopted 11/16/98 and effective 12/3/98. OPA on file with City of San Francisco, 1660 Mission Street, Sa	9/15/2000	5/4/99 No Comment	5/4/1999 Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com

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Major Phase											
E.47b. Transit Pass Sales Sell transit passes in neighborhood retail stores and commercial buildings in the Project Area.	Owner (TMA); other developers	R.A.	DPT; PTC	As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.		See implementation status identified for Mitigation Measure E.47.	9/15/2000	5/4/99 No Comment	5/4/1999 Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.47c. Employee Transportation Subsidies Provide a system of employee transportation subsidies for major employers.	Owner (TMA); major employers	R.A.	DPT; PTC	As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.		See implementation procedures identified for Mitigation Measure E.47.	9/15/2000	5/4/99 No Comment	5/4/1999 Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.47e. Secure Bicycle Parking Provide secure bicycle parking areas in parking garages of residential buildings, office buildings, and research and development facilities. Provide secure bicycle parking areas by 1) constructing secure bicycle parking at a ratio of 1 bicycle parking space for every 20 automobile parking spaces, and 2) carrying out an annual survey program during project development to establish trends in bicycle use and to estimate demand for secure bicycle parking and for sidewalk bicycle racks, increasing the number of secure bicycle parking spaces or racks either in new buildings or in existing automobile parking facilities to meet the estimated demand. Provide secure bicycle racks throughout Mission Bay for the use of visitors.	Owner (TMA), other developers	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.		See implementation status identified for Mitigation Measure E.47.	9/15/2000	5/4/99 No Comment	5/4/1999 Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
E.47f. Appropriate Street Lighting. Ensure that sidewalks in Mission Bay are sufficiently lit to provide pedestrians and bicyclists with a greater sense of safety, and thereby encourage Mission Bay employees, visitors, and residents to walk and bicycle to and from Mission Bay.	Owner (TMA)	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.		See implementation status identified for Mitigation Measure E.47.	9/15/2000	5/4/99 No Comment	5/4/1999 Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Major Phase											
E.47g. Transit, Pedestrian and Bicycle Route Information Provide maps of the local and citywide pedestrian and bicycle routes with transit maps and information on kiosks throughout the Project Area to promote multi-modal travel.	PTC, DPW to provide in connection with transit shelters and other transit signage		PTC; DPW	In conjunction with transit shelter and signage plans	See implementation procedures identified for Mitigation Measure E.47.		See implementation status identified for Mitigation Measure E.47.	9/15/2000	5/4/99 No Comment	5/4/1999 Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.47h. Parking Management Guidelines Establish parking management guidelines for the private operators of parking facilities in the Project Area.	Owner (TMA)	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.		See implementation status identified for Mitigation Measure E.47.	9/15/2000	5/4/99 No Comment	5/4/1999 Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01 RISK MANAGEMENT PLAN(S)											
J.01. Prior to any site development activities in the Project Area, develop and implement an RWQCB-approved Risk Management Plan or Plans (RMP). The RMP shall address all site development activities and post-development activities and shall include specific measures that would be protective of human health and the aquatic environment. The human health standards to be applied in the RMP are a cumulative cancer risk of 1 x 10 ⁻⁵ and Hazard Index of 1, or more stringent standards as may be required by the RWQCB. Amend the RMPs as required by the RWQCB to reflect new information regarding contamination, land use decisions, or as a result of Article 20 compliance.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	Issuance of the Certificate of Completion by the RWQCB.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	5/25/1999 Completed	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Tentative Map											
E.04 THIRD STREET/THE COMMON											
E.04a. Install new traffic signals.	Owner	R.A.	DPW; DPT	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Subdivision map review	<ol style="list-style-type: none"> 1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW or DPT to inspect intersection to ensure new traffic signals were installed. 	The adjacency phasing principle requires implementation of this measure as part of the Mission Bay South Plan Area.	Construct a new signal when 10,400 PM Peak Hour Trips are produced. (8/15/00 KCA Engineers) - New signals indicated on plans. Refer to Tentative Map MB-3 - Sheet 4 of 6.	10/16/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.05 THIRD STREET/SOUTH STREET											
E.05a. Install a new traffic signal.	Owner	R.A.	DPW; DPT	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Subdivision map review	<ol style="list-style-type: none"> 1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW or DPT to inspect intersection to ensure new traffic signal was installed. 	The adjacency phasing principle requires implementation of this measure as part of the Mission Bay South Plan Area.	Construct a new signal when 8,200 PM Peak Hour Trips are produced. (8/15/00 KCA Engineers) - New signals indicated on plans. Refer to Tentative Map MB-3 - Sheet 4 of 6.	10/16/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.21 THIRD STREET											
E.21c. In cooperation with the Public Transportation Commission ("PTC") and the Department of Public Works, reconfigure Third Street in the Project Area to accommodate the Third Street light rail transit median while maintaining two travel lanes in each direction and exclusive left-turn lanes at specific locations, as listed in Measures E.06 and E.07.	Owner, as allocated in Infrastructure Plans	R.A.	DPW; PTC; DPT	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Subdivision map review	<ol style="list-style-type: none"> 1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW or DPT to inspect street segment to ensure modifications were completed. 	The adjacency phasing principle requires implementation of this measure as part of the Mission Bay South Plan Area.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to Sheet C 4, C5 and details 5, 6, and 7 on Sheet C15. (8/15/00 -KCA Engineers) Refer to Sheet 4 of 6 of Tentative Subdivision Map MB-3.	10/16/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Tentative Map											
E.28 MUNI LINE 30-STOCKTON OR 45-UNION/STOCKTON											
E.28. Extend about half of the 30-Stockton or the 45-Union/Stockton trolley buses south and east of the current terminus at the Caltrain terminal to the current terminus of the 22-Fillmore line, at the same time that the 22-Fillmore is rerouted as called for in Measure E.27. Route trolley buses to Connecticut Street via Townsend or Mission Bay Street, and then east to a new terminus near Third and 20th Streets. The coordination of Measure E.27 with E.28, to provide extended MUNI trolleybus service to Mission Bay by rerouting the 22-Fillmore and 30-Stockton or 30/45-Union/Stockton lines, shall be accomplished in phases, if necessary, to provide service as early in project development as MUNI service may be needed. The phases may include:	Owner, PTC as allocated in Infrastructure Plans	R.A.	PTC	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Project-level plan review	<ol style="list-style-type: none"> 1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. PTC to inspect the MUNI line to ensure modifications were completed. 	This measure is applicable to the South Plan Area. Only the requirement of constructing North and South Common Streets east of Third Street are applicable to the Blocks 26-28 Major Phase.	Construction of the North and South Common Streets east of Third Street to accommodate MUNI trolleybus travel pending design approval by MUNI and the SF Planning Dept. Phasing and timing of these measures to be determined by Muni prior to approval of the s	9/21/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.28a. Construct Mission Bay Street, the Seventh Street Connector to North and South Common Streets and the Caltrain at-grade rail crossing, and the portion of North and South Common Streets east of Third Street, early enough in project development to accommodate MUNI trolleybus travel, including poles and eyebolts supporting trolley wires, and provide poles and/or eyebolts supporting trolley wires along 16th Street and a portion of Common Streets in the Project Area, as described in Measure E.27 and above in this Measure; or	Subject to regulatory approvals, Owner, PTC as allocated in Infrastructure Plans	R.A.	