

1. Project Title: **Carondelet Gymnasium and Aquatic Center**

2. Lead Agency Name and Address: **City of Concord
Planning Division
1950 Parkside Drive, MS/53
Concord CA 94519**

3. Contact Person and Phone Number: **Project - G. Ryan Lenhardt, Senior Planner, (925) 671-3162**
CEQA - Same

4. Project Location: **1133 Winton Drive, City of Concord, County of Contra Costa**

5. Project Sponsor's Name and Address: **Carondelet High School
1133 Winton Drive
Concord, CA**

6. General Plan Designation: **Public/Quasi-Public**

7. Zoning: **R-8 (Single Family Residential, 8,000 sq. ft. minimum lot size)**

8. Description of Project:
Application for a Use Permit Amendment and Design Review for the construction of a 62,000 sq. ft. +/- gymnasium and natatorium (indoor swimming pool) to replace an existing 18,000 sq. ft. gymnasium at an existing private high school. The high school has a total building area of 117,439 sq. ft. and is limited to a maximum of 800 students. The proposed improvements do not affect the existing student enrollment. The project will modify the parking area by removing 32 of the 414 existing parking spaces. The project also proposes installing new building and site lighting and landscaping.

9. Surrounding Land Uses and Setting. (Briefly describe the project's surroundings.):
The site is surrounded by single-family residences and De La Salle High School to the east and Treat Boulevard to the north.

10. Other agencies whose approval is required (e.g. permits, financing approval, or participation agreement.):
**Bay Area Air Quality Management District
Contra Costa County Fire Protection District
Contra Costa Water District**

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |

Determination:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

G. Ryan Lenhardt
Printed Name

July 3, 2011
Date

Issues:

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS -- <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

Discussion

- a) The project site and surrounding areas are not identified as a scenic vista in the City’s General Plan.
- b) The site is located in an urban environment that does not have any significant scenic resources, trees, rock outcroppings, or historical buildings.
- c) The addition of a new building and landscaping will alter the visual character of the site. Plans for the proposed improvements have been reviewed by the City’s Design Review Board, which has determined that the proposed project complies with the City’s Community Design Guidelines and is compatible with the existing character of the site and surrounding neighborhood.
- d) The project site is located in a developed environment that includes exterior lighting associated with existing commercial, office, and residential buildings in the project’s vicinity, and streetlights along Treat Boulevard and Winton Drive. The existing school site contains facility lighting on buildings and security lighting within the parking areas. Existing exterior lighting that most directly impacts the adjacent residential properties to the west and south includes roof-mounted light fixtures on the academic building, exterior wall mounted light fixtures on the gymnasium, exterior wall mounted lighting on the west side of the convent building, pole mounted lighting in the north parking lot, perimeter pole mounted lighting along the south property line, and ceiling lighting in the parking structure.

The Project proposes to replace the majority of all exterior building and site lighting with new fixtures and permanently remove others. New exterior soffit downlights will be incorporated into the gymnasium and swimming pool canopies to illuminate the plazas at the building entries. Exterior wall mounted accent luminaries will replace the existing fixtures on the south wall of the classroom building and the chapel. Roof mounted and parapet light fixtures will be removed from the academic building and the convent to reduce offsite glare.

A single pole with two luminaire-style fixtures will replace the parking lot standards. A matching pole with one luminaire-style fixture will replace the existing perimeter light standards. The existing parking garage ceiling lights will incorporate glare shields to screen and direct light downward.

Landscape lighting is proposed in the quad using column lights for walkway illumination. Ground-mounted accent lights will provide up lighting of the trees. A covered walkway will provide down lighting between the quad and the pool plaza.

The addition of new lighting and temporary construction activities would create new sources of light and glare that could adversely affect day or nighttime views in the area however, they are not expected to be significant given the Project is in an urban setting. An Exterior Lighting Evaluation and Remediation Mock-Up, prepared by Lindsley Architectural Lighting, dated December 30, 2007, evaluated the effect of the existing exterior lighting impacts on the adjacent residential neighborhood and provided remediation recommendations based on Illumination Engineering Society of North America Recommended Practices and American National Standards as they relate to the proposed lighting plan.

