

COVER SHEET: MITIGATION MONITORING AND REPORTING PROGRAM

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure’s requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Adopted Mitigation Measure	Period of Compliance			Compliance with MM completed?
	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	
M-CR-1a: Prepare and Submit Historical Documentation of Built Environment Resources	X			
M-CR-1b: Develop and Implement an Interpretive Program	X			
M-CR-1c: Video Recordation	X			
M-CR-3: Conduct Archaeological Testing and, if Required, Archaeological Monitoring		X		
M-TCR-1: Project-Specific Tribal Cultural Resources Assessment for Projects Involving Ground Disturbance	X	X		
M-NOI-1: Construction Noise Control	X	X		
M-AQ-2: Construction Emissions Minimization Plan	X	X		
M-AQ-4: Best Available Control Technology for Diesel Generators			X	
M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources	X	X		

*Prior to any ground disturbing activities at the project site.

**Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

Period of Compliance

Adopted Improvement Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Compliance with Improvement Measure completed?
I-TR-5a: Management of Freight Loading/Service Vehicle Activities			X	
I-TR-5b: Management of Passenger Loading Activities			X	
I-TR-5c: Event-Related Transportation Strategies			X	

MITIGATION MONITORING AND REPORTING PROGRAM

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MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
Cultural Resources				
<p>M-CR-1a: Prepare and Submit Historical Documentation of Built Environment Resources. The project sponsor shall retain a professional who meets the Secretary of the Interior’s Qualification Standards for Architectural Historian or Historian (36 Code of Federal Regulations part 61), an architect with demonstrated experience with Historic American Buildings Survey measured drawings, and a photographer with demonstrated experience in Historic American Buildings Survey photography to prepare written and photographic documentation for the Jones-Thierbach Coffee Company Building. The Historic American Buildings Survey documentation package for the resource shall be reviewed and approved by the San Francisco Planning Department’s preservation staff prior to the issuance of any demolition, site, or construction permit for the project.</p> <p>The documentation shall consist of the following:</p> <ul style="list-style-type: none"> • Historic American Buildings Survey–level Photographs: Historic American Buildings Survey standard large-format photography shall be used to document the built-environment resource and its surrounding context. The scope of the photographs shall be reviewed and approved by the San Francisco Planning Department’s preservation staff for concurrence, and all photography shall be conducted according to the current National Park Service Historic American Buildings Survey standards. The photograph set shall include distant/elevated views to capture the extent and context of the resource. <ul style="list-style-type: none"> ◦ All views shall be referenced on a key map of the resource, including a photograph number with an arrow to indicate the direction of the view. ◦ The draft photograph contact sheets and key map shall be provided to the San Francisco Planning Department’s preservation staff for review 	<p>The project sponsor’s qualified architectural historian.</p>	<p>Prior to the issuance of a site permit and issuance of a certificate of occupancy.</p>	<p>Planning Department.</p>	<p>Considered complete after the approved documentation is completed.</p>

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to determine the final number and views for inclusion in the final dataset.

- Historic photographs identified in previous studies shall also be collected, scanned as high-resolution digital files, and reproduced in the dataset.
- *Written Historic American Buildings Survey Narrative Report:* A written historical narrative, using the outline format, shall be prepared in accordance with the Historic American Buildings Survey Historical Report Guidelines.
- *Measured Drawings:* A set of measured drawings shall be prepared to document the overall design and character-defining features of the Jones-Thierbach Coffee Company Building. Original design drawings of the resource, if available, shall be digitized and incorporated into the measured drawings set. The San Francisco Planning Department’s preservation staff shall assist the consultant in determining the appropriate level of measured drawings.
- *Print-on-Demand Booklet:* Following preparation of the Historic American Buildings Survey photography, narrative report, and drawings, a print-on-demand softcover book shall be produced for the resource that compiles the documentation and historical photographs. The print-on-demand book shall be made available to the public for distribution as outlined below.

