

**Mitigation Monitoring and Reporting Program<sup>1</sup>**

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>Mitigation Measure CP-2a            Prior to demolition and construction, a historic preservation architect and a structural engineer shall undertake an existing condition study of the following nine buildings:</p> <ul style="list-style-type: none"> <li>• 936 Mission Street</li> <li>• 951-957 Mission Street</li> <li>• 194-198 Fifth Street;</li> <li>• 430 Natoma Street;</li> <li>• 901-933 Mission Street;</li> <li>• 447-449 Minna Street;</li> <li>• 88 Fifth Street;</li> <li>• 66 Mint Street; and,</li> <li>• 959-965 Mission Street;</li> </ul> <p>The existing condition studies will establish the baseline condition of each building prior to demolition and construction, including the location and extent of any visible cracks or spalls. For each resource, the documentation shall include written descriptions and photographs, and shall include those physical characteristics of the resource that convey its historic significance and that justify its classification as a historical resource.</p>	<p>Project sponsor's historic preservation architect and structural engineer to submit documentation to the Planning Department Preservation Technical Specialist for review and approval.</p>	<p>Prior to demolition and construction on each new Building site and ongoing during project construction.</p>	<p>Prior to construction of each new Building<sup>2</sup> the sponsor's qualified consultant shall: prepare existing conditions studies of any listed building within 150 feet of any portion of the building site(s) in accordance with M-CP-2a; monitor those historical resources during demolition and construction; respond to inquiries related to the vibration effects of said historical structures during construction; and submit monitoring reports as required at the completion of Building construction in order to complete the actions set forth in and to comply with M-CP-2a.</p>	<p>Planning Department Preservation Technical Specialist</p>	<p>Considered complete on a per Building basis at the time when construction of such Building(s) is completed.</p>

<sup>1</sup> Any capitalized term used in this Exhibit that is not defined herein shall have the meaning given to such term in this Agreement. "Building" refers to the individual structures analyzed in the FEIR, as more specifically described in Exhibit B to the Development Agreement and shall not encompass open space and streetscape improvements associated with a Building unless specified herein as to the Mitigation Action

<sup>2</sup> New buildings are Buildings H-1, N-1 and M-2 as described in Exhibit B – Project Description to the Development Agreement by and between the City and County of San Francisco and 5M Project, LLC.

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure CP-2b</b>                      Prior to construction, a qualified geologist or other professional with expertise in ground vibration and its effect on existing structures shall determine what the maximum permissible ground-borne vibration levels would be (as measured in PPV) to protect historical resources based on the FTA's <i>Transit Noise and Vibration Assessment</i> and ensure that vibration shall not exceed these limits during project construction. If pile-driving would be used, the driving of the initial piles shall be monitored to evaluate compliance with established vibration levels, with modifications made to the method of pile driving to reduce vibrations to below established levels. A copy of the contract specifications and monitoring reports shall be provided to the Planning Department's assigned Preservation Technical Specialist.</p>	<p>Project sponsor's geologist or other qualified professional</p>	<p>Prior to and during construction of each new Building.</p>	<p>For each new Building, equipment and construction method used in compliance with M-CP-2b shall be documented and submitted with a copy of the contract specifications in report(s) to the Planning Department.</p>	<p>Planning Department                      Preservation                      Technical Specialist</p>	<p>Considered complete on a per Building basis at the time when construction of such Building(s) is completed.</p>
<p><b>Mitigation Measure CP-2c</b>                      Prior to demolition and construction, a registered structural engineer with experience in the rehabilitation and restoration of historic buildings shall determine whether, due to the nature of the site's soils, the proposed method of soil removal, and the existing foundations of the historic buildings, project-related excavations have the potential to cause settlement such that underpinning and/or shoring of 901-933 Mission Street, 194-198 Fifth Street, 430 Natoma Street, and/or 447 Minna Street will be required. If underpinning or shoring is determined to be necessary, appropriate designs shall be prepared and implemented. All</p>	<p>Project sponsor's qualified structural engineer and construction contractor(s)</p>	<p>Prior to the issuance of excavation and demolition permits for each new Building</p>	<p>Each new Building shall identify, prepare and implement appropriate designs to protect historic resources in compliance with M-CP-2c, and submit all documents to the appropriate permitting Department for approval.</p>	<p>Planning Department                      Preservation                      Technical Specialist;                      Department of Public Works; and                      Department of Building Inspection,                      as appropriate</p>	<p>Considered complete on a per Building basis at the time when construction of such Building(s) is completed.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
documents prepared in accordance with this measure will be provided to the Preservation Technical Specialist assigned to the project and reviewed and approved by the appropriate permitting Department.					
<p><b>Mitigation Measure CP-2d</b>                      Prior to demolition and construction, a historic preservation architect shall establish a training program that emphasizes the importance of protecting historical resources for construction workers who are anticipated to work directly with potentially sensitive areas, such as workers involved in excavation or demolition. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near 901-933 Mission Street, 959-965 Mission Street, 194-198 Fifth Street, 430 Natoma Street, and 447-449 Minna Street, including storage of materials away from the historic buildings. The training will also include information on means to reduce vibrations from demolition and construction, and monitoring and reporting any potential problems that could affect historical resources. A provision for establishing this training program shall be incorporated into the project sponsor's contract(s) with its construction contractor(s), and the contract provisions related to this training program will be reviewed and approved by the Planning Department Preservation Technical Specialist.</p>	Project sponsor's historic preservation architect and construction contractor(s)	Prior to demolition or construction for each Building.	Prepare construction worker training program with protocols related to protecting historical resources during excavation and/or grading for Building and/or construction of required open space areas and/or streetscape improvements; submit proposed training program to Planning Department for review and approval.	Planning Department Preservation Technical Specialist	Considered complete as to each Building after training program is implemented as to such Building.

