

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN AND REZONING OF ADJACENT PARCELS**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
A. Land Use					
No mitigation required.					
B. Aesthetics					
No mitigation required.					
C. Population, Housing, Business Activity, and Employment					
No mitigation required.					
D. Cultural and Paleontological Resources					
<p>M-CP-1a: Documentation of a Historical Resource. To document the buildings more effectively, sponsors of individual projects that would cause a substantial adverse change in the significance of a historical resource through demolition, as determined by the ERO or his/her designee, shall prepare Historic American Buildings Survey (HABS)-level photographs and an accompanying HABS Historical Report, which shall be maintained onsite, as well as in the appropriate repositories, including but not limited to, the San Francisco Planning Department, San Francisco Architectural Heritage, the San Francisco Public Library, and the Northwest Information Center. The contents of the report shall include an architectural description, historical context, and statement of significance, per HABS Historical Report Standards. HABS documentation shall provide the appropriate level of visual documentation and written narrative based on the importance of the resource (types of visual documentation typically range from producing a sketch plan to developing measured drawings and view camera (4x5) black and white photographs). The appropriate level of HABS documentation and written narrative shall be determined in consultation with Planning Department’s Preservation staff.</p> <p>The report shall be reviewed by the San Francisco Planning Department’s Preservation staff for completeness. In addition, copies of the photographs and report shall be made available to the following repositories, at minimum: Northwest Information Center at Sonoma State University, San Francisco History Center at the San Francisco Public Library, San Francisco Architectural Heritage, and the San Francisco Planning Department. This mitigation measure would create a collection of preservation materials that would be available to the public and inform future research. In this way,</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor and qualified historic preservation individual for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.</p>	<p>Prior to the start of any demolition or adverse alteration on a designated historic resource.</p>	<p>Planning Department Preservation Technical Specialist to review and approve HABS documentation.</p>	<p>Considered complete upon submittal of final HABS documentation to the Preservation Technical Specialist.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)					
documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources. Although implementation of this mitigation measure may reduce impacts on historical resources, it would not lessen the effects to a less-than-significant level.					
M-CP-1b: Oral Histories. For projects that would demolish a historical resource for which Planning Department preservation staff determined that such a measure would be effective and feasible, the project sponsor shall undertake an oral history project that includes interviews of people such as residents, past owners, or former employees. The project shall be conducted by a professional historian in conformance with the Oral History Association's Principles and Standards (http://alpha.dickinson.edu/oha/pub_eg.html). In addition to transcripts of the interviews, the oral history project shall include a narrative project summary report containing an introduction to the project, a methodology description, and brief summaries of each conducted interview. Copies of the completed oral history project shall be submitted to the San Francisco Public Library or other interested historical institution. Although implementation of this mitigation measure may reduce impacts on historical resources, it is not expected to lessen the effects to less-than-significant levels.	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project sponsor and qualified historic preservation individual for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.	Prior to the start of any demolition or adverse alteration on a designated historic resource.	Professional historian to undertake oral history project. Planning Department Preservation Technical Specialist to review and approve oral history project.	Considered complete upon submittal of completed oral histories to the San Francisco Public Library or other interested historical institution.
M-CP-1c: Interpretive Program. For projects that would demolish a historical resource for which Planning Department preservation staff determined that such a measure would be effective and feasible, the project sponsor shall work with a Historic Preservation Technical Specialist or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be the creation of historical exhibits, incorporating a display featuring historic photos of the affected resource and a description of its historical significance, in a publicly accessible location on the project site. Although implementation of this mitigation measure may reduce impacts on historical resources, it is not expected to lessen the effects to less-than-significant levels.	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project sponsor and qualified historic preservation individual for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.	Prior to the start of any demolition or adverse alteration of a designated historic resource.	Planning Department Preservation Technical Specialist to review and approve interpretive display.	Considered complete upon installation of display.

