RESOLUTION NO. 149-2000
Adopted August 22, 2000

ADOPTING ENVIRONMENTAL FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE APPROVAL OF THE BRANNAN SQUARE MIXED USE DEVELOPMENT, SITE G (ASSESSORS BLOCK 3774 LOTS 18 & 24); RINCON POINT - SOUTH BEACH REDEVELOPMENT PROJECT AREA.

BASIS FOR RESOLUTION

1. LNR – Lennar Brannan St., LLC, has proposed the Brannan Square Mixed Use Development (the “Project”) on four lots, Lots 15, 18, 24 and 25 (the “Project Site”), that comprise the southeastern portion of Assessor's Block 3774 and are bounded by Brannan Street to the south, Delaney Street to the east, and Federal Street to the north. Two of the lots, Lots 18 and 24 (“Site G”) are within the Rincon Point-South Beach Redevelopment Project Area (the “Project Area”).

2. Site G is located in the South Beach Sub-area of the Project Area, which was formerly an area of vacant and underutilized land and deteriorating, dilapidated or obsolete buildings that in recent years have been transformed into mixed-income housing, neighborhood commercial facilities, a small-boat harbor, and a ballpark.

3. Through its design and by providing for mixed-income housing, including 51 units of affordable housing, and multimedia space and 9 live/work units, the Brannan Square Mixed Use Development is consistent with, and furthers the objectives and intent of, the Redevelopment Plan for the Rincon Point - South Beach Redevelopment Project (the “Redevelopment Plan”) and the Design for Development for the Rincon Point - South Beach Redevelopment Project (the “Design for Development”).

4. The Redevelopment Agency (the "Agency") and Planning Department (the "Department") of the City and County of San Francisco have undertaken a planning and environmental review process for the Brannan Square Mixed Use Development and provided for appropriate public comment and a public hearing before the Agency Commission and Planning Commission.
5. On February 19, 2000, the Agency and the Department jointly released the Draft Environmental Impact Report (the "Draft EIR") for the Project, for public review and comment.

6. The Agency and Planning Commissions held a duly advertised public hearing on the Draft EIR on March 23, 2000, and further written comments were received until 5:00 p.m. on March 24, 2000.

7. On April 12, 2000, the Agency and the Department jointly published the Draft Summary of Comments and Response that contained written responses to the public comments on environmental issues received at the public hearing for the Draft EIR, and in writing during the 34-day public review period for the Draft EIR, revisions to the text of the Draft EIR in response to comments received or based on additional information that became available during the public review period, and corrections to the text of the Draft EIR.

8. The Summary of Comments and Responses, together with the Draft EIR, any consultations and comments received during the review process and any additional information that became available, constitute the Final Environmental Impact Report (the "Final EIR") for the Project, that was prepared jointly by the Agency and the Department, as required by law.

9. By Resolution No. 64-2000, dated May 9, 2000, the Agency Commission certified the Final EIR for the Project at a joint meeting with the Planning Commission.

10. The Agency has prepared an Addendum to the Final EIR (the "Addendum"), for a revision to the Design for Development to accommodate off-street parking related to the Brannan Square Mixed Use Development.

11. The Project and Environmental Impact Report files and the Addendum have been made available for review by the Agency Commission and the public, and these files are part of the record before the Commission.

FINDINGS

The Agency finds that:

1. It has received, reviewed and considered the Final EIR and on May 9, 2000, and finds that the contents of the Final EIR and the procedures through which the Final EIR was prepared, publicized and reviewed comply with the provisions of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq. ("CEQA")), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq. (the "CEQA Guidelines")), Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), and the Agency's Resolution No. 59-77, adopted March 8, 1977 (the "CEQA Resolution").
2. The Final EIR concerning File No. 99.173E reflected the independent judgement and analysis of the Agency, was adequate, accurate and objective and that the Summary of Comments and Responses contained no significant revisions to the Draft EIR.

3. It has adopted findings of significant impacts associated with the Project and certified completion of the Final EIR for the Project in accordance with CEQA and the CEQA Guidelines.

4. It has received, reviewed and considered the Addendum, and that the contents of the Addendum and the procedures through which the Addendum was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines, Chapter 31, and the Agency's CEQA Resolution.

