

	1012-1022 K STREET PROJECT PROJECT NO. P09-030 MITIGATION MONITORING PROGRAM
--	---

4.0 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring Program (MMP) for the 1012-1022 K Street project. The intent of the MMP is to prescribe a means for properly and successfully implementing and enforcing the mitigation measures applicable to the project as identified within the Merged Downtown Redevelopment Project Environmental Impact Report (EIR). Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMP shall be funded by the applicant.

4.1 COMPLIANCE CHECKLIST

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the Environmental Impact Report for the 1012-1022 K Street project. This MMP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation.

The EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

(CEQA Guidelines Section 15370.) The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions.

The MMP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Sacramento. The table attached to this report identifies the impact number, impact, mitigation measure, the monitoring agency for the mitigation measure, the implementation schedule, and signoff. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento will be responsible for ensuring compliance.

4.2 MITIGATION MONITORING PROGRAM

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

MITIGATION MONITORING PROGRAM 1012-1022 K STREE PROJECT (P09-030- DR09-158)					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
6.3-1	Construction noise at sensitive receptors	<p>6.3-1a Erect a solid plywood construction/noise barrier along the exposed project boundaries. The barrier should not contain any significant gaps at its base or face, except for site access and surveying openings.</p> <p>6.3-1b Construction activities shall comply with the City of Sacramento Noise Ordinance. Pile driving activities shall be coordinated with adjacent land uses in order to minimize potential disturbance of planned activities.</p> <p>6.3-1c Pile holes will be pre-drilled to the maximum feasible depth. This will reduce the number of blows required to seat the pile, and will concentrate the pile driving activity closer to the ground where noise can be attenuated more effectively by the construction/noise barrier.</p> <p>6.3-1d Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment.</p> <p>6.3-1e Designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint</p>	Community Development Department	Applicant shall present written plan for compliance at the time of application for building permits; plan shall be approved by Building prior to issuance of building permits	

MITIGATION MONITORING PROGRAM					
1012-1022 K STREE PROJECT (P09-030- DR09-158)					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
6.3-4	Construction-induced vibration impacts	<p>6.3-4a Implement mitigation measure 6.3-1c.</p> <p>6.3-4b Provide protective coverings or temporary shoring of on-site or adjacent historic features as necessary, in consultation with the Preservation Director.</p> <p>6.3-4c The pre-existing condition of all buildings within a 50-foot radius will be recorded in order to evaluate damage from construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage will be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition.</p> <p>6.3-4d Locate construction staging areas away from adjacent landmark structures.</p> <p>6.3-4e If fire sprinkler failure failures are reported in surrounding office buildings to the disturbance coordinator, the contractor shall provide monitoring during construction and repairs to sprinkler systems shall be provided.</p> <p>6.3-4f Should damage occur despite the above mitigation measures, construction operations shall be halted and the problem activity shall be identified. A qualified engineer shall establish vibration limits based on soil conditions and the types of buildings in the immediate area. The contractor shall monitor the buildings throughout the remaining construction period and follow all recommendations of the qualified engineer to repair any damage that has</p>	Community Development Department	Applicant shall present written plan for compliance at the time of application for building permits; plan shall be approved by Building prior to issuance of building permits	

**MITIGATION MONITORING PROGRAM
1012-1022 K STREE PROJECT (P09-030- DR09-158)**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
		occurred to the pre-existing state, and to avoid any further structural damage.			
Cultural Resources					
6.4-1	Loss or degradation of known or undiscovered prehistoric and historic resources	<p>6.4-1a: (not applicable)</p> <p>6.4-1b Foremen and key members of major excavation, trenching, and grading for sites preparation shall be instructed to be wary of the possibility of destruction of buried cultural resource materials. They shall be instructed to recognize signs of prehistoric use and their responsibility to report any such finds (or suspected finds) immediately, as specified by measure 6.4.1c below, so damage to such resources may be prevented.</p> <p>6.4-1c Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, all work within 20 meters of the find shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include (but would not be limited to) researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and</p>	Community Development Department	Prior to and during construction	

