



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2014.1213ENV
Project Title: 1394 Harrison Street
Zoning/Plan Area: Regional Commercial District
55-X Height and Bulk District
Western SoMa Community Plan
Block/Lot: 3519/017
Lot Size: 7,600 square feet
Project Sponsor: David Dachs – Harrison/10th LLC
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PROJECT DESCRIPTION

The project site is on the north corner of 10th and Harrison streets in San Francisco's South of Market neighborhood. From 1949 until the mid-1960s, the project site was occupied by a gas station. Since the mid-1960s, the project site has been occupied by a car wash. The existing car wash consists of five wash bays (four covered and one uncovered). There is an approximately 2,110-square-foot modular office and mechanical room on top of the easternmost wash bay; this enclosed structure is accessed by exterior stairs.

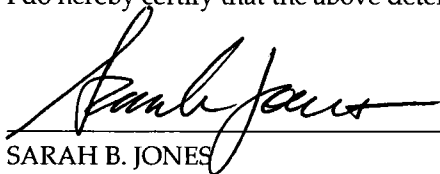
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EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


SARAH B. JONES

Environmental Review Officer

May 29, 2016
Date

cc: Harrison/10th LLC, Project Sponsor
Doug Vu, Current Planning Division
Supervisor Jane Kim, District 6

Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List

PROJECT DESCRIPTION (continued)

The proposed project consists of demolishing the existing car wash and constructing a six-story, 55-foot-tall building containing 67 single-room occupancy (SRO) units and approximately 975 gross square feet of retail space. There would be a 10-foot-tall elevator/stair penthouse on the roof of the building; the maximum building height would be 65 feet. The three existing curb cuts (one on 10th Street and two on Harrison Street) would be removed. A total of 72 bicycle parking spaces would be provided; 67 Class 1 spaces would be provided in a storage room on the ground floor, and five Class 2 spaces would be provided on the sidewalks adjacent to the project site. Usable open space for the residents of the proposed project would be provided in the form of a rear yard at the second floor and private balconies on the third through sixth floors.

Project Construction

Construction of the proposed project is expected to take about 16 months. Construction of the proposed project would require excavation to a depth of five feet below ground surface and the removal of about 1,405 cubic yards of soil. The proposed building would be supported by a spread footing foundation or a mat foundation following the improvement of the underlying 15 to 20 feet of soil; pile driving would not be necessary.

PROJECT APPROVAL

The proposed project would require the following approvals:

- **Demolition Permit** (*Planning Department and Department of Building Inspection*)
- **Site/Building Permit** (*Planning Department and Department of Building Inspection*)

The proposed project is subject to notification under Planning Code Section 312. If discretionary review before the Planning Commission is requested, the discretionary review decision constitutes the Approval Action for the proposed project. If no discretionary review is requested, the issuance of the building permit by the Department of Building Inspection constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel

or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1394 Harrison Street project described above, and incorporates by reference information contained in the Programmatic EIR for the *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project* (Western SoMa PEIR).¹ Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

The 1394 Harrison Street project site is located in the area covered by the *Western SoMa Community Plan*. As a result of the Western SoMa rezoning process, the project site has been reclassified from an SLR (Service/Light Industrial/Residential Mixed Use) District and a 50-X Height and Bulk District to a Regional Commercial District and a 55-X Height and Bulk District. The Regional Commercial District is located along 9th and 10th streets between Mission and Harrison streets and provides a wide variety of commercial uses and services to a population greater than the immediate neighborhood. Eating and drinking establishments and retail, office, and production, distribution, and repair (PDR) uses are generally permitted on the first and second floors. Arts activities are encouraged on all floors, but nighttime entertainment uses are prohibited. The proposed project is consistent with the uses permitted within the Regional Commercial District.

