

| MITIGATION MONITORING AND REPORTING PROGRAM FOR 88 Broadway & 735 Davis Street Project (Includes Text for Adopted Mitigation Measures and Improvement Measures) | | | | |
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| MEASURES ADOPTED AS CONDITIONS OF APPROVAL | Responsibility for Implementation | Schedule | Monitoring/Reporting Actions and Responsibility | Status/Date Completed |
| MITIGATION MEASURES | | | | |
| E.3 Cultural Resources | | | | |
| <p>Mitigation Measure M-CR-2: Vibration Monitoring Program for Adjacent Historical Resources</p> <p>The project sponsor shall retain the services of a qualified structural engineer and preservation architect that meet the Secretary of the Interior’s Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the adjacent historical resources at 753 Davis Street and 60 Broadway prior to any ground-disturbing activity. The Pre-Construction Assessment shall be prepared to establish a baseline, and shall contain written and/or photographic descriptions of the existing condition of the visible exteriors of the adjacent buildings. The structural engineer and/or preservation architect shall also develop and the project sponsor shall prepare and implement a Vibration Management and Monitoring Plan to protect the adjacent historical resources against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each building shall be determined by the structural engineer and/or preservation architect for the project. The Vibration Management and Monitoring Plan shall document the criteria used in establishing the maximum vibration level for the project. The Vibration Management and Monitoring Plan shall include vibration monitoring and regular periodic inspections at the project site by the structural engineer and/or historic preservation consultant throughout the duration of the major structural project activities to ensure that vibration levels do not exceed the established standard. The Pre-Construction Assessment and Vibration Management and Monitoring Plan shall be submitted to the Planning Department Preservation staff prior to issuance of any construction permits. Should damage to 753 Davis Street or 60 Broadway be observed, construction shall be halted and alternative techniques put in practice, to the extent feasible, and/or repairs shall be completed as part of</p> | Project Sponsor, contractor(s). | Prior to the issuance of building permits; implementation ongoing during construction. | Project Sponsor, contractor(s) to submit the Construction Noise and Vibration Control Plan to the Planning Department. | Considered complete upon Planning Department approval of the Construction Noise and Vibration Control Plan and receipt of final monitoring report at completion of construction. |

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| <p>project construction. A final report on the vibration monitoring of 753 Davis Street and 60 Broadway shall be submitted to Planning Department Preservation staff prior to the issuance of a Certificate of Occupancy for the project.</p> | | | | |
| <p>Mitigation Measure M-CR-3: Archeological Testing</p> <p>The project sponsor shall retain the services of an archeological consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the Planning Department archeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. 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 (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, 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) and (c).</p> <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative of the descendant group and the ERO 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 ERO regarding</p> | <p>Project sponsor, contractor, Planning Department's archeologist or qualified archeological consultant, and Planning Department's ERO.</p> | <p>Prior to issuance of any permit for soil-disturbing activities and during construction.</p> | <p>Project sponsor, contractor(s), sponsor's archeologist (if applicable), ERO.</p> | <p>Considered complete upon ERO's approval of the FARR.</p> |

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| <p>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 Final Archeological Resources Report shall be provided to the representative of the descendant group.</p> <p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> | | | | |

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| <p>B. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project area according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artefactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/construction | | | | |

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| <p>activities and equipment until the deposit is evaluated. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> If required based on the results of the ATP, an archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will 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 methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>If required, the scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures</i>—Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis</i>—Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy</i>—Description of and rationale for field and | | | | |

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| <p>post-field discard and deaccession policies.</p> <ul style="list-style-type: none"> • <i>Interpretive Program</i>—Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures</i>—Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report</i>—Description of proposed report format and distribution of results. • <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. <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft 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 testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) 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, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that</p> | | | | |

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| <p>Mitigation Measure M-CR-4: Inadvertent Discovery of Human Remains</p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and the Environmental Review Officer (ERO), and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Public Resources Code section 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days of discovery to make all reasonable efforts to develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any associated items (CEQA Guidelines section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.</p> | <p>Project sponsor, contractor(s), Planning Department’s archeologist or qualified archeological consultant in consultation with the California State Native American Heritage Commission, and Planning Department’s ERO.</p> | <p>During construction, if human remains are encountered during soils disturbing activities.</p> | <p>Project sponsor, contractor(s), Planning Department’s archeologist or qualified archeological consultant, and ERO.</p> | <p>Considered complete upon notification of San Francisco County Coroner, ERO, and California State Native American Heritage Commission, if necessary, and completion of treatment agreement and/or analysis.</p> |