**MITIGATION MONITORING PROGRAM
1012-1022 K STREE PROJECT (P09-030- DR09-158)**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
6.4-3	Potential removal or destruction of historic resources	<p>Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p> <p>6.4-3a As part of any Owner Participation Agreement (OPA), Disposition and Development Agreement (DDA), or other Agency activity that would adversely affect any resource eligible for listing in the California Register of Historical Resources, the Agency shall work with the City Preservation Director to determine an appropriate mitigation fee to cover the cost of preserving other historic resources in the Project Area. The mitigation fee may consist of a contribution to a City Preservation Fund managed by Sacramento Heritage, as established by the City Council as a grant provider for historic buildings, if there are no feasible means of preserving the necessary character defining features of the resource.</p> <p>6.4-3b The resource shall be recorded to Historic American Building Survey/Historic American Engineering Record standards (HABS/HAER) standards prior to their removal. Copies of the HABS/HAER documentation shall be filed with the State Office of Historical Preservation, Sacramento Archive and Museum Collection Center (SAMCC), and the Sacramento Room at</p>	Community Development Department	<p>The mitigation fee payable pursuant to Mitigation Measure 6.4-3 will be based on the cost to preserve the same length of hollow sidewalk in a different location based on the existing condition of the hollow sidewalks in other areas along K Street and the applicable Secretary of the Interior standards for the preservation of such resource. This fee must be paid before permits for construction of the SMUD vault are</p>	

**MITIGATION MONITORING PROGRAM
1012-1022 K STREE PROJECT (P09-030- DR09-158)**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
		<p>the Central Branch of the Sacramento County Library. HABS/HAER recordation typically includes the following:</p> <ul style="list-style-type: none"> a. The development of site-specific history and appropriate contextual information regarding the particular resource. In addition to archival research and comparative studies, this task could involve limited oral history collection. b. Accurate mapping of the resources, scaled to indicate size and proportion of the structures. c. Photo documentation of the designated resources, both in still and video formats. d. Recordation by measured architectural drawings, in the case of specifically designed structures of high architectural merit; "as-built" plans of existing structures/foundation ruins will involve field measurements, office scaled plan layout, and plot out of final plan. 		issued.	
6.6-2	Potential redevelopment of previously identified or unidentified contaminated sites	<p>Hazards and Hazardous Materials</p> <p>6.6-2a A thorough examination of past property uses shall be required for redevelopment projects involving demolition or reuse of older properties or construction on vacant land, prior to demolition or construction. This examination shall conform to the Phase I Environmental Site Assessment process established by ASTM (American Society for Testing and Materials - E1527-00), and shall include a site reconnaissance, a review of regulatory</p>	Community Development Department	During construction activities	

**MITIGATION MONITORING PROGRAM
1012-1022 K STREE PROJECT (P09-030- DR09-158)**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
		<p>databases, interviews with persons knowledgeable of the property, and a review of past property uses using appropriate historical sources. A Phase II Environmental Site Assessment shall be conducted if deemed necessary based on the Phase I Environmental Site Assessment results.</p> <p>6.6-2b If discolored soil, vapors, or contaminated groundwater are encountered during construction activities, all work shall cease until a qualified environmental professional assesses the situation and appropriate action is taken to ensure the safety of workers and the public.</p> <p>6.6-2c Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements.</p>			
6.7-1	Increased flows to Combined Sewer System	<p align="center">Hydrology</p> <p>6.7-1 If mitigation of system-wide impacts to less-than-significant levels cannot be accomplished by the mitigation plan for an Agency engendered project, the project sponsor shall enter into a Mitigation Agreement with the City, which shall be approved by the City of Sacramento Department of Utilities prior to the issuance of building permits. Such an agreement would include, but is not limited to the following:</p>	Community Development Department		

**MITIGATION MONITORING PROGRAM
1012-1022 K STREET PROJECT (P09-030- DR09-158)**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
6.7-4	Exceed capacity of Sacramento Regional County Sanitation District	<p>a) Agreement to pay any and all associated CSS impact fees based on a development's fair share of cost to implement the CSS improvement projects.</p> <p>b) Waiver of all rights to protest future fees, assessment districts, Mello Roos districts, etc.</p> <p>c) Consent to all conditions by any lien holder.</p>	Community Development Department	Prior to Certificate of Occupancy	
Biological Resources					
6.8-2	Effects to existing street trees	<p>6.8-2a Prior to the issuance of building permits, a project proponent shall provide a final site plan for the project to the City Arborist, which plots existing trees, identifies the size, species types and location of those that are proposed for removal, and identifies utilities to be installed and their proposed location relative to existing street trees. The Arborist shall review the plan and determine which trees, if any, are acceptable for removal (Section 6-1-3c).</p> <p>6.8-2b Existing street trees will be preserved and protected to the maximum extent feasible, as determined by the City Arborist. A tree protection plan will be developed consistent with Chapter 12.64. An ISA Certified Arborist will be retained by the developer and/or construction contractor to monitor the tree protection plan and make weekly inspections of the project site</p>	Community Development Department City Arborist	Prior to issuance of building permits	

**MITIGATION MONITORING PROGRAM
1012-1022 K STREE PROJECT (P09-030- DR09-158)**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation and Schedule	Signoff
		during construction. The arborist will monitor and take any required action to ensure the health of the trees.			