

SUMMARY

Mitigated Negative Declaration for the Academic Building, Mission Bay Block 25A State Clearinghouse Number 2012062042

October 15, 2012

Project Location and Description

UCSF proposes the construction of an Academic Building at its Mission Bay campus site, one of several major UCSF campus sites in San Francisco. The proposed project would provide office space away from the clinical setting for clinical faculty and staff associated with the UCSF Medical Center at Mission Bay (MCMB). Patients would not be seen in this building. The project would also allow UCSF to relocate and consolidate various office-based clinical, translational, and population-based research programs that are currently located in leased space elsewhere in San Francisco, thereby avoiding escalating lease costs. The project consists of the proposed building, site improvements, and underground utility connections.

The project site is located on the 57-acre UCSF Mission Bay campus site on Block 25A, which is located at the northeast corner of 16th and 4th Streets. The project site is developed as a parking lot at the present time.

The proposed building would be seven stories (a partial seventh floor) and would measure 85 feet in height (excluding the portion that encloses the mechanical equipment area on the roof). It would provide approximately 265,700 gross square feet (gsf) of space. The vast majority of the space would be used for office space, including workstations, workspace for visiting faculty and staff, and meeting rooms. There would also be a Learning Commons and classrooms, the Chancellor's Suite, a small amount of retail space to serve the building occupants, and support space for building operations.

Construction of the proposed project is anticipated to begin in spring 2013 and the building is expected to be occupied by fall 2014. Prior to commencement of construction, existing uses on the project site (UCSF Police Department and construction trailers) would be relocated elsewhere on the research campus or off site.

The project site is located within an area designated as the Instruction and Research functional zone in the 1996 LRDP (as amended). The proposed Academic Office Building, consisting primarily of academic offices, is an allowed land use in the Instruction and Research zone.

The 1996 LRDP includes approximately 2.65 million gsf of instruction, research, and support uses for the Mission Bay research campus site (the portion north of 16th Street). Currently about 1.9 million gsf of research and support space, including six existing research buildings, a campus community center, and about 430 units of student housing, has been completed. This represents development of about 75 percent of the space program for the campus site under the 1996 LRDP. The proposed Academic Office Building would develop an additional 264,200 gsf, bringing total development of the Mission Bay research campus site to about 2.2 million gsf, or about 83 percent of the space program for the research campus site. As the

research campus site would still be within the building space program approved under the 1996 LRDP, the proposed project would be consistent with the 1996 LRDP.

Environmental Impacts

The environmental analysis for the Project in the Initial Study and Mitigated Negative Declaration is “tiered” from the LRDP EIR. The Initial Study thus evaluated the potential environmental impacts of the Project with respect to the existing LRDP EIR analysis to determine what level of additional environmental review, if any, is appropriate. The Initial Study determined that the Project may incrementally contribute to, but would not cause exceedances of, significant environmental impacts previously identified and adequately analyzed in the LRDP EIR, and would not result in any new or substantially more severe significant impacts that cannot be mitigated to less than significant levels. The Initial Study also identifies all applicable LRDP EIR mitigation measures that are included as part of the Project. All Project-Specific environmental impacts can be mitigated to less than significant levels through imposition of mitigation measures previously identified in the LRDP EIR or adopted as part of the Project. All mitigation measures identified in the Initial Study are made conditions of Project Approval.

The Initial Study and Mitigated Negative Declaration determined that project impacts would be **less than significant without mitigation** with regard to the following topic areas: agriculture and forestry resources, biological resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, mineral resources, population and housing, public services, recreation, and transportation and traffic.

The Initial Study and Mitigated Negative Declaration found that project impacts would be less than significant with **LRDP EIR mitigation measures** imposed as part of the project with regard to the following topic areas: aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality, operational noise and utilities and service systems. LRDP EIR mitigation measures that would be implemented with the project are identified in the Mitigation Monitoring and Reporting Program (MMRP), which is included in this summary.

Project impacts would be potentially significant with regard to **construction noise**, but would be mitigated to less than significant levels with the imposition of a **mitigation measure** identified by the Initial Study and Mitigated Negative Declaration requiring that construction contractors minimize construction noise impacts by use of proper equipment and work scheduling. The mitigation measure is detailed in the MMRP.

Project impacts would be less than significant with regard to pedestrian-level wind speeds. However, because the 2008 wind study for the Medical Center at Mission Bay EIR recommended wind testing for the Block 25 buildings, the Initial Study and Mitigated Negative Declaration for the project identified a **mitigation measure requiring wind testing** as part of the project design process to verify that wind

speeds in excess of the hazardous wind criteria are not exceeded. This project mitigation measure is identified in the MMRP.