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| <p>Mitigation Measure M-CR-5: Tribal Cultural Resources Interpretive Program If the Environmental Review Officer (ERO) determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p> <p>If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive 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, artifacts displays and interpretation, and educational panels or other informational displays.</p> | <p>Project sponsor or contractors (as applicable) and archaeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.</p> | <p>Prior to issuance of any permit for soil-disturbing activities and during construction.</p> | <p>Project sponsor, contractor(s), Native American tribal representatives, ERO.</p> | <p>Considered complete upon approval of an interpretive plan, if required.</p> |
| <p>IMPROVEMENT MEASURES FOR THE 88 BROADWAY/735 DAVIS STREET PROJECT <i>(Improvement measures are not required under CEQA. The EIR identifies Improvement Measures to avoid or reduce the less-than-significant impacts of the proposed project. The decision-makers may adopt these Improvement Measures as conditions of approval.)</i></p> | | | | |
| <p>E.4 Transportation and Circulation</p> | | | | |

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| <p>Improvement Measure I-TR-2a: Passenger Loading Zone Management Passenger loading would occur on Vallejo Street and Davis Street adjacent to the proposed daycare and proposed mid-block passageway respectively. The project sponsor should ensure that project-generated passenger loading activities along Vallejo Street and Davis Street are accommodated within the confines of the on-street passenger loading zones. Specifically, the project sponsor should monitor passenger loading activities at the proposed zones to ensure that such activities are in compliance with the following requirements:</p> <ul style="list-style-type: none"> • That double parking, queuing, or other project-generated activities do not result in intrusions into the adjacent travel lane or obstruction of the adjacent sidewalk. Any Project-generated vehicle conducting, or attempting to conduct, passenger pick-up or drop-off activities should not occupy the adjacent travel lane such that free-flow traffic circulation is inhibited, and associated passengers and pedestrian activity should not occupy the adjacent sidewalk such that free-flow pedestrian circulation is inhibited. • That vehicles conducting passenger loading activities are not stopped in the passenger loading zone for an extended period of time. In this context, an “extended period of time” shall be defined as more than 5 consecutive minutes. <p>Should passenger loading activities at the proposed on-street passenger loading zones not be in compliance with the above requirements, the Project Sponsor should employ abatement methods as needed to ensure compliance. Suggested abatement methods may include, but are not limited to, employment or deployment of staff to direct passenger loading activities; use of off-site parking facilities or shared parking with nearby uses; travel demand management strategies such as additional bicycle parking; and / or limiting hours of access to the passenger loading zones. Any new abatement measures should be reviewed and approved by the Planning Department.</p> <p>If the Planning Director, or his or her designee, suspects that Project-generated passenger loading activities in the proposed passenger loading zones are not in</p> | <p>Project sponsor.</p> | <p>During operation of the project, during weekday AM and PM peak hours (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM).</p> | <p>Project sponsor.</p> | <p>Ongoing.</p> |

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| <p>compliance with the above requirements, the Planning Department should notify the property owner in writing. The property owner, or his or her designated agent (such as building management), should hire a qualified transportation consultant to evaluate conditions at the site for no less than seven total days. The consultant should submit a report to the Planning Department documenting conditions. Upon review of the report, the Planning Department should determine whether or not Project-generated passenger loading activities are in compliance with the above requirements, and should notify the property owner of the determination in writing.</p> <p>If the Planning Department determines that passenger loading activities are not in compliance with the above requirements, upon notification, the property owner or his or her designated agent should have 90 days from the date of the written determination to carry out abatement measures. If after 90 days the Planning Department determines that the property owner or his or designated agent has been unsuccessful at ensuring compliance with the above requirements, use of the on-street passenger loading zone should be restricted during certain time periods or events to ensure compliance. These restrictions should be determined by the Planning Department in coordination with SFMTA, as deemed appropriate based on the consultant's evaluation of site conditions, and communicated to the property owner in writing. The property owner or his or her designated agent should be responsible for relaying these restrictions to building tenants to ensure compliance.</p> | | | | |