The study concluded the existing condition does not exceed an average property line illuminance standard, however it does exceed the maximum recommended illuminance at specific points along the west and south property line. The study provides corrective actions to modify the obtrusively bright lighting fixtures such as replacing fixtures with a full cut-off wall light, adding manufacturers glare shielding, or removing fixtures completely. While the proposed lighting plan addresses these recommendations, they will need to be verified by an integrated photometric study (showing light contributions from all light fixtures) and an actual product field mock-up at the correct mounting height to confirm its glare control performance.

	Summary of Impacts			
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<p>Determination of actual height, wattage and type of fixture requires the same additional study. Given the Project's relationship to neighboring residential properties, the study also recommended a lighting curfew limiting lighting levels during times of less activity. Mitigation measures are proposed to ensure compliance with the recommendations contained in the lighting study and to comply with city light standards.</p> <p><u>Mitigation AESTHETICS-1:</u> <i>The lighting design shall comply with the Illuminating Engineering Society of North America (IESNA) Standards for Zone E2 (Areas of low ambient brightness), for parking lot safety and security at the property line as described in the Exterior Lighting Evaluation and Remediation Mock-Up prepared by Lindsley Architectural Lighting dated December 30, 2007.</i></p> <p><u>Mitigation AESTHETICS-2:</u> <i>In order to comply with the recommendations in the lighting evaluation, the following lighting curfew shall apply.</i></p> <ul style="list-style-type: none"> • <i>Prior to 11:00 p.m. – no more than 0.3 foot-candles at the property line.</i> • <i>Between 11:00 p.m. and 5:00 a.m. – no more than 0.1 foot-candles at the property line.</i> <p><u>Mitigation AESTHETICS-3:</u> <i>Lighting at construction sites shall be shielded and shall face downwards at lot lines so as to not be directly visible from any adjoining sensitive uses (such as the residential development to the south and west and De La Salle High School) unless required to maintain safe levels of lighting for work and security, and as necessary to meet OSHA standards.</i></p> <p><u>Mitigation AESTHETICS-4:</u> <i>All exterior building, parking lot, and ground lights shall be low profile, low intensity, and directed downward to minimize light and glare.</i></p> <p><i>Lights shall be shielded at lot lines so they are not directly visible from any adjoining residential district.</i></p> <p><u>Mitigation AESTHETICS-5:</u> <i>The school shall provide a lighting and photometric plan. The plan shall measure foot-candle levels at the perimeter of the site. These plans shall be prepared to indicate the extent of light spillover onto adjacent properties.</i></p>				
II. AGRICULTURE AND FORESTRY RESOURCES --Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
Discussion:				
<p>a) The project site is developed as a private school. Neither the site nor surrounding properties support active agricultural uses.</p> <p>b) The project site is zoned R-8 that primarily allows for single-family residential use. Therefore the proposed project would not conflict with zoning for agricultural use and there is no Williamson Act contract that applies.</p> <p>c) No impact. See discussion above.</p>				
III. AIR QUALITY -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