Format of Final Dataset:

- The project sponsor shall contact the History Room of the San Francisco Public Library, San Francisco Planning Department, Northwest Information Center, and California Historical Society to inquire as to whether the research repositories would like to receive a hard or digital copy of the final dataset. Labeled hard copies and/or digital copies of the final book, containing the photograph sets, narrative report, and measured drawings, shall be provided to these repositories in their preferred format. If the above named repositories deny the invitation to accept these materials, additional outreach will occur in consultation with San Francisco Planning Department preservation staff to identify any additional appropriate organizations to house the documentation materials.
- The project sponsor shall prepare documentation for review and approval by the San Francisco Planning Department’s preservation staff, along with the final Historic American Buildings Survey dataset, that outlines the outreach, response, and actions taken with regard to the repositories listed above. The documentation shall also include any research conducted to

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<p>identify additional interested groups and the results of that outreach. The project sponsor shall make digital copies of the final dataset, which shall be made available to additional interested organizations, if requested.</p>				
<p>M-CR-1b: Develop and Implement an Interpretive Program. The project sponsor shall work with the San Francisco Planning Department’s preservation staff or other qualified professionals to institute an interpretive program onsite that references the Jones-Thierbach Coffee Company Building’s history and the contribution of the historical resource to the broader neighborhood and the local coffee industry. The interpretive program would include the creation of historical exhibits, incorporating a permanent display featuring historic photos of the affected resource and a description of its historical significance, in a publicly accessible location on the project site. This may also include a website or walking tour itineraries. The contents of the interpretative program shall be determined in consultation with the San Francisco Planning Department’s preservation staff. Development of the interpretive displays shall be overseen by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations part 61). An outline of the format and the location and content of the interpretive displays shall be reviewed and approved by the San Francisco Planning Department’s preservation staff prior to issuance of a demolition permit or site permit. The format, location, content, specifications, and maintenance of the interpretive displays must be finalized prior to issuance of any building permits for the project.</p>	<p>The project sponsor’s qualified architectural historian.</p>	<p>Prior to issuance of a site and prior to issuance of a certificate of occupancy.</p>	<p>Planning Department.</p>	<p>Considered complete after the approved display is installed.</p>
<p>M-CR-1c: Video Recording. The project sponsor shall work with the San Francisco Planning Department’s preservation staff and other qualified professionals to undertake video documentation of the Jones-Thierbach Coffee Company Building and its setting. The documentation shall be conducted by a professional videographer, preferably one with experience recording architectural resources, prior to the commencement of any demolition or project activities at the project site or the issuance of any demolition, site or construction permits for the project. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations part 61). The documentation shall include as much information as possible, using visuals in combination with narration, about the materials, construction methods,</p>	<p>The project sponsor’s qualified architectural historian.</p>	<p>Prior to issuance of a site and prior to issuance of a certificate of occupancy.</p>	<p>Planning Department.</p>	<p>Considered complete after the approved documentation is completed.</p>

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<p>current condition, historic use, and significance and historic context of the historical resource.</p>				
<p>Digital copies of the video documentation shall be submitted to the San Francisco Planning Department; archival copies of the video documentation shall be submitted to repositories including, but not limited to, the San Francisco Public Library, Northwest Information Center, and California Historical Society. If the above named repositories deny the invitation to accept these materials, additional outreach will occur in consultation with San Francisco Planning Department preservation staff to identify any additional appropriate organizations to house the documentation materials. The video documentation shall be reviewed and approved by the San Francisco Planning Department's preservation staff prior to issuance of a demolition, site, or building permit for the project.</p>				
<p>M-CR-3: Conduct Archaeological Testing and, if Required, Archaeological Monitoring. Based on a reasonable presumption that archaeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archaeological consultant from the rotational qualified archaeological consultants list maintained by the department's archaeologist. After the first project approval action, or as directed by the Environmental Review Officer, the project sponsor shall contact the department archaeologist to obtain the names and contact information for the next three archaeological consultants on the qualified archaeological consultants list. The archaeological consultant shall undertake an archaeological testing program as specified herein. In addition, the consultant shall be available to conduct an archaeological monitoring and/or data recovery program if required pursuant to this measure. The archaeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the Environmental Review Officer for review and comment and be considered draft reports subject to revision until final approval by the Environmental Review Officer. Archaeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the Environmental Review Officer, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means for reducing potential effects on a significant archaeological resource, as</p>	<p>Project sponsor's qualified archaeological consultant and construction contractor.</p>	<p>Prior to issuance of construction permits and throughout the construction period.</p>	<p>Environmental Review Officer.</p>	<p>Considered complete after Final Archeological Resources Report is approved.</p>

