

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

<i>Record No.:</i>	2019-017622ENV	<i>Block/Lot:</i>	0291/013
<i>Project Title:</i>	570 Market Street	<i>Lot Size:</i>	7,045 square feet
<i>BPA Nos:</i>	Not applicable	<i>Project Sponsor:</i>	229 Ellis Holdings, LLC
<i>Zoning:</i>	C-3-O Downtown-Office Use District 300-S Height and Bulk District	<i>Lead Agency:</i>	San Francisco Planning Department
		<i>Staff Contact:</i>	Megan Calpin - 628.652.7508

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.

Please note that the City will not accept the building permit application for this project until a Pre-Construction Environmental Compliance Letter has been issued. If you have questions about the monitoring status of your project, please contact the staff listed above, or email CPC.EnvironmentalMonitoring@sfgov.org. Generally, if the mitigation measure has prior to the start of construction requirements (see the Period of Compliance Table below), these measures will require compliance prior to the issuance of the Pre-Construction Environmental Compliance Letter.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-2: Archeological Testing	X	X		
Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X		
Mitigation Measure M-NO-1: Fixed Mechanical Equipment Noise Control for Building Operations	X			
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X		
Mitigation Measure M-AQ-4a: Clean Off-road Construction Equipment	X	X		
Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations			X	

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources	X	X		

NOTES:
 * 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.

 X I agree to implement the attached mitigation measure(s) as a condition of project approval.



Daniel Lee

10/24/24

Property Owner or Legal Agent (Signature)

Printed Name

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection. **Note:** A building permit application cannot be submitted for this project until a Pre-Construction Environmental Compliance letter has been received.

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
<p>Mitigation Measure M-CR-2: Archeological Testing</p> <p>Based on a reasonable presumption that archeological 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 archeological consultant from the rotational qualified archeological consultants list maintained by the planning department’s archeologist who specializes in geoaerchaeology and maritime resources.</p> <p>After the first project approval action or as directed by the Environmental Review Officer, the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the qualified archeological consultants list. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological 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 shall be considered draft reports subject to revision until final approval by the Environmental Review Officer. Archeological 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</p>	Project sponsor’s qualified archeological consultant and construction contractor	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer / project sponsor	Considered complete after Archeological Resources Report is approved.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program ^a			
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<p>only feasible means for reducing potential effects on a significant archeological resource, as defined in CEQA Guidelines sections 15064.5 (a) and (c) to a less-than-significant level.</p> <p>Consultation with Descendant Communities. On discovery of an archeological 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 archeological field investigations of the site and to offer recommendations to the Environmental Review Officer regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the final archeological resources report shall be provided to the representative of the descendant group.</p> <p>Archeological Testing Program. The archeological consultant shall prepare and submit to the Environmental Review Officer for review and approval an archeological testing plan. The archeological testing program shall be conducted in accordance with the approved archeological testing plan.</p> <p>Testing shall include monitoring of basement demolition, trenching from the base of basement to 20 feet for historical resources and coring to Old Bay Clay to test for submerged resources. The archeological testing plan shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the Environmental Review Officer. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the Environmental Review Officer in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include preservation in place, additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior</p>	Project sponsor's qualified archeological consultant and construction contractor	Prior to issuance of construction permits and throughout the construction period	Planning Department	Considered complete after approval of Archeological Testing Plan.

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<p>approval of the Environmental Review Officer or the planning department archeologist.</p> <p>If the Environmental Review Officer determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the Environmental Review Officer, in consultation with the project sponsor shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the Environmental Review Officer determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p>Archeological Monitoring Program. If the Environmental Review Officer in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall include, at a minimum, the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archeological monitoring program reasonably prior to any project-related soils disturbing activities commencing. The Environmental Review Officer in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall undertake a worker training program for soil-disturbing workers that will 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 archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the Environmental Review Officer until the Environmental Review Officer has, in consultation with project archeological consultant, determined that project 	Project sponsor archeological consultant and ERO	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer / project sponsor	Considered complete after approval of the Archeological Monitoring Program.