	Summary of Impacts			
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Discussion				
<p>a) The proposed project is located in the San Francisco Bay Area Air Basin, which is a state and federal “non-attainment” area for ozone and a state “non-attainment” area for particulate matter with less than a 10-micron diameter (PM₁₀). To achieve attainment, the Bay Area Air Quality Management District (BAAQMD) has developed both the <i>Revised San Francisco Bay Area Ozone Attainment Plan for the 1-Hour National Ozone Standard</i> (in compliance with the Federal Clean Air Act) and the <i>Bay Area 2000 Clean Air Plan</i> (in compliance with state law). These plans contain mobile source controls, stationary source controls and transportation control measures to be implemented in the region to attain the State and Federal ozone standards within the Bay Area Air Basin. The project site is situated in a developed area of Concord that is conveniently served by public transit including the County Connection and Bay Area Rapid Transit (BART). By providing for infill development served by public transportation, the proposed project would implement applicable transportation control measures. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan.</p> <p>b) During construction, the operation of equipment would emit hydrocarbons, oxides of nitrogen, carbon monoxide, and particulate matter (consisting of windblown dust and diesel particulate). These emissions would occur at less-than-significant levels. The BAAQMD’s approach to analysis of construction impacts is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions (BAAQMD 1996). The project would be required to implement BAAQMD control measures for controlling PM₁₀ emissions from construction activities. To mitigate this impact to less than significant levels, the following mitigation measures shall be <i>implemented by contractors during demolition of existing structures</i>:</p> <p><i>Mitigation AIR-1:</i> <i>The following dust control measures shall be implemented by contractors during demolition of existing structures:</i></p> <ul style="list-style-type: none"> • <i>Use water to control dust generation during demolition of structures and the breaking up of pavement.</i> • <i>Cover all trucks hauling demolition debris from the site.</i> • <i>Use dust-proof chutes to load debris into trucks whenever feasible. Use water to control dust generation during transport and handling of recycled materials.</i> • <i>All crushing or screening equipment used on site for the recycling of materials; will be permitted by the BAAQMD or the State’s portable equipment statewide registration program, and utilize Best Available Control Technology for that type of equipment.</i> <p><i>Consistent with guidance from the BAAQMD, the following measures shall be required of construction contracts and specifications for the Project:</i></p> <ul style="list-style-type: none"> • <i>Water all active construction areas at least twice daily, and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non toxic stabilizers or dust palliatives.</i> • <i>Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.</i> • <i>Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.</i> • <i>Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.</i> • <i>Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</i> • <i>Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</i> • <i>Replant vegetation in disturbed areas as quickly as possible.</i> <p><i>The following are additional, but not mandatory, mitigation measures recommended by the BAAQMD to reduce engine exhaust emissions:</i></p> <ul style="list-style-type: none"> • <i>Use alternative fueled construction equipment.</i> • <i>Minimize idling time (5 minutes maximum).</i> • <i>Maintain properly tuned equipment.</i> • <i>Limit the hours of operation of heavy equipment and/or the amount of equipment in use.</i> 				

	Summary of Impacts			
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c-e) The project will result in adding one new building that includes a gymnasium, natatorium, locker rooms, classrooms, and storage. The cumulative affect of the new building will have a less than significant impact on air quality, as they will not involve the use of criteria pollutants or emissions.				
IV. BIOLOGICAL RESOURCE -- <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

	Summary of Impacts			
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Discussion

- a) The site and surrounding properties are developed and do not support any special habitats. No identified candidate, sensitive, or special status species inhabits the project site, thus the proposed project would not adversely affect any such species.
- b) There is no riparian habitat or any other sensitive natural community on the site. The proposed project would therefore have no effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife.
- c) The project site is relatively level and contains no active drainage. Therefore, there will be no impact on wetlands as defined by Section 404 of the Clean Water Act.
- d) The project site is located within an existing urban environment. The project site is developed as a private school, and the area surrounding the project site is also developed. No wildlife corridors or native wildlife nurseries are within the project area. Thus, the project would not interfere with fish or wildlife movement.
- e) Construction activities associated with the Project, such as demolition, excavation, and new construction will result in the removal of trees and could result in damage to trees currently intended for preservation. Concord’s Trees and Shrubs Ordinance defines heritage trees as those that are at least 72 inches in circumference (approximately 24 inches in diameter) measured 4 ½ feet above natural or established grade, a multi-stemmed tree which has one stem of at least 24 inches or more in circumference, or any tree or group of trees which has a relationship to an event of historical significance or is of public interest and which has been designated by action of the Planning Commission as a heritage tree (Code 1965, §4301; Ord. No. 89-15).

An arborist report prepared by Grant Hamilton, date stamp received January 8, 2009, identified 72 trees that may be impacted during development ranging in size from 4” diameter single stemmed trees to 22” diameter multi-stemmed trees measured at 4 ½ feet above grade. They include Pear, Cypress, Ash, Sumac, and Cottonwood specimens. None of the trees inventoried meet the minimum size requirements to qualify as a heritage tree. Thirty trees will be removed to accommodate construction. Forty-seven new trees are proposed along with new shrubs and groundcover planting. Mitigation measures are proposed to protect the trees that are intended to be saved during construction.