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)					
<p>M-CP-4a: Project-Specific Preliminary Archeological Assessment. Project sponsors wishing to obtain building permits from the City are required to undergo environmental review pursuant to CEQA. The San Francisco Planning Department, as the Lead Agency, requires an evaluation of the potential archeological effects of a proposed individual project. Pursuant to this evaluation, the San Francisco Planning Department has established a review procedure that may include the following actions, carried out by the Department archeologist or by a qualified archeological consultant, as retained by the project sponsor.</p> <p>This archeological mitigation measure may apply to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface and located within those properties within the Draft Plan Area for which no archeological assessment report has been prepared.</p> <p>Projects to which this mitigation measure applies shall be subject to Preliminary Archeology Review (PAR) by the San Francisco Planning Department archeologist, or a Preliminary Archeological Sensitivity Study (PASS) shall be prepared by an archeological consultant with from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The PASS shall:</p> <ul style="list-style-type: none"> • Determine the historical uses of the project site based on any previous archeological documentation and Sanborn maps; • Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing on the California Register; • Determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources; • Assess potential project effects in relation to the depth of any identified potential archeological resource; • Provide a conclusion that assesses whether any California Register-eligible archeological resources could be adversely affected by the proposed project and recommends appropriate further action. 	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.</p>	<p>Prior to issuance of a building permit.</p>	<p>Planning Department’s Environmental Review Officer; Planning Department’s archeologist or qualified archaeological consultant.</p>	<p>Considered complete upon submittal of PAR or PASS to ERO or designated Planning Department staff.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)					
<p>Based on the PAR or PASS, the Environmental Review Officer (ERO) shall determine if an Archeological Research Design Treatment Plan (ARDTP) shall be required to more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level. The scope of the ARDTP shall be determined in consultation with the ERO and consistent with the standards for archeological documentation established by the Office of Historic Preservation (OHP) for purposes of compliance with CEQA (OHP <i>Preservation Planning Bulletin</i> No. 5).</p>					
<p>M-CP-4b: Procedures for Accidental Discovery of Archeological Resources. This mitigation measure is required to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c).</p> <p>The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the “ALERT” sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.</p>	<p>Prior to issuance of any permit for soil-disturbing activities and during construction.</p>	<p>Project Sponsor; ERO; archeologist.</p>	<p>Considered complete upon ERO’s approval of FARR.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)					
<p>archeological consultant from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include preservation in situ of the archeological resource, an archeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.</p>					

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)					
<p>M-CP-7a: Protect Historical Resources from Adjacent Construction Activities. The project sponsor of a development project in the Draft Plan Area and on the Adjacent Parcels shall consult with Planning Department environmental planning/preservation staff to determine whether adjacent or nearby buildings constitute historical resources that could be adversely affected by construction-generated vibration. For purposes of this measure, nearby historic buildings shall include those within 100 feet of a construction site if pile driving would be used in a subsequent development project; otherwise, it shall include historic buildings within 25 feet if heavy equipment would be used on the subsequent development project. (No measures need be applied if no heavy equipment would be employed.) If one or more historical resources is identified that could be adversely affected, the project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods may include maintaining a safe distance between the construction site and the historic buildings (as identified by the Planning Department preservation staff), using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor; contractor; and Planning Department’s Environmental Review Officer for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.</p>	<p>Prior to any demolition or construction activities.</p>	<p>Project Sponsor; contractor.</p>	<p>Considered complete upon ERO’s approval of construction specifications.</p>
<p>M-CP-7b: Construction Monitoring Program for Historical Resources. The project sponsor shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 100 feet where pile driving would be used and within 25 feet otherwise, shall include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of historical resource(s) identified by the Planning Department within 125 feet of planned construction to document and photograph the buildings’ existing conditions. Based on the construction and condition of the resource(s), the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing condition, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). To ensure that vibration levels do not</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor, contractor, and qualified historic preservation professional, and Planning Department’s Environmental Review Officer for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.</p>	<p>Prior to the start of demolition, earth moving, or construction activity proximate to a designated historical resource.</p>	<p>Planning Department Preservation Technical Specialist shall review and approve construction monitoring program.</p>	<p>Considered complete upon submittal to ERO of post-construction report on construction monitoring program and effects, if any, on proximately historical resources.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
D. Cultural and Paleontological Resources (cont.)					
<p>exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard.</p> <p>Should vibration levels be observed in excess of the standard, construction shall be halted and alternative techniques put in practice, to the extent feasible. The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to either building occur, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.</p>					
E. Transportation and Circulation					
<p>M-TR-1c: Optimization of Signal Timing at the Eighth/Harrison/I-80 Westbound off-Ramp Intersection. The signal timing at Eighth/Harrison/I-80 Westbound off-ramp intersection during the weekday p.m. peak period shall be optimized by changing the signal cycle from 60 to 90 seconds and implementing signal timing durations similar to those at the intersection of Fifth/Harrison/I-80 Westbound off-ramp. With implementation of this mitigation measure, the intersection would operate at LOS D during the p.m. peak hour, thereby reducing impacts at this intersection to a less-than significant-level. Implementation of this mitigation measure would be the responsibility of S.F. MTA and would require coordination with Caltrans to ensure that I-80 off-ramp operations and upstream or downstream intersections are not adversely affected.</p>	<ul style="list-style-type: none"> Western SoMa Community Plan 	S.F. Municipal Transportation Agency (S.F. MTA)	Monitor intersections periodically through traffic counts (to be conducted by the S.F. MTA); implement feasible alterations to signal timing when LOS degrades.	S.F. MTA, Planning Department.	Considered complete upon implementation of timing changes by S.F. MTA.
<p>M-TR-4: Provision of New Loading Spaces on Folsom Street. This mitigation measure shall apply to any removal of yellow commercial vehicle freight loading spaces, assuming that the need for the truck loading spaces is unchanged at the locations where these truck loading spaces would be removed. To avoid any potential adverse effect from the sidewalk extensions and bulb-out improvements on loading, the project sponsor of individual projects within the Project Area shall coordinate with MTA to install new loading spaces, of equal length, on the same block and side-of-the-street at locations where yellow commercial vehicle loading spaces are removed. This would ensure that an equally convenient supply of on-street loading would be provided to compensate for any space that would be removed.</p>	<ul style="list-style-type: none"> Western SoMa Community Plan 	S.F. MTA; Project sponsor of each subsequent project undertaken pursuant to the Western SoMa Community Plan.	At the time of environment review of subsequent projects in the Draft Plan Area.	S.F. MTA, Planning Department.	Considered complete on an on-going basis, as individual projects are implemented and the S.F. MTA approves and installs new loading spaces.

