



COVER SHEET

MITIGATION MONITORING AND REPORTING PROGRAM

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 of the Mitigation Monitoring and Reporting Program. This cover sheet must be included as the title page of the first construction document submitted to the San Francisco Planning Department for review.

Mitigation Measure	Period of Compliance			Compliance with MM completed?
	Prior to the start of Construction*	During Construction	Post-Construction or Operational	
M-AQ-1: Construction Air Quality	X	X		

**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.



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MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
Project Mitigation M-AQ-1: Construction Air Quality				
The project sponsor or the project sponsor's Contractor shall comply with the following:				
A. <i>Engine Requirements.</i>	Project Sponsor; contractor; certified mechanic	Prior to any demolition or construction activities	Project Sponsor; contractor; certified mechanic; Planning Department	Prior to and during any demolition or construction activities
1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 4 Interim or Tier 4 Final off-road emission standards. ¹				
2. Where grid power is available, portable diesel engines shall be prohibited.				
3. All diesel engines, whether for off-road or on-road equipment or vehicles, 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				

¹ See 40 CFR Part 1039 and Title 13 CCR Sections 2403 to 2784.



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conditions, safe operating conditions). The project sponsor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.				
4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.				
B. <i>Waivers.</i>				
1. The Environmental Review Officer (ERO) or their designee may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 Interim or Tier 4 Final off-road equipment is not available or technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; or use of the equipment would create a safety hazard or impaired visibility for the operator. The project sponsor shall demonstrate that with approval of the waiver, the project would not exceed any health risk or criteria air pollutant significance threshold established by the department. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to Table AQ below. Emerging technologies with verifiable emissions reductions supported by substantial evidence may also be employed in lieu of the				



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<p>step-down schedule below.</p> <p>2. The ERO may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).</p>				

Table AQ–Clean Off-Road Construction Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	CARB Level 3 VDECS ¹
2	Tier 2	CARB Level 2 VDECS
3	Tier 2	CARB Level 1 VDECS

How to use the table: If the ERO determines that the equipment requirements listed in Section A.1, above, cannot be met, then the project sponsor is required to meet Compliance Alternative 1. If the ERO determines that the project sponsor cannot supply off-road equipment meeting Compliance Alternative 1, then the project sponsor must meet Compliance Alternative 2. If the ERO determines that the project sponsor cannot supply off-road equipment meeting Compliance Alternative 2, then the project sponsor must meet Compliance Alternative 3.¹ VDECS are a Verifiable Diesel Emissions Control Strategy



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<p>C. <i>Clean Off-road Construction Equipment Plan.</i> Before starting on-site activities requiring the use of off-road equipment, the project sponsor shall submit a Clean Off-road Construction Equipment Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the requirements of Section A.</p> <ol style="list-style-type: none"> 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 VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date and hour meter reading on installation date. 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. A signed certification statement shall be submitted to the ERO before starting on-site construction activities requiring off-road equipment. The project sponsor shall make the Plan available to the 	Project sponsor, contractor(s).	Prepare and submit a Plan prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.	Project sponsor, contractor(s) and the ERO.	Considered complete upon findings by the ERO that the Plan is complete.



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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.				
D. <i>Monitoring.</i> After start of construction activities, the project sponsor shall submit reports every six months to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.	Project sponsor, contractor(s).	Submit quarterly reports.	Project sponsor, contractor(s) and the ERO.	Considered complete upon findings by the ERO that the Plan is being/has been implemented