

## AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2015-012491ENV  
Project Title: 749 Toland Street and 2000 McKinnon Avenue/San Francisco Gateway Project  
BPA Nos: N/A  
Zoning: PDR-2 – Production, Distribution, and Repair  
65-J Height and Bulk District

Block/Lot: 5284A/008 and 5287/002  
Lot Size: 743,800 square feet  
Project Sponsor: Courtney Bell, Prologis Inc., (510) 661-4038  
Lead Agency: San Francisco Planning Department  
Staff Contact: Tina Tam, [Tina.Tam@sfgov.org](mailto:Tina.Tam@sfgov.org), 628.652.7385  
[CPC.EnvironmentalMonitoring@sfgov.org](mailto:CPC.EnvironmentalMonitoring@sfgov.org)

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


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

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-2: Archeological Testing	X	X		
Mitigation Measure M-TCR-1: Tribal Cultural Resources Interpretive Program		X	X	
Mitigation Measure M-WI-1a: Wind Hazard Evaluation for Building Design and Streetscape Modifications	X			
Mitigation Measure M-WI-1b: Maintenance of Landscaping Features that Reduce Wind Hazards			X	
Mitigation Measure M-GE-5: Inadvertent Discovery of Paleontological Resources	X	X		
Mitigation Measure M-NO-3a: Fixed-Source Noise Attenuation for Buildings A and B	X		X	
Mitigation Measure M-NO-3b: Fixed-Source Noise Attenuation for Building Tenants	X		X	
Mitigation Measure M-AQ-3a: Electrification of Yard Equipment			X	

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-AQ-3b: Electrification of Transportation Refrigeration Units	X		X	
Mitigation Measure M-AQ-3c: Prohibition of Truck and Van Idling for More than Two Minutes			X	
Mitigation Measure M-AQ-3d: Limitation on Model Year of Visiting Trucks			X	
Mitigation Measure M-AQ-3e: Diesel Backup Generator Specifications			X	
Mitigation Measure M-AQ-3f: Limitation on Manufacturing and Maker Space Emissions			X	
Mitigation Measure M-AQ-3g: Compliance with CalGreen Tier 2 Green Building Standards	X		X	
Mitigation Measure M-AQ-3h: Requirements for Off-Road Construction Equipment	X	X		
Mitigation Measure M-AQ-3i: Development and Implementation of Operational Emission Management Plan			X	

NOTES:

- \* Prior to any ground disturbing activities at the project site or subsequent construction activities. See mitigation measure text for details.
- \*\* Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

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

DocuSigned by:  
  
BD4173CD70C6441

Courtney Bell

01 May 2025

Property Owner or Legal Agent (Signature)

Printed Name

Date

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

## MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measure	Monitoring and Reporting Program <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
<b>MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR</b>				
<b>CULTURAL RESOURCES</b>				
<b>Mitigation Measure M-CR-2: Archeological Testing.</b> <b>Archeological Testing.</b> Based on a reasonable presumption that archeological resources may be present in the project site, the following measures shall be undertaken to avoid any potentially significant adverse effects from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the rotational qualified archeological consultants list maintained by the planning department. After the first project approval action or as directed by the environmental review officer, the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the qualified archeological consultants list. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the environmental review officer. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the environmental review officer for review and comment and shall be considered draft reports subject to revision until final approval by the environmental review officer. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for a maximum of four weeks. At the direction of the environmental review officer, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5 (a)(c).	Project sponsor's qualified archeological consultant and construction contractor at the direction of the Environmental Review Officer	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer/Planning Department cultural resources staff	Considered complete after final Archeological Resources Report is approved by the Environmental Review Officer/Planning Department cultural resources staff

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<p><b>Archeological Testing Program.</b> The purpose of the archeological testing program shall be to determine, to the extent possible, the presence or absence of archeological resources and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>The archeological testing program shall be conducted in accordance with the approved archeological testing plan. The archeological consultant and the environmental review officer shall consult on the scope of the archeological testing plan, which shall be approved by the environmental review officer prior to commencing any project-related soil-disturbing activities. The archeological testing plan shall be submitted first and directly to the environmental review officer for review and comment and shall be considered a draft subject to revision until final approval by the environmental review officer. The archeologist shall implement the testing as specified in the approved archeological testing plan prior to and/or during construction.</p> <p>The archeological testing plan shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project and lay out what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The archeological testing plan shall also identify the testing method to be used, the depth or horizontal extent of testing, the locations recommended for testing, and the archeological monitoring requirements for construction soil disturbance, as warranted.</p> <p><b>Archeological Sensitivity Training.</b> If it is determined that the project would require ongoing archeological monitoring, the archeological consultant shall provide a training to the prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soil-disturbing activities within the project site. The training shall advise all project contractors to be on the alert for evidence of the presence of the expected archeological</p>	Project sponsor/ qualified archeological consultant at the direction of the Environmental Review Officer	After the first project approval action or as directed by the Environmental Review Officer and prior to issuance of construction permits and throughout the construction period	Environmental Review Officer/Planning Department cultural resources staff	Considered complete after approval of archeological testing program by the Environmental Review Officer