5. The Addendum reflects the independent judgment and analysis of the Agency, is adequate, accurate and objective and that the revision to the Design for Development constitutes a minor technical change to the document, does not cause any change of the Project or the Redevelopment Plan, does not change the circumstances under which the Project would be implemented, does not change any environmental effect evaluated in the Final EIR, will not result in any new significant environmental impact, and would not require preparation of a supplemental or subsequent environmental impact report, in accordance with CEQA and the CEQA Guidelines, Chapter 31 and the Agency's CEQA Resolution.

6. It has prepared proposed environmental findings, as required by CEQA, regarding the alternatives, mitigation measures, significant environmental impacts analyzed in the Final EIR, overriding considerations for approving the Project including all of the actions listed in Attachment A hereto, and proposed a mitigation monitoring program, attached as Exhibit 1 to Attachment A, which material was made available to the public and this Agency Commission for the Commission's review, consideration and actions.
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Agency has reviewed and considered the Final Environmental Impact Report and Addendum and hereby adopts the Project environmental findings, the Statement of Overriding Considerations and the Mitigation Monitoring Program, attached hereto as Attachment A, including Exhibit 1, pursuant to the California Environmental Quality Act in connection with the approval of the Brannan Square Mixed Use Development, Site G (Assessors Block 3774, Lots 18 & 24).

APPROVED AS TO FORM:

[Signature]
BERTHA A. ONTIVEROS
Agency General Counsel
I. INTRODUCTION

The following findings are hereby adopted by the Redevelopment Agency of the City and County of San Francisco with respect to the Brannan Square Mixed Use Development Final Environmental Impact Report (the “Final EIR”) and the Addendum to the Final EIR (the “Addendum”) thereto pursuant to the requirements of the provisions of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq. ("CEQA")), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq. (the "CEQA Guidelines")), Chapter 31 of the San Francisco Administrative Code (“Chapter 31”), and the Agency's Resolution No. 59-77, adopted March 8, 1977 (the “CEQA Resolution”).

This document is organized as follows:

Section II provides a description of the Brannan Square Mixed Use Development (the “Project”).

Section III describes the actions to be taken by the Redevelopment Agency.

Section IV provides the basis for approval of the Project, a description of each alternative, and the considerations that support the rejection of the Alternatives analyzed in the Final EIR.

Section V sets forth findings as to the disposition of each of the significant adverse environmental impacts and the mitigation measures identified in the Final EIR that would either preclude the impacts or reduce impacts to less than significant levels.

Section VI identifies the unavoidable adverse significant impacts of the Project that have not been mitigated to a less than significant level by the adoption of mitigation measures as provided in Section V, above.

Section VII contains a Statement of Overriding Considerations, setting forth specific reasons in support of the Agency’s Actions and its rejection of the Alternatives not incorporated in the Project.

II. PROJECT DESCRIPTION

The Brannan Square Mixed Use Development consists of the adaptive reuse of two existing buildings at 250 Brannan Street (Block 3774, Lot 25) and 1 Federal Street (Block 3774, Lot 18), and the demolition of existing structures and the construction of two new buildings at
200 Brannan Street (Block 3774, Lot 24) and 41 Federal Street (Block 3774, Lot 15). Lots 18 and 24 are within the South Beach Sub-area of the Rincon Point-South Beach Redevelopment Project. Lots 15 and 25 are in the Service/Secondary Office ("SSO") Zoning District. The Project consists of 242 residential units including 51 affordable housing units, nine live-work units, 129,300 square feet of multimedia/business service use, a 5,000-square-foot restaurant/neighborhood-serving retail space, 5,000 square feet of storage space, up to 419 parking spaces, and three loading spaces.

III. AGENCY ACTIONS

The actions of the Agency in connection with the Project include the following:

A. Adoption of CEQA findings, including a statement of overriding considerations, mitigation measures, and a mitigation monitoring program;

B. Approval of a Disposition and Development Agreement and an Owner Participation Agreement with Lennar/Mariposa;

C. Approval of the schematic design of the Project;

D. Approval of a variance of the Design for Development for the Rincon Point – South Beach Redevelopment Project related to Project bulk; and

E. Amendment of the Design for Development for the Rincon Point – South Beach Redevelopment Project related to off-street parking.

IV. THE PROJECT AND ITS ALTERNATIVES

A. Reasons for Selecting the Project

In selecting the Project, the Agency has carefully considered the attributes and environmental effects of the Project and the Alternatives discussed in the Final EIR and the Addendum. In addition, the Commission has carefully considered studies, plans, and staff reports and materials pertaining to the Project contained in the Agency’s case files, and other relevant written materials presented on behalf of the applicant, by staff, the Project sponsor and other interested parties.