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<p>defined in CEQA Guidelines sections 15064.5(a) and (c), to a less-than-significant level.</p>				
<p><i>Consultation with Descendant Communities:</i> On discovery of an archaeological site associated with descendant Native Americans, the overseas Chinese, or other potentially interested descendant group, an appropriate representative of the descendant group and the Environmental Review Officer shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archaeological field investigations of the site and offer recommendations to the Environmental Review Officer regarding appropriate archaeological treatment of the site, recovered data from the site, and, if applicable, any interpretative treatment of the associated archaeological site. A copy of the final archaeological resources report shall be provided to the representative of the descendant group.</p>				
<p><i>Archaeological Testing Program.</i> The archaeological consultant shall prepare and submit to the Environmental Review Officer for review and approval an archaeological testing plan. The archaeological testing program shall be conducted in accordance with the approved archaeological testing plan. The archaeological testing plan shall identify the archaeological resource(s) that could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archaeological testing program is to determine, to the extent possible, the presence or absence of archaeological resources and identify and evaluate whether any archaeological resource encountered on the site constitutes a historical resource under CEQA.</p>	<p>Project sponsor’s qualified archaeological consultant and construction contractor.</p>	<p>Prior to issuance of construction permits and throughout the construction period.</p>	<p>Planning Department.</p>	<p>Considered complete after approval of Archeological Testing Plan.</p>
<p>At the completion of the archaeological testing program, the archaeological consultant shall submit a written report of the findings to the Environmental Review Officer. If, based on the archaeological testing program, the archaeological consultant finds that significant archaeological resources may be present, the Environmental Review Officer, in consultation with the archaeological consultant, shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archaeological testing, archaeological monitoring, and/or an archaeological data recovery program. No archaeological data recovery shall be undertaken without the prior approval of the Environmental Review Officer or the department archaeologist. If the Environmental Review Officer determines that a significant archaeological resource is present and that the resource could be</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the Archeological Testing Program.</p>	<p>Archeological consultant shall submit report of the findings of the ATP to the ERO.</p>	<p>Archeological Testing Result report or memo on file with Environmental Planning, with email or other written documentation of concurrence on need to archeological data recovery.</p>

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<p>adversely affected by the proposed project, at the discretion of the project sponsor, either:</p> <p>The proposed project shall be redesigned to avoid any adverse effect on the significant archaeological resource, or</p> <ul style="list-style-type: none"> A data recovery program shall be implemented, unless the Environmental Review Officer determines that the archaeological resource is of greater interpretive significance rather than research significance and that interpretive use of the resource is feasible. 				
<p><i>Archaeological Monitoring Program.</i> If the Environmental Review Officer, in consultation with the archaeological consultant, determines that an archaeological monitoring program shall be implemented, the archaeological monitoring program shall include, at a minimum, the following provisions:</p> <ul style="list-style-type: none"> The archaeological consultant, project sponsor, and Environmental Review Officer shall meet and consult regarding the scope of the archaeological monitoring program reasonably prior to commencement of any project-related soil-disturbing activities. The Environmental Review Officer, in consultation with the archaeological consultant, shall determine which project activities shall be archaeologically monitored. In most cases, any soil-disturbing activities (e.g., demolition, foundation removal, excavation, grading, utility installation, site remediation) shall require archaeological monitoring because of the risk these activities pose to potential archaeological resources and their depositional context. The archaeological consultant shall undertake a worker training program for soil-disturbing workers that shall include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archaeological resource. The archaeological monitor(s) shall be present on the project site, according to a schedule agreed upon by the archaeological consultant and the Environmental Review Officer, until the Environmental Review Officer has, in consultation with project archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits. The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. 	<p>The Project Sponsor and archaeological consultant at the direction of the ERO.</p>	<p>Prior to issuance of site permits.</p>	<p>Consultation with ERO on scope of AMP.</p>	<p>After consultation with and approval by ERO of AMP.</p>