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<p>construction activities could have no effects on significant archeological deposits;</p> <ul style="list-style-type: none"> • The archeological monitor shall record and be authorized to collect soil samples and artifactual/eco-factual material as warranted for analysis; • If an intact archeological deposit is encountered, irrespective of whether an archeologist is present, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. The archeological consultant shall immediately notify the Environmental Review Officer of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the Environmental Review Officer. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the Environmental Review Officer.</p> <p>Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan. The archeological consultant, project sponsor, and Environmental Review Officer shall meet and consult on the scope of the archeological data recovery plan prior to preparation of a draft archeological data recovery plan. The archeological consultant shall submit a draft archeological data recovery plan to the Environmental Review Officer. The archeological data recovery plan shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the archeological data recovery plan will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should 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 archeological resources if nondestructive methods are practical. The scope of the archeological data recovery plan shall include the following elements:</p>	Project sponsor's qualified archeological consultant	Upon ERO's determination that data recovery is required in the event an archaeological resource is discovered	Planning Department /project sponsor	Considered complete after ERO's approval of Archeological Data Recovery Plan.

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<ul style="list-style-type: none"> Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations. Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures. Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies. Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. Final Report. Description of proposed report format and distribution of results. Curation. Description 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>Human Remains Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include 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 State Native American Heritage Commission, which will appoint a most likely descendant. The most likely descendant will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The Environmental Review Officer also shall be notified immediately upon the discovery of human remains.</p> <p>The project sponsor and Environmental Review Officer shall make all reasonable efforts to develop a Burial Agreement (“Agreement”) with the most likely descendant, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary</p>	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	In the event that human remains are uncovered during the construction period	Planning Department / project sponsor	Considered complete after approval of Archeological Results Report and disposition of human remains has occurred as specified in Agreement.

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objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the most likely descendant agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.				
<p>Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program</p> <p><u>Preservation in place.</u> In the event of the discovery of an archaeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative, shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource (TCR) would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to planning for review and approval.</p> <p><u>Public Interpretation and Land Acknowledgement.</u> If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall, in consultation with local Native American representative's, design and install public interpretation at the project site that shall address the tribal values represented by the resource and acknowledge that this project is built on traditional Ohlone land. Coordination for interpretive program and land acknowledgement shall take place with local Native American representatives, particularly the Association of Ramaytush Ohlone. The interpretive program may include a combination of artwork, preferably by local Native American artists, educational panels or other informational displays, a plaque, or other interpretative elements. The project sponsor shall prepare an interpretation plan in consultation with affiliated local Native American representatives and the ERO to guide the interpretive and</p>	<p>Project sponsor archeological consultant, and ERO, in consultation with the local Native American representatives</p> <p>Project sponsor in consultation with the local Native American representative</p>	<p>If significant archeological resource of Native American origin is present, during implementation of the project</p> <p>After determination that preservation in place is not feasible, and subsequent to archeological data recovery, as relevant</p>	<p>Planning Department / project sponsor</p> <p>Planning Department / project sponsor</p>	<p>Considered complete upon completion and approval of the preservation plan and project redesign.</p> <p>Sponsor or archeological consultant shall submit the interpretive program to the ERO for review and approval.</p> <p>Complete upon sponsor verification to ERO that interpretive program was</p>

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acknowledgment program. The plan shall identify, as appropriate, proposed locations for the interpretation as outlined above, the proposed content and materials of the interpretation, the producers or artists of the displays or installation, and a long-term maintenance program. If Native American cultural resources are found during project construction, interpretation of these resources may be included in the interpretative program in consultation with the local Native American representatives and the ERO. As feasible, local Native American representatives will coordinate with the project sponsor on the use of and the interpretation of native and traditional plants in proposed landscaping at the project site.				implemented.
<p>Mitigation Measure M-NO-1: Fixed Mechanical Equipment Noise Control for Building Operations</p> <p>Prior to approval of a building permit, the project sponsor shall submit documentation to the Environmental Review Officer (ERO) or the officer’s designee, demonstrating with reasonable certainty that the building’s fixed mechanical equipment meets the noise limits specified in Section 2909(b) of the noise ordinance (i.e., an 8 dBA increase above the ambient noise level at the property plane). The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that the proposed use would not adversely affect nearby noise-sensitive uses, would not substantially increase ambient noise levels, and would not result in a noise level in excess of any applicable standards, such as those in section 2909 (b) and (d) of the noise ordinance. All recommendations from the acoustical analysis necessary to ensure that noise sources would meet applicable requirements of the noise ordinance and/or not result in substantial increases in ambient noise levels shall be incorporated into the building design and operations. Noise reduction methods required to meet the noise ordinance may include, but are not limited to:</p> <ul style="list-style-type: none"> • Select exhaust/supply fans on Levels 2 and 17 with a sound power level no more than 77 dBA to meet the code requirement of 59 dBA at the south property plane. If this noise reduction measure level is not feasible, implement noise attenuating features, such as silencers and/or acoustical louvers to achieve the necessary amount of noise reduction to meet the noise ordinance requirements. 	Project sponsor and construction contractor	Prior to issuance of building permit	Planning Department	Considered complete upon Planning Department review and acceptance selected mechanical equipment