Individual projects that could occur in the future under the *Western SoMa Community Plan* will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1394 Harrison Street is consistent with and was encompassed within the analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 1394 Harrison Street project and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{2,3} Therefore, no further CEQA evaluation for the 1394 Harrison Street project is required. In sum, the Western SoMa PEIR and this Certificate of

¹ San Francisco Planning Department, *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report* (PEIR), Planning Department Cases No. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed May 9, 2016.

² Adam Varat, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 1394 Harrison Street*, May 10, 2016.

³ Jeff Joslin, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning Analysis, 1394 Harrison Street*, May 12, 2016.

Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

Existing development on the project block consists of residential, commercial, and production/distribution/repair (PDR) uses. The property adjacent to and north of the project site is occupied by a three-story residential building. The property adjacent to and east of the project site is occupied by a small surface parking lot. Other land uses on the project block include residential, retail, and office uses, a glass and window installation/repair shop, two auto repair garages, and the Civic Center Motor Inn.

The project vicinity is characterized by a mix of residential, retail, office, open space, and PDR uses. The properties on the south side of Harrison Street across from the project site include a vacant lot, a one-story building containing a plant nursery, and a two-story residential building. There is a three-level parking structure on the diagonally opposite corner of the 10th and Harrison intersection from the project site. The property on the west side of 10th Street across from the project site is occupied by a four-story, mixed-use building that contains residential uses above a ground-floor commercial use. Other land uses in the area include Bessie Carmichael Elementary School, Victoria Manalo Draves Park, and the San Francisco Hall of Justice. The scale of development in the project vicinity varies in height from 15 to 55 feet.

The project site is well served by public transportation. Within one-quarter mile of the project site, the San Francisco Municipal Railway operates buses that run on 8th, 9th, 11th, Folsom, Harrison, and Bryant streets. There are additional public transportation options within 0.5 mile of the project site. Muni operates buses that run on Market, Mission, and Bryant streets. In addition, the San Mateo County Transit District operates buses that run on 9th and 10th streets.

POTENTIAL ENVIRONMENTAL EFFECTS

The proposed 1394 Harrison Street project is in conformance with the height, use and density for the site described in the Western SoMa PEIR and would represent a small part of the growth that was forecast in the *Western SoMa Community Plan*. Thus, the project analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 1394 Harrison Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

Significant and unavoidable impacts were identified for the following topics: cultural and paleontological resources, transportation and circulation, noise, air quality, and shadow. The proposed project would not result in demolition, alteration, or modification of any historic or potentially historic resources or any resources contributing to a historic district. In addition, the project site is not located within an existing historic district, so the proposed project would not cause a substantial adverse change in the significance of a historic resource. For these reasons, the proposed project would not contribute to any impacts on historic resources. Transit ridership generated by the project would not contribute considerably to the transit impacts identified in the Western SoMa PEIR. The proposed project would not contribute to the shadow impact, because it would not cast shadow on any parks or open spaces.

The Western SoMa PEIR identified feasible mitigation measures to address significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials. **Table 1** below lists the mitigation measures identified in the Western SoMa PEIR and states whether each measure would apply to the proposed project.

Table 1 – Western SoMa PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
D. Cultural and Paleontological Resources		
M-CP-1a: Documentation of a Historical Resource	Not Applicable: Project site does not contain a historic resource and is not located in a historic district.	N/A
M-CP-1b: Oral Histories	Not Applicable: Project site does not contain a historic resource and is not located in a historic district.	N/A
M-CP-1c: Interpretive Program	Not Applicable: Project site does not contain a historic resource and is not located in a historic district.	N/A
M-CP-4a: Project-Specific Preliminary Archeological Assessment	Applicable: Soils-disturbing activities proposed.	Completed: The Planning Department has conducted a Preliminary Archeological Review.
M-CP-4b: Procedures for Accidental Discovery of Archeological Resources	Applicable: Soils-disturbing activities proposed.	The project sponsor has agreed to implement procedures related to the accidental discovery of archeological resources (see Project Mitigation Measure 1).
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities	Not Applicable: No adjacent historic resources present.	N/A
M-CP-7b: Construction Monitoring Program for Historical Resources	Not Applicable: No adjacent historic resources present.	N/A
E. Transportation and Circulation		
M-TR-1c: Traffic Signal Optimization (8th/Harrison/I-80 WB off-ramp)	Not Applicable: Automobile delay removed from CEQA analysis.	N/A

