

**EXHIBIT A:
 MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT
 (Includes Text for Adopted Mitigation and Improvement Measures)**

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p>extent possible the presence or absence of archaeological resources and to identify and to evaluate whether any archaeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archaeological testing program, the archaeological consultant shall submit a written report of the findings to the ERO. If based on the archaeological testing program the archaeological consultant finds that significant archaeological resources may be present, the ERO in consultation with the archaeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archaeological testing, archaeological monitoring, and/or an archaeological data recovery program. If the ERO determines that a significant archaeological 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 archaeological resource; or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p><u>Archaeological Monitoring Program (AMP)</u> If the ERO in consultation with the archaeological consultant determines that an archaeological monitoring program shall be implemented, the archaeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archaeological 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 archaeological consultant shall determine what project activities shall be archaeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archaeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; • The archaeological 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 archaeological resource; • The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archaeological consultant and the ERO until the ERO has, in consultation with the project archaeological consultant, determined 	<p>Archaeological consultant to submit results of testing, and in consultation with ERO, determine whether redesign of a data recovery program is warranted.</p> <p>Project sponsor and project archaeologists, in consultation with ERO</p> <p>Archaeological monitor and project sponsor and project sponsor's construction contractors</p>	<p>construction</p> <p>At the completion of the archaeological testing program</p> <p>Prior to any demolition or removal activities, and during construction at any location</p> <p>As construction contractors are retained, prior to any soils-disturbing activities.</p> <p>Schedules for monitoring to be established in the</p>	<p>Consultant to submit report of findings from testing program to Planning Department</p> <p>Consultant to prepare Archaeological Monitoring Program (AMP) in consultation with the ERO</p> <p>Archaeological consultant to advise all construction contractors</p> <p>Archaeological monitor to observe construction according to the schedules established in the AMP for</p>	

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<p>that project construction activities could have no effects on significant archaeological deposits;</p> <ul style="list-style-type: none"> • The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archaeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile-driving activity (foundation, shoring, etc.), the archaeological monitor has cause to believe that the pile-driving activity may affect an archaeological resource, the pile-driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archaeological consultant shall immediately notify the ERO of the encountered archaeological deposit. The archaeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archaeological resources are encountered, the archaeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><u>Archaeological Data Recovery Program</u> The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ADRP). The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archaeological 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 archaeological 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 archaeological resources if nondestructive methods are practical. 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 	<p align="center">Archaeological consultant</p> <p align="center">Project sponsor and project archaeologist, in consultation with ERO</p>	<p>AMP, in consultation with ERO.</p> <p>Upon completion of soil-disturbing activities</p> <p>Considered complete once verification of curation occurs.</p>	<p>each site</p> <p>Archaeological monitor shall temporarily redirect construction activities as necessary and consult with ERO</p> <p>Written report of findings of monitoring program to be submitted to ERO</p> <p>Consultant to prepare Archaeological Data Recovery Program in consultation with ERO. Final ADRP to be submitted to ERO</p>	

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<p>system and artifact analysis procedures.</p> <ul style="list-style-type: none"> • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archaeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archaeological 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><u>Human Remains and Associated or Unassociated Funerary Objects</u> 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 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) (Pub. Res. Code Sec. 5097.98). The archaeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (<i>CEQA Guidelines</i> Sec. 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.</p>	<p>Project sponsor and project archaeologist, in consultation with ERO</p>	<p>Ongoing throughout soils-disturbing activities</p>	<p>If applicable, upon discovery of human remains and/or associated or unassociated funerary objects, the consultant shall notify the Coroner of the City and County of San Francisco, and in the event of the Coroner’s determination that the human remains, notification of the California State Native American Heritage Commission who shall appoint a Most Likely Descendant (MLD) who shall make reasonable efforts to develop an agreement for the treatment of human remains and/or associated or unassociated funerary objects.</p>	