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure CP-3</b>            Any future modification of the exterior of the Camelline Building (430 Natoma Street) shall be subject to the following: prior to issuance of site or construction permits related directly to the Camelline Building, proposed plans for the modification of the exterior of the Camelline Building shall be submitted to the Planning Department Preservation Technical Specialist for review and approval. Any work that affects the character-defining features of the exterior of the Camelline Building shall be conducted in accordance with the <i>Secretary of the Interior's Standards for Rehabilitation</i> and undertaken with the assistance of a historic preservation architect meeting the <i>Secretary of the Interior's Professional Qualifications Standards</i>. The historic preservation architect shall evaluate any such proposed exterior modification to assess the treatment of the building's character-defining features and for conformance with the <i>Secretary of the Interior's Standards for Rehabilitation</i>. The historic preservation architect shall regularly evaluate any such ongoing renovation to ensure it continues to satisfy the Standards and will submit status reports to the Planning Department Preservation Technical Specialist according to a schedule agreed upon prior to the commencement of the work.</p>	<p>Building owner's qualified historic preservation architect and construction contractor(s)</p>	<p>Prior to issuance of site/building permits associated with the applicable portions of the Camelline Building as referenced in M-CP-3.</p>	<p>Building owner shall prepare and submit building plans for the exterior of the Camelline Building in compliance with M-CP-3, and provide the Planning Department with regular evaluation reports regarding the status of the renovation.</p>	<p>Planning Department Preservation Technical Specialist</p>	<p>Considered complete upon completion of construction activities for the Camelline Building.</p>
<p><b>Mitigation Measure CP-4a</b>            Prior to issuance of site or construction permits related directly to the Chronicle Building, proposed plans for the rehabilitation of the</p>	<p>Project sponsor's qualified historic preservation architect and</p>	<p>Prior to issuance of site/building permits</p>	<p>Either Building M-1 or Building N-1, whichever proceeds first and includes construction of the Chronicle</p>	<p>Planning Department Preservation Technical Specialist</p>	<p>Considered complete upon completion of construction</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>Chronicle Building shall be submitted to the Planning Department Preservation Technical Specialist for review and approval. Any work that affects the character-defining features of the exterior of the Chronicle Building shall be conducted in accordance with the Secretary of the Interior's <i>Standards for Rehabilitation</i> and undertaken with the assistance of a historic preservation architect meeting the Secretary of the Interior's <i>Professional Qualifications Standards</i>. The historic preservation architect will evaluate the proposed project to assess the treatment of the building's character-defining features and for conformance with the Secretary of the Interior's <i>Standards for Rehabilitation</i>. The historic preservation architect shall regularly evaluate the ongoing renovation to ensure it continues to satisfy the Standards and will submit status reports to the Planning Department Preservation Technical Specialist according to a schedule agreed upon prior to commencement of the work.</p>	<p>construction contractor(s)</p>	<p>associated with the applicable portions of the Chronicle Building work as referenced in CP-4a .</p>	<p>Rooftop improvements in compliance with M-CP-4a, shall submit the referenced building plans and provide the Planning Department with regular evaluation reports regarding the status of the renovation.</p> <p>Prepare/submit building plans for exterior of Chronicle Building (in addition to rooftop open space) as part of Building M-1 review to comply with M-CP-4a; provide Planning Department regular evaluation reports regarding renovation status.</p>		<p>activities for the Chronicle Building.</p>
<p><b>Mitigation Measure CP-4b</b>                      The greenhouses and kiosk rooftop additions to the Chronicle Building would be setback so as to be minimally visible from the street and would not obscure, remove, or damage any character-defining features of the Chronicle Building. A Planning Department Preservation Technical Specialist shall conduct a design review of the rooftop additions to ensure that these are in conformance with the Secretary of the Interior's <i>Standards for Rehabilitation</i>.</p>	<p>Project sponsor's architect</p>	<p>Prior to approval of final design plan for the Chronicle Building</p>	<p>Building M-1 or Building N-1, whichever proceeds first and includes construction of the Chronicle Rooftop improvements, shall design the greenhouses and kiosk rooftop additions to be minimally visible from Mission and Fifth Streets consistent with Mitigation M-CP-4b and to Planning Dept. satisfaction.</p>	<p>Planning Department Preservation Technical Specialist</p>	<p>Considered complete upon completion of construction activities for the Chronicle Building.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure CP-5</b>            Prior to issuance of site or construction permits related directly to the Dempster Printing Building (447-449 Minna Street), proposed plans for the rehabilitation of the Dempster Printing Building shall be submitted to the Planning Department Preservation Technical Specialist for review and approval pursuant to the requirements of Article 11. Any alteration of the 447-449 Minna Street exterior shall be conducted in accordance with the Secretary of the Interior's <i>Standards for Rehabilitation</i> and undertaken with the assistance of a historic preservation architect meeting the Secretary of the Interior's <i>Professional Qualifications Standards</i>. The historic preservation architect shall regularly evaluate the ongoing renovation to ensure it continues to satisfy the Standards. The historic preservation architect shall submit status reports to a Planning Department Preservation Technical Specialist according to a schedule agreed upon prior to commencement of the work.