DPW; PTC; Caltrain; CPUC; JPB	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Project-level plan review	<ol style="list-style-type: none"> 1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW to inspect the MUNI line to ensure modifications were completed. 	This measure is applicable to the South Plan Area but is not warranted by the adjacency principle or traffic threshold triggers for Blocks 26-28 Major Phase.	Construction of the North and South Common Streets east of Third Street to accommodate MUNI trolleybus travel pending design approval by MUNI and the SF Planning Dept. Phasing and timing of these measures to be determined by Muni prior to approval of the s	9/21/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.28b. If item E.28a is not feasible sufficiently early in project development, for an interim period until the necessary streets and trolley wires have been constructed as part of adjacent development, construct the portion of North and South Common Streets east of Third Street and install poles and/or eyebolts supporting trolley wires along the new route for the 22-Fillmore, and extend some but not all of the trolleybuses, so that both Mission Bay and Lower Potrero areas continue to be served. This measure involves only limited service to Mission Bay; or	Owner, PTC as allocated in Infrastructure Plans	R.A.	PTC	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Project-level plan review	<ol style="list-style-type: none"> 1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. PTC to inspect the MUNI line to ensure modifications were completed. 	This measure is applicable to the South Plan Area but is not warranted by the adjacency principle or traffic threshold triggers for Blocks 26-28 Major Phase.	Construction of the North and South Common Streets east of Third Street to accommodate MUNI trolleybus travel pending design approval by MUNI and the SF Planning Dept. Phasing and timing of these measures to be determined by Muni prior to approval of the s	9/21/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Tentative Map											
E.28c. If item E.28a is not feasible sufficiently early in project development, for an interim period until the necessary streets and trolley wires have been constructed as part of adjacent development, provide service to Mission Bay temporarily using diesel buses on 16th Street; or	PTC	R.A.	PTC	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Project-level plan review	1. See mitigation measure and Infrastructure plan for specific timing and implementation responsibility.	This measure is applicable to the South Plan Area but is not warranted by the adjacency principle or traffic threshold triggers for Blocks 26-28 Major Phase.	Construction of the North and South Common Streets east of Third Street to accommodate MUNI trolleybus travel pending design approval by MUNI and the SF Planning Dept. Phasing and timing of these measures to be determined by Muni prior to approval of the s	9/21/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
E.28d. Use a combination of items E.28b and E.28c to provide MUNI trolley bus service to both the Mission Bay and Lower Potrero areas until necessary streets and trolley wires have been constructed as part of adjacent development in the Project Area.	Owner, PTC; responsibility as allocated for E.28.b and E.28.c	R.A.	PTC	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Project-level plan review	1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. PTC to inspect the MUNI line to ensure modifications were completed.	This measure is applicable to the South Plan Area but is not warranted by the adjacency principle or traffic threshold triggers for Blocks 26-28 Major Phase.	Construction of the North and South Common Streets east of Third Street to accommodate MUNI trolleybus travel pending design approval by MUNI and the SF Planning Dept. Phasing and timing of these measures to be determined by Muni prior to approval of the s	9/21/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02 CONSTRUCTION PM											
F.02e. Sweep streets daily (preferably with water sweepers) if visible amounts of soil material are carried onto public streets	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.2.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/18/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Tentative Map											
H.07 CORROSIVITY											
H.07. Test soils for sulfate and chloride content. If necessary, use admixtures in concrete so it would not be susceptible to attack by sulfates, and/or use coated metal pipes so that pipes would be more resistant to corrosion by chlorides.	Owner, other developers		DPW; DBI	Include in relevant Infrastructure Improvement plans	<ol style="list-style-type: none"> 1. In conjunction with building permit review applicant shall submit a soils report which analyzes soil for sulfate and chloride content. 2 DPW in consultation with DBI to require testing prior to issuance of building or site permits. 3. Owner/other developers to retain services of a geotechnical consultant to test soils. 4. Consultant prepares report of results. 5. Owner/other developers to submit report to DPW and DBI for review. 6. DBI to impose building material modifications as necessary to reduce impacts of corrosivity during project review and approval. 7. Owner/other developers to construct project with required building material modifications. 8. DPW or DBI to inspect buildings to ensure compliance with mitigation measure. 	A soils report is required prior to the issuance of building permits.	<p>(8/15/00 - KCA Engineers) Soils Report prepared by Treadwell & Rollo 11/9/99. See note 12 on Tentative Subdivision Map MB-3 sheet 1 of 6</p> <p>(8/17/00 - Freyer & Laureta) - Treadwell & Rollo/JDH Corrosion Consultants, Inc report dated 7/17/00 submitted to</p>	9/12/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Tentative Map											
K.01 STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP)											
K.01. Develop and implement a comprehensive Stormwater Pollution Prevention Plan (SWPPP) for all construction activities within the Project Area to avoid and minimize erosion and sedimentation in China Basin Channel and San Francisco Bay and to manage other aspects of the construction site. Include at least the following Best Management Practices, or substantially equivalent measures.	Owner, other developers		DPW; DBI; San Francisco Public Utilities Commission (SFPUC)	Submit as part of subdivision improvement plans; condition Tentative Map to require approval of SWPPP prior to commencing construction on street improvements.	<ol style="list-style-type: none"> 1. DPW and DBI to require owner/other developers to prepare SWPPP prior to project approval. 2. Owner/other developers to prepare SWPPP in consultation with SFPUC and submit to DPW and DBI for review and approval. 3. DBI to require relevant elements of SWPPP to be included in subdivision improvement plans. 4. SWPPP to be provided on the job site. 5. DBI to inspect construction sites to ensure compliance with SWPPP. 	SWPPP shall be prepared or available on the job site.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	A Conceptual SWPPP was prepared and completed by California Soil & Environmental Consultants Inc. on November 1999. Implementation of the specific measures within the plan may be applied to individual sites as determined by the PUC.	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.01a. Minimize dust during demolition, grading, and construction by lightly spraying exposed soil on a regular basis.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01b. Minimize wind and water erosion on temporary soil stockpiles by spraying with water during dry weather and covering with plastic sheeting or other similar material during the rainy season (November to April).	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Tentative Map											
K.01c. Minimize the area and length of time during which the site is cleared and graded.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.01d. Prevent the release of construction pollutants such as cement, mortar, paints and solvents, fuel and lubricating oils, pesticides, and herbicides by storing such materials in a bermed, or otherwise secured, area.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01e. As needed, install filter fences around the perimeter of the construction site to prevent off-site sediment discharge. Prior to grading the bank slopes of China Basin Channel for the proposed channel-edge treatments, install silt or filter fences to slow water and remove sediment. As needed, properly trench and anchor in the silt or filter fences so that they stand up to the forces of tidal fluctuation and wave action, and do not allow sediment-laden water to escape underneath them.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01f. Follow design and construction standards found in the Manual of Standards for Erosion and Sediment Control Measures for placement of riprap and stone size.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement plans.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com