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<ul style="list-style-type: none"> If an intact archaeological deposit is encountered, all soil-disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/construction activities and equipment until the deposit is evaluated. If the archaeological monitor has cause to believe that deep foundation activities (e.g., foundation work, shoring) may affect an archaeological resource, such activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the Environmental Review Officer. The archaeological consultant shall immediately notify the Environmental Review Officer of the encountered archaeological deposit. The archaeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit and present the findings of this assessment to the Environmental Review Officer. <p>Whether or not significant archaeological resources are encountered, the archaeological consultant shall submit a written report of the findings of the monitoring program to the Environmental Review Officer.</p>				
<p><i>Archaeological Data Recovery Program.</i> The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan. The archaeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archaeological data recovery plan prior to preparation of a draft archaeological data recovery plan. The archaeological consultant shall submit a draft archaeological data recovery plan to the Environmental Review Officer. The archaeological data recovery plan shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the archaeological data recovery plan shall identify which scientific/historical research questions are applicable to the expected resource, which data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, shall be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.</p> <p>The scope of the archaeological data recovery plan shall include the following elements:</p>	<p>Project sponsor’s qualified archaeological consultant and construction contractor.</p>	<p>In the event that an archaeological site is uncovered during the construction period.</p>	<p>Planning Department.</p>	<p>Considered complete approval of Final Archeological Results Report.</p>

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<ul style="list-style-type: none"> Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations. Cataloging and Laboratory Analysis. Descriptions of selected cataloging systems and artifact analysis procedures. Discard and Deaccession Policy. Descriptions of and rationale for field and post-field discard and deaccession policies. Interpretive Program. Consideration of an onsite/offsite public interpretive program during the course of the archaeological data recovery program. Security Measures. Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities. Final Report. Descriptions of proposed report format and distribution of results. Curation. Descriptions of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and associated or unassociated funerary objects discovered during any soil-disturbing activity shall comply with applicable state and federal laws, including immediate notification of the Office of the Chief Medical Examiner of the City and County of San Francisco and, in the event of the medical examiner’s determination that the human remains are Native American remains, notification of the California Native American Heritage Commission, which shall appoint a most likely descendant (Public Resources Code section 5097.98). The Environmental Review Officer shall also be immediately notified upon discovery of human remains.</p> <p>The archaeological consultant, project sponsor, Environmental Review Officer, and most likely descendent shall make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines section 15064.5[d]) within six days of the discovery of the human remains. This proposed timing shall not preclude the Public Resources Code section 5097.98 requirement that descendants make recommendations or preferences for treatment within 48 hours of being granted access to the site. The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis,</p>	<p>Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.</p>	<p>In the event that human remains are uncovered during the construction period.</p>	<p>Planning Department.</p>	<p>Considered complete after approval of Final Archeological Results Report and disposition of human remains has occurred as specified in Agreement.</p>