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resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an				
<p>archeological resource by the construction crew. If the project site is determined to be sensitive for Native American archeological resources, a local Native American representative, at their discretion, shall provide a Native American cultural sensitivity training to all project contractors.</p> <p><b>Paleoenvironmental Analysis of Paleosols.</b> When a submerged paleosol is identified during the testing program, irrespective of whether cultural material is present, samples shall be extracted and processed for dating, flotation for paleobotanical analysis, and other applicable special analyses pertinent to identification of possible cultural soils and for environmental reconstruction. The archeological resources report, described below, shall include analysis of collected samples.</p> <p><b>Discovery Treatment Determination.</b> At the completion of the archeological testing program, the archeological consultant shall submit a written summary of the findings to the environmental review officer. The findings memorandum shall describe and identify each resource and provide an initial assessment of the integrity and significance of encountered archeological deposits.</p> <p>If the environmental review officer, in consultation with the archeological consultant, determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the environmental review officer, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned to avoid any adverse effect on the significant archeological resource, and the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction. The consultant shall submit a draft archeological resource preservation plan to the planning department for review and approval.</p> <p>If preservation in place is not feasible, a data recovery program shall be implemented, unless the environmental review officer determines that the archeological resource is of greater interpretive than research significance, and that interpretive use of the resource is feasible. The environmental</p>				

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review officer, in consultation with the archeological consultant, shall also determine whether additional treatment is warranted, which may include additional testing and/or construction monitoring.				
<p><b>Consultation with Descendant Communities.</b> On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, the environmental review officer and an appropriate representative of the descendant group shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the environmental review officer regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the archeological resources report shall be provided to the representative of the descendant group.</p> <p><b>Archeological Data Recovery Plan.</b> An archeological data recovery program shall be conducted in accordance with an archeological data recovery plan if all three of the following apply: 1) a resource has potential to be significant, 2) preservation in place is not feasible, and 3) the environmental review officer determines that an archeological data recovery program is warranted. The archeological consultant, project sponsor, and environmental review officer shall meet and consult on the scope of the archeological data recovery plan prior to preparation of a draft archeological data recovery plan. The archeological consultant shall submit a draft archeological data recovery plan to the environmental review officer. The archeological data recovery plan shall identify how the proposed data recovery program shall preserve the significant information the archeological resource is expected to contain. That is, the archeological data recovery plan shall identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery</p>	Project sponsor, archeological consultant, Environmental Review Officer, tribal representative (if requested)	After determination by the Environmental Review Officer that an archeological data recovery program is required	Planning Department cultural resources staff	Considered complete upon approval of final archeological data recovery program by the Environmental Review Officer

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<p>methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the archeological data recovery plan shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <i>Field Methods and Procedures</i>: descriptions of proposed field strategies, procedures, and operations</li> <li>• <i>Cataloguing and Laboratory Analysis</i>: description of selected cataloguing system and artifact analysis procedures</li> <li>• <i>Discard and Deaccession Policy</i>: description of and rationale for field and post-field discard and deaccession policies</li> <li>• <i>Security Measures</i>: recommended security measures to protect the archeological resource from vandalism, looting, and unintentionally damaging activities</li> <li>• <i>Final Report</i>: description of proposed report format and distribution of results</li> <li>• <i>Curation</i>: description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities</li> </ul> <p><b>Coordination of Archeological Data Recovery Investigations.</b> In cases in which the same resource has been or is being affected by another project for which data recovery has been conducted, is in progress, or is planned, to maximize the scientific and interpretive value of the data recovered from both archeological investigations, the following measures shall be implemented:</p> <p>A) In cases where neither investigation has yet begun, both archeological consultants and the environmental review officer shall consult on coordinating and collaboration on archeological research design, data recovery methods, analytical methods, reporting, curation and interpretation to ensure consistent data recovery and treatment of the resource.</p>	Project sponsor, archeological consultant, Environmental Review Officer, tribal representative (if requested)	After determination by the Environmental Review Officer that an archeological data recovery program is required	Planning Department cultural resources staff	Considered complete upon approval of final archeological data recovery program by the Environmental Review Officer

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<p>B) In cases where archeological data recovery investigation is already underway or has been completed for a prior project, the archeological consultant for the subsequent project shall consult with the archeological consultant for the prior project, if available; review prior treatment plans, findings, and reporting; inspect and assess existing archeological collections/inventories from the site prior to preparation of</p>				
<p>the archeological treatment plan for the subsequent discovery; and incorporate prior findings in the final report of the subsequent investigation. The objectives of this coordination and review of prior methods and findings shall be to identify refined research questions; determine appropriate data recovery methods and analyses; assess new findings relative to prior research findings; and integrate prior findings into subsequent reporting and interpretation.</p> <p><b>Human Remains and Funerary Objects.</b> The treatment of any human remains and funerary objects discovered during any soil-disturbing activity shall comply with applicable state laws, including Section 7050.5 of the Health and Safety Code and Public Resources Code 5097.98. If human remains or suspected human remains are encountered during construction, the contractor and project sponsor shall ensure that ground-disturbing work within 50 feet of the remains is halted immediately and shall arrange for the protection in place of the remains until appropriate treatment and disposition have been agreed upon and implemented in accordance with this section. Upon determining that the remains are human, the project archeologist shall immediately notify the Office of the Chief Medical Examiner of the City and County of San Francisco (Medical Examiner) of the find. The archeologist shall also immediately notify the environmental review officer and the project sponsor of the find. In the event of the Medical Examiner's determination that the human remains are Native American in origin, the Medical Examiner shall notify the California State Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall immediately appoint and notify a most likely descendant. The most likely descendant shall complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site.</p>	<p>Project sponsor, archeological consultant in consultation with the San Francisco Medical Examiner, Environmental Review Officer, and Native American Heritage Commission and most likely descendant as warranted</p>	<p>In the event that human remains are uncovered during the construction period</p>	<p>Planning Department cultural resources staff, Medical Examiner, and Native American Heritage Commission and most likely descendant as warranted</p>	<p>Considered complete on finding by the Environmental Review Officer that all state laws regarding human remains/burial objects have been adhered to, consultation with the most likely descendant is completed as warranted, and disposition of human remains, if any have been identified, has occurred as specified in burial agreement</p>