MISSION BAY NORTH AND MISSION BAY SOUTH MITIGATION STATUS REPORT

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Tentative Map											
K.01g. Install and maintain sediment and oil and grease traps in local stormwater intakes during the construction period, or otherwise properly control oil and grease discharges.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01h. Clean wheels and cover loads of trucks carrying excavated soils before they leave the construction site.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01i. Implement a hazardous material spill prevention, control, and clean-up program for the construction period. As needed, the program would include measures such as constructing swales and barriers that would direct any potential spills away from the Channel and the Bay and into containment basins to prevent the movement of any materials from the construction site into water.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Tentative Map											
K.03 SEWER IMPROVEMENT DESIGN											
K.03. Design and construct sewer improvements such that potential flows to the City's combined sewer system from the project do not contribute to an increase in the annual overflow volume as projected by the Bayside Planning Model by providing increased storage in oversized pipes, centralized storage facilities, smaller dispersed storage facilities, or detention basins, or through other means to reduce or delay stormwater discharges to the City system.	Subject to regulatory approvals, owner, other developers		Agency; DPW; SFPUC	Submit as part of subdivision improvement plans	<ol style="list-style-type: none"> 1. Owner/other developers to prepare sewer improvement plan in consultation with SFPUC. 2. Owner/other developers to submit sewer improvement plan with SFPUC approval as part of subdivision improvement plans for Agency and DPW review. 3. Agency and DPW to approve plans. 4. Owner/other developers to construct sewer improvements. 5. DPW to inspect improvements to ensure compliance with mitigation measure. 	Applies to Mission Bay South and North Project areas. Project areas will be designed with a separation storm water runoff conveyance system which will reduce the City's annual CSO overflow volume.	(9/27/00 - RBF Consulting) Included in the Storm Water Management Program. This document is on file with Catellus Development Corporation and the City & County of San Francisco. (9/18/00 - Freyer & Laureta) New sanitary sewer, storm drains, and catch	9/21/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.04 ALTERNATIVE TECHNOLOGIES TO IMPROVE STORMWATER DISCHARGE QUALITY											
K.04. Implement alternative technologies or use other means to reduce settleable solids and floatable materials in stormwater discharges to China Basin Channel to levels equivalent to, or better than City-treated combined sewer overflows. Such alternative technologies could include one or more of the following: biofilter system, vortex sediment system, catch basin filters, and/or additional source control measures to remove particulates from streets and parking lots.	Subject to regulatory approvals, owner, other developers		Agency; DPW; SFPUC	Submit as part of subdivision improvement plans	<ol style="list-style-type: none"> 1. Owner/other developers to decide on an alternative technology in consultation with SFPUC. 2. Owner/other developers to include alternative technology with SFPUC approval in subdivision improvement plans for Agency and DPW review. 3. Agency and DPW to approve plans. 4. Owner/other developers to construct improvements. 5. DPW to inspect improvements to ensure compliance with mitigation measure. 	Applies to Mission Bay South Project area.	(9/27/00 - RBF Consulting) Included in the Storm Water Management Program. This document is on file with Catellus Development Corporation and the City & County of San Francisco.	9/21/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Trevor Smith tsmith@rbf.com