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<p>curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the Environmental Review Officer to accept the recommendations of a most likely descendant. The archaeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects, as specified in the treatment agreement, if such as agreement has been made, or, otherwise, as determined by the archaeological consultant and the Environmental Review Officer. If no agreement is reached, state regulations shall be followed, including reburial of the human remains and associated burial objects with appropriate dignity on the property, in a location not subject to further subsurface disturbance (Public Resources Code section 5097.98).</p>	<p>Project sponsor's qualified archaeological consultant.</p>	<p>At completion of archeological investigations.</p>	<p>Planning Department.</p>	<p>Considered complete after FARR is approved.</p>
<p><i>Final Archaeological Resources Report.</i> The archaeological consultant shall submit a final archaeological resources report to the Environmental Review Officer that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological testing/monitoring/data recovery program(s) undertaken. The final archaeological resources report shall include a curation and deaccession plan for all recovered cultural materials. The final archaeological resources report shall also include an interpretation plan for public interpretation of all significant archaeological features.</p>				
<p>Copies of the final archaeological resources report shall be sent to the Environmental Review Officer for review and approval. Once approved by the Environmental Review Officer, the consultant shall also prepare a public distribution version of the final archaeological resources report. Copies of the final archaeological resources report shall be distributed as follows: California Archaeological Site Survey, Northwest Information Center, shall receive one copy, and the Environmental Review Officer shall receive a copy of the transmittal of the final archaeological resources report to the Northwest Information Center. The Environmental Planning Division of the department shall receive one bound copy of the final archaeological resources report as well as one unlocked, searchable portable document format copy on compact disc, along with copies of any formal site recordation forms (California Department of Parks and Recreation 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of public interest in the resource or high interpretive value, the</p>				

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<p>Environmental Review Officer may require different, or additional, content for the final report, a different format, and a different distribution plan.</p>				
<p>Tribal Cultural Resources</p>				
<p>M-TCR-1: Project-Specific Tribal Cultural Resources Assessment for Projects Involving Ground Disturbance. If the Environmental Review Officer determines that a significant archeological resource is present and, in consultation with the affiliated Native American tribal representatives, that the resource constitutes a tribal cultural resource that could be adversely affected by the proposed project, the proposed project shall be redesigned to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p> <p>If the Environmental Review Officer determines that preservation in place is both feasible and effective, based on information provided by the applicant regarding feasibility and other available information, then the project’s archaeological consultant shall prepare an archaeological resource preservation plan. Implementation of the approved archaeological resource preservation plan by the archaeological consultant shall be required when feasible.</p>	<p>Project sponsor archeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.</p>	<p>If significant archeological resource is present, during implementation of the project.</p>	<p>Planning Department.</p>	<p>Considered complete upon project redesign, completion of ARPP.</p>
<p>If the Environmental Review Officer determines that preservation in place is not an adequate or feasible option, then the project sponsor shall implement an interpretive program in coordination with affiliated Native American tribal representatives. An interpretive plan produced in coordination with affiliated Native American tribal representatives, at minimum, and approved by the Environmental Review Officer shall be required to guide the interpretive program. The plan shall identify proposed locations for installations or displays, the proposed content and materials for those displays or installations, the producers or artists involved with the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists; oral histories from local Native Americans; artifact displays and interpretation; and educational panels or other informational displays.</p>	<p>Project sponsor in consultation with the tribal representative.</p>	<p>After determination that preservation in place is not feasible, and subsequent to archaeological data recovery.</p>	<p>Sponsor or archaeological consultant shall submit the TCRIP to the ERO for review and approval.</p>	<p>Complete upon sponsor verification to ERO that interpretive program was implemented.</p>
<p>Noise</p>				
<p>M-NOI-1: Construction Noise Control. The project sponsor shall develop a set of site specific noise attenuation measures under the supervision of a qualified acoustical consultant to ensure that maximum feasible noise attenuation shall be achieved for the duration of construction activities. Prior to commencement of demolition and construction activities, the project sponsor shall submit the construction noise control plan to the department for review and approval. Noise attenuation measures shall be implemented to meet a goal of not</p>	<p>Project sponsor and construction contractor.</p>	<p>During the construction period for all measures, and prior to the issuance of each building permit for submittal of a plan to track and</p>	<p>Planning Department, Department of Building Inspection (as requested and/or on complaint basis), Police Department (on complaint basis).</p>	<p>Considered complete at the completion of project construction .</p>