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<p><u>Final Archaeological Resources Report</u> The archaeological consultant shall submit a Draft Final Archaeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological 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 Archaeological 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 copy, one unbound copy 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 presented above.</p> <p>Implementation of the approved plan for testing, monitoring, and data recovery under Mitigation Measure M-CP-1a would ensure that the information potential of archaeological resources that may be encountered during construction of the project would be preserved and/or realized. With this mitigation, the proposed project would not have a significant impact on archaeological resources.</p>	<p>Project sponsor and project archaeologist, in consultation with ERO</p>	<p>Upon completion of cataloguing and analysis of recovered data and findings.</p> <p>Upon approval of Final Archaeological Resources Report by ERO</p>	<p>Consultant to prepare draft and final Archeological Resources Report reports. The ERO to review and approve the Final Archeological Resources Report</p> <p>Consultant to transmit final, approved documentation to NWIC and San Francisco Planning Department.</p> <p>Consultant shall prepare All plans and recommendations for interpretation by the consultant 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.</p>	
<p>Mitigation Measure M-CP-1b: Interpretation Based on a reasonable presumption that archaeological resources may be present within the project site, and that the potential significance of some such resources may be may be premised on CRHR Criteria 1 (Events), 2 (Persons), and/or 3 (Design/Construction), the following measure shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources.</p> <p>The project sponsor shall implement an approved program for interpretation of resources. The project sponsor shall retain the services of a qualified archaeological consultant having expertise in California urban historical and marine archaeology. The</p>	<p>Project sponsor and project archaeologist, in consultation with ERO</p>	<p>Prior to and during construction activities</p>	<p>ERO to approve final interpretation program</p>	

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<p>archaeological consultant shall develop a feasible, resource-specific program for post-recovery interpretation of resources. The particular program for interpretation of artifacts that are encountered within the project site will depend upon the results of the data recovery program and will be the subject of continued discussion between the ERO, consulting archaeologist, and the project sponsor. Such a program may include, but is not limited to, any of the following (as outlined in the ARDTP): surface commemoration of the original location of resources; display of resources and associated artifacts (which may offer an underground view to the public); display of interpretive materials such as graphics, photographs, video, models, and public art; and academic and popular publication of the results of the data recovery.</p> <p>The archaeological consultant's work shall be conducted at the direction of the ERO, and in consultation with the project sponsor. All plans and recommendations for interpretation by the consultant 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.</p>				

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<p>Mitigation Measure M-CP-6: Accidental Discovery The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken, each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. If the archeological consultant determines that continuation of construction in the vicinity of the archaeological resource may have a significant impact on the resources, the consultant shall provide recommendations to the ERO regarding how to avoid such an impact. Based on the recommendations reviewed and approved by the ERO, the ERO shall require such specific additional measures to be implemented by the project sponsor that the ERO finds necessary to implement the approved consultant’s recommendations.</p> <p>Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall</p>	<p>Project sponsor to prepare “ALERT” sheet and provide signed affidavit from project contractor, subcontractor(s) and utilities firm(s) stating that all field personnel have received copies of the “ALERT” sheet</p> <p>Project sponsor and project contractor’s Head Foreman</p> <p>Project sponsor and project archaeologist</p>	<p>Prior to soils disturbance activities</p> <p>During soils disturbance activities</p> <p>When determined necessary by the ERO.</p>	<p>ERO to approve signed affidavit</p> <p>ERO to determine if additional measures are necessary</p> <p>ERO to determine if additional measures are necessary to implement</p>	

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<p>be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The EP division of the Planning Department shall receive one bound copy, one unbound copy, 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Project sponsor and project archaeologist to prepare draft and final FARR</p>	<p>When determined necessary by the ERO</p>	<p>ERO to review and approve final FARR</p>	
Transportation Mitigation Measures				
<p>Mitigation Measure M-TR-9: Travel Demand Management Plan The project sponsor will develop and implement a basic Travel Demand Management (TDM) Plan for the residential and commercial uses at the site. The Plan will build upon those TDM elements already being provided as part of the Proposed Project, such as secured bicycle parking and care share spaces, to which it will add additional components such as facilitating maps of local pedestrian and bicycle routes, transit stops and routes, and providing a taxi call service for the restaurant. The mitigation measure will be triggered if and at the time the changes to The Embarcadero/Washington Street identified in the NES are implemented.</p>	<p>Project sponsor and construction contractor(s) to develop and implement</p>	<p>The mitigation measure will be triggered if and at the time the changes to The Embarcadero/Washington Street identified in the Northeast Embarcadero Study (NES) are implemented.</p>	<p>If triggered, project sponsor shall provide a draft TDM Plan to Planning Department and SFMTA for review and approval.</p>	
Noise Mitigation Measures				
<p>Mitigation Measure Noise-1: Construction Noise Pile driving would be required for this project. The project sponsor shall require</p>	<p>Project sponsor and project construction</p>	<p>During construction. At least 48 hours prior to pile</p>	<p>Project sponsor to provide copies of pile driving</p>	