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Tentative Map											
K.05 CENTRAL/BAY BASIN STORMWATER MANAGEMENT PROGRAM											
K.05. Develop and implement a Stormwater Management Program for the Central/Bay Basin applicable to new and interim development under the Redevelopment Plan if any are contributing to direct discharges of stormwater to near-shore waters. Develop the plan in coordination with City and County of San Francisco agencies such as the Water Pollution Prevention Program of the City and County of San Francisco Public Utilities Commission's (SFPUC) Bureau of Environmental Regulation and Management, and the Clean Water Program. Develop the Stormwater Management Program according to guidelines contained in California Municipal Storm Water Best Management Practice Handbook and in California Industrial/Commercial Storm Water Best Management Practice Handbook. In addition, design the program with Best Management Practices consistent with the minimum control measures pursuant to the proposed Phase II stormwater regulations. Implement the Stormwater Management Program until a city-wide stormwater management program is developed that includes any area contributing to direct discharges of stormwater to near-shore waters. If the City and County of San Francisco develops a city-wide stormwater management program, such a program would supersede the stormwater management program for the Project Area. Periodically prepare and submit a monitoring report to the City detailing progress on implementation of Best Management Practices. Modify the Stormwater Management Program, as necessary, to respond to changes in conditions, and record any changes made (additions or deletions) in the monitoring report.	Subject to regulatory approvals, owner, other developers		Agency; DPW; SFPUC	Submit as part of subdivision improvement plans	1. Owner/other developers to prepare and implement Stormwater Management Program according to procedures contained in Mitigation Measure K.05.	Applies to Mission Bay South Project area.	(9/27/00 - RBF Consulting) Included in the Storm Water Management Program. This document is on file with Catellus Development Corporation and the City & County of San Francisco.	9/21/2000	12/4/00 Phase 1 Approved	The Stormwater Management Plan was completed and deemed acceptable in October 2001 by the Department of Public Works. Individual requirements may apply to all sites.	Trevor Smith tsmith@rbf.com
K.06 STRUCTURE PLACEMENT AND DESIGN TO MINIMIZE DANGERS OF FLOODING											
K.06. Structures in the Project Area should be designed and located in such a way to assure the reasonable safety of structures and shoreline protective devices built in the Bay or in low-lying shoreline areas from the dangers of tidal flooding, including consideration of a rise in relative sea level. Detailed construction specifications to mitigate against impacts of a sea-level rise, however, would require specific flood protection engineering and building analysis by a licensed engineer where structures are proposed below a 99-foot elevation (Mission Bay Datum). Measures include:	Owner, other developers		DBI; DPW	Submit as part of subdivision improvement plans; check elevation as part of Tentative Map review	1. Owner/other developers to include modifications required by mitigation measure to project site plan and submit plan for review by DBI and DPW. 2. DPI and DPW to review and approve modified site plan. 3. Owner/other developers to construct project with modifications. 4. DBI or DPW to inspect structures to ensure compliance with mitigation measure.	All structures within project area shall be designed to a minimum elevation 99'.0. The measures K.06a-K.06f are only applicable for building designed at an elevation below 99'.0.	(8/15/00 - KCA Engineers) Final Elevations noted at 99.00. Refer to Tentative Map MB-3 - Sheet 5 of 6.	9/18/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.06a. Setback from the water's edge	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.		(8/15/00 - KCA Engineers) Final Elevations noted at 99.00. Refer to Tentative Map MB-3 - Sheet 5 of 6.	9/18/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Tentative Map											
K.06b. Install seawalls, dikes, and/or berms during construction of infrastructure	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.		(8/15/00 - KCA Engineers) Final Elevations noted at 99.00. Refer to Tentative Map MB-3 - Sheet 5 of 6.	9/18/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.06c. Provide for dewatering basements	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.		(8/15/00 - KCA Engineers) Final Elevations noted at 99.00. Refer to Tentative Map MB-3 - Sheet 5 of 6.	9/18/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.06d. Construct streets and sidewalks above existing grades by reducing the amount of excavation for utilities or basements	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.		(8/15/00 - KCA Engineers) Final Elevations noted at 99.00. Refer to Tentative Map MB-3 - Sheet 5 of 6.	9/18/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.06e. Use topsoil to raise the level of public open spaces	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.		(8/15/00 - KCA Engineers) Final Elevations noted at 99.00. Refer to Tentative Map MB-3 - Sheet 5 of 6.	9/18/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.06f. Use half-basements and partially depressed garage levels to minimize excavation	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.		(8/15/00 - KCA Engineers) Final Elevations noted at 99.00. Refer to Tentative Map MB-3 - Sheet 5 of 6.	9/18/2000	12/4/00 Phase 1 Approved	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
M.03 EXTEND AUXILIARY WATER SUPPLY SYSTEM											
M.03. Extend the Auxiliary Water Supply System (High-Pressure System) through the interior of the Project Area. The routing, design and implementation of the AWSS extensions shall be determined by the Fire Department and the Department of Public Works.	Owner	R.A.	DPW	Include in site permit plans	<ol style="list-style-type: none"> See mitigation measure for obtaining specific implementation procedures. DPW and Fire Department to review the routing, design and implementation of the AWSS during the site permit process. DPW to inspect the project area after project construction to ensure compliance with mitigation measure. 	The AWSS is not currently available to serve the Major Phase.	(9/20/00 - David Freyer) Awaiting input from the SF Fire Dept. For placement of fire hydrants. Coordinating with DPW and the SF Fire Dept. Satisfies Implementation procedure #2. (8/15/00 - KCA Engineers) Existing high pressure water line along third	9/20/2000	12/4/00 No Comment	Pending Construction and Inspection	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Tentative Map											
M.05 STORMWATER RUNOFF CONTROL AND DRAINAGE											
M.05. Drain stormwater runoff (up to a 5-year event) from newly constructed buildings and permanently covered surfaces in the Bay Basin into the City's combined sewer system until installation of a permanent sewer system.	Owner	R.A.	DPW	Include in subdivision improvement plans	<ol style="list-style-type: none"> 1. DPW to impose requirement of mitigation measure as part of project-level and/or site permit approval. 2. Owner to construct project according to requirements. 3. DPW to inspect site to ensure compliance with mitigation measure. 	This measure applies to Mission Bay South.	(8/15/00 - KCA Engineers) Future Sanitary sewer noted. Removal of interim drainage noted. Refer to Tentative Map MB-3 - Sheet s2 of 8.	10/16/2000	12/4/00 No Comment	Pending Permit(s)	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Project Level Review											
D.01 LIGHTING AND GLARE											
D.01. Design parking structure lighting to minimize off-site glare. The design could include 45-degree cutoff angles on light fixtures to focus light within the site, and specifications that spill lighting from parking areas would be 0.25 foot-candle or less at 5 feet from the property line of the parking areas. Applies to individual sites within the Project Area.	Owner, other developers	R.A.	DBI	Submit design specifications as part of plan review and site permit processes	<ol style="list-style-type: none"> 1. Owner/other developers to submit draft lighting plan to DBI during plan review. 2. DBI to review draft lighting plan and provide comments/proposed revisions to owner/other developers. 3. Owner/other developers to revise plans accordingly and submit final lighting plan for DBI review and approval. 4. Owner/other developers to construct project structures and implement lighting plan. 5. DBI to inspect project structures and lighting for light and glare impacts. 	The Major Phase review establishes the land use programming. Compliance with this measure requires the submission of detailed design drawings.	Detailed design drawings are not part of this submission phase.	9/21/2000		Pending Design Submission	
D.07 PEDESTRIAN-LEVEL WINDS											
D.07. Require a qualified wind consultant to review specific designs for buildings 100 feet or more in height for potential wind effects. The Redevelopment Agency would conduct wind review of high-rise structures above 100 ft. Wind tunnel testing would also be required unless, upon review by a qualified wind consultant, and with concurrence by the Agency, it is determined that the exposure, massing and orientation of the buildings are such that impacts, based on a 26-mile-per-hour hazard for a single hour of the year criterion, will not occur. The purpose of the wind tunnel studies is to determine design-specific impacts and to provide a basis for design modifications to mitigate these impacts. Projects within Mission Bay, including UCSF, would be require to meet this standard or to mitigate exceedances through building design.	Owner, other developers	R.A.			<ol style="list-style-type: none"> 1. Condition Major Phase to require wind evaluation and provide any required study and documentation of findings as part of Project-level submission. 2. Refer to mitigation measure for obtaining specific implementation procedures. 3. Owner/other developers to submit building design modifications to mitigate pedestrian-level wind impacts to City during project review. 4. Agency to review and approve building design modifications. 5. Owner/other developers to construct buildings implementing design modifications. 6. Agency to inspect buildings and ensure that 26-mile-per-hour wind tunnel hazard for a single hour threshold is not exceeded. 	This measure is applicable – see Implementation column.	Implementation of this measure will occur as part of the project level review for designing buildings 100 feet or more in height.	9/18/2000		Pending Design Submission	