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If the remains cannot be permanently preserved in place, the land owner may consult with the project archeologist, project sponsor, and CEQA lead agency and shall consult with the most likely descendant on recovery of the remains and any scientific treatment alternatives. The land owner shall then make all reasonable efforts to develop a burial agreement with the most likely descendant, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary				
<p>objects (as detailed in CEQA Guidelines section 15064.5(d)). In accordance with Public Resources Code 5097.98 (c)(1), the burial agreement shall address, as applicable and to the degree consistent with the wishes of the most likely descendant, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and funerary objects. If the most likely descendant agrees to scientific analyses of the remains and/or funerary objects, the archeological consultant shall retain possession of the remains and funerary objects until completion of any such analyses, after which the remains and funerary objects shall be reinterred or curated as specified in the burial agreement.</p> <p>Both parties are expected to make a concerted and good faith effort to arrive at an agreement, consistent with the provisions of Public Resources Code 5097.98. However, if the land owner and the most likely descendant are unable to reach an agreement, the land owner, environmental review officer, and project sponsor shall ensure that the remains and/or mortuary materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law.</p> <p>Treatment of historic-period human remains and/or funerary objects discovered during any soil-disturbing activity shall be in accordance with protocols laid out in the project archeological treatment document, and other relevant agreements established between the project sponsor, Medical Examiner, and environmental review officer. The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted,</p>				

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after which the remains shall be curated or respectfully reinterred by arrangement on a case-by-case basis.				
<p><b>Cultural Resources Public Interpretation Plan.</b> The project archeological consultant shall submit a Cultural Resources Public Interpretation Plan (CRPIP) if a significant archeological resource is discovered during a project. As directed by the environmental review officer, a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, local artists, or community groups may also be required to assist the project archeological consultant in preparation of the CRPIP. If the resource to be interpreted is a tribal cultural resource, the CRPIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The CRPIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The CRPIP shall be sent to the environmental review officer for review and approval. The CRPIP shall be implemented prior to occupancy of the project.</p>	Consultant at the direction of the Environmental Review Officer will prepare Cultural Resources Public Interpretation Plan. Measures laid out in Cultural Resources Public Interpretation Plan are implemented by project sponsor and consultant. Native American representative (if warranted and requested)	Following completion of treatment and analysis of significant archeological resource by archeological consultant	Planning Department cultural resources staff	Cultural Resources Public Interpretation Plan is complete on review and approval by the Environmental Review Officer. Interpretive program is complete on notification to the Environmental Review Officer from the project sponsor that program has been implemented
<p><b>Archeological Resources Report.</b> Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the testing program to the environmental review officer. The archeological consultant shall submit a draft archeological resources report to the environmental review officer that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements. Formal site recordation forms (CA DPR 523 series) shall be attached to the archeological resources report as an appendix.</p> <p>Once approved by the environmental review officer, copies of the archeological resources report shall be distributed as follows: California Archeological Site Survey Northwest Information Center shall receive one copy, and the environmental review officer shall receive a copy of the</p>	Archeological consultant at the direction of the Environmental Review Officer	Following completion of treatment by archeological consultant as determined by the Environmental Review Officer	Planning Department cultural resources staff	Complete on certification to the Environmental Review Officer that copies of the approved Archeological Resources Report have been distributed

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transmittal of the archeological resources report to the Northwest Information Center. The environmental planning division of the planning department shall receive one bound hardcopy of the archeological				
resources report. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the archeological resources report, GIS shapefiles of the site and feature locations, 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. The PDF archeological resources report, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the archeological resources report shall be provided to the representative of the descendant group.				
<b>Curation.</b> Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility or Native American cultural material shall be returned to local Native American tribal representatives at their discretion. The facility shall be selected in consultation with the environmental review officer. Upon submittal of the collection for curation, the sponsor or archeologist shall provide a copy of the signed curatorial agreement to the environmental review officer.	Archeological consultant prepares collection for curation and project sponsor pays for curation costs	In the event a significant archeological resource is discovered and upon acceptance by the Environmental Review Officer of the Archeological Resources Report	Planning Department cultural resources staff	Considered complete upon acceptance of the collection by the curatorial facility or Native American tribal representative
<b>TRIBAL CULTURAL RESOURCES</b>				
<b>Mitigation Measure M-TCR-1: Tribal Cultural Resources Interpretive Program.</b> <b>Preservation in Place.</b> In the event of the discovery of a potential tribal cultural resource, the environmental review officer, the project sponsor, and the local Native American representative shall consult to determine whether preservation in place would be feasible and effective. Coordination shall take place with local Native American representatives, including the Association of Ramaytush Ohlone and other interested Ohlone parties. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the project sponsor, the	Project sponsor, archeological consultant as relevant, and Environmental Review Officer, in consultation with the affiliated Native American tribal representatives	In the event of discovery of potential tribal cultural resource	Planning Department cultural resources staff	Considered complete upon project redesign and completion of tribal cultural resource preservation plan

