

**Exhibit B - THE HYATT BOUTIQUE HOTEL (PB14-061)
MITIGATION MONITORING PROGRAM**

Mitigation Measure	Responsible Entities	Compliance Milestone / Confirm Complete	Verification of Compliance
<p>AIR QAULITY (Initial Study)</p> <p>AQ-1 <i>The applicant shall require its construction contractors to implement all of SMAQMD’s Basic Construction Emission Control Practices, as follows, to minimize construction-related emissions of PM₁₀ (and PM_{2.5}).</i></p> <ul style="list-style-type: none"> • <i>Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.</i> • <i>Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.</i> • <i>Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.</i> • <i>Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).</i> • <i>All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</i> • <i>Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.</i> • <i>Maintain all construction equipment in proper working condition according to manufacturer’s specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.</i> <p>AQ-2 <i>Prior to issuance of Building Permits, the project applicant shall demonstrate on the plans via notation how the project design would exceed the 2013 California Building Energy Efficiency Standards Code by five percent. The plans shall be subject to review and approval by the Community Development Department.</i></p> <p>AQ-3 <i>Prior to issuance of Building Permits, the project applicant shall submit a CALGreen</i></p>	<p>Project Applicant / Contractor</p> <p>Verified by Community Development Department (CDD)</p> <p>Project Applicant / Contractor</p> <p>Verified by CDD</p> <p>Project Applicant</p>	<p>Measures shall be listed on project plans and</p> <p>Measures shall be implemented in field during grading and construction activities.</p> <p>Measures shall be listed on project plans with compliance prior to issuance of Building Permits. Measures shall be</p>	

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<p><i>checklist demonstrating how the project meets the 2013 CALGreen Tier 1 water efficiency and conservation standards. The checklist shall be subject to review and approval by the Community Development Department.</i></p>	<p>/ Contractor Verified by CDD</p>	<p>listed on project plans with compliance prior to issuance of Building Permits.</p>	
<p>HAZARDS (Initial Study)</p> <p>Haz 1 Minimize Potential for Accidental Release of Hazardous Materials.</p> <p>(a) <i>Prior to demolition of existing structures, the project applicant shall provide written documentation to the City that asbestos testing and abatement, as appropriate, has occurred in compliance with applicable federal, state, and local laws.</i></p> <p>(b) <i>Prior to demolition of existing structures, the project applicant shall provide written documentation to the City that lead-based paint testing and abatement, as appropriate, has been completed in accordance with applicable state and local laws and regulations.</i></p> <p>(c) <i>Prior to demolition, the project applicant shall submit a written plan to the SCEMD describing the methods to be used to (1) identify locations that could contain hazardous residues; (2) remove plumbing fixtures known to contain, or potentially containing, hazardous materials; (3) determine the waste classification of the debris; (4) package contaminated items and wastes; and (5) identify disposal site(s) permitted to accept such wastes. Demolition shall not occur until the plan has been accepted by the SCEMD and all potentially hazardous components have been removed to the satisfaction of SCEMD staff.</i></p>	<p>Project Applicant / Contractor</p> <p>Verified by Community Development Department (CDD)</p>	<p>Documentation of compliance shall be provided to Community Development Department prior to issuance of Demolition / Wrecking Permit(s).</p>	
<p>CULTURAL RESOURCES (EIR)</p> <p>Cultural 1 - Rehabilitation</p> <p>The proposed rehabilitation of the two corner primary street facades of the Hotel Marshall building shall be undertaken in such a way as to preserve, rehabilitate, or, in certain instances, restore significant exterior architectural features now in a state of disrepair, or which have been lost to alteration, and are subject to further deterioration. The careful</p>	<p>Project Applicant / Contractor</p> <p>Verified by</p>	<p>Measures shall be listed on all project plans and</p>	