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<p>increasing noise levels from construction activities by more than 10 dBA above the ambient noise level at sensitive receptor locations. Noise measures may include, but are not limited to, those listed below.</p> <ul style="list-style-type: none"> Require that all construction equipment powered by gasoline or diesel engines have sound control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation. Prohibit gasoline or diesel engines from having unmuffled exhaust systems. Ensure that equipment and trucks for project construction use the best available noise control techniques (e.g., improved mufflers, redesigned equipment, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds) wherever feasible. According to FHWA, the use of shields or barriers around noise sources can reduce noise by 5 to 10 dBA, depending on the type of barrier used. Use “quiet” gasoline powered or electrically powered compressors as well as electric rather than gasoline or diesel powered forklifts for small lifting, where feasible. Locate stationary noise sources, such as temporary generators, concrete saws, and crushing/processing equipment, as far from nearby receptors as possible; muffle and enclose noise sources within temporary enclosures and shield with barriers, which reduces construction noise by as much as 5 dB; or implement other measures, to the extent feasible. Undertake the noisiest activities during times of least disturbance to surrounding residents and occupants, such as midday or early afternoon when residents are more likely to be at work and less likely to be sleeping, as feasible. In response to noise complaints received from people in the project area, monitor the effectiveness of noise attenuation measures by taking noise measurements. A plan for noise monitoring shall be provided to the City for review prior to the commencement of each construction phase. <p>The construction noise control plan must include the following measures for responding to and tracking complaints pertaining to construction noise:</p> <ul style="list-style-type: none"> A procedure and phone numbers for notifying the Department of Building Inspection, health department, or the police department of complaints (during regular construction hours and off hours). 				<p>respond to complaints pertaining to construction noise.</p>

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<ul style="list-style-type: none"> o A sign posted onsite describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction. o Designation of an onsite construction complaint and enforcement manager for the project. • A plan for notification of neighboring residents and nonresidential building managers within 300 feet of the project construction area at least 30 days in advance of activities that could increase daytime ambient noise levels at sensitive receptor locations by 10 dBA or more. The notification must include the associated control measures that will be implemented to reduce noise levels. 				
<p>Air Quality</p>				
<p>M-AQ-2: Construction Emissions Minimization Plan. The project sponsor or the project sponsor's Contractor shall comply with the following:</p>	Project sponsor and construction contractor(s).	During construction activities.	Project sponsor to submit certification statement to the ERO.	Considered complete on submittal of certification statement and final summary report.
<p>A. <i>Engine Requirements.</i></p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have 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 have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. 				

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B. *Waivers.*

1. The department’s Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).
2. The ERO may waive the equipment requirements of Subsection (A)(1) if a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible, the equipment would not produce desired emissions reduction due to expected operating modes, installation of the equipment would create a safety hazard or impaired visibility for the operator, or there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next-cleanest piece of off-road equipment, according to Table M-AQ-2.

TABLE M-AQ-2: OFF-ROAD EQUIPMENT COMPLIANCE STEP-DOWN SCHEDULE

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

1. 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. The description 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, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road

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<p>equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <ol style="list-style-type: none"> 2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan. 3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way. <p>D. <i>Monitoring.</i> After the start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>	Project sponsor.	Prior to issuance of building permit for diesel generator.	Planning Department.	Upon determination that backup diesel generator complies with BAAQMD New Source Review permitting process.
<p>M-AQ-4: Best Available Control Technology for Diesel Generators. The project sponsor shall ensure that the backup diesel generator meet or exceed one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsor shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.</p>	Project sponsor.	Prior to issuance of building permit for diesel generator.	Planning Department.	Upon determination that backup diesel generator complies with BAAQMD New Source Review permitting process.
<p>Geology and Soils</p> <p>M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources. Before ground disturbance, the project sponsor shall retain a qualified paleontologist, as defined by the Society of Vertebrate</p>	Project sponsor's qualified paleontologist.	Prior to excavation activities and during construction.	Planning Department.	Ongoing during construction. Considered complete once ground