Mitigation Monitoring and Reporting Program
Project-specific Mitigation Measures

Significant Impact	Mitigation Measure	Implementation	Responsible Unit	Report Mechanism
WIND				
The proposed project could result in significant wind effects.	Wind-1: The proposed Academic Office Building shall be wind tested to verify that it will not increase wind speeds such that the hazardous wind criteria is exceeded. If the testing indicates that pedestrian-level winds would exceed the criteria, UCSF shall make appropriate alterations to the building design, including incorporation of building setbacks, terraces, landscaping in appropriate locations, as well as through architectural devices, to reduce wind speeds below the hazardous wind criteria and conduct additional wind testing to verify this result.	<p>Issue instructions to the architect to incorporate wind testing during design.</p> <p>Working with the Project Manager, require architect and design professionals to document how alterations to the building have been made to address wind, if required by the results of testing.</p> <p>Review design plans for the proposed project to ensure that such features have been incorporated in the design to address wind impacts.</p>	UCSF Academic Office Building Project Manager, Campus Planning	Provide written verification to UCSF Campus Planning Department monitor during design phase to verify that wind testing has been completed and that appropriate alterations to the building design have been made in the event that testing indicates that winds would exceed testing criteria.

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

Significant Impact	Mitigation Measure	Implementation	Responsible Unit	Report Mechanism																				
NOISE																								
Construction activities associated with the proposed project would temporarily elevate noise levels at the project site and surrounding areas.	Noise-1: UCSF shall require construction contractors to minimize construction noise impacts by use of proper equipment and work scheduling: Limit regular construction hours to the following schedule. Approve extended hours only with advanced notice from the UCSF project manager. Prohibit high impact noise (noisy work) on Saturdays and Sundays.	Issue instructions in each bid package for contractors to incorporate the mitigation. The successful contractor will prepare a construction noise impact abatement plan to report on the implementation of the mitigation measure. Designate a UCSF Community Contact to receive and resolve construction noise complaints	UCSF Academic Office Building construction project manager UCSF Community Relations	Provide written verification in report form to the UCSF Campus Planning Department monitor within 10 working days of each contract bid to certify that selected bid includes provisions for construction noise abatement (including limitations on construction hours). Provide a report on construction noise abatement to UCSF Campus Planning Department monitor upon request; but no less than quarterly after the beginning of construction activities. Provide written verification to the UCSF Campus Planning Department monitor within 10 working days of the first contract bid identifying the UCSF Community Contact and contact information.																				
	<table><tr><td></td><td colspan="2">“Not Noisy” Work</td><td>“Noisy” Work</td></tr><tr><td></td><td>Regular Hours</td><td>Extended Hours</td><td>Regular Hours</td></tr><tr><td>Monday-Friday</td><td>7:00 AM to 5:00 PM</td><td>5:00 PM to 8:00 AM</td><td>8:00 AM to 5:00 PM</td></tr><tr><td>Saturday</td><td></td><td>7:00 AM to 8:00 PM</td><td></td></tr><tr><td>Sunday</td><td></td><td>8:00 AM to 4:30 PM</td><td></td></tr></table>					“Not Noisy” Work		“Noisy” Work		Regular Hours	Extended Hours	Regular Hours	Monday-Friday	7:00 AM to 5:00 PM	5:00 PM to 8:00 AM	8:00 AM to 5:00 PM	Saturday		7:00 AM to 8:00 PM		Sunday		8:00 AM to 4:30 PM	
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Designate a UCSF Community Contact to receive and resolve construction complaints.																								
Require use of construction equipment with noise reduction devices (i.e., mufflers in good working order).																								
Erect temporary noise walls to protect adjacent noise-sensitive areas and minimize the use of impact tools to the extent feasible.																								
Implement “quiet” pile-driving technology (such as pre-drilling of piles, and/or the use of more than one pile driver to shorten the total pile-driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions.																								
Locate stationary noise sources away from residential or other sensitive-receptor areas, and require use of acoustic shielding with such equipment when feasible and appropriate.																								