Mitigation Measure	Applicability	Compliance
M-TR-4: Provision of New Loading Spaces on Folsom Street	Not Applicable: No existing commercial vehicle loading spaces on Folsom Street between 11th and 12th streets would be removed.	N/A
M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts	Not Applicable: Implemented by the Eastern Neighborhoods development impact fees and the Transportation Sustainability Fee.	N/A
F. Noise and Vibration		
M-NO-1a: Interior Noise Levels for Residential Uses	Not Applicable: Impacts of the environment on proposed projects removed from CEQA analysis.	N/A
M-NO-1b: Siting of Noise-Sensitive Uses	Not Applicable: Impacts of the environment on proposed projects removed from CEQA analysis.	N/A
M-NO-1c: Siting of Noise-Generating Uses	Not Applicable: The proposed project does not include noise-generating uses.	N/A
M-NO-1d: Open Space in Noisy Environments	Not Applicable: Impacts of the environment on proposed projects removed from CEQA Analysis.	N/A
M-NO-2a: General Construction Noise Control Measures	Applicable: The proposed project includes construction in a noisy environment.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction (see Project Mitigation Measure 2).
M-NO-2b: Noise Control Measures During Pile Driving	Not Applicable: Project would not include pile-driving activities.	N/A

Mitigation Measure	Applicability	Compliance
G. Air Quality		
M-AQ-2: Transportation Demand Management Strategies for Future Development Projects	Not Applicable: The proposed project would not generate more than 3,500 daily vehicle trips.	N/A
M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors	Not Applicable: Superseded by Health Code Article 38.	N/A
M-AQ-4: Siting of Uses that Emit PM _{2.5} or DPM and Other TACs	Not Applicable: The proposed project would not site uses that emit TACs.	N/A
M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants	Not Applicable: The proposed project would not exceed the construction screening criterion.	N/A
M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards	Applicable: Project site is in an Air Pollutant Exposure Zone.	The project sponsor has agreed to develop and implement a Construction Emissions Minimization Plan for Health Risks and Hazards (see Project Mitigation Measure 3).
I. Wind and Shadow		
M-WS-1: Screening-Level Wind Analysis and Wind Testing	Not Applicable: The proposed project would not exceed 80 feet in height.	N/A
L. Biological Resources		
M-BI-1a: Pre-Construction Special-Status Bird Surveys	Not Applicable: The proposed project does not include the removal of any existing trees or the demolition of any existing buildings.	N/A
M-BI-1b: Pre-Construction Special-Status Bat Surveys	Not Applicable: The proposed project does not include the removal of any large trees or the demolition of any existing buildings that are vacant or are used seasonally.	N/A

Mitigation Measure	Applicability	Compliance
O. Hazards and Hazardous Materials		
M-HZ-2: Hazardous Building Materials Abatement	Applicable: The proposed project does not include the demolition of an existing building/structure.	The project sponsor has agreed to remove and properly dispose of any hazardous building materials in accordance with applicable federal, state, and local laws prior to and during demolition of the existing building/structure (see Project Mitigation Measure 4).
M-HZ-3: Site Assessment and Corrective Action	Not Applicable: Superseded by Health Code Article 22A (Maher Ordinance).	N/A

Please see the attached Mitigation Monitoring and Reporting Program for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Western SoMa PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on December 1, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis.

One member of the public inquired about the proposed project's the anticipated tenant population, the anticipated price range for the proposed units, and whether the proposed units comply with the Planning Code definition of an SRO unit. These comments do not address the physical environmental impacts of the proposed project. These comments are acknowledged and may be considered by City decision-makers during their review of the proposed project.