</p>	<p>Project sponsor's qualified historic preservation architect and construction contractor(s)</p>	<p>Prior to issuance of site/building permits related to the Dempster Printing Building</p>	<p>Prepare and submit building plans for the rehabilitation of the Dempster Printing Building in compliance with M-CP-5. Provide the Planning Department with regular evaluation reports regarding the status of the renovation.</p>	<p>Planning Department Preservation Technical Specialist</p>	<p>Considered complete upon completion of construction activities for the Dempster Printing Building.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure CP-6</b>                      The project applicant shall retain the services of an archaeological consultant for the project from the pool of qualified archaeological consultants maintained by the San Francisco Planning Department. The archaeological consultant shall prepare plans, reports, and implement excavation programs, as described below. The archaeological consultant's work shall be conducted in accordance with this measure at the direction of the San Francisco Planning Department. All plans and reports prepared by the archaeological consultant, as specified below, shall be submitted to the San Francisco Planning Department for review and comment and shall be considered draft reports subject to revision until final approval. The archaeological consultant shall undertake the following tasks:</p> <p><u>Testing, Evaluation, and Data Recovery</u>                      The archaeological consultant shall prepare an Archaeological Testing Plan (ATP) that describes where and how portions of the project site will be examined before construction to identify archaeological remains, if any. The purpose of the ATP is to propose a research context and methods to identify and evaluate whether archaeological deposits that underlie the project site constitute archaeological resources or historical resources under CEQA.</p>	<p>Project sponsor's qualified archaeological consultant and construction contractor(s)</p>	<p>Prior to the issuance of excavation and demolition permits for each new Building, and ongoing during each new Building's construction activities.</p> <p>Ongoing during construction activities, as required.</p>	<p>Each new Building shall prepare an ATP, and oversee the implementation of excavation programs for each respective building site (including excavation and/or grading work necessary for development of open space areas and/or streetscape improvements required to be constructed with the building) in compliance with M-CP-7, and submit all plans and reports prepared for compliance with this measure to the Planning Department for approval.</p> <p>If required by the San Francisco Planning Department, archeological monitoring during demolition and/or construction activities in areas defined as moderately or highly sensitive.</p>	<p>Project sponsor's qualified archaeological consultant and construction contractor(s) to submit final ATP to ERO. ERO to approve.</p> <p>Project sponsor's qualified archaeological consultant and construction contractor(s) in consultation with ERO.</p>	<p>Considered complete on a per Building basis after buildings' excavation and earth-moving activities are completed.</p> <p>Considered complete on a per Building basis after buildings' excavation and earth-moving activities are completed.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><u>Archaeological Monitoring</u>                      Depending upon results of the identification and evaluation of archaeological deposits conducted pursuant to the ATP, the San Francisco Planning Department may require archaeological monitoring during construction in specific areas defined as moderately or highly sensitive for archaeological resources. Archaeological monitors shall be empowered to stop construction activity at the location of a potential find to evaluate the discovery and make recommendations in consultation with the San Francisco Planning Department, as appropriate.</p> <p>The ATP may adapt portions of the ARDTP prepared for the project, as needed, including research design, field methods, and laboratory methods. The ATP shall be implemented after approval by the San Francisco Planning Department. Following ATP implementation, the archaeological consultant shall prepare an Archaeological Testing/Evaluation Report for submittal to the San Francisco Planning Department for review that presents findings from the testing program implemented as part of the ATP. The Archaeological Testing/Evaluation Report will present a systematic evaluation of any archaeological deposits identified in the project site and their eligibility for listing in the California Register of Historical Resources.</p>			<p>If the San Francisco Planning Department determines that, based on the results presented in the Archaeological Testing/Evaluation Report, a significant archaeological resource or historical resource is present and that the resource could be adversely affected by the project, an Archaeological Data Recovery Program shall be implemented, with results presented in a report of findings for review and approval by the San Francisco Planning Department. The final Archaeological Data Recovery Program shall be submitted to the Northwest Information Center at Sonoma State University, Rohnert Park, Ca.</p>		
<p><b>Mitigation Measure CP-8</b>                      The project applicant shall retain the services of a qualified paleontological consultant to design and</p>	<p>Project sponsor's qualified paleontological</p>	<p>Prior to the issuance of excavation and</p>	<p>Each new Building shall design and implement a PRMMP for construction on</p>	<p>Project sponsor's qualified archaeological</p>	<p>Considered complete on a per Building basis</p>



Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>implement a Paleontological Resources Monitoring and Mitigation Program (PRMMP). The PRMMP shall include a description of when and where construction monitoring will be required; emergency discovery procedures; sampling and data recovery procedures; procedure for the preparation, identification, analysis, and curation of fossil specimens and data recovered; pre-construction coordination procedures; and procedures for reporting the results of the monitoring program. The PRMMP shall be consistent with the Society for Vertebrate Paleontology Standard Guidelines for the mitigation of construction-related adverse impacts to paleontological resources and the requirements of the designated repository for any fossils collected.</p>	<p>consultant and construction contractor</p>	<p>demolition permits for each new Building and ongoing during demolition and construction activities, as required by the PRMMP.</p>	<p>its respective Building site in compliance with M-CP-8, and to the extent called for therein, monitor such construction, and submit all prepared plans and monitoring reports to the Planning Department for approval.</p>	<p>consultant and construction contractor(s) to submit final ATP to ERO. ERO to approve.</p>	<p>after buildings' excavation and earth-moving activities are completed.</p>
<p><b>Mitigation Measure CP-9</b>                      The treatment of human remains and of associated or unassociated funerary objects discovered during any soil disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Public Resources Code Section 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with</p>	<p>Project sponsor's qualified archaeological consultant and construction contractor</p>	<p>Throughout the demolition and excavation period for each new Building (including associated open space and streetscape improvements)</p>	<p>Each new Building shall develop an agreement for the treatment of human remains and/or associated or unassociated funerary objects within its Building site (including excavation and/or grading work necessary for development of open space areas and/or streetscape improvements required to be constructed with the building), in conformance with M-CP-9.</p>	<p>Planning Department</p>	<p>Considered complete as to each new Building after excavation activities are completed for such new Building.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>					
<p><b>Mitigation Measure TR-7</b>                      The project sponsor shall financially compensate the SFMTA for the cost of service to design and implement the following:</p> <ul style="list-style-type: none"> <li>• Extending the east sidewalk on Fifth Street between Minna and Mission Streets to 15 feet.</li> <li>• Restriping and widening the east crosswalk at the intersection of Fifth/Mission Streets to 25 feet.</li> <li>• Upgrading traffic and pedestrian signals at the intersection of Fifth/Mission Streets.</li> <li>• Restriping Minna Street travel lanes between Fifth Street and the garage entrances to provide additional vehicle queuing on Minna Street.</li> <li>• New and more visible "MINNA STREET GARAGE ENTRANCE" and "GARAGE FULL" signage at the Fifth and Mission Garage.</li> </ul>	<p>Project sponsor and SFMTA</p>	<p>Prior to issuance of occupancy permit for first new Building</p>	<p>The first new Building to commence construction shall provide funds in an amount to be reasonably specified by DPW, in accordance with Exhibit G, Transportation Program, to the Development Agreement, to be used for the improvements identified in M-TR-7</p>	<p>Department of Public Works and SFMTA</p>	<p>Project sponsor's obligations deemed completed after payment of funds associated with the first. Considered complete as to the DPW/SFMTA obligations once construction of listed improvements are complete.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure TR-10</b>  <u>Construction Measures Construction Coordination</u>                      – To reduce potential conflicts between construction activities and pedestrians, bicyclists, transit and vehicles at the project site, the contractor shall prepare a Construction Management Plan for the project construction period.</p> <p>The project sponsor/construction contractor(s) shall also meet with DPW, SFMTA, the Fire Department, Muni Operations and other City agencies to coordinate feasible measures to reduce traffic congestion, including temporary transit stop relocations (not anticipated, but if determined necessary) and other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the proposed project. This review shall consider other ongoing construction in the project area, such as construction of the nearby Central Subway Moscone Station. As part of this effort, alternate construction staging locations shall be identified and assessed.</p> <p><u>Carpool and Transit Access for Construction Workers</u> – To minimize parking demand and vehicle trips associated with construction workers, the construction contractor shall include methods to encourage carpooling and transit access to the project site by construction workers in the Construction Management Plan.</p>	<p>Project sponsor and construction contractor(s)</p>	<p>Prior to issuance of site/building permits for each new Building and ongoing during construction activities</p>	<p>Each Building, new or existing to be renovated, shall prepare and implement a Construction Management Plan for its construction as outlined in M-TR-10 to the satisfaction of Department of Public Works, SFMTA, the Fire Department, Muni Operations and other City agencies, as applicable and to coordinate its Plan, as necessary, with concurrent construction. Project Construction updates shall be given to businesses and residents adjacent to and within 150 feet of the Project site.</p>	<p>SFMTA and Department of Public Works</p>	<p>Considered complete as to each new Building after construction activities are completed as to such Building.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><u>Construction Truck Traffic Management</u> – To minimize construction traffic impacts on Mission, Fifth, and Howard Streets, and on pedestrian, transit, bicycle and traffic operations, the construction contractor shall be required to retain traffic control officers during peak construction periods.</p> <p><u>Project Construction Updates for Adjacent Businesses and Residents</u>– To minimize construction impacts on access to nearby institutions and businesses, the project sponsor shall provide nearby residences and adjacent businesses with regularly-updated information regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel lane closures, parking lane and sidewalk closures. A regular email notice shall be distributed by project sponsor that would provide current construction information of interest to neighbors, as well as contact information for specific construction inquiries or concerns.</p>					
<p><b>Mitigation Measure NO-1</b>                      To ensure that project noise from construction is minimized to the maximum extent feasible, the project sponsor shall prepare and implement a noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval by the Planning Department and Department of Building Inspection prior to the issuance of project-specific permits.</p>	Project sponsor’s qualified acoustical consultant and construction contractor(s)	Prior to the issuance of demolition and excavation permits for each Building (including associated open space and streetscape improvements)	The sponsor or its contractors shall prepare and implement a noise reduction program for construction (including for excavation and/or grading work necessary for development of open space areas and/or streetscape improvements required to be constructed with the building) that meets the criteria of M-	Planning Department and Department of Building Inspection	Considered complete as to each Building after construction activities are completed as to such Building.