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Project Level Review											
G.01 NOISE REDUCTION IN PILE DRIVING											
G.01. Use noise-reducing pile driving techniques such as pre-drilling pile holes (if feasible, based on soils) to the maximum feasible depth, installing intake and exhaust mufflers on piledriving equipment, vibrating piles into place when feasible, installing shrouds around the piledriving hammer where feasible, and restricting the hours of operation.	Owner, other developers	R.A.	DPW/DBI	Provide information regarding compliance prior to piling driving	<ol style="list-style-type: none"> 1. DPW and DBI to impose mitigation measure requirements during site permit process. 2. Owner/other developers to notify contractor of construction requirements. 3. DPW or DBI to inspect construction activities to ensure compliance with mitigation measure. 	The Site Development Permit or construction documents for each project proposing pile supported foundations shall indicate compliance with the mitigation measure.				Pending Building Site Permit(s)	
K.02 CHANGES IN SANITARY SEWAGE QUALITY											
K.02. In addition to developing and implementing a Stormwater Management Program for the Central/Bay Basin (see Mitigation Measure K.05), participate in the City's existing Water Pollution Prevention Program. Facilitate implementation of the City's Water Pollution Prevention Program by providing and installing wastewater sampling ports in any building anticipated to have a potentially significant discharge of pollutants to the sanitary sewer, as determined by the Water Pollution Prevention Program of the San Francisco Public Utilities Commission's Bureau of Environmental Regulation and Management, and in locations as determined by the Water Pollution Prevention Program.	Owner, other developers		Agency; DPW; SFPUC	Condition as part of Tentative Map	<ol style="list-style-type: none"> 1. During project level review, DPW to consult with SFPUC to determine which sites need installation of wastewater sampling ports. 2. DPW to notify owner/other developers of sites that require ports. 3. Owner/other developers to modify (as may be necessary) project plans to comply with City's Water Pollution Prevention Program. 4. DPW/Agency to review and approve modified project plans. 5. Owner/other developers to construct project according to approved modified plans. 6. DPW to inspect constructed sites to ensure compliance with mitigation measure. 	Applies to Commercial/Industrial land use designation in Mission Bay South and North.	(9/27/00 - RBF Consulting) Stormwater Management Program references CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999.	9/21/2000		Pending City Action	

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Project Level Review											
M.02 WATER CONSERVATION IN BUILDINGS AND IRRIGATION											
M.02. Include methods of water conservation in Mission Bay buildings and landscaping. Water Conservation methods include the following:					<ol style="list-style-type: none"> 1. DBI and DPW to impose requirements of mitigation measure as part of site permit approval. 2. Owner/other developers to construct project according to requirements. 3. DBI or DPW to inspect site to ensure compliance with mitigation measure. 	The water conservation methods addressing measures M.02a-M.02f will be determined for each project through the project level review.	Information on water conservation measures will be provided within the Construction Documents	9/21/2000		Pending Construction and Inspection	
M.02a. Install water conserving dishwashers and washing machines in rental apartments and condominiums.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation procedures identified for Mitigation Measure M.02.		Information on water conservation measures will be provided within the Construction Documents	9/21/2000		Pending Construction and Inspection	
M.02b. Install water conserving dishwashers and water efficient centralized cooling systems in office buildings.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation procedures identified for Mitigation Measure M.02.		Information on water conservation measures will be provided within the Construction Documents	9/21/2000		Pending Construction and Inspection	
M.02c. Incorporate water efficient laboratory techniques in research facilities where feasible.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation procedures identified for Mitigation Measure M.02.		Information on water conservation measures will be provided within the Construction Documents	9/21/2000		Pending Construction and Inspection	
M.02d. Provide information to residences and businesses advising methods to conserve water.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation procedures identified for Mitigation Measure M.02.		Information on water conservation measures will be provided within the Construction Documents	9/21/2000		Pending Construction and Inspection	
M.02f. Design landscaping using drought resistant and other low-water use plants.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation procedures identified for Mitigation Measure M.02.		Information on water conservation measures will be provided within the Construction Documents	9/21/2000		Pending Construction and Inspection	

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Improvement Plan - Plan Check											
K.01 STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP)											
K.01. Develop and implement a comprehensive Stormwater Pollution Prevention Plan (SWPPP) for all construction activities within the Project Area to avoid and minimize erosion and sedimentation in China Basin Channel and San Francisco Bay and to manage other aspects of the construction site. Include at least the following Best Management Practices, or substantially equivalent measures.	Owner, other developers		DPW; DBI; San Francisco Public Utilities Commission (SFPUC)	Submit as part of subdivision improvement plans; condition Tentative Map to require approval of SWPPP prior to commencing construction on street improvements.	<ol style="list-style-type: none"> 1. DPW and DBI to require owner/other developers to prepare SWPPP prior to project approval. 2. Owner/other developers to prepare SWPPP in consultation with SFPUC and submit to DPW and DBI for review and approval. 3. DBI to require relevant elements of SWPPP to be included in subdivision improvement plans. 4. SWPPP to be provided on the job site. 5. DBI to inspect construction sites to ensure compliance with SWPPP. 	SWPPP shall be prepared or available on the job site.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	A Conceptual SWPPP was prepared and completed by California Soil & Environmental Consultants Inc. on November 1999. Implementation of the specific measures within the plan may be applied to individual sites as determined by the PUC.	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.01a. Minimize dust during demolition, grading, and construction by lightly spraying exposed soil on a regular basis.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01b. Minimize wind and water erosion on temporary soil stockpiles by spraying with water during dry weather and covering with plastic sheeting or other similar material during the rainy season (November to April).	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Improvement Plan - Plan Check											
K.01c. Minimize the area and length of time during which the site is cleared and graded.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com
K.01d. Prevent the release of construction pollutants such as cement, mortar, paints and solvents, fuel and lubricating oils, pesticides, and herbicides by storing such materials in a bermed, or otherwise secured, area.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01e. As needed, install filter fences around the perimeter of the construction site to prevent off-site sediment discharge. Prior to grading the bank slopes of China Basin Channel for the proposed channel-edge treatments, install silt or filter fences to slow water and remove sediment. As needed, properly trench and anchor in the silt or filter fences so that they stand up to the forces of tidal fluctuation and wave action, and do not allow sediment-laden water to escape underneath them.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01f. Follow design and construction standards found in the Manual of Standards for Erosion and Sediment Control Measures for placement of riprap and stone size.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement plans.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com