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<ul style="list-style-type: none"> Select the rooftop cooling towers with a maximum sound power level of 84 dBA to meet the noise ordinance requirement of 53 dBA at the east and west property planes. If this noise reduction measure is not feasible, incorporate additional noise attenuation features (e.g., intake/discharge silencers, low sound fan) OR add a sound-rated barrier on all sides that extends one-foot higher than the equipment to achieve the necessary amount of noise reduction to meet the noise ordinance requirements. 				
<p>Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction</p> <p>Prior to issuance of any demolition or building permit, the project sponsor shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the ERO or the ERO’s designee for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The project sponsor shall ensure that the following requirements of the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary.</p> <p>Pre-construction Survey. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of potentially affected buildings. For the building at 44 Montgomery Street, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected building. For the two buildings at 566 Market Street and 576 Market Street, the pre-construction survey should be prepared by a qualified historic preservation professional and a structural engineer or other professional with similar qualifications. The pre-construction survey for the two buildings at 566 Market Street and 576 Market Street shall include descriptions and photographs of all identified historic buildings including all façades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features (as allowed by property owners). The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The project sponsor shall submit the surveys to the ERO or the officer’s designee for review and approval prior to the start of vibration-generating construction activity.</p>	Project sponsor’s qualified historic preservation professional and structural engineer	Prior to issuance of any demolition or building permit	Planning Department	Considered complete upon Planning Department approval of pre-construction survey.

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<p>Vibration Management and Monitoring Plan. The project sponsor shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street, and to ensure that any such damage is documented and repaired. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Plan to the ERO for review and approval. The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:</p> <ul style="list-style-type: none"> • Maximum Vibration Level. The plan shall indicate the following maximum vibration levels that could not be exceeded during construction: <ul style="list-style-type: none"> ○ 0.5 in/sec PPV: For construction activities near the building at 44 Montgomery Street. ○ 0.25 in/sec PPV: For construction activities near the two buildings at 566 Market Street and 576 Market Street. • Vibration-generating Equipment. The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). • Alternative Construction Equipment and Techniques. The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard. • Buffer Distances. The plan shall identify buffer distances that shall be confirmed during site monitoring. The buffer distances shall be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible. • Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. <ul style="list-style-type: none"> ○ Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt 	Project sponsor's qualified historic preservation professional and structural engineer	Prior to issuance of any demolition or building permit	Planning Department	Considered complete upon Planning Department approval of vibration management and monitoring plan.

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program ^a			
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<p>construction and put alternative construction techniques identified in the plan into practice, to the extent feasible.</p> <ul style="list-style-type: none"> ○ The qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street) shall inspect each affected building and/or structure (as allowed by property owners) in the event the construction activities exceed the vibration levels identified in the plan. ○ The structural engineer and historic preservation professional shall submit monthly reports to the ERO during vibration-inducing activity periods that identify and summarize any vibration level exceedances and describe the actions taken to reduce vibration. ○ If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the ERO and prepare a damage report documenting the features of the building and/or structure that has been damaged. ○ If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the ERO and prepare a damage report documenting the features of the building that has been damaged. ○ Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building on adjacent properties are not exceeded. ● Periodic Inspections. The plan shall identify the intervals and parties responsible for periodic inspections. The qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties (as allowed by property owners) during vibration- 				