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
E. Transportation and Circulation (cont.)					
<p>M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts. Additional transit capacity would be required in order to reduce the corridor impacts identified above for the Draft Plan, and reduce capacity utilization to levels below the 85 percent capacity utilization threshold. In order to increase capacity, however, additional funding would have to be identified, either from public or private sources, or a combination, thereof, potentially including project sponsors of individual development projects within the Draft Plan Area. Sponsors of development projects within the Draft Plan Area could be subject to a fair share fee that would pay for augmenting transit capacity. These funds would be used to purchase and operate additional transit vehicles, or if necessary, to reduce the corridor impacts, execute large-scale upgrades to transit network capacity.</p> <p>Adoption of the <i>Western SoMa Community Plan</i> is anticipated to be accompanied by development impact fees, such as those adopted for the Eastern Neighborhoods Area Plan and Market/Octavia Area Plan. Funds are expected to be generated from a delineated portion of the impact fees that would be generated with implementation of the Draft Plan. However, it is not known whether or how much additional funding would be generated for transit service improvements, and no other definite funding sources have been identified. As a result, the Draft Plan’s contribution to the 2030 Cumulative capacity utilization exceedances for Muni operations would remain significant and unavoidable.</p>	<ul style="list-style-type: none"> Western SoMa Community Plan 	<p>S.F. MTA; Project sponsor of each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels.</p>	<p>Funds would be generated as individual projects are proposed.</p>	<p>S.F. MTA, Planning Department.</p>	<p>To be implemented on an on-going basis.</p>
F. Noise and Vibration					
<p>M-NO-1a: Interior Noise Levels for Residential Uses. For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor of future individual developments within the Project Area shall conduct a detailed analysis of noise reduction requirements prior to completion of environmental review. Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the <i>San Francisco General Plan Land Use Compatibility Guidelines for Community Noise</i> to reduce potential interior noise levels to the maximum</p>	<ul style="list-style-type: none"> Western SoMa Community Plan Rezoning of Adjacent Parcels 	<p>Project sponsor of future individual developments within the Plan Area and/or on Adjacent Parcels, and acoustical consultant.</p>	<p>Analysis to be completed during environmental review of subsequent projects in the Project Area; architect to incorporate findings of noise study into building plans prior to issuance of final building permit and certificate of occupancy.</p>	<p>Planning Department and Department of Building Inspection.</p>	<p>Considered complete upon approval of final construction plan set.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
F. Noise and Vibration (cont.)					
extent feasible. Additional noise attenuation features may need to be incorporated into the building design where noise levels exceed 70 dBA (Ldn) to ensure that acceptable interior noise levels can be achieved.					
M-NO-1b: Siting of Noise-Sensitive Uses. To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new residential development and development that includes other noise-sensitive uses (primarily, residences, and also including schools and child care, religious, and convalescent facilities and the like), the San Francisco Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with average and maximum noise level readings taken so as to be able to accurately describe maximum levels reached during nighttime hours) prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the individual project site that appear to warrant heightened concern about noise levels in the vicinity. The analysis shall be conducted prior to completion of the environmental review process. Should the Planning Department conclude that such concerns be present, the San Francisco Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project sponsor, architect, acoustical consultant, and construction contractor.	Analysis to be completed during environmental review of subsequent projects in the Project Area; architect to incorporate findings of noise study into building plans prior to issuance of final building permit and certificate of occupancy.	Planning Department and Department of Building Inspection.	Considered complete upon approval of final construction plan set.
M-NO-1c: Siting of Noise-Generating Uses. To reduce potential conflicts between existing sensitive receptors and new noise-generating uses, for new development including commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short-term, at nighttime, or as 24-hour average, in the proposed project site vicinity, the San Francisco Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-sensitive uses (primarily, residences, and also including schools and child care, religious, and convalescent facilities and	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project sponsor, architect, acoustical consultant, and construction contractor.	Analysis to be completed during environmental review of subsequent projects in the Project Area; architect to incorporate findings of noise study into building plans prior to issuance of	Planning Department and Department of Building Inspection.	Considered complete upon approval of final construction plan set.

