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MISSION BAY NORTH AND MISSION BAY SOUTH MITIGATION STATUS REPORT

Block NP1

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.					Pending Application Submittal	
(Condition Major Plan Accordingly to require on individual building sites or potential for single coordinated program for Block)											
E.47 TRANSPORTATION SYSTEM MANAGEMENT (TSM) PLAN											
E.47d. Pedestrian Signals at Owens Street Near the Pedestrian Bridge	Owner (TMA)	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					A conceptual TSM and strategic plan was prepared and subsequently approved on May 4, 1999. Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	
E.47f. Appropriate Street Lighting.	Owner (TMA)	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47d.	
E.47g. Transit, Pedestrian and Bicycle Route Information	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 on Notes for E.47d.	

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E.49 FERRY SERVICE											
E.49. Ferry Service	Owner (TMA)	R.A.	Port	As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					Pending Application Submittal	
Make a good faith effort to assist the Port of San Francisco and others in ongoing studies of the feasibility of expanding regional ferry service. Make good faith efforts to assist in implementing feasible study recommendations.											
F.01 TSM MEASURES											
F.01. Implement measures to decrease vehicle trips, as described in Mitigation Measures E.46 through E.50 in Section VI.E, Mitigation Measures: Transportation	See Measures E.46-E.50	See Measure s E.46-E.50	See Measures E.46-E.50	See Measures E.46-E.50	See Measures E.46-E.50					Pending Application Submittal	
H.05 NEW FIRE STATION											
H.05. At the time the San Francisco Fire Department determines the population or building density is high enough to warrant it, provide a new fire station in Mission Bay South to reduce the effects of limited emergency access to and from the site following a major earthquake.	City; Fire Department; Owner as allocated in South Infrastructure Plan City; Fire Department; Owner as allocated in South Infrastructure Plan	R.A.	Fire Department	Owner Obligation to transfer site and make available certain funds and City obligation to fund the balance and construct as provided in South Owner Participation Agreement and Infrastructure Plan.	1. As allocated in the South Infrastructure Plan, Owner to transfer site to City. 2. City to partially compensate Owner as indicated in the OPA and infrastructure plan. 3. Fire Department to construct Fire Station in Mission Bay South to reduce effects of limited emergency access.					Timing of implementation triggered by City Fire Department review of cumulative development.	
M.06 CONSTRUCT NEW FIRE STATION AND PROVIDE NEW ENGINE COMPANY											
M.06a. Construct New Fire Station Construct or pay for the construction of a new fire station in the Mission Bay South Redevelopment Area to house equipment and personnel serving the Project Area south of China Basin Channel, either in a new building or in the vacant Fire Station No. 30 after rehabilitation and expansion of that building. The San Francisco Fire Department shall review each proposed development phase to determine when land for the new fire station shall be transferred and when planning and design for the fire station shall be initiated.	City; Fire Department; Owner	R.A.	City; Fire Department	Owner obligation to transfer site and make available certain funds and City obligation to fund the balance and construct as provided in South Owner Participation Agreement and Infrastructure Plan	1. City to establish meetings with the owner and Fire Department to determine when the threshold for a new station in the Mission Bay South Redevelopment Area has been met. 2. Fire Department to locate site for new Fire Station. 3. Owner to transfer site and make available certain funds. 4. City to fund the balance as provided in the South OPA and Infrastructure plan. 5. City to construct new Fire Station or retrofit old Fire Station no. 30.					Timing of implementation triggered by City Fire Department review of cumulative development.	

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Major Phase											
M.06b. Provide New Engine Company Provide or pay for the provision of an engine company and associated Fire Department personnel and equipment, and a truck company and associated personnel and equipment, to serve the Project Area south of China Basin Channel. The San Francisco Fire Department shall review each proposed development phase to determine when the engine company and truck company and related personnel and equipment shall be provided.	City	R.A.	Fire Department	In conjunction with construction of fire station	<ol style="list-style-type: none"> 1. City to consult with the Fire Department on what equipment and personnel is needed. 2. City to provide equipment and personnel as negotiated with Fire Department. 					Timing of implementation triggered by City Fire Department review of cumulative development.	