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>The noise reduction program shall include the following measures:</p> <ul style="list-style-type: none"> <li>• To reduce impacts associated with pile driving, a set of site specific noise attenuation measures shall be implemented under the supervision of a qualified acoustical consultant during the project construction period. These attenuation measures shall include as many of the following control strategies, and any other effective strategies, as feasible:</li> <li>• The project sponsor shall require the construction contractor to erect temporary plywood noise barriers along the boundaries of the project site to shield potential sensitive receptors and reduce noise levels;</li> <li>• Contractors shall implement “quiet” pile-driving technology (such as predrilling of piles, sonic pile drivers, and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of technical and structural requirements and conditions;</li> <li>• The project sponsor shall require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses, where possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, exhaust mufflers on the compressed air exhaust apparatuses shall be used, along with external noise jackets</li> </ul>		and ongoing during demolition and construction activities.	NO-1, and submit the noise reduction program plans to the Planning Department and Department of Building Inspection for approval.		

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>on the tools, which could reduce noise levels by as much as 10 dBA.</p> <ul style="list-style-type: none"> <li>The project sponsor shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent feasible; use of equipment with effective mufflers; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.</li> </ul> <p>Prior to the issuance of the building permit, along with the submission of construction documents, the project sponsor shall submit to the Planning Department and Department of Building Inspection a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:</p> <p>a procedure and phone numbers for notifying the Department of Building Inspection, the Department of Public Health, and the Police Department of complaints (during regular construction hours and off-hours); 2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; 3) designation of an on-site construction complaint and enforcement manager for the project; and 4) notification of neighboring residents and nonresi-</p>					