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archeological consultant as relevant, in consultation with the local Native American representative and environmental review officer, shall prepare a tribal cultural resource preservation plan, which shall be implemented by the project sponsor during construction.				
<b>Interpretive Program.</b> The project sponsor, archeological and/or design consultant, as relevant, in consultation with local Native American representatives (including the Association of Ramaytush Ohlone), shall prepare a Tribal Cultural Resources Public Interpretation Plan (TCRIP) to guide the Tribal Cultural Resource interpretive program in coordination with the project sponsor and planning department cultural resources staff. The TCRIP may be prepared in tandem with the CRPIP if required. The TCRIP shall be submitted to environmental review officer for review and approval prior to implementation of the program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, cultural displays, educational panels, or other interpretive elements agreed upon by the environmental review officer, sponsor, and local Native American representatives. Upon approval of the TCRIP and prior to project occupancy, the interpretive program shall be implemented by the project sponsor. The environmental review officer and project sponsor shall work with the tribal representative to identify the scope of work to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Tribal representatives shall be compensated for their work as identified in the agreed upon scope of work.	Project sponsor in consultation with the tribal representative	After determination that preservation in place is not feasible, and subsequent to archeological data recovery, if required.	Planning Department cultural resources staff	Complete upon sponsor verification to the Environmental Review Officer that interpretive program was implemented
<b>WIND RESOURCES</b>				
<b>Mitigation Measure M-WI-1a: Wind Hazard Evaluation for Building Design and Streetscape Modifications.</b> If the proposed project's design, including the wind mitigation measures (M-WI-1b), is modified in any way that could affect ground-level wind conditions, the new design shall be evaluated by a qualified wind expert to determine the potential for the modified project to result in a new wind hazard exceedance (defined as the one-hour wind hazard criterion of 26 miles per hour equivalent wind speed). The evaluation may require wind tunnel testing by the qualified expert to determine whether the modified	Project sponsor and qualified wind expert	Prior to issuance of construction permits if the proposed project's design, including the wind mitigation measures (M-WI-1b), is modified in any way that could affect	Planning department and Development Performance Coordinator	Considered complete upon approval of the wind analysis and construction of building with wind baffling measures

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project would result in an exceedance of the wind hazard criterion. If the modified project could exceed the wind hazard criterion, the project buildings shall be shaped (e.g., by including setbacks or using other building design techniques) or other wind-baffling measures shall be implemented, so that the project does not result in an exceedance of the one-hour wind hazard criterion of 26 miles per hour equivalent wind speed.		ground-level wind conditions		
<b>Mitigation Measure M-WI-1b: Maintenance of Landscaping Features that Reduce Wind Hazards.</b> The project sponsor shall maintain, for the life of the proposed project buildings, all landscaping features required to ensure that the proposed project does not result in an exceedance of the one-hour wind hazard criterion of 26 miles per hour equivalent wind speed. These features include installation of nine evergreen street trees, each approximately 25 feet tall with a 15-foot-diameter canopy, along the eastern sidewalk of Toland Street or any landscaping features required pursuant to Mitigation Measure M-WI-1a: Wind Hazard Evaluation for Building Design and Streetscape Modifications.	Project sponsor	During construction and ongoing and in perpetuity for the lifetime of the building	Planning Department and Development Performance Coordinator, in coordination with San Francisco Public Works	Ongoing and in perpetuity for the lifetime of the building
GEOLOGY AND SOILS				
<b>Mitigation Measure M-GE-5: Inadvertent Discovery of Paleontological Resources.</b> <b>Worker Environmental Awareness Training.</b> Prior to commencing construction, the project sponsor shall engage a paleontologist meeting the standards of the Society of Vertebrate Paleontology to conduct training for all onsite construction workers regarding paleontological resources and the contents of the paleontological resources alert sheet, as provided by the planning department. The paleontological resources alert sheet shall be prominently displayed at the construction site, during ground-disturbing activities. In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground-disturbing activities, they shall be trained by the construction supervisor.	Project sponsor, qualified paleontologist	Prior to the start of construction and ongoing throughout ground-disturbing activities	Environmental Review Officer and Development Performance Coordinator	Ongoing during construction. Considered complete once ground-disturbing activities are complete or once the Environmental Review Officer approves the Paleontological Resources Report, if required.

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The paleontologist shall submit a letter confirming the timing of the worker training to the planning department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the planning department within five business days of conducting the training.				
<p><b>Discovery of Unanticipated Paleontological Resources.</b> In the event of the inadvertent discovery of a paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (as defined by the Society of Vertebrate Paleontology). Work in the sensitive area shall resume only when deemed appropriate by the qualified paleontologist, in consultation with the planning department.</p> <p>The qualified paleontologist shall determine: 1) whether the discovery is scientifically significant; 2) the necessity for involving other agencies and stakeholders; 3) the significance of the resource; and 4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a paleontological evaluation letter to demonstrate compliance with applicable statutory requirements. The paleontological evaluation letter shall be submitted to the planning department for review within 30 days of the discovery.</p> <p>If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a paleontological mitigation program must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource and shall be approved by the planning department. Ground-disturbing activities in the project area shall resume and be monitored, as determined by the qualified paleontologist in collaboration with the planning department, for the duration of such activities.</p> <p>The mitigation program shall include: 1) procedures for construction monitoring at the project site; 2) fossil preparation and identification procedures; 3) curation into an appropriate repository; and 4) preparation of a paleontological resources report at the conclusion of ground-disturbing activities. The report shall include dates of field work, results of monitoring,</p>				

