



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination COMMUNITY PLAN EVALUATION

Case No.: 2015.016239
 Project Title: 1170-1180 Harrison Street
 Zoning/Plan Area: WMUG (WSoMa Mixed Use - General) Zoning District
 55-X Height and Bulk District
 Western SoMa Community Plan
 Block/Lot: 3755/029
 Lot Size: 9,796
 Project Sponsor: Ronaldo Gianciarulo, Buddha Properties,
 (415) 372-8333, Ronaldo@rjcgroupp.com
 Staff Contact: David Young
 (415) 575-9041, david.l.young@sfgov.org

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION

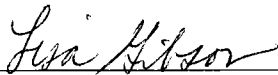
The approximately 9,796-square-foot (sf) project site is located on a corner lot, Block 3755, Lot 029, in the South of Market neighborhood and Western SoMa Special Use District. The site is within the West SoMa Mixed Use-General (WMUG) zoning and 55-X Height and Bulk districts and Western SoMa Light Industrial and Residential Historic District. The lot consists of an irregular shaped parcel on a block bounded by Berwick Place to the northeast, Harrison Street to the southeast, 8th Street to the southwest and Heron Street to the northwest. Harrison Street is classified as a secondary transit street. There is a San Francisco Municipal Transportation Agency (SFMTA) stop at the southeast corner of Harrison Street and 8th Street. The lot is occupied by an approximate 10,088-gross-square-foot (gsf), one-story industrial building with a mezzanine.

CEQA DETERMINATION

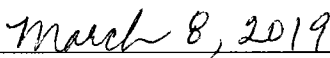
The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

DETERMINATION

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



 LISA GIBSON
 Environmental Review Officer



 Date

cc: Ronaldo Cianciarulo, Buddha Properties, Project Sponsor
 Supervisor Matt Haney, District 6

Virna Byrd, M.D.F.
 Natalia Kwiatkowska, Current Planner

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

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that 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, shall not be subject to additional environmental review 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 1170 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).³ Project-specific analysis for the proposed project were conducted 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 1170 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 WMUG (WSoMa Mixed Use General) District and a 55-X Height and Bulk District. The WMUG District is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial, and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development

³ 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://sf-planning.org/area-plan-eirs>, accessed October , 2017.

project is required to comply with the *Design Standards for Western SoMa Special Use District*.⁵ For these reasons, the proposed project would not contribute to any impacts on historic resources. Traffic and transit ridership generated by the project would not contribute considerably to the traffic and transit impacts identified in the Western SoMa PEIR.

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 | Applicable: The existing building on site project site is considered a historic resource. | Completed: The State of California - The Resources Agency Department of Parks and Recreation prepared a Primary Record identifying the building/structure as a historic resource. A Historic Building Maintenance Plan was prepared that included measures to protect the building and architectural integrity. |
| M-CP-1b: Oral Histories | Not Applicable: The existing building structure is identified as a historic resource but would not be demolished or substantially altered. | Not Applicable |
| M-CP-1c: Interpretive Program | Not Applicable: The existing building structure is identified as a historic resource but would not be demolished or substantially altered | Not Applicable |

⁵ Western SoMa Citizens Planning Task Force, *Design Standards for Western SoMa Special Use District*, 2011. Available online at http://www.sf-planning.org/ftp/files/publications_reports/WesternSoMa_DesignStandards_Draft.pdf, accessed October 2, 2017.

| Mitigation Measure | Applicability | Compliance |
|--|--|--|
| M-NO-1a: Interior Noise Levels for Residential Uses | Not Applicable: The project proposes office uses. The project would not include residential development or expose sensitive receptors to excessive noise levels. | Not Applicable |
| M-NO-1b: Siting of Noise-Sensitive Uses | Not Applicable: The proposed office use would not include noise sensitive uses or sensitive receptors. | Not Applicable |
| M-NO-1c: Siting of Noise-Generating Uses | Not Applicable: The project does not include substantial noise-generating uses. | Not Applicable |
| M-NO-1d: Open Space in Noisy Environments | Not Applicable: The project would be an enclosed office and would not include or be in close proximity to open space. | Not Applicable |
| M-NO-2a: General Construction Noise Control Measures | Applicable: The project includes construction in a noisy environment. | The project sponsor has agreed to develop and implement noise attenuation measures during construction (see Project Mitigation Measure 4). |
| M-NO-2b: Noise Control Measures During Pile Driving | Not Applicable: The project would not include pile-driving activities. | Not Applicable |

| G. Air Quality | | |
|---|---|----------------|
| M-AQ-2: Transportation Demand Management Strategies for Future Development Projects | Not Applicable: The project would not generate more than 3,500 daily vehicle trips. | Not Applicable |
| M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors | Not Applicable: Superseded by Health Code Article 38. | Not Applicable |
| M-AQ-4: Siting of Uses that Emit PM _{2.5} or DPM and Other TACs | Not Applicable: The project would not site uses that emit TACs. | Not Applicable |

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on October 17, 2016 to adjacent occupants and owners of properties within 300 feet of the project site. No concerns or comments were received.