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

Mitigation Monitoring and Reporting Program Long Range Development Plan Mitigation Measures

Significant Impact	Mitigation Measure	Implementation	Responsible Unit	Report Mechanism
AESTHETICS				
The proposed project would create a new source of substantial light or glare that would not adversely affect day or nighttime views in the area.	LRDP EIR MM 12L1-3: UCSF would minimize light and glare from new buildings at the Mission Bay Major New Site through orientation of buildings, use of landscaping materials, and choice of primary facade materials. Design standards and guidelines for minimizing light and glare would be followed, including avoiding use of glass walls as a primary building material for facades, and configuring exterior light fixtures to emphasize close spacing of low intensity light sources directed downward.	Issue instructions to the architect/landscape architect to incorporate the mitigations as design criteria. Working with the Project Manager, require architect/landscape architect and design professionals to document how siting and design measures are addressed and incorporated. Review design plans for the proposed project to ensure that such features have been incorporated in the design to address the impacts.	UCSF Academic Office Building Project Manager, Campus Planning	Provide written verification to UCSF Campus Planning Department monitor during design phase to verify that measures specified in the mitigation measures have been taken to minimize light and glare.
	LRDP EIR MM 12L1-4: UCSF would require as a condition to construction contracts that flood or area lighting needed for construction activities be placed and directed so as to avoid disturbance of adjacent residential uses.			
AIR QUALITY				
The proposed project would not expose sensitive receptors to substantial CO pollutant concentrations.	LRDP EIR MM 4.2-1: UCSF shall continue its existing Transportation Demand Management programs to promote shuttle services, ride-sharing, and bicycle programs to reduce the number of trips at its campus sites. These transit options divert trips from single occupancy vehicles and would thus reduce impacts of vehicular trips generated by the project. (Modified from LRDP FEIR Mitigation Measures 12D4-2 for the LRDP and Future Phase)	This measure is included in the Basis of Design and has been implemented by UCSF.	Not applicable	Not applicable

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

Significant Impact	Mitigation Measure	Implementation	Responsible Unit	Report Mechanism
AIR QUALITY (continued)				
Construction of the proposed project would generate short-term emissions of fugitive dust and criteria air pollutants that could adversely affect local air quality in the vicinity of the construction site and could exceed the BAAQMD construction significance thresholds.	<p>Mitigation Measure MCMB.2-1: To further mitigate less than significant project-level impacts, additional measures related to the 2007 CARB off-road diesel rule on equipment exhaust emissions from construction equipment shall be required in UCSF construction contracts to comply with the following measures:</p> <p>Prohibit the use of conventional cutback asphalt for paving to restrict the maximum VOC content of asphalt emulsion. Diesel portable generators less than 50 horsepower shall not be allowed at the construction site, except for those used by welders.</p> <p>All diesel-fueled engines used for on- and off-site construction activities shall be fueled only with ultralow sulfur diesel, which contains no more than 15 ppm sulfur.</p> <p>All construction diesel engines used for on- and off-site activities that have a rating of 100 horsepower (hp) or more shall meet, at a minimum, the Tier 2 California Emission Standards for Off-Road Compression-Ignition Engines as specified in California Code of Regulations, Title 13, section 2423(b)(1) unless it is certified by the construction contractor that such engine is not available for a particular item of equipment. In the event a Tier 2 engine is not available for any off-road engine larger than 100 hp, that engine shall be a Tier 1 engine. In the event a Tier 1 or Tier 2 engine is not available for any off-road engine larger than 100 hp, that engine shall be equipped with a CARB Level 3-verified diesel emission control device (e.g., catalyzed diesel particulate filter), unless the engine manufacturer or the construction contractor certifies that the use of such devices is not practical for specific engine types. In the event that a CARB Level 3 verified diesel emission control device is not practical for the specific engine type, then the engine shall be equipped with a CARB Level 1- or 2-verified control device (e.g., diesel oxidation catalyst), unless the engine manufacturer or the construction contractor certifies that such devices are not available for the engine in question. For purposes of this condition, the use of such devices is "not practical" if, among other reasons:</p> <ol style="list-style-type: none"> 1. The construction equipment is intended to be on site for 10 days or less. 	Issue instructions in each bid package of each construction project for contractors to incorporate the mitigation measure. The successful contractor will prepare a construction air pollution control strategy to report on the implementation of the mitigation measure.	UCSF Academic Office Building construction project manager	Provide written verification in report form to UCSF Campus Planning Department monitor within 10 working days of each contract bid to certify that selected bid includes provisions for construction air pollution control. Provide a report on construction air pollution control strategies and report to UCSF Campus Planning Department monitor upon request; but no less than quarterly after beginning of construction activities.