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fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected				
fossils, and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the planning department for review within 10 business days of the discovery. The paleontology report shall be submitted to the planning department for review within 30 business days from conclusion of ground-disturbing activities, or as negotiated following consultation with the planning department.				
NOISE AND VIBRATION				
<b>Mitigation Measure M-NO-3a: Fixed-Source Noise Attenuation for Buildings A and B</b> Prior to the issuance of the relevant building permit for improvements that include fixed mechanical equipment in buildings A and/or B, the project sponsor shall demonstrate that the project meets the noise limits in article 29, section 2909(b). Specifically, the project sponsor shall demonstrate that fixed-mechanical equipment does not exceed 8 dBA above the ambient noise level at any property plane. The noise level limits for each property plane are as follows, but may be updated based on empirical measurements conducted at a later date as approved by the city: <ul style="list-style-type: none"> <li>Property plane along Toland Street, Selby Street, and McKinnon Avenue: 59 dBA, <math>L_{eq}</math></li> <li>Property plane along Rankin Street: 58 dBA, <math>L_{eq}</math></li> <li>Property plane along Kirkwood Avenue: 60 dBA, <math>L_{eq}</math></li> </ul> Feasible noise reduction measures to achieve the property plane thresholds identified above may include, but are not limited to, a combination of the following: <ul style="list-style-type: none"> <li><b>Ventilation Routing and Relocation:</b> Route or direct the ventilation units to exhaust away from the adjacent land uses (i.e., outside the</li> </ul>	Project sponsor, qualified acoustical or engineering consultant	Prior to issuance of a building permit for improvements that include fixed mechanical equipment	Planning Department and Development Performance Coordinator	Considered complete after planning department approval of the analysis completed by an acoustical consultant and issuance of the building permit

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<p>property planes) and toward I-280. Relocate ventilation units away from the building edge and to a more-central location in each logistics yard.</p> <ul style="list-style-type: none"> <li>• <b>Acoustically Treated Ducting:</b> Implement an acoustically lined duct to the exhaust of each logistics yard fan in a manner that maintains the above ventilation routing requirement.</li> <li>• <b>Project Rooftop HVAC System:</b> Implement one of the following two options for rooftop HVAC unit noise reduction: <ul style="list-style-type: none"> <li>○ Install a 12-foot-tall noise barrier surrounding each of the six rooftop unit areas; or</li> <li>○ Centralize all rooftop HVAC units at the rooftop center and install a 14-foot-tall barrier around the centralized unit area.</li> </ul> </li> </ul> <p>Alternatively, or in addition, the project sponsor also may implement quieter ventilation fan units, quieter HVAC units, duct silencers at the outlet of the ventilation systems, and/or acoustical louvers at ventilation system terminations at the two building edges to achieve compliance with the article 29, section 2909(b) requirement. The final design of the rooftop HVAC units and logistics yard ventilation system shall be analyzed and assessed for article 29, section 2909(b) compliance by an acoustical consultant as a requirement for building permit approval.</p> <p>Upon installation of the proposed project's mechanical equipment, the project sponsor shall take noise measurements of the equipment to ensure that the equipment complies with article 29, section 2909(b). Noise measurements shall be provided to the planning department prior to receipt of a certificate of occupancy. Should noise measurements indicate that the project's fixed-source mechanical equipment noise does not comply with article 29, section 2909(b), the project sponsor, with analysis from an acoustical consultant, shall install additional noise attenuation measures necessary to meet the article 29, section 2909(b) requirement. Any additional noise attenuation measures shall be approved by the planning department; installed; and verified to meet the article 29, section 2909(b) requirement.</p>				
<p><b>Mitigation Measure M-NO-3b: Fixed-Source Noise Attenuation for Building Tenants</b></p> <p>Prior to the issuance of a building permit that allows for the installation of fixed sources that generate noise (e.g., mechanical systems), the project sponsor's acoustical consultant shall demonstrate that the project meets the noise limits</p>	Project sponsor, qualified acoustical or engineering consultant	Prior to issuance of a building permit for installation of fixed sources that generate noise	Planning Department and Development Performance Coordinator	Considered complete after planning department approval of the analysis completed by an

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in article 29 section 2909(b) (8 dBA above the ambient noise level at any property plane) and 2909(d) (45 dBA between the hours of 10 p.m. and 7 a.m., and 55 dBA between the hours of 7 a.m. and 10 p.m., with windows open—except where building ventilation is achieved through mechanical systems that allow windows to remain closed). All recommendations in the acoustical analysis necessary to ensure that noise sources would meet the noise limits in article 29 section 2909(b) and 2909(d) shall be incorporated into the building design and operations. Acoustical treatments may include, but are not limited to:				acoustical consultant and issuance of the building permit
<ul style="list-style-type: none"> <li>enclosing noise-generating mechanical equipment;</li> <li>installing relatively quiet models of air handlers, exhaust fans, and other mechanical equipment;</li> <li>using mufflers or silencers on equipment exhaust fans;</li> <li>orienting or shielding equipment to protect noise-sensitive receptors to the greatest extent feasible;</li> <li>increasing the distance between noise-generating equipment and noise-sensitive receptors; and</li> <li>placing barriers around the equipment to facilitate the attenuation of noise.</li> </ul> <p>The project sponsor shall provide noise measurements of the installed equipment at the department's request. Should noise measurements indicate that the above-listed performance standards in article 29 that are provided above are not met, the project sponsor shall install additional noise attenuation measures necessary to ensure that the performance standards are met.</p>				
AIR QUALITY				
<b>Mitigation Measure M-AQ-3a: Electrification of Yard Equipment</b> The project sponsor shall stipulate in tenant lease agreements that all yard equipment, such as forklifts, be electric to reduce NO <sub>x</sub> emissions from these sources.	Project sponsor	Prior to tenant occupancy. Ongoing during operations, and in perpetuity for the lifetime of the building	Planning Department and Development Performance Coordinator	Ongoing and in perpetuity for the lifetime of the building
<b>Mitigation Measure M-AQ-3b: Electrification of Transportation Refrigeration Units</b> The project sponsor shall require that all transportation refrigeration units operating on the project site be electric or alternative zero-emissions technology, including hydrogen fuel cell transport refrigeration and cryogenic transport refrigeration, to reduce emissions of NO <sub>x</sub> without substantially	Project sponsor	Prior to issuance of a building permit for improvements that include dock doors or other infrastructure for electrification.	Planning Department and Development Performance Coordinator	Ongoing and in perpetuity for the lifetime of the building