The Project is consistent with the purposes and objectives of the Redevelopment Plan for the Rincon Point - South Beach Redevelopment Project (the “Redevelopment Plan”), including
the removal of structurally substandard buildings, eliminating blighting influences, removing impediments to land development, stimulating and attracting private investment, providing for job opportunities in neighborhood commercial facilities, provide for the development of mixed income and affordable housing, and facilitate the restoration and adaptive reuse of designated landmarks and contributing structures in historic districts. The Project would enhance property values and the City's attractiveness as a place to live and work by rehabilitating a Contributory Building located within a Historic District and by demolishing a non-Contributory building and constructing a new building that is consistent with the character of the District and the South Beach sub-area of the Rincon Point – South Beach Redevelopment Project. The Project would result in the rehabilitation of two existing structures to current seismic safety standards, as well as the removal of a seismically unsafe structure along a major thoroughfare.

The new development is designed to be consistent with the Design for Development guidelines and to be compatible with existing development. Moreover, the new development planned for 200 Brannan Street and 41 Federal Street is designed in the style of existing development on the site and in the Historic District in order to minimize any disharmony caused by juxtaposition of older buildings with new.

The Project will result in the full reuse of a large, currently underutilized site in an area of growing citywide importance for 191 residential units, as well as rehabilitating an existing, underutilized commercial building to include 51 affordable housing units. In addition, the proposal provides for 242 housing units within the neighborhood, in an appropriate site relatively free from uses that could be incompatible with residential uses.

In granting a Certificate of Appropriateness for the Project, the Planning Commission has found the Project to be consistent with the General Plan, including the various Plan elements and the Eight Priority Planning Policies set forth in Planning Code Section 101.1.

B. Reasons for Rejecting the Alternatives

The Agency considered the following alternatives to the Project described in the Final EIR, which would reduce or avoid the project-specific impact of the Project, and rejects them as infeasible for the reasons set forth below:

1. Alternative A, the "No Project" alternative is infeasible and should be rejected because it fails to achieve the Project sponsor's objectives, including: the provision of affordable housing (0 units compared to 51), the provision of housing generally (0 units compared to 242), the rehabilitation and adaptive reuse of historic resources, and to redevelop a currently under-utilized site within a neighborhood becoming increasingly important to the San Francisco economy; and it is inconsistent with the objectives of the Redevelopment Plan and the
Residence, Urban Design and Commerce and Industry Elements of the San Francisco General Plan.

2. Alternative B, the "Reduced Development" alternative is infeasible and should be rejected because it fails, in part or in whole, to achieve the Project sponsor's objectives, including: the provision of affordable housing (25 affordable units compared to 51), the provision of housing generally (150 units compared to 242), the rehabilitation and adaptive reuse of historic resources (65,000 square feet of new commercial space compared to 116,000 square feet), and to redevelop a currently under-utilized site within a neighborhood becoming increasingly important to the San Francisco economy; and it is inconsistent with the objectives of the Redevelopment Plan and the Residence, Urban Design and Commerce and Industry Elements of the San Francisco General Plan.

3. Alternative C, the "Full Preservation Alternative" is infeasible and should be rejected because it fails, in part or in whole, to achieve the Project sponsor's objectives, including: the provision of affordable housing (38 units compared to 51), the provision of housing generally (190 units compared to 242), to redevelop a currently under-utilized site within a neighborhood becoming increasingly important to the San Francisco economy; and it is inconsistent with the objectives of the Redevelopment Plan and the Residence, Urban Design and Commerce and Industry Elements of the San Francisco General Plan. Also, the perimeter wall would still lose some of the original historic architectural integrity in order to meet code and safety regulations.

V. ENVIRONMENTAL FINDINGS

A. Significant Impacts

Having reviewed all the materials identified in the articles above, the Agency found, in certifying the Final EIR, that the Project would have the following significant impacts on the environment:

1. The Project would have a significant transportation impact in that it would cause the level of service (LOS) at the intersection of Second and Brannan Streets to deteriorate to LOS E. The impact would be unavoidable because the potential mitigation measure is within the jurisdiction of the Department of Parking and Traffic and is thus beyond the jurisdiction of the Agency, meaning that its implementation cannot be guaranteed.
2. Pursuant to CEQA section 21084.1, the Project would have a significant historic resources impact in that it would require the demolition of the perimeter wall at 200 Brannan Street, which is a Contributory historic resource in the South End Historic District. The impact would be unavoidable because the mitigation measures or alternatives that would avoid this impact are infeasible, as discussed above in Section IV.B.