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>dential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity and associated control measures that will be implemented to reduce noise levels.</p>					
<p><b>Mitigation Measure NO-3</b>                      The project sponsor shall incorporate standard industrial noise control measures for stationary equipment. Such measures may include enclosing equipment in sound-attenuating structures, using buildings to shield these noise sources from sensitive receptors, or mounting equipment on resilient pads to reduce both groundborne and airborne vibration noises. The project sponsor shall ensure that operational noise from stationary sources would not exceed the thresholds set forth in the Noise Ordinance for fixed source noise. The project sponsor shall use standard design features/approaches, including installation of relatively quiet models of mechanical equipment, installation of exhaust silencers, orientation or shielding to protect sensitive uses, and installation within enclosures when necessary to reduce stationary, or fixed source, noise levels to below the established threshold when measured at the property line of the nearest affected sensitive receptor.</p>	<p>Project sponsor and its contractor(s)</p>	<p>Prior to the issuance of occupancy permit for each Building with a new stationary source(s).</p>	<p>Each Building with a new stationary source shall implement noise control measures for stationary sources as described in M-NO-3 in order to meet the thresholds for operational noise set forth in the City's Noise Ordinance.</p>	<p>Department of Building Inspection</p>	<p>Considered complete as to each Building with a new stationary source upon installation of appropriate noise control measures.</p>
<p><b>Mitigation Measure NO-4</b>                      All residential units shall be designed to meet the interior noise standard of 45 dBA <math>L_{dn}</math> so that</p>	<p>Project sponsor's architect and qualified acoustical</p>	<p>Prior to the issuance of site/building</p>	<p>Buildings M-2 and N-1 shall design all residential units in compliance with the interior</p>	<p>Department of Building Inspection</p>	<p>Considered complete as to each of M-2 and</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>windows and doors can remain closed, and an alternate form of ventilation shall be provided, such as mechanical ventilation or air conditioning. Once design plans have been finalized, the project sponsor shall prepare a detailed final acoustical analysis report with building design noise reduction requirements identified that would provide an interior noise level of 45 dBA. This report shall be submitted to the Department of Building Inspection (DBI) prior to issuance of a building permit.</p>	<p>consultant</p>	<p>permit for each new residential Building (M-2, N-1).</p>	<p>noise standard of 45 dBA <math>L_{dn}</math> and submit a final acoustical analysis to the Department of Building Inspection.</p>		<p>N-1 upon receipt of final acoustical analysis report for each such Building.</p>
<p><b>Mitigation Measure AQ-3a</b>  <i>Construction Emissions Minimization.</i> To reduce the health risk associated with construction of the Project, prior to and during construction, the project sponsor shall implement the following multi-part construction emissions minimization measure:</p> <p style="margin-left: 40px;">A. <i>Construction Emissions Minimization Plan.</i> Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:</p> <p style="margin-left: 40px;">1. All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:</p>	<p>Project sponsor and construction contractor</p>	<p>Prior to and during construction of each Building (including associated open space and streetscape improvements) and ongoing during demolition and construction activities</p>	<p>Each Building (including excavation and/or grading work necessary for development of open space areas and/or streetscape improvements required to be constructed with the building) shall implement the emissions reduction measures per M-AQ-3 as appropriate, including the development of an emissions reduction plan, and quarterly reports detailing construction equipment use by construction phase, and estimates of fuel use to the satisfaction of the Environmental Review Officer.</p>	<p>Planning Department and Department of Building Inspection</p>	<p>Considered complete as to each Building after construction activities are completed and submittal of the final plan summarizing previously completed construction activities as to such Building.</p>



Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>a) Where access to alternative sources of power are reasonably available, portable diesel engines shall be prohibited;</p> <p>b) All off-road equipment shall have:</p> <ul style="list-style-type: none"> <li>i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and</li> <li>ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).</li> </ul> <p>c) Exceptions:</p> <ul style="list-style-type: none"> <li>i. Exceptions to A(1)(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the Environmental Review Officer (ERO) that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.</li> <li>ii. Exceptions to A(1)(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected</li> </ul>					

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. In addition, if seeking an exception, the project sponsor shall be required to demonstrate to the ERO's satisfaction that the resulting construction emissions would not exceed thresholds of significance identified within the EIR for exposing sensitive receptors to substantial pollutant concentrations.</p> <p>1. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable State regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.</p> <p>2. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.</p>					

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>3. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, descriptions and information may include, but is not limited <u>to</u>: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.</p> <p>4. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of the Plan to members of the public as requested.</p> <p><i>B. Reporting.</i> Quarterly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual</p>					

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>amount of alternative fuel used. Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.</p> <p><i>C. Certification Statement and On-site Requirements.</i> Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.</p>					
<p><b>Mitigation Measure AQ-3b</b>                      Diesel Backup Generator and Fire Pump Specifications. To reduce the health risk associated with operation of the Project, the project sponsor shall implement the following measure:</p> <p>A. All new diesel backup generators and fire pumps shall have:</p> <ol style="list-style-type: none"> <li>1. Engines that meet or exceed California Air Resources Board (ARB) Tier 2 off-road emission standards, and</li> <li>2. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDES).</li> </ol> <p>B. All new diesel backup generators and fire pumps shall have an annual maintenance</p>	<p>Project sponsor and construction contractor</p>	<p>Submit generator authorization from Bay Area Air Quality Management District for review by Environmental Review Officer prior to the issuance of occupancy permit for each Building with diesel</p>	<p>Each Building with new diesel backup generators shall Implement M-AQ-3b and maintain all diesel generators and fire pumps in compliance with this measure in perpetuity. Equipment specifications for all new permits shall be submitted to Planning Department for approval and records of the testing schedule shall be maintained for the life of each piece of equipment.</p>	<p>Planning Department and Department of Building Inspection</p>	<p>As to engine and filter specifications, considered complete as to each Building with new diesel backup generators when specifications are submitted and approved. Operating and record-keeping obligations are ongoing as</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>testing limit of 20 hours, if feasible, and up to a maximum of 30 hours per engine.</p> <p>C. For each new diesel backup generator or fire pump permit submitted for the project, including any associated generator pads, engine and filter specifications shall be submitted to the San Francisco Planning Department for review and approval prior to issuance of a permit for the generator or fire pump from the San Francisco Department of Building Inspection. Once operational, all diesel backup generators and VDECS shall be maintained in good working order in perpetuity and any future replacement of the diesel backup generators, fire pumps, and Level 3 VDECS filters shall be required to be consistent with these emissions specifications. The operator of the facility shall maintain records of the testing schedule for each diesel backup generator and fire pump for the life of that diesel backup generator and fire pump and provide this information for review to the Planning Department within three months of inquiries for such information.</p>		generator(s)			specified in M-AQ-3b.
<p><b>Mitigation Measure AQ-4</b>  <i>Enhanced Ventilation Measures.</i> To reduce the health risk associated with toxic air contaminants from roadways and stationary sources, the project sponsor shall implement the following:</p> <ul style="list-style-type: none"> <li>Air Filtration and Ventilation Requirement for Sensitive Land Uses. Prior to receipt of any certificate of occupancy, the project sponsor shall submit an enhanced</li> </ul>	Project sponsor's licensed mechanical engineer	Prior to issuance of occupancy permit for each new residential Building (M-2 and N-1)	The M-2 and N-1 Buildings shall prepare, submit for approval and implement an enhanced ventilation plan prepared by a licensed mechanical engineer in compliance with the criteria set forth in M-AQ-4, and prepare a maintenance plan	Department of Building Inspection	As to the ventilation and maintenance plans, compliance with the preparation requirement shall be deemed complete as to