MISSION BAY NORTH AND MISSION BAY SOUTH MITIGATION STATUS REPORT

Block 28

Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Improvement Plan - Plan Check											
K.01g. Install and maintain sediment and oil and grease traps in local stormwater intakes during the construction period, or otherwise properly control oil and grease discharges.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01h. Clean wheels and cover loads of trucks carrying excavated soils before they leave the construction site.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	David Freyer (650) 349-0803 freyer@freyerlaureta.com
K.01i. Implement a hazardous material spill prevention, control, and clean-up program for the construction period. As needed, the program would include measures such as constructing swales and barriers that would direct any potential spills away from the Channel and the Bay and into containment basins to prevent the movement of any materials from the construction site into water.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.1.	Addressed within SWPPP.	CSWPPMP prepared by California Soil & Environmental Consultants Inc., dated November 1999. This document has set up the framework for individual SWPPPs. All measures will be conditioned on Improvement Plans.	9/21/2000	12/4/00 Phase 1 Approved	Pending Submission of Site Specific SWPPP	Fred Dejarlais (415) 546-7111 fred_dejarlais@mindspring.com

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Building Site Permit											
D.06 UNKNOWN ARCHAEOLOGICAL REMAINS											
D.06. The entire Mission Bay Project Area has at least some sensitivity for the presence of unknown archaeological remains. Prehistoric cultural deposits could be encountered in three identified areas and unknown historical features, artifact caches and debris areas could be located anywhere in the Project Area. Follow procedures for instructing excavation crews, notifying the ERO and President of the LPAB, and developing recovery measures, as described in Measure D.03, above. In addition, in the event that prehistoric archaeological deposits are discovered, consult local Native American organizations. Dialogue with the ERO, LPAB and the archaeological consultant would take place in developing acceptable archaeological testing & excavation procedures, particularly in regard to the disposition of cultural materials and Native American burials.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing implementation as required by measure	Prior to preparation of the work plan consultant shall consult with ERO and LPAB to develop a testing and excavation procedures.	Prior to preparation of the work plan consultant shall consult with ERO and LPAB to develop a testing and excavation procedures.	Implementation will occur prior to excavation.	9/21/2000	10/17/00 No Comment	Pending City Action	
(Condition Major Plan Accordingly to require on individual building sites or potential for single coordinated program for Block)											
F.02 CONSTRUCTION PM											
F.02. As conditions of construction contracts, require contractors to implement the following mitigation program, based on the instructions in the BAAQMD CEQA Guidelines, at all construction sites within the Project Area:	Owner, other developers		DPW; DBI	Implement through site permit process	1. Add note to construction plans which contain these air quality measures. 2. To be implemented upon initiation of construction. 3. DBI and DPW to monitor implementation success during construction activities.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	10/16/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02a. Water all active construction areas at least twice a day, or as needed to prevent visible dust plumes from blowing off-site.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	10/16/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02b. Use tarpaulins or other effective covers for on-site storage piles and for haul trucks that travel on streets.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Building Site Permit											
F.02c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas at construction sites.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02d. Sweep all paved access routes, parking areas, and staging areas daily (preferably with water sweepers).	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02g. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.			12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02h. Limit traffic speeds on unpaved roads to 15 mph.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Building Site Permit											
F.02i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02j. Replant vegetation in disturbed areas as quickly as possible	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02k. Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02l. Install wind breaks, or plant trees / vegetative wind breaks at windward side(s) of construction areas	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure is not applicable due to the size of the major phase.			12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02m. Suspend excavation and grading on large construction sites when winds (instantaneous gusts) exceed 25 mph.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure is not applicable due to the size of the major phase.			12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com
F.02n. Limit the area subject to excavation, grading and other construction activity at any one time.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.	This measure will be implemented at the time of construction of individual projects.	(10/6/00 - Freyer & Laureta) Mitigation shown on Improvement Plans. Refer to note 17, Sheet C24.	9/21/2000	12/4/00 Phase 1 Approved	Conditioned on Subdivision Map and/or Improvement Plans	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Building Site Permit											
I.01 BIOHAZARDOUS MATERIALS HANDLING GUIDELINES											
I.01. Require businesses that handle biohazardous materials and do not receive federal funding to certify that they follow the guidelines published by the National Research Council and the United States Department of Health and Human Services Public Health Service, National Institutes of Health, and Centers for Disease Control, as set forth in Biosafety in Microbiological and Biomedical Laboratories, Guidelines for Research Involving Recombinant DNA Molecules (NIH Guidelines), and Guide for the Care and Use of Laboratory Animals, or their successors, as applicable.	Owner, other developers		DPW; DBI	As part of building permit process; provide annual certification thereafter	<ol style="list-style-type: none"> 1. Owner/ other developers to provide evidence of certification to DPW and/or DBI during building permit review. 2. Owner/ other developers to provide evidence of updated certification to DPW and/or DBI on an annual basis. 	Applicability will be determined on a project basis when use of the facility can be made.	Applicability will be determined on a project basis when use of the facility can be made.	9/21/2000		Pending Submission of Evidence of Certification	
I.02 USE OF HEPA FILTERS											
I.02. Require businesses handling biohazardous materials to certify that they use high efficiency particulate air (HEPA) filters or substantially equivalent devices on all exhaust from Biosafety Level 3 laboratories unless they demonstrate that exhaust from their Biosafety Level 3 laboratories would not pose substantial health or safety hazards to the public or the environment. Require such businesses to certify that they inspect or monitor the filters regularly to ensure proper functioning.	Owner, other developers		DPW; DBI	As part of building permit process; provide annual update certification thereafter	<ol style="list-style-type: none"> 1. Owner/other developers to provide evidence of certification to DPW and/or DBI during building permit review. 2. DBI to inspect buildings to ensure filters and devices have been installed. 3. Owner/other developers to provide evidence of updated certification to DPW on an annual basis. 	Applicability will be determined on a project basis when use of the facility can be made.	Applicability will be determined on a project basis when use of the facility can be made.	9/21/2000		Pending Submission of Evidence of Certification	
I.03 HANDLING OF BIOHAZARDOUS MATERIALS											
I.03. Require businesses handling biohazardous materials to certify that they do not handle or use biohazardous materials requiring Biosafety Level 4 containment (i.e., dangerous or exotic materials that pose high risks of life-threatening diseases or aerosol-transmitted infections, or unknown risks of transmission) in the Project Area.	Owner, other developers		DPW; DBI	As part of building permit process; provide annual update certification thereafter	<ol style="list-style-type: none"> 1. Owner/other developers to provide evidence of certification to DPW during building permit review. 2. Owner/other developers to provide evidence of updated certification to DPW on an annual basis. 	Applicability will be determined on a project basis when use of the facility can be made.	Applicability will be determined on a project basis when use of the facility can be made.	9/21/2000		Pending Submission of Evidence of Certification	