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
F. Noise and Vibration (cont.)					
<p>the like) within two blocks 900 feet of, and that have a direct line-of-sight to, the project site, and at least one 24-hour noise measurement (with average and maximum noise level readings taken so as to be able to accurately describe maximum levels reached during nighttime hours), prior to the first project approval action. The analysis shall be conducted prior to completion of the environmental review process. 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 comply with the use compatibility requirements in the San Francisco General Plan and Police Code Section 2909, that the proposed use would not adversely affect nearby noise-sensitive uses, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels that would be generated by the proposed use. Should the Planning Department conclude that such concerns be present, the San Francisco Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, and may require implementation of site-specific noise reduction features or strategies.</p>			<p>final building permit and certificate of occupancy.</p>		
<p>M-NO-1d: Open Space in Noisy Environments. To minimize effects on development in noisy areas, for new development including noise-sensitive uses (primarily, residences, and also including schools and child care, religious, and convalescent facilities and the like), the San Francisco Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure M-NO-1c, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings. Implementation of this measure shall be undertaken consistent with other principles of urban design.</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor, architect, acoustical consultant, and construction contractor.</p>	<p>To be implemented at the time individual project are proposed.</p>	<p>Planning Department</p>	<p>Considered completed upon approval of project plans by the Planning Department.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

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F. Noise and Vibration (cont.)					
<p>M-NO-2a: General Construction Noise Control Measures. To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:</p> <ul style="list-style-type: none"> • The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). • The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible. • The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA. • The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent feasible; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible. • Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development 	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project sponsor and construction contractor.	During construction period.	Project sponsor to provide monthly noise reports during construction.	Considered complete upon final monthly report.

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
F. Noise and Vibration (cont.)					
<p>project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.</p>					
<p>M-NO-2b: Noise Control Measures During Pile Driving. For individual projects within the Draft Plan Area and Adjacent Parcels that require pile driving, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • The sponsor of a subsequent development project shall require the construction contractor to erect temporary plywood noise barriers along the boundaries of the project site to shield potential sensitive receptors and reduce noise levels by 5 to 10 dBA, although the precise reduction is a function of the height and distance of the barrier relative to receptors and noise source(s); • The sponsor of a subsequent development project shall require the construction contractor to implement “quiet” pile-driving technology (such as pre-drilling of piles, sonic pile drivers, and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; • The sponsor of a subsequent development project shall require the construction contractor to monitor the effectiveness of noise attenuation measures by taking noise measurements; and 	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor and construction contractor.</p>	<p>During the period of pile-driving.</p>	<p>Project sponsor to provide monthly noise reports during pile-driving.</p>	<p>Considered complete upon final monthly report.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
F. Noise and Vibration (cont.)					
<ul style="list-style-type: none"> The sponsor of a subsequent development project shall require that the construction contractor limit pile-driving activity to result in the least disturbance to neighboring uses. <p>Additionally, if pile driving would occur within proximity to historical resources, project sponsors would be required to incorporate Mitigation Measures M-CP-7a, Protect Historical Resources from Adjacent Construction Activities, and Mitigation Measure M-CP-7b, Construction Monitoring Program for Historical Resources, discussed in Section 4.D, Cultural and Paleontological Resources.</p>					
G. Air Quality					
<p>M-AQ-2: Transportation Demand Management Strategies for Future Development Projects. To reduce vehicle trip generation by subsequent development projects in the Draft Plan Area and on Adjacent Parcels, those such projects that would generate more than 3,500 daily vehicle trips, or would emit criteria pollutants in excess of one or more applicable significance thresholds, as determined by the Environmental Review Officer, shall develop and implement a Transportation Demand Management (TDM) plan as a requirement of project approval.</p> <p>TDM strategies identified in the TDM plan shall include at a minimum the following measures, or other equally or more effective measures, as determined applicable by the Planning Department:</p> <ul style="list-style-type: none"> Identify an on-site transportation manager who shall be responsible for orienting new residents or employees about transportation options, updating transportation information at display/kiosk, coordination of ridesharing, provision of transit passes, etc; Include in the price of rental/Home Owners Association fee a monthly Muni Fast Pass; Provide a transportation kiosk/display in the commercial or residential lobby, or other highly visible location, with regularly updated information about transportation choices; Provide and maintain a pool of bicycles for building residents; 	<ul style="list-style-type: none"> Western SoMa Community Plan Rezoning of Adjacent Parcels 	Project Sponsor; ERO	Prior to project approval of development projects that include sensitive receptors	Project Sponsor; ERO	Prior to project approval of development projects that include sensitive receptors; during lifetime of ventilation systems