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>ventilation plan for the proposed building(s). The enhanced ventilation plan shall be prepared and signed by, or under the supervision of, a licensed mechanical engineer or other individual authorized by the California Business and Professions Code Sections 6700-6799 and shall show that the building ventilation system will be capable of achieving protection from particulate matter (PM2.5) equivalent to that associated with a Minimum Efficiency Reporting Value (MERV) 13 filtration, as defined by the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) standard 52.2. The enhanced ventilation plan shall explain in detail how the project will meet the MERV-13 performance standard identified in this measure.</p> <ul style="list-style-type: none"> <li>• Maintenance Plan. Prior to receipt of any certificate of occupancy, the project sponsor shall present a plan that ensures ongoing maintenance for the ventilation and filtration systems.</li> <li>• Disclosure to Buyers and Renters. The project sponsor shall also ensure the disclosure to buyers (and renters) that the building is located in an area within existing sources of air pollution and as such, the building includes an air filtration and ventilation system designed to remove 80 percent of outdoor particulate matter and shall inform occupants of the proper use of the installed filtration system.</li> </ul>			<p>for the ventilation and filtration systems, and inform buyers of the proper use of such installed filtration system.</p>		<p>each of M-2 and N-1 upon sign-off by DBI that the requirement has been met. Compliance with the maintenance and disclosure requirements are ongoing pursuant to M-AQ-4.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p><b>Mitigation Measure HZ-1</b></p> <p>The following actions shall be implemented by the project sponsor:</p> <p><i>Evaluation of Subsurface Conditions.</i> The project sponsor shall initiate compliance with, and ensure that the project fully complies with, Article 22A of the San Francisco Health Code. Per Article 22A, a site history report shall be prepared, and if appropriate, a soil investigation, soil analysis report, site mitigation plan, and certification report shall also be prepared. If the presence of hazardous materials is indicated, a site health and safety plan shall also be required. The soil analysis report shall be submitted to DPH.</p> <p>If required on the basis of the soil analysis report, a site mitigation plan shall be prepared to: 1) assess potential environmental and health and safety risks; 2) recommend cleanup levels and mitigation measures, if any are necessary, that would be protective of workers and visitors to the property; 3) recommend measures to mitigate the risks identified; 4) identify appropriate waste disposal and handling requirements; and 5) present criteria for on-site reuse of soil. The recommended measures shall be completed during construction. Upon completion, a certification report shall be prepared and submitted to DPH documenting that all mitigation measures recommended in the site mitigation report have been completed and that completion of the mitigation measures has been verified through follow-up soil sampling and analysis, if</p>	<p>Project sponsor and construction contractor(s)</p>	<p>Prior to the issuance of excavation and demolition permits for each Building and ongoing during demolition and construction activities</p>	<p>Each new Building (including excavation and/or grading work necessary for development of open space areas and/or streetscape improvements required to be constructed with the building) shall comply with Article 22A of the SF Health Code and prepare all necessary reports and documentation for submittal to the Department of Public Health. Implement all cleanup, mitigation, and safety measures as recommended.</p> <p>The Dempster Printing Building shall retain a Certified Building Inspector to perform a mold evaluation of the building and provide written certification of mitigation by a Certified Industrial Hygienist to the Department of Public Health upon completion.</p>	<p>Department of Public Health and Planning Department</p>	<p>As to each new Building, (1) the subsurface obligations shall be deemed complete upon approval of the referenced reports and completion of excavation activities; (2) as to the Dempster Building, the mold evaluation obligation shall be deemed complete upon sign-off by DPH on the certification.</p>

Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>required. The evaluation shall also be submitted to the Planning Department to become part of the case file.</p> <p><i>Evaluation of Mold in Dempster Printing Building.</i>            Prior to renovation of the Dempster Printing Building, the project sponsor shall ensure that the building is evaluated by a Certified Building Inspector, and if the inspector determines mitigation is required, it shall be implemented by a Certified Building Inspector with confirmation that the mitigation is complete (and no mold hazards exist) by a Certified Industrial Hygienist.</p>					