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Building Site Permit											
J.01 RISK MANAGEMENT PLAN(S)											
<p>J.01a. RMP Enforcement Provide an enforcement structure for RMPs, to be in place and effective during construction and after project development, including:</p> <p>i. Develop and record a restrictive covenant as an Environmental Restriction and Covenant under California Civil Code Section 1471 that:</p> <p>a. Places limits on future uses in the Project Area consistent with the provisions in the RMP;</p> <p>b. Provides notice to current and future property owners that the RMP contains use restrictions and other requirements and obligates property owners to provide like notice to occupants; and</p> <p>c. Provides notice to current and future property owners that the RWQCB maintains residual regulatory enforcement authority over all portions of the Project Area sufficient to compel enforcement of the entire RMP</p> <p>ii. As part of any future transfer of property title of any portion of the Project Area, require current property owners to provide a copy of the RMP to each of their future transferees.</p>	Owner, Agency, R.A. other developers	R.A.	RWQCB	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	Timing of implementation triggered by City Fire Department review of cumulative development.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
<p>J.01b. Pre-Development Include, at a minimum, the following elements in the RMP:</p> <p>J.01b Limit direct access to areas with exposed native soils (defined as soils that exist at the site prior to project approval) and perform inspections to verify that measures taken to limit direct access are maintained.</p> <p>Alternatively, for each location with exposed native soils, provide risk management procedures for those areas. If this alternative is chosen, for each exposed soil location that would remain vacant and undeveloped at the initiation of development, and for each site that becomes vacant and includes exposed native soil, evaluate and document potential health risks to the general public that could occur before site development using the following process:</p> <p>Evaluate sampling results to determine constituents that could pose a risk to the general public. Identify populations who could be exposed to the constituents in soils based on land uses within and adjacent to the Project Area. Exposed populations that would be considered would include adult and child visitors/trespassers, nearby residents (adults and children), and workers not involved in project construction within and adjacent to the Project Area. Using specific EPA- and DTSC-recommended exposure assumptions, identify the appropriate exposure pathways and assumptions in consultation with the RWQCB.</p> <p>Using the specific exposure assumptions identified above, adopt contaminant-specific interim target levels (ITLs) following regulatory risk assessment guidelines established by DTSC and EPA.</p> <p>Compare ITLs to the range of concentrations detected in exposed native soils to identify areas where ITLs are exceeded. No further action prior to development (other than that required under Article 20 or other applicable regulations) would be required in areas in which ITLs are not exceeded.</p>	Owner, Agency, R.A. other developers	R.A.	RWQCB	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation on Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Building Site Permit											
J.01c. For areas where ITLs are exceeded, identify specific Interim Risk Management (IRM) measures that would reduce potential contamination-related risks to Project Area occupants and visitors during site build-out. Based on the results of the ITL evaluation and need for site controls, general IRM measures could include measures such as: i. Limit Direct Access to Uncovered Native Soil on Undeveloped Portions of the Project Area. To effectively limit access, install fencing or other physical barriers around the identified areas, and post "no trespassing" signs. ii. Hydroseed or Apply Other Vegetative or Other Cover to Uncovered Areas. Hydroseed or apply other vegetative or other cover to the uncovered areas to reduce the potential for windblown dusts to be generated, and to reduce the potential for individuals to have direct contact with the native soils. iii. Include Safety Notices in Leases. Notify tenants of occupied portions of the Project Areas of the potential risks involved with the disturbance of existing cover (asphalt, concrete, vegetation) or exposed native soil. iv. Conduct Periodic Inspections of Open Spaces. Conduct periodic inspections of the Project Area to reduce the illegal occupancy of open areas by transient populations, and to reduce the illegal dumping by unauthorized occupants or off-site populations. Implement additional security measures such as fencing and/or the use of security guards, if inspections show a need. v. Periodic Monitoring. Perform inspections verifying that risk management measures remain effective by identifying disturbances to cover materials that could result in the exposure of underlying native soil and by identifying areas where temporary fencing or other physical barriers might need to be reinstalled. If the inspections identify areas where measures have been rendered ineffective, implement corrective action.	Owner, Agency, R.A. other developers		RWQCB	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation on Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01d. Development Include in the RMP, health and safety training and health protection objectives for workers who may directly contact contaminated soil during construction and/or maintenance, including Cal/OSHA worker safety regulations appropriate to the type of construction activity, location, and risk relative to the potential types of hazards associated with contaminated soil or groundwater, and where appropriate, compliance with Title 8, Group 16, requirements.	Owner, Agency, R.A. other developers		RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation on Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01e. Identify site access controls to be implemented during construction, such as: i. Secure construction site to prevent unauthorized pedestrian/vehicular entry with fencing or other barrier of sufficient height and structural integrity to prevent entry and based upon the degree of control required. ii. Post "no trespassing" signs. iii. Provide on-site meetings with construction workers to inform them about security measures and reporting/ contingency procedures.	Owner, Agency, R.A. other developers		RWQCB; DBI; DPW	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation on Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com