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Tentative Map											
F.01 TSM MEASURES											
F.01. Implement measures to decrease vehicle trips, as described in Mitigation Measures E.46 through E.50 in Section VI.E, Mitigation Measures: Transportation	See Measures E.46-E.50	See Measure s E.46-E.50	See Measures E.46-E.50	See Measures E.46-E.50	See Measures E.46-E.50						Pending Application Submittal
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. 						Pending Application Submittal

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Tentative Map											
K.01 STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP)											
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.01.					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.	
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	

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Tentative Map											
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	

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Tentative Map											
K.011. 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.01.					See Implementation on Notes for K.01a.	
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. 					Pending Application Submittal	
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. 					Pending Application Submittal	

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Tentative Map											
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	<ol style="list-style-type: none"> 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. 					Pending Application Submittal	
K.06a. Setback from the water's edge	Owner, other developers Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 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. 					Pending Application Submittal	
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	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 					Pending Application Submittal	
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	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 					Pending Application Submittal	
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	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 					Pending Application Submittal	

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Tentative Map											
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.					Pending Application Submittal	
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.					Pending Application Submittal	
L.01 SALT MARSH WETLAND HABITAT MITIGATION PLAN											
L.01. Prepare and implement a salt marsh wetland habitat mitigation plan in accordance with the San Francisco District, U.S. Army Corps of Engineers Habitat Mitigation Planning Guidelines. Determine the details of the plan through the Section 404 permit process. Nothing in this mitigation measure is intended to constrain the flexibility needed to meet permitting agency requirements, or adjust to variability in field conditions, new information or technology, or other factors. Similarly, this condition is not intended to conflict with or constrain use of more natural alternative Channel edge treatments that are determined feasible and consistent with adopted Redevelopment Agency standards and guidelines applicable to Mission Bay as contained in Design for Development documents.	Subject to regulatory approval, Owner		U.S. Army Corps; RWQCB; BCDC; DPW; Agency	Prior to commencement of channel banks work involving wetlands	<ol style="list-style-type: none"> 1. Owner to prepare salt marsh wetland habitat mitigation plan in consultation with U.S. Army Corps, RWQCB, and BCDC. Details of plans will be determined through Section 404 permit process. 2. Owner to submit completed plan to U.S. Army Corps for review and approval as part of projects involving wetlands construction. 3. Owner to submit completed plan with subdivision improvement plans to Agency and DPW for review. 4. Agency to consult with U.S. Army Corps to verify their approval of plan. 5. Agency and DPW to approve mitigation plan with subdivision improvement plan approvals. 6. Owner to implement mitigation plan. 7. DPW to inspect project area to ensure compliance with salt marsh wetland habitat mitigation plan. 					Pending Application Submittal	

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Tentative Map											
M.04 SEWERS AND WASTEWATER TREATMENT											
M.04. Construct a fence around any interim surface detention basins.	Owner	R.A.	DPW During construction and operation of basins	During construction and operations of basins	<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. 					Pending Application Submittal	
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. 					Pending Application Submittal	

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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. 					Pending Application Submittal	
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. 					Pending Application Submittal	

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Project Level Review											
L.02 WETLAND HABITAT AVOIDANCE											
L.02. Avoid salt marsh wetland habitat along the China Basin Channel shoreline during installation of suction inlets (and associated piping) used for fire-fighting water supply. Design the storm drain outfalls to minimize scouring and erosion of mudflats in coordination with relevant permitting agencies during the permitting process.	Subject to regulatory approval, Owner		Redevelopment Agency; U.S. Army Corps; RWQCB; BCDC; DPW	Prior to commencement of channel banks work involving wetlands	1. See mitigation measure for obtaining specific implementation procedures. 2. DPW to review as part of subdivision improvement plans.					Pending Application Submittal	
L.03 CONSTRUCTION DURING PACIFIC HERRING SPAWNING SEASON											
L.03. Do not conduct any construction activities (including movement of heavy equipment or structures by barge or tugboat) with the potential to cause turbidity in Channel or Bay waters during the spawning season of Pacific herring (December 1-March 1).	Owner, other developers		DPW; DBI	Prior to commencement of relevant work	1. DBI and DPW to impose requirement of mitigation measure as part of site permit approval or subdivision improvement plan approval. 2. Owner/other developers to construct projects according to requirements. 3. DBI or DPW to inspect construction activities between December 1st and March 1st to ensure compliance with mitigation measure.					Pending Application Submittal	
L.04 TURBIDITY PREVENTION											
L.04. Require the construction contractor to use shallow-draft tugboats, to prevent turbidity and sediment resuspension caused by tugboat activity in the Channel. Shallow-draft tugboats float higher in the water than deep-draft tugboats. Because they float higher, the tugboat propellers are not as deep under the water surface, and therefore are farther away from the bottom of the Channel. This arrangement has less potential to disturb bottom sediments because the local currents created by the propellers would not extend as deeply into the water column. Require the construction contractor to operate the tugboats at the minimum speed necessary to maintain maneuverability of the barges. Slower speeds would reduce the spin of tugboat propellers, thus minimizing turbidity and sediment resuspension.	Owner, other developers		DPW; DBI	Prior to water-side construction	1. DBI and DPW to impose requirement of mitigation measure as part of site permit approval or subdivision improvement plan approval. 2. Owner/other developers to construct projects according to requirements. 3. DBI or DPW to inspect construction activities to ensure compliance with mitigation measure.					Pending Application Submittal	