3. The wall at 200 Brannan Street is an important visual element that contributes to the character and significance of the South End Historic District. It is a unique structure forming the eastern boundary of the Historic District, between two other rated structures. Demolition of the wall would be a significant impact on the Historic District. The impact would be unavoidable because the mitigation measures or alternatives that would avoid this impact are infeasible, as discussed above in Section IV.B. However, even with demolition of the wall, the Historic District would retain its integrity as an historic district since virtually all of the character defining features of the district would remain.

B. Mitigable Impacts

The Final EIR included a number of potential significant adverse effects that could be precluded or reduced to less than significant levels through implementation of certain mitigation measures. The measures are included in the Mitigation Monitoring Program that is attached hereto as Exhibit 1 and incorporated herein by reference. The Agency has reviewed the mitigation measures and adopts the measures as proposed in the Final EIR for implementation during project construction. Another measure, to improve the traffic flow at the intersection of Second and Brannan Streets during project operation through adding left-turn lanes on Brannan Street and removing ten existing on-street parking spaces is included in Section V.A above, in the event the Department of Parking and Traffic determines that the measure should not be implemented.

C. Mitigation Monitoring Program

The Agency hereby adopts a Mitigation Monitoring Program pursuant to CEQA Section 21081.6. The Mitigation Monitoring Program is Exhibit 1 to this Attachment. The Project sponsor has agreed to implement all mitigation measures identified in the Final EIR for mitigable significant adverse environmental impacts, and which are included in the Mitigation Monitoring Program. Implementation of the mitigation measures will either preclude or reduce to less than significant levels, those adverse significant environmental effects identified in the Final EIR as potentially significant without implementation of mitigation measures.
VI. UNAVOIDABLE ADVERSE SIGNIFICANT IMPACTS

Even with implementation of mitigation measures, the Project would (1) cause the level of service (LOS) at the intersection of Second and Brannan Streets to deteriorate to LOS E, (2) require the demolition of the perimeter wall at 200 Brannan Street, which is a Contributory historic resource in the South End Historic District, and (3) remove an important visual element that contributes to the character and significance of the South End Historic District. These transportation and historic resources impacts detailed in Section V.A above cannot be avoided or mitigated to less than significant levels.

VII. STATEMENT OF OVERRIDING CONSIDERATIONS

The Agency, after considering the Final EIR and the Addendum, finds that specific overriding economic, environmental, and social and other considerations, as described below, outweigh the identified unavoidable adverse significant impacts of the Project:

- The Project will provide 51 units of affordable housing, consistent with the objectives of the Redevelopment Plan and the Residence Element of the San Francisco General Plan.

- Redeveloping the Project site, including the 200 Brannan Street portion, will result in the provision of 242 housing units, consistent with the objectives of the Redevelopment Plan and the Residence Element of the San Francisco General Plan.

- The Project will result in the redevelopment of an underutilized site in an area that is increasingly important to the City's economy, consistent with the objectives of the Redevelopment Plan and the Residence and Commerce and Industry Elements of the San Francisco General Plan.

- Removing the perimeter wall at 200 Brannan Street will remove a seismically-unsound and unsafe structure that parallels a busy street and sidewalk, thus protecting and enhancing the public health and safety.

- The overall Project enhances and maintains many of the historic qualities of the site, including the rehabilitation and adaptive reuse of 250 Brannan Street and 1 Federal Street, which are both rated Contributory to the South End Historic District.

- The design for the new residential buildings at 41 Federal Street and 200 Brannan Street is consistent with the existing characteristics of historic resources in the South End Historic District.
- The designs for the alterations at 250 Brannan Street and 1 Federal Street are consistent with the existing characteristics of that Contributory structure and of the South End Historic District.