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Building Site Permit											
J.01f. Identify protocols for managing soil during construction, which will include at a minimum: i. The dust controls found in Measure F.02 in Section VI.F, Mitigation Measures: Air Quality. ii. Standards for imported fill (defined as fill brought onto the site from outside the Project Area) that are protective of human health and the aquatic environment and an identified minimum depth of fill to be required for landscaped areas. iii. A requirement that prior to placement, if native soil in the Project Area is to be used on site in any manner that could result in direct human exposure, characterization of the soil be conducted to confirm that it meets appropriate standards approved by the RWQCB and would be appropriate for the intended use. iv. Protocols for managing stockpiled and excavated soils. v. A program for off-site dust monitoring, consisting of real-time monitoring for PM10 concentrations to demonstrate that the health and safety of all individuals not engaged in construction activities would not be adversely affected by chemicals that could be contained in dust generated by soil-disturbing activities. If monitoring shows dust levels exceeding 250 g/m3, implement additional dust control measures, such as continuous misting of exposed areas with water, until concentrations are reduced below the action level.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01g. Identify protocols for managing groundwater, which will include at a minimum: i. Procedures to prevent unacceptable migration of contamination from defined plumes during dewatering, such as monitoring, counter-pumping, or installing sheetpiles down to Bay Mud before dewatering. ii. Procedures for the installation of subsurface pipelines and other utilities, where necessary, to prevent lateral transmission of chemicals in groundwater. Such procedures could include, but would not be limited to, selection of proper backfill materials and thickness and installation of clay plugs or barrier collars.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01h. Include SWPPP requirements and BMPs as described in Mitigation Measure K.1 in Section VI.K, Mitigation Measures: Hydrology and Water Quality.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01i. Include a requirement that construction personnel be trained to recognize potential hazards associated with underground features that could contain hazardous materials, previously unidentified contamination, or buried hazardous debris.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.		See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01j. Develop and describe procedures for implementing a contingency plan, including appropriate notification and control procedures, in the event unanticipated subsurface hazards are discovered during construction. Control procedures could include, but would not be limited to, further investigation and removal of USTs or other hazards.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01k. Establish procedures, as necessary, so that construction activities avoid interfering with any RWQCB-required site investigation and remediation in the free product area.	Owner, Agency, other developers	R.A.	RWQCB	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com

MISSION BAY NORTH AND MISSION BAY SOUTH MITIGATION STATUS REPORT

Block 28

Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Cert. Of Occupancy											
F.03 TOXIC AIR CONTAMINANTS (TACs)											
F.03. Prior to issuing a certificate of occupancy for a facility containing potential toxic air contamination sources, obtain written verification from BAAQMD either that the facility has been issued a permit from BAAQMD, if required by law, or that permit requirements do not apply to the facility.	Owner, other owners		DBI; DPH	Prior to issuance of Certificate of Occupancy for relevant facilities	<ol style="list-style-type: none"> 1. Owner/other owners to obtain and submit written verification from BAAQMD to DBI. 2. DBI reviews BAAQMD verification to ensure that the facility has been issued a permit, or to ensure that permit requirements do not apply to the facility. 3. DBI issues Certificate of Occupancy as long as all applicable conditions are met. 	Applicability will be determined at the project review level.				Pending Written Verification	
H.01 HEAVY EQUIPMENT STORAGE											
H.01. During the build-out period, store heavy construction equipment in the Project Area during the buildout period that is capable of traveling on damaged roads, clearing debris, and opening access to, and within, the Project Area after a major earthquake.	Owner, other developers	R.A.	Office of Emergency Services (OES)	Include in emergency response plan; update as necessary	<ol style="list-style-type: none"> 1. Owner/other developers to prepare emergency response plan for the Project Area and include Mitigation Measure H.1. 2. OES to review emergency response plan before City issues Certificate of Occupancy. 3. OES to inspect Project Area to ensure compliance with mitigation measure. 4. Agency to ensure review by OES prior to issuing Certificate of Occupancy. 5. OES to require periodic updates of emergency response plan to review and approve. 	This provision will be addressed within Emergency Response Plan.				Pending Work Plan Submittal	

MISSION BAY NORTH AND MISSION BAY SOUTH MITIGATION STATUS REPORT

Block 28

Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Cert. Of Occupancy											
H.03 COMPREHENSIVE PREPAREDNESS AND RESPONSE PLAN											
H.03a. Require the formulation of a comprehensive preparedness and response plan for the entire Project Area (as opposed to the typical building-by-building plan), integrated with the City's emergency response plans and in coordination with the Mayor's Office of Emergency Services. An emergency response plan should include: - Community coordination & response - Coordination with government services - Outreach and training (not only for employees but also residents) - Food and water - Shelter - Sanitation - Consideration of need and potential locations for special facilities (operations, medical, etc.) in the context of the citywide Emergency Response Plan and the Project Area's location in Emergency Response District 3 - Organization of employees into response teams - Employee training in response procedures, including setting up a command post, communications, first aid, evacuation, security and clean-up.	Owner	R.A.	Office of Emergency Services (OES)	Include in emergency response plan; update as necessary	1. Prior to the Certificate of Completion the preparedness and response plan shall be prepared. 2. Owner to prepare emergency response plan for project area using the procedures contained in Mitigation Measure H.03.a. 3. OES to review completed emergency response plan before City issues Certificate of Occupancy. 4. Owner to modify emergency response plan (as may be necessary) to address OES review comments. 5. OES to review modified plans to ensure all prior comments/issues are addressed. 6. OES to require periodic updates of emergency response plan to review and approve.	This measure shall be incorporated into emergency response plan.	This plan was submitted to the City of San Francisco's Mayor's Office of Emergency Services on June 4, 2001.			Submitted May 2001	
J.01 RISK MANAGEMENT PLAN(S)											
J.01m. Prohibit residences with unrestricted access to soils in front yards or backyards anywhere in the Project Area.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com
J.01o. Prohibit the use of shallow groundwater within the Project Area for domestic, industrial, or irrigation purposes. Permit installation of groundwater wells within the Project Area only for environmental monitoring purposes. Secure and lock environmental wells installed within the Project Area to prevent unauthorized access to the groundwater. In the event the use of shallow groundwater is proposed, perform an assessment of the risks from direct exposure to the groundwater prior to use and obtain RWQCB or other appropriate regulatory agency approval of the results of the assessment and proposed uses.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs	See implementation procedures identified for Mitigation Measure J.01.	Addressed within RMP.	See implementation status identified for Mitigation Measure J.01.	10/6/2000	5/25/99 No Comment	See Implementation Notes for J.01a.	David Freyer (650) 349-0803 freyer@freyerlaureta.com