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
G. Air Quality (cont.)					
<ul style="list-style-type: none"> • Provide on-site bicycle rental/loaner bicycles to retail/commercial employees and hotel guests for local travel; • Provide additional Class 1 bicycle parking spaces for resident or retail/commercial employee use; • Provide bicycle parking (valet or Class 1 secure parking) for hotel guests; • Provide Class 2 bicycle parking for retail/commercial and residential visitor use; • Require retail/commercial employees to pay for on-site parking; • Reduce amount of on-site vehicle parking for retail/commercial and residential land uses; • Provide information on website (e.g., retail and/or commercial businesses, museums, hotels) about how to access the building via transit, walking, and bicycling; • Provide on-site, and/or with reservation sale of one, three, and seven-day Muni Passports and/or pre-loaded Clipper Cards for hotels; and/or • Offer other transit, ridesharing, bicycling, and walking incentives for employees. 					
<p>M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors. To reduce the potential health risk to new sensitive receptors resulting from exposure to roadways, stationary sources, and other non-permitted sources of fine particulate matter (PM_{2.5}) and toxic air contaminants (TACs), the Planning Department shall require analysis of potential site-specific health risks for all projects that would include sensitive receptors, based on criteria as established by the San Francisco Planning Department, as such criteria may be amended from time to time. For purposes of this measure, sensitive receptors are considered to include housing units; child care centers; schools (high school age and below); and inpatient health care facilities, including nursing or retirement homes and similar establishments.</p> <p>Development projects in the Draft Plan Area and on the Adjacent Parcels that would include sensitive receptors shall undergo, during the environmental review process and no later than the first project approval action, an analysis</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project Sponsor; ERO	Prior to the first project approval action for new development projects that are expected to generate TACs as part of everyday operations	Project Sponsor; ERO	Prior to the first project approval action for new development projects that are expected to generate TACs as part of everyday operations; during project operations

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
G. Air Quality (cont.)					
<p>of potential health risks to new sensitive receptors, consistent with methodology approved by the San Francisco Planning Department, to determine if health risks from pollutant concentrations would exceed applicable significance thresholds as determined by the Environmental Review Officer.</p> <p>If one or more thresholds would be exceeded at the site of the subsequent project where sensitive receptors would be located, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 13 or higher, as necessary to reduce outdoor-to-indoor infiltration of air pollutants by 80 percent. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system offers the best available technology to minimize outdoor to indoor transmission of air pollution. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration.</p>					
<p>M-AQ-4: Siting of Uses that Emit PM_{2.5} or DPM and Other TACs. To minimize potential exposure of sensitive receptors to diesel particulate matter (DPM), from new development that includes uses that would be expected to generate substantial levels of toxic air contaminants (TACs) as part of everyday operations, whether from stationary or mobile sources, the San Francisco Planning Department shall require, during the environmental review process, but not later than the first project approval action, the preparation of an analysis by a qualified air quality specialist that includes, at a minimum, a site survey to identify residential or other sensitive receptors within 1,000 feet of the project site, and assessment of the health risk from all potential stationary and mobile sources of TACs generated by the project. For purposes of this measure, sensitive receptors are considered to include housing units; child care centers; schools (high school age and below); and inpatient health care facilities, including nursing or retirement homes and similar establishments. If risks to nearby receptors are found to exceed applicable significance thresholds, then emissions controls shall be required prior to project approval to ensure that</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project Sponsor and construction contractor.</p>	<p>Prior to any demolition or construction activities.</p>	<p>ERO to review and approve any required air quality analysis for subsequent development projects.</p>	<p>Considered complete upon ERO review and approval of air quality analysis.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
G. Air Quality (cont.)					
<p>health risks would not be significant. For example, for a backup diesel generator or other diesel-powered engine such as a fire pump, a newer diesel engine could be required. The BAAQMD requires a health risk screening analysis for Authority to Construct and Permit to Operate for new or modified sources under its authority. Where the cancer risk would exceed 1 in 1 million, BAAQMD requires implementation of Best Available Control Technology for Toxics (known as T-BACT). BAAQMD will not generally permit a stationary emissions source that results in a cancer risk greater than 10 in 1 million. T-BACT may consist of emission control equipment or operational restrictions.</p>					
<p>M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants. Subsequent development projects that may exceed the standards for criteria air pollutants, as determined by the ERO or his/her designee, shall be required to undergo an analysis of the project's construction emissions and if, based on that analysis, construction period emissions may be significant, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan for Criteria Air Pollutants (as well as TACs, see Impact AQ-7) shall be designed to reduce criteria air pollutant emissions to the greatest degree practicable.</p> <p>The Plan shall detail project compliance with the following requirements:</p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: <ol style="list-style-type: none"> a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited; b) All off-road equipment shall have: <ol style="list-style-type: none"> i. Engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board Tier 2 off-road emission standards, <i>and</i> ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). 	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project sponsor and construction contractor.</p>	<p>Prior to the start of heavy diesel equipment use on site.</p>	<p>ERO to review and approve health risk assessment, or other appropriate analysis.</p>	<p>Considered complete upon Environmental Planning Air Quality Specialist review and acceptance of health risk assessment, or other appropriate analysis.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
G. Air Quality (cont.)					
<p>c) Exceptions:</p> <ul style="list-style-type: none"> i. Exceptions to A(1)(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation. ii. Exceptions to A(1)(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii). iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest pieces of off-road equipment as provided by the step down schedules in Table M-AQ-6 below. <p>The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.</p> <p>2. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.</p>					