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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											
L.05 CONSTRUCTION IN CHANNEL											
L.05. Confine resuspended sediments from construction activities in the Channel or Bay waters to the work site using submarine silt curtains around pile-driving or outfall construction sites, or silt fences properly anchored and trenched in place at the toe of slope below any grading or rubble-removing activities.	Owner		DPW; DBI	Prior to construction in or near the Bay or Channel	<ol style="list-style-type: none"> 1. DBI and DPW to impose requirement of mitigation measure as part of site permit approval or subdivision improvement plan approval. 2. Owner to construct projects according to requirements. 3. DBI or DPW to inspect construction activities to ensure compliance with mitigation measure. 					Pending Application Submittal	
L.06 REMOVAL AND DISPOSAL PLAN											
L.06. Prepare a written plan for removal and disposal, including a description of any methods incorporated to avoid or minimize potential surface water contamination shall be prepared prior to removing existing support piles from China Basin Channel for the proposed Channel-edge treatments. Submit the plan to the San Francisco Bay Regional Water Quality Control Board for approval before implementation. Implement the plan during construction and have a qualified specialist monitored the plan to ensure adequate performance. Implement this plan during removal of pilings under the direction of a qualified specialist.	Subject to regulatory approval, Owner		RWQCB; DPW	Prior to support pile removal	<ol style="list-style-type: none"> 1. See mitigation measure for specific implementation procedures. 2. Qualified monitoring specialist to report to DPW to ensure compliance with mitigation measure. 					Pending Application Submittal	
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:											
M.02e. Install water conserving irrigation systems (e.g., drip irrigation).	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation measures identified for Mitigation Measure M.2.					Pending Application Submittal	
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 measures identified for Mitigation Measure M.2.					Pending Application Submittal	

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Improvement Plan - Plan Check											
J.01 RISK MANAGEMENT PLAN(S)											
J.011. Post-Development Except where testing demonstrates that native soils meet standards established by the RWQCB as being protective of human health and the aquatic environment, require that upon project completion, all native soils shall be capped, so as to preclude human contact by using buildings, paved surfaces (such as parking lots, sidewalks, or roadways), or fill of a kind and depth approved by the RWQCB.	Owner, Agency, other developers 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 Notes for J.01a.	
K.01 STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP)											
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.01.					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.	
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.01.					See Implementation Notes for K.01a.	
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.01.					See Implementation Notes for K.01a.	

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Improvement Plan - Plan Check											
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	
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.01.					See Implementation on Notes for K.01a.	

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Improvement Plan - Plan Check											
K.011. 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.01.					See Implementati on Notes for K.01a.	

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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.					Pending Application Submittal	
(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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.02.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	

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Building Site Permit											
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.					Pending Application Submittal	
F.02l. 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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	
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.					Pending Application Submittal	
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		See measure J.01a-J.01o below	As provided in the EIR or in RMPs.	Issuance of the Certificate of Completion by the RWQCB.					See Implementation Notes for J.01a.	
J.01a. RMP Enforcement Provide an enforcement structure for RMPs, to be in place and effective during construction and after project development, including: i. Develop and record a restrictive covenant as an Environmental Restriction and Covenant under California Civil Code Section 1471 that: a. Places limits on future uses in the Project Area consistent with the provisions in the RMP; 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 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 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.	Owner, Agency, other developers	R.A.	RWQCB	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					Timing of implementation triggered by City Fire Department review of cumulative development.	

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<p>Building Site Permit</p> <p>J.01b. Pre-Development</p> <p>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		RWQCB	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementati on Notes for J.01a.	

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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.					See Implementati on Notes for J.01a.	
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.					See Implementati on Notes for J.01a.	
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.					See Implementati on Notes for J.01a.	

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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.					See Implementation on Notes for J.01a.	
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.					See Implementation on Notes for J.01a.	
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.					See Implementation on Notes for J.01a.	
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 on Notes for J.01a.	
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.					See Implementation on Notes for J.01a.	
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.					See Implementation on Notes for J.01a.	

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Cert. Of Occupancy											
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.01. 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. 					Pending Application Submittal	
J.01 RISK MANAGEMENT PLAN(S)											
J.01n. Prohibit access to native soils for private use. If disturbance of native subsurface soils or groundwater dewatering is planned, carry out these activities in accordance with the elements of the RMP called for in Measures J.01d through J.01k. Following construction or excavation or soil disturbance, restore the cap in accordance with the provisions of the RMP as called for in Measure J.01l.	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 on Notes for J.01a.	
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.					See Implementation on Notes for J.01a.	