

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 449-2037, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Farmer's Market III  
Applicant - Name: Separovich-Domich  
Address: 2929 K Street, Sacramento, CA 95816

Project Location / Legal description of Property (if recorded):

Lot 8 and West on-half of Lot 7, in the block bounded by 'Q' and 'R', 30th and 31st Streets of the City of Sacramento, according to the official Map or plan thereof.

Assessor's Parcel Numbers: 007-0352-010

SECTION 2: GENERAL INFORMATION

The project as approved includes three (3) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the firm of man and Domich.

SECTION 3: PLAN COMPONENTS

1. AIR QUALITY

Mitigation Measures:

- A. 1. Provide and maintain at least 10 "Bike Lockers Class 1" on-site.
- 2. Provide and maintain a display that would be centrally located for employees of the proposed project that would list amenities within the proposed project and within a 1/2 of a mile of the project site (e.g. food, cleaning, insurance, banking, childcare, and public transit).
- 3. Distribute an annual newsletter to employees to inform them of the above items. Also, new employees would need to receive the newsletter prior to starting work so they would be aware of the services described above.
- 4. Provide and maintain shower facilities with personal lockers for both men and women within the design of the proposed project.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

The City of Sacramento, Department of Public Works

Monitoring Program:

Mitigation Measure A (1):

The Building Division shall ensure that bicycle lockers are indicated on the plans prior to the issuance of Building Permits. The Building Division shall schedule an inspection with its Site Conditions Unit using a Special Conditions Attachment to verify that the ten bicycle lockers are in place prior to the issuance of a Final, a Certificate of Occupancy or a Certificate of Completion.

Mitigation Measure A (2):

The Building Division shall ensure that a local amenities display area is indicated on the plans in the lobby, the employee break room, or other central location for employees prior to the issuance of Building Permits. The Building Division shall schedule an inspection with its Site Conditions Unit using a Special Conditions Attachment to verify that the local amenities displays are in place prior to the issuance of a Final, a Certificate of Occupancy or a Certificate of Completion.

Mitigation Measure A (3):

The property owner/manager shall prepare an annual newsletter to all employees working within the building to inform them of the shower facilities, the bicycle lockers, and the display board (Mitigation Measure A). The newsletter shall be verified by the Department of Public Works in conjunction with the annual TMP review.

Mitigation Measure A (4):

The Building Division shall ensure that shower facilities with personal lockers for both men and women are incorporated into the project design and that such facilities are indicated on the building plans prior to the issuance of Building Permits. The Building Division shall schedule an inspection with its Site Conditions Unit using a Special Conditions to verify that the showers and lockers are in place prior to the issuance of a Final, a Certificate of Occupancy or a Certificate of Completion.

**2. NOISE**

Mitigation Measures:

**B. GENERAL**

1. All exterior walls are to be grouted or caulked airtight at exposed exterior joints.
2. Penetrations of exterior walls by pipes, ducts, conduits and the like are to be caulked or filled with mortar.
3. All windows and doors must be weatherstripped or mounted in low air infiltration design frames meeting ANSI air infiltration standards.
4. The "storefront" and upper floor windows on the west facade should consist of 1/4" laminated glass, such as "Pan-Lam" SL-101 or equivalent. Windows on the south, north, and east facades should consist of 1/4" plate glass or laminated glass.

5. Air conditioning or other suitable means of ventilation must be provided to allow occupants to close doors and windows for the required acoustical isolation.
6. Construction techniques must be consistent with the assumptions and minimum building practices cited in this report - (The exterior wall construction for the upper four floors consists of plaster on gypsum board mounted to steel studs. The interior wall skin would be gypsum board with 3" fiberglass insulation material in the stud cavity. Windows on all floors are assumed to be 1/4" laminated plate glass in low air infiltration rate frames. Doors were assumed to be plate glass and fully weatherstripped. It was also assumed that no major flanking paths such as non-baffled ducts or vents were present).
7. Alternative methods or materials may be substituted for the identified mitigation measures where it is demonstrated to the satisfaction of the Environmental Services Division that adequate noise attenuation will be provided.
8. A note shall be placed on all plans submitted for building permits indicating the noise mitigation measures (A) 1-7 above.

Entity Responsible for Ensuring Compliance:

The City of Sacramento, Department of Planning and Development

Monitoring Program:

Mitigation Measures B (1-8):

Prior to the issuance of any Building Permit, the Building Division shall require that final building plans incorporate the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment to ensure that the noise reduction measures are being implemented. Prior to the issuance of a Final, Certificate of Occupancy or a Certificate of Completion for the project, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

**3. COMBINED SEWER/STORM DRAIN CEASE AND DESIST AREA (Utilities: Water)**

Mitigation Measure:

- C. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.

Entity Responsible for Ensuring Compliance:

City Attorney, City of Sacramento  
Department of Planning and Development, City of Sacramento  
Department of Public Works, City of Sacramento

**Monitoring Program:**

Prior to issuance of a Notice to Proceed by the Department of Public Works, and prior to issuance of any Building Permit by the Building Division, the applicant shall execute an agreement as described above subject to approval by the City Attorney. The applicant shall provide the City Entities with a copy of the executed agreement prior to the issuance of a Notice to Proceed or any Building permit.