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule															
G. Air Quality (cont.)																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" data-bbox="121 467 793 526" style="text-align: center;">TABLE M-AQ-6 OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN SCHEDULE*</th> </tr> <tr> <th data-bbox="121 526 289 597" style="width: 25%;">Compliance Alternative</th> <th data-bbox="289 526 520 597" style="width: 25%;">Engine Emission Standard</th> <th data-bbox="520 526 793 597" style="width: 50%;">Emissions Control</th> </tr> </thead> <tbody> <tr> <td data-bbox="121 597 289 634" style="text-align: center;">1</td> <td data-bbox="289 597 520 634" style="text-align: center;">Tier 2</td> <td data-bbox="520 597 793 634" style="text-align: center;">ARB Level 2 VDECS</td> </tr> <tr> <td data-bbox="121 634 289 678" style="text-align: center;">2</td> <td data-bbox="289 634 520 678" style="text-align: center;">Tier 2</td> <td data-bbox="520 634 793 678" style="text-align: center;">ARB Level 1 VDECS</td> </tr> <tr> <td data-bbox="121 678 289 722" style="text-align: center;">3</td> <td data-bbox="289 678 520 722" style="text-align: center;">Tier 2</td> <td data-bbox="520 678 793 722" style="text-align: center;">Alternative Fuel*</td> </tr> </tbody> </table> <p data-bbox="121 722 793 885">* How to use the table. If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.</p> <p data-bbox="121 885 793 917">** Alternative fuels are not a VDECS</p> <p data-bbox="94 966 814 1258">3. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For the VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.</p> <p data-bbox="94 1274 814 1401">4. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan as requested.</p>						TABLE M-AQ-6 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	3	Tier 2	Alternative Fuel*
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**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
G. Air Quality (cont.)					
<p><i>Reporting.</i> Monthly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.</p> <p>Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.</p> <p>Certification Statement and On-site Requirements. Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.</p>					
<p>M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards. To reduce the potential health risk resulting from project construction activities, the project sponsor of each development project in the Draft Plan Area and on the Adjacent Parcels shall undertake a project-specific construction health risk analysis to be performed by a qualified air quality specialist, as appropriate and determined by the Environmental Planning Division of the San Francisco Planning Department, for diesel-powered and other applicable construction equipment, using the methodology recommended by the Bay Area Air Quality Management District (BAAQMD) and/or the San Francisco Planning Department. If the health risk analysis determines that construction emissions would exceed health risk significance thresholds identified by the BAAQMD and/or the San Francisco Planning Department, the project sponsor shall develop a Construction Emissions Minimization Plan for Health Risks and Hazards designed to reduce health risks from construction equipment to less-than-significant levels.</p> <p>All requirements in the Construction Emissions Minimization Plan must be included in contract specifications. The Construction Emissions Minimization Plan is described in Mitigation Measure M-AQ-6, Construction Emissions Minimization Plan for Criteria Air Pollutants.</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project Sponsor; contractor; certified mechanic	Prior to any demolition or construction activities	Project Sponsor; contractor; certified mechanic; Planning Department	Prior to and during any demolition or construction activities