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increasing other emissions. Any electric or hybrid transportation refrigeration units shall be charged via the grid power (i.e., not an idling truck or diesel engine). The project design shall also include necessary infrastructure; for example, requiring all dock doors serving transportation refrigeration units to be equipped with charging infrastructure to accommodate the necessary plug-in requirements for electric transportation refrigeration units while docked or otherwise idling, as well as the electrical capacity to support the onsite power demand associated with electric transportation refrigeration unit charging requirements.		Ongoing during operations, and in perpetuity for the lifetime of the building		
<b>Mitigation Measure M-AQ-3c: Prohibition of Truck and Van Idling for More than Two Minutes</b> The project sponsor shall require that onsite idling of all visiting gasoline- or diesel-powered vans and trucks not exceed two minutes, and that appropriate signage and training for onsite workers and truck drivers be provided to support effective implementation of this limit.	Project sponsor	Prior to tenant occupancy. Ongoing during operations and in perpetuity for the lifetime of the building	Planning Department and Development Performance Coordinator	Ongoing and in perpetuity for the lifetime of the building
<b>Mitigation Measure M-AQ-3d: Limitation on Model Year of Visiting Trucks</b> The project sponsor shall require any gasoline- or diesel-powered vehicle, whether owned or operated by tenant(s), that enters or operates on the project site and has a gross vehicle weight rating greater than 14,000 pounds, have a model year dated no more than nine years upon the completion of project construction activities (e.g., should construction be completed in year 2026, visiting trucks must be model year 2017 or newer).	Project sponsor	Prior to tenant occupancy. Ongoing during operations, and in perpetuity for the lifetime of the building	Planning Department and Development Performance Coordinator	Ongoing and in perpetuity for the lifetime of the building
<b>Mitigation Measure M-AQ-3e: Diesel Backup Generator Specifications</b> The project sponsor shall ensure that the diesel backup generators meet or exceed the air board's Tier 4 final off-road emission standards. Additionally, once operational, the diesel backup generators shall be maintained in good working order for the life of the equipment, and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The project sponsor shall ensure that records of the testing schedule for the diesel backup generator are maintained for the life of the diesel backup generators. If the planning department requests additional information about these tests, the project sponsor shall provide the information within three months.	Project sponsor	Prior to tenant occupancy. Ongoing during operations and in perpetuity for the lifetime of the building	Planning Department and Development Performance Coordinator	Equipment specifications portion considered complete when equipment specifications approved by the Environmental Review Officer.  Maintenance is ongoing and records are subject to

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				Planning Department review upon request.
<b>Mitigation Measure M-AQ3-f: Limitation on Manufacturing and Maker Space Emissions</b> The project sponsor shall prohibit the use of stationary equipment sources, such as boilers, whose combined emissions for the manufacturing and maker space uses would exceed 10 pounds per day in NO <sub>x</sub> emissions.	Project sponsor	Prior to tenant occupancy. Ongoing during operations, and in perpetuity for the lifetime of the building	Planning Department and Development Performance Coordinator	Ongoing and in perpetuity for the lifetime of the building

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
<b>Mitigation Measure M-AQ-3g: Compliance with CalGreen Tier 2 Green Building Standards</b> Prior to the issuance of building permits for any project building, the project sponsor shall demonstrate compliance with the Tier 2 voluntary green building standards related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking in the 2022 California Green Building Standards (CalGreen) with July 2024 Supplement, or the mandatory requirements of the most recently adopted version of the city building code, whichever are more stringent. The installation of all electric vehicle charging equipment shall be included on the project drawings submitted for the site permit(s) and construction addenda, as appropriate, or on other documentation submitted to the city.	Project sponsor	Prior to issuance of a building permit.	Planning Department and Development Performance Coordinator	Considered complete after review of project drawings or other documentation confirming compliance and the issuance of a building permit
<b>Mitigation Measure M-AQ-3h: Requirements for Off-Road Construction Equipment</b> The project sponsor shall comply with the following: A. Engine Requirements 1. The project sponsor shall require that the construction contractor use electric-powered construction equipment for all equipment that is readily available as plug-in or battery-electric equipment, to the maximum extent feasible during each construction phase and activity. Electric equipment may include, but is not limited to, concrete/ industrial saws, sweepers/scrubbers, aerial lifts, welders, air compressors, fixed cranes, forklifts, cement and mortar mixers, pressure washers, and pumps. Where access to alternative sources of power is available (i.e., grid power), portable diesel engines (e.g., generators) shall be prohibited. If grid power is not available, alternative power such as battery storage or hydrogen fuel cells shall be used, if available. If such alternative power is not available, portable diesel engines shall meet Tier 4 Final off-road emissions standards.	Project sponsor and construction contractor(s)	Prior to issuance of a building permit. Ongoing during operations.	Planning Department and Development Performance Coordinator	Considered complete upon Environmental Review Officer review and acceptance of a signed construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan, and issuance of a final certificate of occupancy

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>2. 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. EPA's or air board's Tier 4 Final off-road emission standards. 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 and 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>3. The project sponsor shall instruct construction workers and equipment operators in 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. Waivers</p> <p>The planning department's environmental review officer (ERO) or designee may waive the alternative source of power requirement of subsection (A)(1) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, or another alternative that results in comparable NO<sub>x</sub> reductions.</p> <p>C. Construction Emissions Minimization Plan</p> <p>Before starting onsite 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 engine requirements of section A.</p>				