CONCLUSION

As summarized above and further discussed in the attached initial study 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 would 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

| MONITORING AND REPORTING PROGRAM | | | | |
|---|--|---|---|--|
| Adopted Mitigation/Improvement Measures | Responsibility for Implementation | Mitigation Action and Schedule | Monitoring and Reporting Responsibility | Status / Date Completed |
| MITIGATION MEASURES | | | | |
| <p>Project Mitigation Measure 1: Procedures for Accidental Discovery of Archeological Resources (Implementing Western SoMa PEIR Mitigation Measure M-CP-4b)</p> <p>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 CEQA Guidelines 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</p> | <p>Project sponsor and construction contractor(s) under the direction of the Environmental Review Officer (ERO).</p> | <p>Prior to and during construction activities.</p> | <p>Planning Department Archeological Specialist to review monitoring reports provided by Project sponsor and/or contractor.</p> | <p>Considered complete upon end of construction and documentation by a qualified historic preservation profession at the direction of preservation staff that all identified protection methods were undertaken.</p> |

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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 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 program, or an archeological testing program. If an archeological monitoring program or archeological testing

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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 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

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| <p>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: Protect Historical Resources from Adjacent Construction Activities (Implementing Western SoMa PEIR Mitigation Measure M-CP-7a)</p> <p>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</p> | <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> |

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| <p>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> <p>Project Mitigation Measure 3: Construction Monitoring Program for Historical Resources (Implementing Western SoMa PEIR Mitigation Measure M-CP-7b)</p> <p>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 preconstruction 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</p> | <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> |

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| <p>0.2 inch per second, peak particle velocity). To ensure that vibration levels do not 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. 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> <p>Project Mitigation Measure 4: 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 project sponsor shall undertake the following:</p> <ul style="list-style-type: none"> The project sponsor 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 intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). | Project sponsor, construction contractor(s). | Prior to and during construction activities. | Project sponsor and construction contractor(s) shall submit a noise attenuation plan to the Department of Building Inspection and monthly reports to the Planning Department. | Considered complete upon end of construction. |

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| <ul style="list-style-type: none"> • The project sponsor shall require the general contractor to avoid placing stationary noise sources (such as generators and compressors) within noise-sensitive buffer areas (measured at linear 20 feet) between immediately adjacent neighbors. The project sponsor shall 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 project sponsor 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 project sponsor shall require that all construction equipment be in good working order and that mufflers are inspected and determined to be functioning properly. The project sponsor shall require that all construction equipment and engines be operated so as to avoid unnecessary | | | | |

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| <p>idling.</p> <ul style="list-style-type: none"> • The project sponsor shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise to the extent feasible; 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 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 | | | | |

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| <p>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 at 50 feet) about the estimated duration of the activity.</p> <p>Project Mitigation Measure 5: Construction Emissions Minimization Plan for Health Risks and Hazards (Implementing Western SoMa PEIR Mitigation Measure M-AQ-7)</p> <p>The project sponsor or the project sponsor’s Contractor shall comply with the following:</p> <p style="margin-left: 20px;">A. Engine Requirements.</p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. | <p>Project Sponsor and contractor(s).</p> | <p>Prior to construction activities requiring the use of off-road equipment.</p> | <p>Project sponsor, contractor(s) to submit certification statement to the ERO.</p> | <p>Prior to and during any demolition or construction activities</p> |

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| <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>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</p> | | | | |

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power is limited or the use is 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).

- The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to 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

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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 equipment required for every construction phase. The description may include, but 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

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| <p>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. 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</p> | | | | |

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| <p>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 Mitigation Measure 6: 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 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>Project Sponsor; Planning Department</p> | <p>Prior to any demolition or construction activities.</p> | <p>Project Sponsor; Planning Department</p> | <p>Prior to any demolition or construction activities</p> |

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