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
H. Greenhouse Gas Emissions					
No mitigation required.					
I. Wind and Shadow					
<p>M-WS-1: Screening-Level Wind Analysis and Wind Testing. For projects within the Project Area, the Planning Department shall conduct the following review:</p> <ul style="list-style-type: none"> <i>Screening-Level Wind Analysis:</i> Any structure proposed within the Draft Plan Area over 80 feet in height shall be required to undergo screening-level wind impact analysis that would take into account the surrounding topography and building heights. As part of this analysis, a qualified wind expert shall review the proposed building plans as well as results of other wind tests conducted nearby, if available. Based on this review, a determination shall be made as to whether wind hazards are expected as a result of project development. If not enough information is available to make a determination with relative certainty that no wind hazard criteria are expected, a project-level wind test shall be conducted. <i>Project-Level Wind Test:</i> If the screening level wind analysis determines that the project may result in wind hazards, a project-level wind test shall be prepared by a qualified wind expert to determine impacts on pedestrian-level wind speeds. The methodology of a wind test shall be consistent with accepted San Francisco Planning Department practice. The project-level wind test shall be conducted and interpreted in a technical memorandum, with test results related to the Planning Code Section 148 hazard criterion. To satisfy the criteria of San Francisco Planning Code Section 148, two sets of wind tunnel test results shall be produced: one that indicates, for each test location, the wind speed that is exceeded 10 percent of the time, year-round; and another that indicates whether a wind speed of 26 miles per hour is exceeded for 1 full hour of the year. The former results would determine whether the project would meet the Planning Code’s “comfort criteria,” while the latter results would determine whether the project would cause an exceedance of the Planning Code’s “hazard criterion.” <i>Design Modifications:</i> If a proposed structure is determined to result in significant wind impacts, modifications shall be incorporated into the project design to reduce these impacts so as not to cause ground-level 	<ul style="list-style-type: none"> Western SoMa Community Plan Rezoning of Adjacent Parcels 	Project sponsor of identified development projects and any other subsequent development project adjacent to the Western SoMa Community Plan Area or on Adjacent Parcels.	Wind-tunnel screening/testing to occur during environmental review; project revisions to occur prior to project approval.	ERO shall review and approve wind screening or study.	Considered complete upon EOR acceptance of wind screening or study.

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
I. Wind and Shadow (cont.)					
wind currents to exceed the hazard level of 26 mph for a single full hour of the year. Modifications to reduce wind speeds could include one or more of the following: shifting the building's orientation; adding articulation, texturing, or setbacks along one or more of the façades; increasing the height and density of exterior landscaping and related structures; and adding more landscaping and screening structures.					
J. Recreation					
No mitigation required.					
K. Public Services, Utilities and Service Systems					
No mitigation required.					
L. Biological Resources					
<p>M-BI-1a: Pre-Construction Special-Status Bird Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project Sponsor; qualified biologist; CDFG; USFWS	Prior to issuance of demolition or building permits when trees or shrubs would be removed or buildings demolished as part of an individual project.	Project Sponsor; qualified biologist; CDFG; USFWS	Prior to issuance of demolition or building permits

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
L. Biological Resources (cont.)					
<p>M-BI-1b: Pre-Construction Special-Status Bat Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project Sponsor; qualified biologist; CDFG	Prior to issuance of building or demolition permits when trees with trunks over 12 inches in diameter are to be removed or when vacant buildings or those used seasonally or not occupied, especially in the upper stories, are to be demolished.	Project Sponsor; qualified biologist	Prior to issuance of building or demolition permits
M. Geology and Soils					
No mitigation required.					
N. Hydrology and Water Quality					
No mitigation required.					
O. Hazards and Hazardous Materials					
<p>M-HZ-2: Hazardous Building Materials Abatement. The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project Sponsor; Planning Department	Prior to any demolition or construction activities	Project Sponsor; Planning Department	Prior to any demolition or construction activities

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
O. Hazards and Hazardous Materials (cont.)					
<p>M-HZ-3: Site Assessment and Corrective Action. For any project that is not located bayward of the historic high tide line, the project sponsor shall ensure that a site-specific Phase I environmental site assessment is prepared prior to development. The site assessment shall include visual inspection of the property; review of historical documents; and review of environmental databases to assess the potential for contamination from sources such as underground storage tanks, current and historical site operations, and migration from off-site sources. The project sponsor shall ensure that the Phase I assessment and any related documentation is provided to the Planning Department’s Environmental Planning (EP) division and, if required by EP, to Department of Public Health (DPH) for review and consideration of potential corrective action.</p> <p>Where the Phase I site assessment indicates evidence of site contamination, additional data shall be gathered during a Phase II investigation, including sampling and laboratory analysis of the soil and groundwater for the suspected chemicals to identify the nature and extent of contamination. If the level(s) of chemical(s) would create an unacceptable risk to human health or the environment, appropriate cleanup levels for each chemical, based on current and planned land use, shall be determined in accordance with accepted procedures adopted by the lead regulatory agency providing oversight (e.g., the Department of Toxic Substances Control [DTSC], the Regional Water Quality Control Board [RWQCB], or DPH). At sites where there are ecological receptors such as sensitive plant or animal species that could be exposed, cleanup levels shall be determined according to the accepted ecological risk assessment methodology of the lead agency, and shall be protective of ecological receptors known to be present at the site.</p> <p>If agreed-upon cleanup levels were exceeded, a remedial action plan or similar plan for remediation shall be prepared and submitted review and approval by the appropriate regulatory agency. The plan shall include proposed methods to remove or treat identified chemicals to the approved cleanup levels or containment measures to prevent exposure to chemicals left in place at concentrations greater than cleanup levels.</p> <p>Upon determination that a site remediation has been successfully completed, the regulatory agency shall issue a closure letter to the</p>	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	<p>Project Sponsor; Department of Public Health; DTSC</p>	<p>Prior to ground-disturbing activities</p>	<p>Project Sponsor; Department of Public Health; DTSC; Office of Assessor-Recorder</p>	<p>Prior to and during ground-disturbing activities</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
WESTERN SOMA COMMUNITY PLAN (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
O. Hazards and Hazardous Materials (cont.)					
<p>responsible party. For sites that are cleaned to levels that do not allow unrestricted land use, or where containment measures were used to prevent exposure to hazardous materials, the DTSC may require a limitation on the future use of the property. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. A risk management plan, health and safety plan, and possibly a cap maintenance plan could be required. These plans would specify procedures for preventing unsafe exposure to hazardous materials left in place and safe procedures for handling hazardous materials should site disturbance be required. The requirements of these plans and the land use restriction shall transfer to the new property owners in the event that the property is sold.</p>					