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construction contractors to pre-drill site holes to the maximum depth feasible based on soil conditions. The project sponsor shall also require that contractors schedule pile-driving activity for times of the day that would be in accordance with the provisions of the San Francisco Noise Ordinance and in consultation with the Director of Public Works, to disturb the fewest people. Contractors shall be required to use construction equipment with state-of-the-art noise shielding and muffling devices. At least 48 hours prior to pile-driving activities, the project sponsor shall notify building owners and occupants within 200 feet of the project site by fliers posted on each floor in each building and distributed by building management of the dates, hours, and expected duration of such activities.	contractor(s)	driving activities, the Project Sponsor shall notify building owner and occupants within 200 feet of the project site of the dates, hours, and expected duration of such activities.	schedule approved by DPW and notices to building owners and occupants to Planning Department.	
<u>Mitigation Measure Noise-2: Title 24 Compliance</u> The project sponsor shall conduct a detailed analysis of noise reduction requirements for the proposed buildings. Noise insulation features identified and recommended by the analysis shall be included in the building design, as specified in the <i>San Francisco General Plan</i> Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.	Project sponsor shall retain a qualified acoustical consultant to conduct analysis and include in building design	Prior to issuance of building permit	Consultant to submit report to Department of Building Inspection. Department of Building Inspection to review building plans to ensure recommendations are included.	
<i>Air Quality Mitigation Measures</i>				
Mitigation M-AQ-3: Construction Equipment All off-road construction equipment shall be equipped with Tier 3 (Tier 2 if greater than 750 hp) diesel engines or better. The following types of equipment were identified as candidates for retrofitting with CARB-certified Level 3 verified diesel emission controls (Level 3 VDECs, which are capable of reducing DPM emissions by 85% or better), due to their expected operating modes (i.e., fairly constant use at high revolution per minute): <ul style="list-style-type: none"> • Excavators • Backhoes • Rubber-Tired Dozers • Concrete Boom Pumps • Concrete Trailer Pumps • Concrete Placing Booms • Soil Mix Drill Rigs • Soldier Pile Rigs • Shoring Drill Rigs All diesel generators used for project construction must meet Tier 4 emissions	Project sponsor and project construction contractor(s) shall implement	Project sponsor, with assistance from project construction contractor(s) shall submit quarterly reports regarding compliance with construction equipment usage	Project sponsor to submit quarterly reports to Planning Department	

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standards. As described previously, modeling default equipment inventories were used because site specific information not available at the time of this analysis; hence, the equipment listed above may or may not be used for the project. To the extent that the above listed types of equipment are used for project construction, those equipment types will be required to meet DPM emission standards equivalent to Tier 3 (Tier 2 if greater than 750 hp) engines with Level 3 VDECs, if feasible. For the purposes of this mitigation measure, “feasibility” refers to the availability of newer equipment in the subcontractor’s fleet that meets these standards, or the availability of older equipment in the subcontractor’s fleet that can be feasibly modified to incorporate Level 3 VDECs. It should be noted that for specialty equipment types (e.g. drill rigs, shoring rigs and concrete pumps) it may not be feasible for construction contractors to modify their current, older equipment to accommodate the particulate filters, or for them to provide newer models with these filters pre-installed. Therefore, this mitigation measure may be infeasible.				
Mitigation M-AQ-6: Emergency Generator Emissions Standards and Operating Hours To ensure that health risk impacts from the proposed project do not result in significant impacts to on- and off-site sensitive receptors, the project’s emergency generator shall meet the following requirements: 1. The project sponsor shall ensure that the emergency generator proposed as part of the project meets the emissions standards equivalent to a Tier 2 engine equipped with a Level 3 verified emissions control device; and 2. The project sponsor shall ensure that ongoing testing of this generator is limited to no more than 35 hours per year; and The project sponsor shall maintain records of annual fuel use and operating hours and shall make those records available to the ERO upon request.	Project sponsor and project construction contractor(s) shall implement	Project sponsor, with assistance from construction contractors, shall submit quarterly reports regarding compliance and shall maintain records of annual fuel use and operating hours.	Project sponsor to submit reports to Planning Department	
Mitigation M-AQ-7: Building Design and Ventilation Requirements The project sponsor shall submit a ventilation plan for the proposed buildings. The ventilation plan shall show that the building ventilation systems remove at least 80 percent of the PM _{2.5} pollutants from habitable areas. The ventilation system shall be designed by an engineer certified by ASHRAE, who shall provide a written report documenting that the system offers the best available technology to minimize outdoor to indoor transmission of air pollution. In addition to installation of an air filtration system, the project sponsor shall present a plan that ensures ongoing maintenance for the ventilation and filtration systems. The project sponsor shall also ensure the disclosure to buyers and renters regarding the findings of the analysis and inform occupant’s proper use of any installed air filtration system.	Project sponsor shall retain the services of an appropriately qualified engineer to design ventilation system and prepare report. Project sponsor or project construction contractor(s) shall prepare maintenance	Ventilation plan report and maintenance plan to be prepared prior to issuance of building permit. Project sponsor and building manger or real estate agent shall disclose results of ventilation plan and inform future	Planning Department and Department of Building Inspection to review plans and report for ventilation system. Project sponsor to provide disclosure documents to Planning Department.	