Mitigation BIOLOGICAL-1:

A. Specifications for Demolition and Site Clearing:

The following work must be accomplished before any demolition or site clearing activity occurs within Tree Protection Zone of trees to be preserved.

- *The demolition contractor is required to meet with the consultant at the site prior to beginning work to review all work procedures, access and haul routes, and tree protection measures.*
- *The limits of all tree protection zones shall be staked in the field.*
- *Structures, pools, and underground features to be removed within the tree protection zone shall use the smallest equipment and operate from outside the Tree Protection Zone when possible.*
- *All trees shall be pruned in accordance with the provided Pruning Specifications if recommended.*
- *An orange safety fence with posts sunk in the ground shall be erected to enclose the tree protection zone.*
- *Any damage to trees due to demolition activities shall be reported to the consulting arborist within 6 hours so that remedial action can be taken. Timeliness is critical to tree health.*

	Summary of Impacts			
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<ul style="list-style-type: none"> If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of <u>6 inches</u> of mulch or gravel shall be created to protect the soil from compaction. The roadbed shall be replenished as necessary to maintain a <u>6-inch</u> depth. <p>B. Construction Specifications: Before beginning work, the contractor is required to meet with the consultant at the site to review all work procedures, access routes, storage areas, and tree protection measures.</p> <ul style="list-style-type: none"> Fences will have been erected to protect trees to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be removed without the written permission of the consulting arborist. Construction trailers and traffic and storage areas must remain outside fenced areas at all times. All underground utilities and drain and irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone. Additional tree pruning required for clearance during construction must be performed by a qualified arborist and not by construction personnel. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water. If injury should occur to any tree during construction, the consulting arborist shall evaluate it as soon as possible so that appropriate treatments can be applied. The consulting arborist must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots. All trees shall be irrigated on a schedule to be determined by the consulting arborist. Each irrigation shall wet the soil within the tree protection zone to a depth of <u>30 inches</u>. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching, trees that have Tree Protection Zones affected shall be root pruned 1-foot outside the Tree Protection Zones by cutting all roots cleanly to a depth of <u>24 inches</u>. Roots shall be cut by <u>manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, and narrow trencher with sharp blades, or other approved root-pruning equipment</u>. Any roots exposed during grading or construction shall be exposed to sound tissue and cut cleanly with a saw. If temporary haul or access roads must pass over root area of trees to be retained, a roadbed of <u>6 inches</u> of mulch or gravel shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain <u>6-inch depth</u>. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently. No debris pits shall be placed within the tree protection zone. No debris or garbage may be dumped or buried within the tree protection zone. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees. <p>f) The project site is in a developed area that does not have any applicable habitat conservation plan or natural community conservation plan.</p>				

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✗
b) Cause a substantial adverse change in the significance of an archaeological				✗

	Summary of Impacts			
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resource pursuant to §15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✗		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✗		
Discussion				
<p>a, b) Based on staff's research of common databases on statewide historical, archeological, and paleontological resources, including the California Historical Resource Information System (CHRIS), staff determined that there are no known historical, archeological, or paleontological resources on the site.</p> <p>c) Earthmoving and excavation activities associated with site preparation and building construction as proposed by the Project could alter, damage, and/or destroy historically significant archaeological resources in subsurface soils within the Project site.</p> <p><u>Mitigation CULTURAL-1:</u> Should any previously undiscovered historic or prehistoric resource(s) be found during construction, work shall stop, in accordance with CEQA §15064.5(f), until such time that the resource can be evaluated by a qualified archaeologist, and sufficient time and funding is allowed for appropriate mitigative action taken as determined necessary by the City.</p> <p>d) Construction and excavation of the Project site could disturb previously undiscovered human remains.</p> <p><u>Mitigation CULTURAL-2:</u> If human remains or burial sites are accidentally discovered during construction, the following steps shall be taken:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Contra Costa County coroner is contacted to determine that no investigation of the cause of death is required. • In the event that the coroner determines the remains to be Native American or funerary objects are discovered, the provisions of the California Health and Safety Code shall be followed. 				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			✗	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✗	
ii) Strong seismic ground shaking?			✗	
iii) Seismic-related ground failure, including liquefaction?			✗	