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<p>generating construction activity on the project site. The plan will specify how often inspections shall occur.</p> <ul style="list-style-type: none"> Repair Damage. The plan shall also identify provisions to be followed should damage to any of the three adjacent buildings occur due to construction-related vibration. The building(s) shall be remediated to their pre-construction condition (as allowed by property owners) at the conclusion of vibration-generating activity on the site. Should damage occur to any of the two buildings at 566 Market Street and 576 Market Street, the building(s) shall be restored to its pre-construction condition in consultation with the qualified historic preservation professional and planning department preservation staff. <p>Vibration Monitoring Results Report. After construction is complete the project sponsor shall submit to the ERO a final report from the qualified historic preservation professional (for effects on the two buildings at 566 Market Street and 576 Market Street) and structural engineer (for effects on the buildings at 44 Montgomery Street, 566 Market Street, and 576 Market Street). The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The ERO shall review and approve the Vibration Monitoring Results Report.</p>	Project sponsor's qualified historic preservation professional and structural engineer	After construction is complete	Planning Department	Considered complete upon Planning Department approval of final vibration monitoring report.

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<p>Mitigation Measure M-AQ-4a: Clean Off-road Construction Equipment</p> <p>The project sponsor or the project sponsor’s contractor shall comply with the following:</p> <p>A. Engine Requirements.</p> <ol style="list-style-type: none"> All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed U.S. Environmental Protection Agency (EPA) Tier 4 Interim or Tier 4 Final off-road emission standards. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 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 project sponsor 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. The project sponsor 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. <p>B. Waivers.</p> <ol style="list-style-type: none"> The planning 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 project sponsor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1). The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 off-road equipment is technically not feasible; the equipment would not produce desired emissions reduction due to 	Project sponsor and construction contractor	<p>Prior to issuance of demolition or building permits project sponsor to submit:</p> <ol style="list-style-type: none"> Construction emissions minimization plan for review and approval, and Signed certification statement 	Planning Department	<p>Considered complete upon Planning Department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.</p>

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<p>expected operating modes; or there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to the following, or another alternative that results in comparable reductions of diesel particulate matter.</p> <p>C. Construction Emissions Minimization Plan. Before starting on-site construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the requirements of Section A:</p> <ol style="list-style-type: none"> 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. As reasonably available, 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 use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. 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 project sponsor agrees to comply fully with the Plan. 3. The project sponsor shall make the plan available to the public for review onsite during working hours. The project sponsor 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 project sponsor 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. 				

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D. Monitoring. After start of construction activities, the project sponsor 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>Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations</p> <p>All diesel generators shall have engines that meet EPA (1) Tier 4 Final or Tier 4 Interim emission standards, or (2) Tier 2 or Tier 3 emission standards and are equipped with a California air board level 3 Verified Diesel Emissions Control Strategy. For each new diesel generator submitted for the project, including any associated generator pads, engine and filter specifications shall be submitted to the ERO for review and approval prior to issuance of a permit for the generator from the San Francisco Department of Building Inspection. Once operational, all diesel generators and verified diesel emissions control strategy shall be maintained in good working order in perpetuity and any future replacement of the diesel generator, and level 3 verified diesel emissions control strategy 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 generator for the life of that diesel generator and provide this information for review to the ERO within three months of requesting such information.</p>	Project sponsor and construction contractor	Prior to issuance of permit for each new diesel generator	Planning Department	Considered complete upon Planning Department review and acceptance of diesel generator.
<p>Mitigation Measure M-GE-5: Implement Appropriate Measures in Case of Inadvertent Discovery of Paleontological Resources</p> <p>Before ground disturbance, the project sponsor shall retain a qualified paleontologist, as defined by the Society of Vertebrate 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 notified,</p>	Project sponsor's qualified paleontologist	Prior to issuance of construction permits and throughout ground disturbing activities	Environmental review officer/project sponsor	Considered complete upon end of ground disturbing activities, or, if necessary, approval of implemented paleontologist's recommendations regarding treatment and

Adopted Mitigation Measures	Mitigation Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
who shall evaluate the significance. 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 San Francisco Planning Department. There shall be no construction work in the area to allow for the recovery of the resource in a timely manner. A qualified paleontologist shall evaluate the resource and prepare a recovery plan compliant with the standards of the Society for Vertebrate Paleontology. 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 and County of San Francisco shall determine which of the recommendations in the recovery plan are necessary and feasible, and these recommendations shall be implemented before construction activities can 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.				reporting.

NOTES:

^a Definitions of MMRP Column Headings:

Adopted Mitigation and Improvements Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.

Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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