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	<p align="center">plan. Project sponsor shall prepare disclosure documents.</p>	<p align="center">occupants' on the proper use of installed air filtration system at a meeting related to signing ownership papers or rental agreement.</p>		
<i>Sea Level Rise Mitigation Measures</i>				
<p>Mitigation Measure M-SLR-3: Emergency Plan The project sponsor, in conjunction with the building manager, shall prepare an initial Emergency Plan that shall include at a minimum: monitoring by the building manager of agency forecasts of tsunamis and floods, methods for notifying residents and businesses of such risks, and evacuation plans. The plan shall be prepared prior to occupancy of any part of the proposed project. The building manager shall maintain and update the Emergency Plan annually. The building manager shall provide educational meetings for residents and businesses at least three times per year and conduct drills regarding the Emergency Plan at least once per year.</p>	<p align="center">Project sponsor and Building Manager shall prepare Emergency Plan</p>	<p align="center">Prior to occupancy Building manager shall provide Emergency Plan educational meetings at least 3 times per year</p>	<p align="center">Project sponsor to provide copies of emergency plan to Planning Department and Department of Building Inspection, and shall provide copies of annual updates and evidence of meetings.</p>	
<i>Biological Resources Mitigation Measures</i>				
<p>Mitigation Measure M-BI-2: Vegetation Removal During the Non-Breeding Season or Preconstruction Survey Vegetation removal activities for the proposed project shall be conducted during the non-breeding season (i.e., September through February) to avoid impact to nesting birds or preconstruction surveys shall be conducted for work scheduled during the breeding season (March through August). Preconstruction surveys shall be conducted by a qualified ornithologist, authorized by CDFG to conduct such activities, to determine if any birds are nesting in or in the vicinity of vegetation. The preconstruction survey shall be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active songbird nests are found in the work area, a buffer of 50 feet between the nest and work area shall be established. If active raptor nests are found in the work area, a buffer of 200 feet shall be established between the nest and the work area. No work will be allowed with the buffer(s) until the young have successfully fledged. In some instances, the size of the nest buffer can be reduced and its size shall therefore be determined by the biologist in consultation with the CDFG, and shall be based to a large extent on the nesting species, its sensitivity to disturbance, and the type and frequency of disturbance.</p>	<p align="center">Project sponsor to retain qualified professional consultant to carry out and report on surveys</p>	<p align="center">Prior to construction, a preconstruction survey shall be conducted by a qualified botanist within 15 days prior to the start of work from March through May</p>	<p align="center">Copies of report from surveys to be provided to Planning Department</p>	