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<p>Paleontology, to instruct construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance of fossils that may be unearthed during construction, and proper notification procedures should fossils be encountered. A qualified paleontologist shall monitor construction activities in the areas where construction activities have the potential to disturb previously undisturbed native sediment or sedimentary rocks. Construction shall be halted within 50 feet of any potential fossil find, and a qualified paleontologist shall be notified to evaluate the significance.</p> <p>If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the resource and notify the project sponsor and the San Francisco Planning Department. There shall be no construction work in the area to allow recovery of fossil remains in a timely manner. A qualified paleontologist shall evaluate the resource and prepare a recovery plan in accordance with the standards of the Society of Vertebrate Paleontology.¹ The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. The City shall determine which of the recommendations in the recovery plan are necessary and feasible; these recommendations shall be implemented before construction activities resume at the site where the paleontological resources were discovered. The City shall be responsible for ensuring that the qualified paleontologist’s recommendations regarding treatment and reporting are implemented.</p> <p>Transportation and Circulation</p> <p>I-TR-5a: Management of Freight Loading/Service Vehicle Activities. The Project Sponsor should ensure that building management deploys attendant(s) during all vehicle movements into and out of the project’s off-street freight loading dock along Merchant Street. The attendant’s primary duties would include ensuring that these movements occur without negatively affecting traffic, bicycle, and pedestrian safety and minimizing any disruptions to traffic, bicycle, and pedestrian circulation. The attendant would be responsible for ensuring that there are no conflicts with bicyclists, pedestrians, or other motorists before the freight loading/service vehicle operator begins his or her movement into or out of the elevator. While the vehicle is maneuvering into or out of the space, the attendant would also be responsible for helping to guide</p>				<p>disturbing activities are complete or once the Planning Department approves the recovery plan, if required.</p>
	<p>Project sponsor; building management.</p>	<p>Continuous during project operation.</p>	<p>Project Sponsor and building management.</p>	<p>Continuous.</p>

¹ Society of Vertebrate Paleontology, *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources*, 2010, http://vertpaleo.org/Membership/Member-Ethics/SVP_Impact_Mitigation_Guidelines.aspx, accessed July 16, 2019.

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<p>the vehicle into and out of the elevator, including providing instructions or guidance to the vehicle operator and holding any arriving bicyclists, pedestrians, and other motorists until it is safe to pass. The Project Sponsor should also ensure that tenants report any expected use of the off-street freight loading dock to building management and that building management coordinates these activities to maximize use of the off-street dock (in lieu of disruptive alternatives such as double parking on-street) to the extent feasible and minimizes any scheduling conflicts.</p>				
<p>I-TR-5b: Management of Passenger Loading Activities. It should be the responsibility of the project sponsor to ensure that project-generated passenger loading activities along Battery Street are accommodated within the confines of the proposed on-street white zone or in available on-street parking spaces. Specifically, the project sponsor should monitor passenger loading activities at the proposed zone to ensure that such activities are in compliance with the following requirements:</p> <ul style="list-style-type: none"> • Double parking, queuing, or other project-generated activities should not result in intrusions into the adjacent travel lane or obstruction of the adjacent sidewalk. Any project-generated vehicle conducting, or attempting to conduct, passenger pickup or drop-off activities should not occupy the adjacent travel lane such that traffic, transit, or bicycle circulation is inhibited, and associated passenger and pedestrian activity should not occupy the adjacent sidewalk such that pedestrian circulation is inhibited. • Project-generated activities should not result in a vehicle queue, defined as one or more vehicles blocking any portion of any public right-of-way for a combined period of 15 minutes a day for at least three days a week observed during a one-month period. • Should passenger loading activities at the proposed on-street passenger loading zone not be in compliance with the above requirements, the project sponsor should employ abatement methods as needed to ensure compliance. Suggested abatement methods may include, but are not limited to, employment or deployment of staff members to direct passenger loading activities; use of off-site parking facilities or shared parking with nearby uses; additional TDM measures, as described in the Planning Commission’s TDM Program Standards; and/or limited hours for access to the passenger loading zones. Any new abatement measures should be reviewed and approved by the department. • If the planning director, or his or her designee, suspects that project-generated passenger loading activities in the proposed passenger loading 	<p>Project sponsor; qualified transportation consultant; property owner.</p>	<p>Continuous during project operation.</p>	<p>Project sponsor, property owner, Planning Department and SFMTA (as needed).</p>	<p>Continuous during project operation; if a vehicle queue is identified, considered complete when abatement of the recurring queue or conflict is resolved.</p>