	Summary of Impacts			
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iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion

- a) The nearest potentially active fault is the Concord fault, which lies approximately 1 mile east of the project site. Surface faulting or ground rupture tends to occur along lines of previous faulting. Since there are no fault lines within the site boundaries, the possibility of surface rupture on the project site is negligible. However, due to the site's proximity to the Concord Fault, ground shaking is considered to be a major seismic hazard at the site during the design life of the proposed structure. The degree of shaking experienced at the site is dependent on the magnitude and duration of the event, the distance to its focus, travel path of the seismic energy, and the surficial geology and soil deposits. Proposed improvements to the project site would be designed in strict adherence to current standards for earthquake resistant construction, including the California Building Code (CBC), for seismic safety. Conformance with the CBC would reduce the effects of ground shaking and mitigate potential adverse seismic impacts to less than a significant level. Lastly, the topography of the site and surrounding area is flat; therefore the occurrence of slides in the area is unlikely.
- b) The proposed building will be located in an area where there is already a building, surface parking, or other improvements constructed of impervious surfaces. However, construction activities associated with the proposed project may expose areas of soil that have previously been covered with concrete. This temporary loss of erosion control will expose bare soil, which will be subjected to erosion by wind and storm water runoff. Concentrated water erosion, if not managed or controlled, can eventually result in significant soil loss and/or discharging of sediment into utilities and/or adjacent lots. Sediment from project-induced onsite erosion can also accumulate in downstream drainage facilities, interfere with flow, and aggravate downstream flooding conditions.

In order to minimize erosion impacts, the proposed project is applying for the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit), which involves preparing a Storm Water Pollution Prevention Plan (SWPPP) for all construction phases of the proposed project. This permit is required by the Regional Water Quality Control Board (RWQCB). The objectives of the SWPPP are to identify pollutant sources (such as sediment) that may affect the quality of storm water discharge and to implement Best Management Practices (BMPs) to reduce pollutants in storm water discharges. BMPs are individual or combined measures that can be implemented in a practical and effective manner on the project site which, when applied, prevent or minimize the potential release of contaminants into surface waters and groundwater. In addition, the project sponsor will be preparing an Erosion Control Plan (ECP) designed for implementation during construction.

Since BMPs have been recognized as methods to effectively prevent or minimize the potential release of contaminants into

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<p>surface waters and groundwater, and that the project sponsor will be requiring the contractor to adhere to the project's ECP, compliance with the SWPPP and the ECP would reduce potential erosion impacts during project construction to less-than-significant levels.</p> <p>c) The project site is underlain by geologic materials that are stable, evidenced by the materials that currently serve as foundations for the existing buildings onsite. All areas left exposed would be developed or otherwise stabilized, making landslides, lateral spreading, subsidence, liquefaction, or collapse unlikely. Thus, this impact is considered less than significant.</p> <p>d) The effects of expansive soils could damage foundations and aboveground structures, paved parking areas, and concrete slabs. Surface structures with foundations constructed in expansive soils would experience expansion and contraction depending on the season and the amount of surface water infiltration. The expansion and contraction due to the behavior of expansive soils could exert enough pressure on the structures to result in cracking, settlement, and uplift.</p> <p><i>Mitigation GEOLOGY-1:</i> <i>The soil preparation shall be undertaken in accordance with the recommendations of the geotechnical report being prepared by the Project soil engineer to improve and/or eliminate settlement and expansive soils conditions. All of the recommendations in the geotechnical report shall be adhered to.</i></p> <p>e) Implementation of the proposed project would not involve the use of septic tanks or alternative wastewater treatment disposal systems to handle wastewater generation. Therefore, no impacts would result from project implementation.</p>				
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✗
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✗