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>1. The plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include but is not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <p>2. The project sponsor shall ensure that all applicable requirements of the plan have been incorporated into the contract specifications. The plan shall include a certification statement that the project sponsor agrees to comply fully with the plan.</p> <p>3. The project sponsor shall make the plan available to the public for review on site during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours and shall explain how to request to inspect the plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. Monitoring</p> <p>After start of construction activities, the contractor shall submit reports every six months to the ERO or designee, 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>				

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p><b>Mitigation Measure M-AQ-3i: Development and Implementation of Operational Emission Management Plan</b></p> <p>The project sponsor shall develop and implement an Operational Emissions Management Plan (OEMP) that shall demonstrate that the project's net operational NO<sub>x</sub> emissions do not exceed the performance standard of 54 pounds per day and 10 tons per year. "Net operational NO<sub>x</sub> emissions" refers to the NO<sub>x</sub> emissions generated by the proposed project minus the NO<sub>x</sub> emissions occurring at the site as of 2017 that would be removed with implementation of the proposed project. The OEMP shall consist of the components described in this mitigation measure. Development, implementation, and reporting of the OEMP shall follow the timeline and appropriate triggers set forth below. The project sponsor shall identify one or more individuals who shall be responsible for overseeing implementation of the OEMP and shall work directly with the ERO or designee to ensure that implementation meets the following requirements and demonstrates attainment of the performance standard.</p> <p>A. Performance Standard</p> <p>The OEMP and related emissions assessments/operational emissions reports, as required below, shall be developed by the project sponsor and approved by the ERO or designee, and shall demonstrate that the proposed project does not exceed the performance standard of a net increase of NO<sub>x</sub> emissions consistent with the air district thresholds of 54 pounds per day and 10 tons per year.</p>	Project sponsor	<p>Prior to occupancy by each PDR tenant: complete emissions assessment.</p> <p>Ongoing during operations: prior to one or more tenants occupying a combined total of 500,000 square feet of floor area, and subsequently prior to executing a new lease agreement with a PDR tenant in perpetuity for the lifetime of the building.</p>	Environmental Review Officer and Development Performance Coordinator	<p>Considered complete when the first of either of the two milestones identified in Section C.8 of the mitigation measure is reached:</p> <ol style="list-style-type: none"> <li>1. 10 years after commencement of operations pursuant to the initial approved OEMP, or</li> <li>2. Three sequential annual reports demonstrating to the satisfaction of the Environmental Review Officer that the project's actual reported emissions have remained below the performance standard.</li> <li>3. Obligations for preparation of emissions assessments and implementation of control measures shall continue in perpetuity unless the Environmental Review Officer</li> </ol>

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				determines otherwise.
<p><b>B. Emissions Assessment</b></p> <p>Prior to occupancy for each PDR tenant, the project sponsor shall require the tenant to conduct an emissions assessment. Prior to the requirement to submit an OEMP, the project sponsor shall retain all emissions assessments from individual tenants. The emissions assessment shall include:</p> <ol style="list-style-type: none"> <li>1. A brief description of proposed tenant activities that are reasonably expected to generate NO<sub>x</sub> emissions, and written confirmation that the tenant can and will comply with Mitigation Measures M-AQ-3a through M-AQ-3g as applicable, including compliance with requirements to provide periodic reporting and necessary evidence that the tenant is implementing the applicable measures after the start of occupancy.</li> <li>2. Estimates of expected NO<sub>x</sub> emissions in annual tons and average pounds per day for all activities associated with the tenant's use (inclusive of onsite and offsite mobile emission sources). Emission estimation methods shall generally follow the approach used in this EIR and in Appendix F, Air Quality Supporting Information, taking into account current air board- or air district-recommended emissions factors (vehicle types, model year, fleet mix, etc.), or another agreed-upon method (subject to approval by the ERO or designee and provided that such method is supported by substantial evidence).</li> <li>3. The tenant's estimated expected NO<sub>x</sub> emissions shall be itemized for each of the following sources and summed for a total of all emissions in terms of the maximum potential annual emission (tons per year) and average daily emissions (pounds per day): <ul style="list-style-type: none"> <li>• stationary sources such as generators and specialized equipment;</li> <li>• estimated mobile source emissions accounting for offsite travel and onsite activity; and</li> <li>• other emissions sources, such as area sources.</li> </ul> </li> </ol>				

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<p>C. Operational Emissions Management Plan</p> <p>The project sponsor shall submit an OEMP to the ERO or designee for review and approval prior to one or more tenants in the project site occupying a combined total of 500,000 square feet of floor area. The OEMP shall describe, in reasonable detail, how the sum of all tenants' and total project NO<sub>x</sub> emissions will not exceed the performance standard. Specifically, the OEMP shall include the following:</p> <ol style="list-style-type: none"> <li>1. Responsibility. The OEMP will identify one or more individuals who shall be responsible to oversee implementation, monitoring, and reporting for the OEMP.</li> <li>2. Reporting Template. The OEMP will identify, in reasonable detail, the format template and required contents of the operational emissions reports (described further below).</li> <li>3. Emissions Assessments. Emissions assessments will be performed for each proposed tenant in the project, as described above.</li> <li>4. Total Emissions Estimate. The project's performance will be documented in relation to the performance standard of daily and annual NO<sub>x</sub> emissions, taking into account all tenancies/operations at the project site.</li> <li>5. Additional Emissions Reduction Measures. If the total emissions estimate described above is projected to result in an exceedance of the NO<sub>x</sub> performance standard, the OEMP shall identify additional specific operational emissions reduction measures to lessen the project's emissions to a level that does not exceed the performance standard. To ensure that the proposed project NO<sub>x</sub> emissions do not exceed the performance standard, these measures shall be implemented prior to any operational activities that were projected to exceed that standard. To the extent that the identified emissions reductions can be quantified, the OEMP shall quantify the expected reductions. The OEMP shall quantitatively demonstrate that total project operations meet the daily and annual NO<sub>x</sub> performance standard. To the extent that required emissions reduction and reporting measures are applicable to individual tenants, the OEMP shall provide that these measures be incorporated into lease terms for</li> </ol>				