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| <p>Improvement Measure I-TR-2b: Construction Traffic Management The project sponsor should implement measures to minimize the effects of project-related construction activities on traffic, transit, bicycle, and pedestrian circulation. Potential measures could include (but are not limited to) the following:</p> <ul style="list-style-type: none"> • Limit hours of construction-related traffic, including, but not limited to, truck movements, to avoid the weekday AM and PM peak hours (7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.) (or other times, if approved by the San Francisco Municipal Transportation Agency). • Construction contractor(s) for the project should coordinate construction activities with other construction activities that may take place concurrently in the vicinity of the project site, including the Seawall Lots 323/324 and 940 Battery Street project. Potential measures could include establishing regular coordination protocols (e.g., a weekly liaison meeting between general contractors to discuss upcoming activities and resolve conflicts); offsetting schedules (e.g., scheduling materials deliveries, concrete pours, crane assembly/ disassembly, and other major activities at different hours or on different days to avoid direct overlap); shared travel and/or parking solutions for construction workers (e.g., helping establish an informal vanpool/carpool program); and other measures. <p>The project sponsor should require that the construction contractor(s) for the project encourage workers to take transit, rideshare, bicycle, or walk when traveling to and from the construction site.</p> | Project sponsor, contractor(s). | During construction activities. | Project sponsor, contractor(s). | Completed when construction is complete. |
| E.5 Noise | | | | |
| <p>Improvement Measure I-NO-2: Construction Noise Reduction The project sponsor will incorporate the following practices into the construction contract agreement documents to be implemented by the construction contractor during the entire construction phase of the proposed project:</p> <ul style="list-style-type: none"> • Conduct noise monitoring at the beginning of major construction phases (e.g., demolition, excavation) to determine the need and the effectiveness of | Project Sponsor, contractor(s). | Prior to the issuance of building permits; implementation ongoing during construction. | Project Sponsor, contractor(s) to submit the Construction Noise and Vibration Control Plan to the | Considered complete upon Planning Department approval of the Construction Noise and Vibration Control Plan and |

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| <p>noise-attenuation measures. The project sponsor and contractor will apply as many mitigating features as needed to reduce noise from the simultaneous operation of multiple pieces of construction equipment to meet the noise criteria of 90 dBA during the day at sensitive (residential) receptors and 100 dBA at any time for non-sensitive (commercial) receptors, and should not exceed 10 dBA above the ambient noise conditions at either sensitive or non-sensitive receptors at any time. Mitigating features could include, but are not limited to plywood barriers, suspended construction blankets, or other screening devices to break line of sight to noise-sensitive receivers.</p> <ul style="list-style-type: none"> • At least 90 days prior to the start of construction activities, all offsite businesses and residents within 300 feet of the project site will be notified of the planned construction activities. The notification will include a brief description of the project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification should include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. • The project sponsor and contractors will prepare a Construction Noise and Vibration Control Plan. The details of the Construction Noise and Vibration Control Plan, including those details listed herein, will be included as part of the permit application drawing set and as part of the construction drawing set. • At least 10 days prior to the start of construction activities, a sign will be posted at the entrance(s) to the job site, clearly visible to the public, which includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she will investigate, take appropriate corrective action, and report the action to the City. • During the entire active construction period, equipment and trucks used for project construction will utilize the best available noise control techniques | | | <p>Planning Department.</p> | <p>receipt of final monitoring report at completion of construction.</p> |

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| <p>(e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.</p> <ul style="list-style-type: none"> • During the entire active construction period, stationary noise sources will be located as far from sensitive receptors as possible, and they will be muffled and enclosed within temporary sheds, or insulation barriers or other measures will be incorporated to the extent feasible. • During the entire active construction period, “quiet” air compressors and other stationary noise sources will be used where such technology exists. • During the entire active construction period, noisy operations will be combined so that they occur in the same time period as the total noise level produced would not be significantly greater than the level produced if the operations were performed separately (and the noise would be of shorter duration). • Signs will be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment will be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells will be for safety warning purposes only. The construction manager will use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters. | | | | |