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<p>rehabilitation action shall enhance the façade elevations and ensure their retention as part of the architectural heritage and history of Sacramento.</p> <p>Storefront openings shall be rehabilitated to retain original cast-iron pilasters, storefront glazing and entry systems typical of the era of significance, and retention of awning panels and upper clerestory/transom windows above the awning panels, recognizing the need for accessibility and accommodation of new ground floor commercial uses.</p> <p>The retention and rehabilitation of the larger of the two Hotel Marshall signs, one interpreted within the new Hyatt hotel as part of the story of the building's history, and the other placed in local history repositories, such as the Center for Sacramento History, will contribute to the awareness, understanding, and pride of the Sacramento community in its heritage. The applicant shall incorporate one of the neon hotel signs into a display in the interior of the hotel, and shall offer to donate the other hotel sign to the Center for Sacramento History.</p> <p>The applicant shall conduct additional research, as directed by the City of Sacramento Preservation Director, to identify the potential presence of former retractable awnings and consider restoring that feature, now long missing.</p> <p>In order to protect the east and south elevation façade walls during the demolition and construction of the interior and the new tower, a sufficient structural system shall be designed and utilized to ensure there is no damage to the two facades or significant elements of those facades during the rehabilitation work, with a focus on protection of its fragile architectural features as a primary concern. Foundation pile driving shall not be used for construction of the new tower due to its potential for damage to the historic facades and nearby historic buildings.</p> <p>The attachment of the façade sections to a new interior structure shall be undertaken in such a way to ensure there is no damage to the exterior façade or significant architectural fabric or features.</p> <p><i>This measure includes elements such as:</i></p> <ul style="list-style-type: none"> • <i>Retention and rehabilitation of the two original street façade fire escapes;</i> • <i>Retention and rehabilitation of the original Hotel Clayton sign carved above the 7th Street entryway;</i> 	<p>Community Development Department (CDD) (Preservation Director or Urban Design Manager)</p>	<p>Prior to and during construction activities</p>	

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<ul style="list-style-type: none"> • <i>Retention of original street façade window opening configurations through the elimination of new hotel room walls that, as originally proposed, would have crossed original window openings;</i> • <i>Retention of original street façade window opening configurations, including original storefront openings, by requiring that new structural retrofit work not cross any original openings; and</i> • <i>Reconstruction of previously removed cornice return at the northeast corner of the building adjacent to the Jade Apartments.</i> <p>Cultural 2 - Documentation</p> <p>Prior to any construction activity, the existing building shall be recorded photographically and in accord with Level 2 provisions of the Historic American Building Survey.</p> <p>Cultural 3 - Restoration</p> <p>Complete restoration of the projecting cornice shall be undertaken during the exterior rehabilitation of the two historic exterior facades. Both fire escapes shall be rehabilitated, though connecting ladders will be removed and windows that may have originally allowed access will be locked with appropriate warning notices on the interior that the fire escapes are not functional and directing hotel occupants to the emergency egress for the building. All new interior partition walls will align with solid exterior façade walls and not cross any of the existing window openings. New structural elements shall be designed in such a way that no structural brace frames will cross any of the existing window or storefront openings. The original Clayton Hotel sign carved over the original 7th Street entry will be retained and restored. The cornice end/corner extension at the 7th Street north-most end of the building will be restored.</p> <p>Cultural 4 - Optional Actions</p> <p>Options for funding preservation projects to mitigate impacts that may be considered as part of the project:</p> <ul style="list-style-type: none"> ■ Fund a survey of all hotels in the city over 45 years of age. 	<p>Project Applicant / Contractor. Verified by CDD, (Preservation Director or Urban Design Manager)</p> <p>Project Applicant / Contractor. Verified by CDD, (Preservation Director or Urban Design Manager)</p> <p>Project Applicant / Contractor discussed with CDD, (Preservation Director or Urban Design Manager)</p>	<p>Prior to issuance of Wrecking and/or Building Permits</p> <p>Measures shall be listed on project plans.</p> <p>Prior to and during construction activities</p> <p>Measures shall be considered and discussed with Community Development Department, Urban Design and Preservation Staff.</p>	

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<ul style="list-style-type: none"> ■ Fund a digital application historic walking tour of the downtown area ■ Fund an oral history program interviewing people important to the history of the Hotel Marshall/Clayton area and the downtown ■ Fund processing of collections at local library and/or archival repositories ■ Create exhibits/displays of lost historic buildings in the downtown area for public view and/or event attendance. ■ Re-create a Clayton Club in the rehabilitated Hotel Marshall. ■ Arrange for a potential distribution of salvaged building fabric from the demolition of the interior. 			