CONCLUSION

As summarized above and further discussed in the attached CPE Checklist:

1. The proposed project is consistent with the development density established for the project site in the *Western SoMa Community Plan*;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;

4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

<u>Adopted Mitigation/Improvement Measures</u>	<u>MONITORING AND REPORTING PROGRAM</u>			
	<u>Responsibility for Implementation</u>	<u>Mitigation Action and Schedule</u>	<u>Monitoring/Reporting Responsibility</u>	<u>Monitoring Schedule</u>
<p>MITIGATION MEASURES</p> <p>Project Mitigation Measure 1 – Procedures for Accidental Discovery of Archeological Resources (Implementing Western SoMa PEIR Mitigation Measure M-CP-4b)</p> <p>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) and (c).</p> <p>The project sponsor shall distribute the San Francisco 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 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</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to issuance of any permit for soils-disturbing activities and during construction activities.</p>	<p>Project sponsor/archeological consultant and ERO.</p>	<p>During soils-disturbing and construction activities.</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
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received copies of the "ALERT" sheet.

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.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the San Francisco 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.

Measures might include preservation in situ of the archeological resource, an archeological monitoring

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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.

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.

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 San Francisco 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

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Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>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>				
<p>Project Mitigation Measure 2: General Construction Noise Control Measures (Implementing Western SoMa PEIR Mitigation Measure M-NO-2a)</p> <p>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 	<p>Project sponsor and construction contractor.</p>	<p>Prior to issuance of a building permit and during construction activities.</p>	<p>The project sponsor shall prepare and submit monthly noise reports during construction.</p>	<p>During construction activities.</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>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.</p> <ul style="list-style-type: none"> • 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 				

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>routes are otherwise feasible.</p> <p>Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development 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>Project Mitigation Measure 3 – Construction Air Quality (Implementing Western SoMa PEIR Mitigation Measure M-AQ-7)</p> <p>A. <i>Engine Requirements.</i></p> <p>1. All off-road equipment greater than 25 hp and</p>	Project sponsor, contractor(s).	Submit certification statement prior to construction activities	Project sponsor, contractor(s), and the ERO.	Considered complete upon submittal of certification statement.

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Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.</p> <p>2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.</p> <p>3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.</p>		<p>requiring the use of off-road equipment.</p>		

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>B. <i>Waivers.</i></p> <p>1. The Planning Department’s Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for on-site power generation meets the requirements of Subsection (A)(1).</p> <p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is</p>				

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a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to the table below.

Table – Off-Road Equipment Compliance Step-down Schedule

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

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3. Alternative fuels are not a VDECS.

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

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road

Project sponsor, contractor(s).

Prepare and submit a Plan prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco

Project sponsor, contractor(s), and the ERO.

Considered complete upon findings by the ERO that the Plan is complete.

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<p>equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <p>2. The ERO shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.</p> <p>3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan.</p>		Building Code.		

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i> After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>	<p>Project sponsor/ contractor(s).</p>	<p>Submit quarterly reports.</p>	<p>Project sponsor, contractor(s), and the ERO.</p>	<p>Considered complete upon findings by the ERO that the Plan is being/has been implemented.</p>
<p>Project Mitigation Measure 4 – Hazardous Building Materials Abatement (Implementing Western SoMa PEIR Mitigation Measure M-HZ-2)</p> <p>The project sponsor shall 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</p>	<p>Project sponsor, construction contractor(s).</p>	<p>Prior to and during demolition or construction activities.</p>	<p>Project sponsor, Department of Public Health, Department of Building Inspection, and Planning Department.</p>	<p>During demolition or construction activities. Project sponsor shall submit a report to the Department of Public Health, with copies to</p>

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<p>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>				<p>the Planning Department and the Department of Building Inspection, at the end of the construction period.</p>