As required by CEQA Section 15091, the record of this decision is held in custody for public inspection by the Agency at 770 Golden Gate Avenue, San Francisco California.
EXHIBIT 1

MITIGATION MONITORING PROGRAM for BRANNAN SQUARE MIXED USE DEVELOPMENT

**CONSTRUCTION AIR QUALITY** (Final EIR, pp. 77-78)

The project sponsor shall require the construction contractor(s) to spray the project site with water twice daily during demolition, excavation, grading, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand, or other such material, and sweep surrounding streets during these periods at least once per day to reduce particulate emissions. Ordinance No. 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor shall require the contractor(s) to obtain reclaimed water from the Clean Water Program for this purpose. The project sponsor shall require the contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

**NOISE** (Final EIR, p. 78)

The project sponsor shall require the construction contractor(s) for the proposed project to limit pile driving activity such that it results in the least disturbance to occupants and users of adjacent and nearby properties. Implementation of this measure may require the construction contractor(s) to obtain a permit for nighttime work from the Director of the Department of Public Works if pile driving during nighttime hours would be the least disruptive to these occupants and users.

The project sponsor shall require the construction contractor(s) for the proposed project to predrill holes for the piles (if feasible based on the soil type on the project site) to the maximum feasible depth to minimize noise and vibration from pile driving.

The project sponsor shall require the construction contractor(s) for the proposed project to use state-of-the-art muffled and shielded pile drivers.
### TRAFFIC AND CIRCULATION (Final EIR, p. 78)

In order to mitigate the cumulative impact on intersection operating conditions at Second and Brannan Streets, left-turn lanes shall be added to the eastbound and westbound approaches on Brannan Street to this intersection. This mitigation would require removal of ten existing on-street parking spaces. Implementation of this mitigation would improve the level of service at the intersection from LOS E to LOS D under post-project conditions. However, implementation of this mitigation measure is within the jurisdiction of the Department of Parking and Traffic ("DPT"), which also has responsibility to maintain an adequate supply of on-street parking. The decision as to whether or not to implement the measure in the future would require a balancing by DPT of parking demand/supply and traffic flow considerations. Hence, implementation of this mitigation measure cannot be guaranteed.

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<tr>
<th>Mitigation Measure Adopted As Condition of Approval</th>
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<th>Mitigation Schedule</th>
<th>Monitoring Responsibility</th>
<th>Status / Date Completed</th>
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<tbody>
<tr>
<td>TRAFFIC AND CIRCULATION (Final EIR, p. 78)</td>
<td>Dept. of Parking and Traffic</td>
<td>After Project Completion</td>
<td>Dept. of Parking and Traffic</td>
<td>After measure is implemented.</td>
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### ARCHITECTURAL HISTORIC RESOURCES (Final EIR, p. 79)

Historic documentation shall occur prior to the issuance of any permits in accordance with the Historic American Building Survey ("HABS") recordation standards of the subject property and its site. The project sponsor shall provide: 1) a written description of the subject property, and 2) photographic documentation of the entire wall; in addition to at least four (4) photographs of the site to HABS standards of detail and quality for photographic documentation in archival 4" x 5" or 5" x 7" photographs (mounted and labeled) with negatives. Materials shall be transmitted to the Planning Department Landmarks Board staff, and to the History Room of the San Francisco Public Library.

### HAZARDOUS MATERIALS (Final EIR, p. 79)

Site dewatering: Any groundwater encountered during construction of the proposed project would be subject to requirements of the City's Industrial Waste Ordinance (Ordinance No. 199-77) requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the Department of Public Works must be notified of projects necessitating dewatering. That office may require water analysis before discharge. If dewatering were necessary, groundwater pumped from the site would be retained in a holding tank to allow suspended particles to settle, if this were found necessary by the Bureau of Environmental Regulation and Management of the Department of Public Works, to reduce the amount of sediment entering the storm drain/sewer lines.
EXHIBIT 1