IMPROVEMENT MEASURES – WESTERN SOMA COMMUNITY PLAN AND REZONING OF ADJACENT PARCELS

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
E. Transportation and Circulation					
<p>I-TR-1: Transportation Demand Management Strategies for Future Development Projects. To reduce vehicle trip generation by subsequent development projects in the Draft Plan Area and on Adjacent Parcels, those such projects that would generate more than 3,500 daily vehicle trips, or would emit criteria pollutants in excess of one or more applicable significance thresholds, as determined by the Environmental Review Officer, shall develop and implement a Transportation Demand Management plan as part of project approval.</p> <p>TDM strategies identified in the TDM plan shall include a minimum of the following, or other measures, as determined applicable by the Planning Department, applicable to the proposed project:</p> <ul style="list-style-type: none"> • Identify on-site transportation manager who would be responsible for orienting new residents or employees about transportation options, updating transportation information at display/kiosk, coordination of ridesharing, provision of transit passes, etc; • Include in the price of rental/Home Owners Association fee a monthly Muni Fast Pass; • Provide a transportation kiosk/display in commercial or residential lobby, or other highly visible location, with regularly updated information about transportation choices; • Provide and maintain pool of bicycles for building residents; • Provide on-site bicycle rental/loaner bicycles to retail/commercial employees and hotel guests for local travel; • Provide additional Class 1 bicycle parking spaces for resident or retail/commercial employee use; • Provide bicycle parking (valet or Class 1 secure parking) for hotel guests; • Provide Class 2 bicycle parking for retail/commercial and residential visitor use; • Require retail/commercial employees to pay for on-site parking; • Reduce amount of on-site vehicle parking for retail/commercial and residential land uses; 	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project sponsor.	Prior to project occupancy.	Building management.	Following project occupancy.

IMPROVEMENT MEASURES FOR WESTERN SOMA COMMUNITY PLAN AND REZONING OF ADJACENT PARCELS (Continued)

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
E. Transportation and Circulation (cont.)					
<ul style="list-style-type: none"> • Provide information on website (e.g., retail and/or commercial businesses, museums, hotels) about how to access the building via transit, walking, and bicycling; • Provide on-site reservation, and/or sale of one, three, and seven-day Muni Passports and/or pre-loaded Clipper Cards for hotels; and/or • Offer other transit, ridesharing, bicycling, and walking incentives for employees. 					
L. Biological Resources					
<p>I-BI-2: Night Lighting Minimization. To further reduce the less-than-significant effects on birds from night lighting, the Planning Department could encourage buildings developed pursuant to the Draft Plan and Rezoning of Adjacent Parcels to implement bird-safe building operations to prevent and minimize bird strike impacts, including but not limited to the following measures:</p> <ul style="list-style-type: none"> • Reduce building lighting from exterior sources by: <ul style="list-style-type: none"> - Minimizing amount and visual impact of perimeter lighting and façade up-lighting and avoid up-lighting of rooftop antennae and other tall equipment, as well as of any decorative features; - Installing motion-sensor lighting; and - Utilizing minimum wattage fixtures to achieve required lighting levels. • Reduce building lighting from interior sources by: <ul style="list-style-type: none"> - Dimming lights in lobbies, perimeter circulation areas, and atria; - Turning off all unnecessary lighting by 11:00 p.m. through sunrise, especially during peak migration periods (mid-March to early June and late August through late October); - Utilizing automatic controls (motion sensors, photo-sensors, etc.) to shut off lights in the evening when no one is present; - Encouraging the use of localized task lighting to reduce the need for more extensive overhead lighting; - Scheduling nightly maintenance to conclude by 11:00 p.m.; and - Educating building users about the dangers of night lighting to birds. 	<ul style="list-style-type: none"> • Western SoMa Community Plan • Rezoning of Adjacent Parcels 	Project sponsor and architect.	During project design and environmental review.	Project sponsor and Planning Department staff.	Review of building plans by Planning Department staff.