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<p>Mitigation Measure M-BI-4: Conformity with the Planning Department’s Standards for Bird-Safe Buildings The proposed project shall conform with the applicable requirements of San Francisco Planning Department <i>Standards for Bird-Safe Buildings</i>, Public Review Draft, October 2010 that would apply to the proposed project. In the event that <i>Standards for Bird Safe Buildings</i> are adopted and effective at the time a building permit for the proposed project is sought, the proposed project shall comply with the adopted Standards in addition to any provisions contained in the Public Review Draft, October 2010, not included in the adopted Standards that, in the judgment of the ERO, would provide greater protection for birds.</p>	Project sponsor shall conform to applicable requirements	Prior to building permit issuance	Planning Department and Department of Building Inspection	
Hazards and Hazardous Materials Mitigation Measures				
<p>Mitigation Measure Hazards-1: Flammable Vapors During Construction: The project sponsor shall implement a soil vapor survey to evaluate the presence of potentially flammable vapors prior to final design of the proposed building. Should the survey identify the potential presence of flammable vapors at levels greater than the lower flammability limit or lower explosive limit, then the project sponsor shall require the construction contractor to include measures to control flammable gases during construction (such as ventilation) in the construction site safety plan and to implement these measures.</p>	<p>Project sponsor and qualified soil surveyors shall prepare a soil vapor survey</p> <p>Project sponsor and project construction contractor(s) shall implement</p>	<p>Prior to the issuance of building permit</p> <p>During construction</p>	Project sponsor to provide copy of survey report to Department of Building Inspection	
<p>Mitigation Measure Hazards–2: Vapor Intrusion During Operation: Based on the results of the soil vapor survey conducted in accordance with Mitigation Measure Hazards-1, the project sponsor shall perform a screening evaluation to assess the worst-case risks related to vapor intrusion into the subsurface structure following construction. Should the screening evaluation indicate substantial risk, then the project sponsor shall conduct additional site characterization as necessary and conduct a site-specific evaluation, including fate and transport modeling, to more accurately evaluate site risks. Should the site-specific evaluation indicate substantial risk, the project sponsor shall implement either soil and/or groundwater remediation to remove vapor sources or engineering measures such as a passive or active vent system and a membrane system to control intrusion of vapors into the proposed structure and conduct long-term monitoring for potential intrusion of vapors until risk-based cleanup levels have been met. The degree of monitoring would depend upon site specific conditions and the level of volatile organic compounds present. These actions shall be conducted in accordance with the California Department of Toxic Substances Control guidance, <i>Interim Final, Guidance for Evaluation and Mitigation of Subsurface Vapor</i></p>	<p>Project sponsor and qualified consultant shall perform a screening evaluation, and shall conduct additional site characterization and evaluation if recommended in screening evaluation.</p> <p>Project Sponsor to determine if remediation is required and</p>	<p>Prior to issuance of building permit</p> <p>Project sponsor, with assistance from qualified consultant, shall conduct monitoring for the</p>	<p>Project sponsor shall submit draft and final screening evaluation and monitoring plan to San Francisco Department of Public Health for review and approval.</p> <p>Department of Building Inspection shall ensure that any engineering measures recommended in site-specific evaluation on reports.</p>	

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<i>Intrusion to Indoor Air</i> dated December 15, 2004, revised February 7, 2005 or the current version of this guidance at the time of construction. The screening level and site-specific evaluations shall be conducted under the oversight of the SFDPH and methods for compliance with this measure shall be specified in the site mitigation plan prepared in accordance with Article 22A of the San Francisco Health Code and subject to review and approval by the SFDPH.	implement long-term monitoring for potential intrusion.	duration of construction activities .		
IMPROVEMENT MEASURES FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT				
Improvement Measure TR-1: Garage Signage To minimize the possibility of traffic congestion due to vehicles queuing on Washington Street when entering the proposed garage, an electronic sign, to be activated when the garage is full, will be installed by the garage entrance on Washington Street. The sign will also direct motorists towards the Golden Gateway garage (1,350 spaces), located two blocks to the west of the project site, as an alternative parking location.	Project sponsor and project construction contractor(s) to install garage signage	Prior to building occupancy	Planning Department and Department of Building Inspection	
Improvement Measure TR-3: Pedestrian Alert Device The project sponsor will install an audible and visual device at the garage entrance to automatically alert pedestrians when a vehicle is exiting the facility. A sign will also be installed at the top of the garage ramp facing exiting vehicles with the words "Caution - Watch for Pedestrians" to warn motorists to be observant of pedestrians on the sidewalk.	Project sponsor and project construction contractor(s) to install pedestrian alert device	Prior to building occupancy	Planning Department and Department of Building Inspection	
Improvement Measure TR-8a: Limitation on Trucking Hours During construction, the project sponsor agrees to limit truck movements to the hours between 9 AM and 3:30 PM (or other times, if approved by SFMTA) to minimize construction traffic occurring between 7 and 9 AM or between 3:30 and 6 PM peak traffic hours, when trucks could temporarily impede traffic and transit flow.	Project sponsor and project construction contractor(s) to limit trucking hours	During construction	Planning Department and SFMTA	
Improvement Measure TR-8b: Agency Consultation The project sponsor and construction contractor(s) will meet with the Traffic Engineering Division of SFMTA, the Fire Department, Muni, and the Planning Department to determine the best method to minimize traffic congestion and potential negative effects to pedestrian or bicycle circulation during construction of the proposed project.	Project sponsor and project construction contractor(s) to consult with Planning Department,	Prior to building permit issuance	Planning Department, SFMTA, SF Fire Department, and Muni to approve method to minimize traffic congestion and potential negative	

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	SFMTA, SF Fire Department, and Muni and implement best method to reduce traffic congestion and potential negative effects during construction		effects to pedestrian or bicycle circulation	