MITIGATION MONITORING PROGRAM for BRANNAN SQUARE MIXED USE DEVELOPMENT

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<td>HAZARDOUS MATERIALS (Final EIR, p. 79)</td>
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<td>Asbestos-containing material: The project sponsor intends to remove or encapsulate all friable asbestos in the existing buildings on the site in accordance with all applicable local, State, and federal regulations. The Bay Area Air Quality Management District (&quot;BAAQMD&quot;) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work. To document compliance with the applicable regulations, the project sponsor shall provide the San Francisco Planning Department with a copy of the notice required by BAAQMD for asbestos abatement work, prior to and as a condition of issuance of the building permit for the proposed project by the Department of Building Inspection (&quot;DBI&quot;).</td>
<td>Project Sponsor</td>
<td>Prior to the Issuance of Demolition, Excavation or Building Permits</td>
<td>Evidence of building surveys and compliance with applicable laws and regulations shall be provided to the Planning Dept., DBI, and DPH.</td>
<td>Considered complete upon receipt and acceptance of evidence of surveys and of compliance by Planning Dept., DBI, and DPH.</td>
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<td>Potential presence of lead-based paint: The project sponsor shall ensure that the project contractors will comply with all federal, State, and local regulations, including lead-safe work practices, applicable to work with lead-based materials (i.e., lead-based paint) and disposal of lead-containing waste. The project sponsor shall ensure that a certified &quot;Lead-Related Construction Inspector/Assessor&quot; by the California Department of Health Services shall provide a lead clearance (or certification) report after the lead abatement work in the building is completed. The project sponsor shall provide a copy of the lead clearance report to the San Francisco Planning Department, Office of Major Environmental Analysis and the Department of Public Health, Bureau of Environmental Health Management.</td>
<td>Project Sponsor</td>
<td>During project Excavation</td>
<td>Project Sponsor</td>
<td>Environmental Review Officer (ERO) action.</td>
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<td>CULTURAL RESOURCES (Final EIR, p. 80)</td>
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<td>The project sponsor shall retain the services of an archaeologist. During removal of foundation materials following demolition of the existing buildings on the project site, the archaeologist shall carry out a pre-excavation testing program to better determine the probability of finding archaeological remains on the site. The testing program shall consist of a series of mechanical, exploratory borings or trenches and/or other testing methods determined to be appropriate by the archaeologist.</td>
<td>Project Sponsor</td>
<td>During project Excavation</td>
<td>Archaeologist and ERO</td>
<td>Upon Planning Dept. receipt of report.</td>
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<td>If, after testing, the archaeologist determines that no further investigations or precautions are necessary to safeguard potentially significant archaeological resources, the archaeologist shall submit a written report to the Environmental Review Officer (&quot;ERO&quot;), with a copy to the project sponsor. If the archaeologist determines that further investigations or precautions are necessary, he/she shall consult with the ERO, and they shall jointly determine what additional procedures are necessary to minimize potential effects on archaeological resources.</td>
<td>Project Sponsor and a Qualified Archaeologist</td>
<td>During project Excavation</td>
<td>Archaeologist and ERO</td>
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<td>These additional mitigation measures shall be implemented by the project sponsor and might include a program of on-site monitoring of all pile driving and any site excavation that may be necessary, during which the archaeologist shall record observations in a permanent log. Whether or not there are archaeological finds of significance, the archaeologist shall prepare a written report on the monitoring program that shall be submitted first and directly to the ERO, with a copy to the project sponsor. During the monitoring program, the project sponsor shall designate one individual on site as his/her representative. This representative shall have the authority to suspend work at the site to give the archaeologist time to investigate and evaluate archaeological resources should they be encountered. Should evidence of cultural resources of potential significance be found during the monitoring program, the archaeologist shall immediately notify the ERO, and the project sponsor shall halt any activities which the archaeologist and the ERO jointly determine could damage such cultural resources. Ground disturbing activities which might damage cultural resources would be suspended for a total maximum of four weeks over the course of construction. After notifying the ERO, the archaeologist shall prepare a written report to be submitted first and directly to the ERO, with a copy to the project sponsor, which shall contain an assessment of the potential significance of the archaeological finds and recommendations for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the ERO shall recommend specific additional mitigation measures to be implemented by the project sponsor. These additional mitigation measures might include a site security program, additional on-site investigations by the archaeologist, and/or documentation, preservation, and recovery of archival material. Finally, the archaeologist shall prepare a report documenting the archaeological resources that were discovered, an evaluation as to their significance, and a description as to how any archaeological testing, exploration, and/or recovery program was conducted.</td>
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<td>Project Sponsor and a Qualified Archaeologist</td>
<td>During Excavation</td>
<td>Archaeologist</td>
<td>Upon Planning Dept. receipt of final report.</td>
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<td>CULTURAL RESOURCES (Final EIR, p. 80)</td>
<td>Project Sponsor and a Qualified Archaeologist</td>
<td>During Excavation and Foundation Construction</td>
<td>Project Sponsor or archaeologist to orally report to Planning Dept. immediately upon discovery as to security program proposed.</td>
<td>Upon Planning Dept. receipt of final report and information confirming repository.</td>
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Copies of all draft reports prepared according to this mitigation measure shall be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final report shall be sent to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey, Northwest Information Center. Three copies of the final report shall be submitted to the Office of Major Environmental Analysis, accompanied by copies of the transmittals documenting distribution to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey, Northwest Information Center.