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

Significant Impact	Mitigation Measure	Implementation	Responsible Unit	Report Mechanism
AIR QUALITY (continued)				
	<p>Mitigation Measure MCMB.2-1: (continued)</p> <ol style="list-style-type: none"> The use of the diesel emission control device is excessively reducing normal availability of the construction equipment due to increased downtime for maintenance, and/or reduced power output due to an excessive increase in backpressure. The diesel emission control device is causing or is reasonably expected to cause significant engine damage. <p>In the event that the use of a diesel emission control device is to be terminated, the construction contractor shall be required to inform the UCSF project manager within 10 days prior to such termination.</p> <p>Construction equipment shall be properly tuned and maintained in accordance with manufacturers' specifications.</p> <p>Best management construction practices shall be used to avoid (or limit) unnecessary emissions (e.g., trucks and vehicles in loading and unloading queues would turn their engines off when not in use, and to the extent practical, all diesel heavy construction equipment shall not remain running at idle for more than 5 minutes)</p> <p>Use alternative fueled equipment when feasible (such as ULSD, CNG, biodiesel, water emulsion fuel, and electric). The construction contracts shall require each contractor and subcontractor to consider this measure and adopt it for their work unless they can demonstrate to UCSF the inapplicability or infeasibility of the measure to their specific work, or can provide mitigation measures with equivalent or better effectiveness. This information shall be reported as part of the Mitigation Monitoring Reporting and Compliance Program.</p> <p>Use on-site power when feasible to reduce reliance on portable generators. The construction contracts shall require each contractor and subcontractor to consider this measure and adopt it for their work unless they can demonstrate to UCSF the inapplicability or infeasibility of the measure to their specific work, or can provide mitigation measures with equivalent or better effectiveness. This information shall be reported as part of the Mitigation Monitoring Reporting and Compliance Program.</p>			

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

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CULTURAL RESOURCES				
The proposed project would not cause a substantial change in the significance of an archaeological resource pursuant to Section 15064.5.	LRDP EIR MM 4.3-1: Should an archaeological artifact be discovered on the project site during project construction and excavation, pursuant to <i>State CEQA Guidelines</i> Section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" shall be instituted. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and UCSF shall consult with a qualified archaeologist or paleontologist to assess the significance of the find (per Public Resource Code Section 5024.1, Title 14 CCR, Section 4852 and/or Public Resource Code 21083.2 in the event of a unique archaeological find). If any find is determined to be significant and will be adversely affected by the project, representatives of UCSF and the qualified archaeologist and/or paleontologist would meet to determine the appropriate avoidance measures or other appropriate mitigation (per <i>State CEQA Guidelines</i> Section 15064.5 (b) and Public Resource Code 21083.2). All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and documented by the qualified archaeologist according to current professional standards (per the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation (48 FR 44716)).	Issue instructions in each bid package for contractors to incorporate the mitigation. The successful contractor will demonstrate knowledge of procedures and requirements when cultural resources are discovered during construction activities.	UCSF Academic Office Building construction project manager	Provide written verification in report form to the UCSF Campus Planning Department monitor within 10 working days of each contract bid to certify that selected bid includes provision for mitigation if cultural resources are discovered during construction activities. Provide construction status report to UCSF Campus Planning Department monitor upon request.

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

Significant Impact	Mitigation Measure	Implementation	Responsible Unit	Report Mechanism
CULTURAL RESOURCES (continued)				
	<p>LRDP EIR MM 4.3-1: (continued)</p> <p>If the discovery includes human remains, State CEQA Guidelines 15064.5 (e)(1) shall be followed:</p> <p>In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:</p> <ol style="list-style-type: none"> (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: <ol style="list-style-type: none"> (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American: (1) The coroner shall contact the Native American Heritage Commission within 24 hours. (2) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. (3) The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or (2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. <ol style="list-style-type: none"> (A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. (B) The descendant identified fails to make a recommendation; or 			

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

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CULTURAL RESOURCES (continued)				
	LRDP EIR MM 4.3-1: (continued) (C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (Identified by this EIR for the LRDP and Future Phase)			
GEOLOGY AND SOILS				
The proposed project would not result in substantial soil erosion or the loss of topsoil.	LRDP EIR MM 12H1-1: UCSF would prepare a construction Storm Water Pollution Prevention Plan that includes at least the following Best Management Practices described in the detailed discussion of this mitigation to control stormwater quality on site: minimize area and duration of grading; prevent the release of construction materials and pollutants; minimize erosion of dirt storage piles; install/maintain sediment and grease traps in local stormwater intakes; wash construction vehicle and wheels before leaving the site; implement a hazardous spill prevention, control and cleanup program. UCSF's construction contracts would require contractors to implement the Plan.	Issue instructions in each bid package for contractor to incorporate the mitigation measure.	UCSF Academic Office Building Project Manager	Provide written verification in report form to the UCSF Campus Planning Department monitor within 10 working days of each contract bid to certify that selected bid includes provision for the mitigation measure. Provide construction status report to UCSF Campus Planning Department monitor upon request.