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individual tenants of the project. Such operational emission reduction measures may include, but are not limited to, the following:				
<ul style="list-style-type: none"> <li>modification of project operations, including through the use of different equipment, limitations on types of tenants/uses, or limitations on the size or intensity of specific uses;</li> <li>implementation of specific fleet performance metrics, including electric vehicle and zero-emission vehicle standards; minimum model year requirements that are more stringent than those required by Mitigation Measure M-AQ-3d; or achievement of regulatory requirements ahead of compliance schedules;</li> <li>reductions in onsite or offsite worker vehicle trips, including through implementation of additional travel demand management (TDM) measures such as providing contributions or incentives for sustainable transportation;</li> <li>funding or completing projects in coordination with community groups, as applicable, to directly reduce or eliminate sources of existing NO<sub>x</sub> emissions not generated by the project, with emission reduction projects occurring in the following locations in order of priority to the extent available: (1) in the neighborhood surrounding the project site (i.e., Bayview Hunters Point); (2) in the city of San Francisco; and (3) in the air basin; and</li> <li>other emission reduction measures that become feasible due to advances in technology, economic changes, or other factors during the lifetime of the project.</li> </ul> <p>6. Updates. The OEMP shall be updated and resubmitted to the ERO or designee for review and approval prior to occupancy by any subsequent PDR tenant until the reporting period has concluded, as described below in the “Monitoring and Reporting” section of this mitigation measure. Additionally, each tenant shall verify periodically that its emissions assessment remains accurate, and at least: (1) upon a substantial change in the tenant operations, and (2) every other year.</p>				

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<p>7. Exceptions. The following list identifies allowable exceptions for certain uses to provide an emissions assessment and for the need to update the OEMP upon a change in tenancy at the project site.</p> <ul style="list-style-type: none"> <li>• Retail uses less than 8,400 square feet and manufacturing and maker uses less than 35,000 square feet shall not be required to submit an emissions assessment unless they include any stationary source(s) that would result in NO<sub>x</sub> emissions and would require permitting by the air district. Although uses below the identified square footages are not required to submit emissions assessments, the total project operational emissions, which are calculated (by summing all tenant emissions assessments) and compared against the performance standard for all project operations, shall include 1.3 pounds per day of NO<sub>x</sub> for retail uses totaling up to 8,400 square feet and 12.2 pounds per day of NO<sub>x</sub> from manufacturing and maker uses totaling up to 35,000 square feet. Should an individual retail or manufacturing and maker tenant or the cumulative total of multiple retail or manufacturing and maker uses exceed the square footages for each respective use or include any stationary source(s) that would result in NO<sub>x</sub> emissions and would require permitting by the air district, an emissions assessment must be prepared for that tenant's operations to be included in the total project site operational emissions estimate for the project site.</li> <li>• The termination of a proposed or existing tenancy, or the substitution of any terminated use with a new use that is equally or less intensive based on an updated emissions assessment of estimated NO<sub>x</sub> emissions, shall not trigger a requirement to submit an updated OEMP as long as any requirements in the former plan remain relevant and in effect.</li> </ul>				

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<p>8. Monitoring and Reporting. After the start of operations under an approved OEMP, the project sponsor shall submit annual operational emissions reports to the ERO, documenting compliance with the OEMP.</p> <p>Each report shall include a summary of compliance with operational controls for all applicable activities completed in the period covered by the annual report. If the project has complied with all required operational controls and no emissions-generating activity levels increase, then no further estimation of emissions is required.</p> <p>If any operational controls are modified or if an increase in emissions-generating activity levels has occurred, then the report shall include an estimate of NO<sub>x</sub> emissions for the relevant emissions source. For example, if generators were operated for more hours during the reporting period than allotted in the OEMP, then the report shall include actual generator emissions, summarized from logs. In all cases, the reporting shall demonstrate that the project does not exceed the NO<sub>x</sub> performance standard through implementation of the additional emissions reduction measures or other equivalent measures, subject to approval by the ERO or designee.</p> <p>The reporting period for this measure shall conclude at the earlier of (1) 10 years after commencement of operations pursuant to the initial approved OEMP, or (2) the project sponsor submitting three sequential annual reports demonstrating, to the satisfaction of the ERO or designee, that the project's actual reported emissions have not exceeded the performance standard, as described above. If the total NO<sub>x</sub> emissions from the emissions assessments for all tenants indicate an increase or change in tenancy that would materially increase the net operational NO<sub>x</sub> emissions to a level that would approach or exceed the performance standard, the requirements for the OEMP would be reinstated.</p>				

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The obligations for the preparation of emissions assessments and implementation of control measures to limit NO <sub>x</sub> emissions to not exceed the performance standard shall remain in effect for the life of the project, subject to periodic review and monitoring by the ERO or designee. If the ERO or designee determines, on the basis of substantial evidence, that it is no longer necessary for the project sponsor to complete emissions assessments to meet the performance standard, the ERO or designee may temporarily or permanently waive the assessment requirement.				

NOTES:

<sup>a</sup>Definitions of MMRP Column Headings:

*Adopted Mitigation Measure:* Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

*Implementation Responsibility:* Entity who is responsible for implementing the mitigation measure. The SF Gateway project sponsor may also include the project sponsor's contractor/consultant.

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

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

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