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<p>zone are not in compliance with the above requirements, the department should notify the property owner in writing. The property owner, or his or her designated agent (such as building management), should hire a qualified transportation consultant to evaluate conditions at the site for no less than seven total days. The consultant should submit a report to the department, documenting conditions. Upon review of the report, the department should determine whether or not project-generated passenger loading activities are in compliance with the above requirements and notify the property owner of the determination in writing.</p> <ul style="list-style-type: none"> If the department determines that passenger loading activities are not in compliance with the above requirements, upon notification, the property owner, or his or her designated agent, should have 90 days from the date of the written determination to carry out abatement measures. If, after 90 days, the department determines that the property owner, or his or her designated agent, has been unsuccessful in ensuring compliance with the above requirements, use of the on-street passenger loading zone should be restricted during certain time periods or events to ensure compliance. These restrictions should be determined by the department in coordination with the SFMTA, as deemed appropriate, based on the consultant's evaluation of site conditions, and communicated to the property owner in writing. The property owner, or his or her designated agent, should be responsible for relaying these restrictions to building tenants to ensure compliance. 				
<p>I-TR-5c: Event-Related Transportation Strategies. In addition to the measures described under Improvement Measure I-TR-5b, Management of Passenger Loading Activities, other measures may be warranted to minimize any potential disruptions to traffic, transit, and bicycle and pedestrian circulation as a result of events at the project site. When booking or hosting events in the proposed hotel's function/conference spaces, the hotel operator and building management should work together with event sponsors to identify the expected transportation needs of the event and implement improvement measures to assist with event-related passenger loading. Potential measures could include (but are not limited to) the following:</p> <ul style="list-style-type: none"> For events that may generate substantial demand for curbside passenger loading, in excess of regular (non-event) conditions, manage use of the proposed passenger loading zone to ensure that adequate space is provided to accommodate the additional vehicles while maintaining regular (non-event) use of the zone. If necessary, apply for (temporary) extended hours for the passenger loading zone through the SFMTA to accommodate 	<p>Hotel operator; building management; event sponsors</p>	<p>Prior to and during events.</p>	<p>Hotel operator; building management.</p>	<p>Considered complete after each event.</p>

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<p>event-related passenger loading. If additional space is necessary, apply for temporary signage through the SFMTA to convert on-street parking in the immediate vicinity of the project site (including on-street commercial loading zones, if not in use) into additional space for event-related passenger loading. If warranted, implement a temporary curbside valet program or deploy staff members to direct and facilitate passenger loading activities to maximize efficient use of the zone and minimize disruptions to traffic, transit, and bicycle and pedestrian circulation. If substantial passenger queuing is expected at the zone during the post-event period, encourage event attendees to wait inside the hotel lobby and avoid obstructing pedestrian circulation along the sidewalk adjacent to the zone.</p> <ul style="list-style-type: none"> • Provide general transit information (e.g., directions to/from key transit hubs, routes, schedules, fares) to event sponsors and hosts (i.e., organizations or individuals renting the event space) for distribution to event attendees, and encourage attendees to take transit, bike, or walk when traveling to/from the event. If necessary, provide general information about nearby public parking facilities (e.g., maps, directions, rates, etc.) to event sponsors for distribution to event attendees. Any information should be provided to event sponsors and hosts in advance of events to ensure adequate time for dissemination to event attendees through online websites, email communications, mailings, and/or other means. 				