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

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HYDROLOGY AND WATER QUALITY				
The proposed project would not violate any water quality standards or waste discharge requirements.	LRDP EIR MM 12H1-1: UCSF would prepare a construction Storm Water Pollution Prevention Plan that includes at least the following Best Management Practices described in the detailed discussion of this mitigation to control stormwater quality on site: minimize area and duration of grading; prevent the release of construction materials and pollutants; minimize erosion of dirt storage piles; install/maintain sediment and grease traps in local stormwater intakes; wash construction vehicle and wheels before leaving the site; implement a hazardous spill prevention, control and clean-up program. UCSF's construction contracts would require contractors to implement the Plan.	Issue instructions in each bid package for contractor to incorporate the mitigation measures.	UCSF Academic Office Building Project Manager	Provide written verification in report form to the UCSF Campus Planning Department monitor within 10 working days of each contract bid to certify that selected bid includes provision for mitigation measures. Provide construction status report to UCSF Campus Planning Department monitor upon request.
	LRDP EIR MM 12H4-1: Implement Mitigation Measure 12H1-1. UCSF would implement the above mitigation to avoid erosion and sedimentation impacts. This mitigation revises and updates Mitigation Measures L.1 and L.6 found in the <i>Mission Bay Mitigation Monitoring Program</i> to include stormwater management requirements passed into legislation after the development of the <i>Mission Bay Mitigation Monitoring Program</i> .			
HYDROLOGY AND WATER QUALITY (continued)				
The proposed project would not place the proposed structure within a 100-year flood hazard area.	LRDP EIR MM 12H4-4: For all development within the UCSF Major New Site area, UCSF would protect low-lying areas from a potential rise in sea level through setbacks from the water's edge, increased elevation, and other methods as addressed in the Mission Bay Design Guidelines.	Review design plans for the proposed structure to ensure that such features have been incorporated in the design to address the impacts.	UCSF Academic Office Building Project Manager, Campus Planning	Provide written verification in report form to the UCSF Campus Planning Department monitor within 10 working days of each contract bid to certify that selected bid includes provision for the mitigation measure. Provide construction status report to UCSF Campus Planning Department monitor upon request.

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

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NOISE				
The proposed project would not expose people to or generate noise levels in excess of established standards from stationary sources.	LRDP EIR MM 12E1-2: UCSF would incorporate standard industrial noise control measures for stationary equipment at the Major New Site and would adopt noise performance standards insuring that operational noise from UCSF sources at the Major New Site would not exceed noise levels set forth in local general plans or ordinances for adjacent areas based on their use. If ambient noise levels in areas adjacent to the Major New Site already exceed such local noise standards, UCSF would not increase average daily noise levels (Ldn)) from operational noise sources by three or more dB(A) at property lines.	All contractors and design professionals responsible for selecting mechanical equipment will be required to perform noise calculations based on mechanical equipment specifications of the vendor or measure equipment noise levels at the nearest property line to ensure the selected equipment meets the criteria. If the projected equipment noise levels exceed Noise Ordinance specifications, the contractor or design professional will be required to implement additional measures, to ensure that the standards are met, and re-monitor.	UCSF Academic Office Building Project Manager, Campus Planning	Provide written verification to the UCSF Campus Planning Department monitor of the inclusion of the performance standards and conduct final monitoring as required.

Summary

UCSF Academic Building 25A Mitigated Negative Declaration

October 15, 2012

Significant Impact	Mitigation Measure	Implementation	Responsible Unit	Report Mechanism
UTILITIES AND SERVICE SYSTEMS				
Solid waste generated during the construction of the proposed project would not negatively affect Bay Area landfills.	LRDP EIR MM 12J1-5: UCSF would require construction contractors to provide information in their bids on the amount of recycling they plan to achieve, and to document the amount of recycling achieved at the end of each construction project.	Issue instructions in each bid package for contractor to incorporate the mitigation measure.	UCSF Academic Office Building Project Manager	Provide written verification in report form to the UCSF Campus Planning Department monitor within 10 working days of each contract bid to certify that selected bid includes provision for the mitigation measure. Provide construction status report to UCSF Campus Planning Department monitor upon request.