Discussion

- a) This project would result in a negligible temporary increase in vehicle trips associated with the construction of the project. This temporary increase in vehicle trips would not result in significant CO₂e emissions.
- b) Greenhouse gases (GHG) are primarily caused by the release of CO₂ and other GHG's from the consumption of fossil fuels. A major source of GHG's is CO₂ from vehicle emissions. Additional GHG sources include energy consumption in buildings such as homes. The Bay Area Air Quality Management District (BAAQMD) has adopted a significance threshold of 1,100 Metric Tons of CO₂e (Equivalent Carbon dioxide) per year for GHG. This roughly equates to 2,400,000 lbs/yr of CO₂e or 1,200 tons/yr of CO₂e. The project is consistent with the District's adopted thresholds for GHG's.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✗

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion

- a, b) The project site will continue to be used as a school that will not involve the routine transport, use, and disposal of hazardous materials. Although there is a potential for release of hazardous substances during project construction, such as gasoline or chemicals, should an accident occur this risk would be reduced to a level of insignificance by the project's required compliance with all applicable Building and Fire codes regarding safety. Potential volatile emission from using these products is expected to be negligible.
- c) The Project is located directly across the street from De La Salle High School, within ¼ mile of the existing school. Hazardous materials are commonly found in building materials and could be released during demolition of the existing gymnasium.

Mitigation HAZARD-1:

An asbestos and Lead Based Paint (LBP) survey shall be performed for all structures constructed prior to 1980 that may be demolished or renovated during Project construction activities. Known or suspected asbestos-containing materials shall be abated by a certified asbestos abatement contractor in accordance with BAAQMD regulations and notification requirements.

If LBP is identified, federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling LBP is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Other hazardous materials associated with buildings, such as fluorescent lights and electrical switches, shall be disposed of in accordance with Department of Toxic Substances Control hazardous waste regulations.

- d) Based on the inventory of sites maintained by the Department of Toxic Substances Control, the project site is not listed as a site that contains hazardous materials.

- e) The project is not located within the Buchanan Airport Influence Area or Safety Zone.
- f) The project site is not in the vicinity of a private airstrip.
- g) The project would incorporate Fire, Police Department, and other health and safety agency standards to ensure that the project complies with emergency plan response requirements.
- h) The project site is located in a developed area with commercial, office, residential, and religious uses. The project site is not intermixed or located adjacent to wildlands. The new building would be required to comply with all applicable Fire Code and fire suppression systems, as required by the Contra Costa County Fire Protection District. Therefore, the proposed project would not expose people or structures to significant risks associated with wildland fires.

IX. HYDROLOGY AND WATER QUALITY -- *Would the project:*

a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structure to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

j) Inundation by seiche, tsunami, or mudflow?			X	
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Discussion

- a) As discussed in Section VI(b) Geology and Soils, construction activities associated with the proposed project could cause erosion and transportation of soil particles that, once in surface water runoff, could cause sediment and other pollutants to leave the site and ultimately affect water quality. However, regulatory controls in place by the RWQCB and the applicant’s preparation of an Erosion Control Plan (ECP) in compliance with the Municipal Regional Permit Order No. R2-2009-0074, would reduce construction impacts to less-than-significant levels.
- b) The project will not involve significant grading or excavation. Therefore, it is not expected that the project would interfere with groundwater supplies or aquifers that may exist on site. As part of the required geotechnical report, an analysis of existing groundwater levels and conditions will be provided to determine project impacts vis-à-vis groundwater supplies.
- c) Since the project site exceeds one acre in size the proposed project would be required to comply with the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit). The NPDES permit requires the applicant to prepare a SWPPP for construction phases of the proposed project, as required by the RWQCB. Compliance with the SWPPP and the prescribed BMPs would ensure that impacts associated with erosion during project construction would remain less than significant.
- d) There are no natural drainage features such as a stream or river on the project site or vicinity. Therefore, the potential impact on natural drainage features is less than significant. Further, the project would result in a relatively minimal increase in additional impervious surface as a result of the new building. The City’s Engineering Services Division reviewed the proposed new building and determined that it will not result in a substantial increase in water runoff.
- e) The new building will be located where there is an existing building, parking lot, and landscaping. Construction of the new building will not result in a substantial increase to impervious surfaces and existing runoff rates.
- f) As discussed in parts (a) and (c), water quality impacts would all be considered less than significant due to current regulatory controls that the project sponsor must follow during construction and project operation.
- g) The project does not involve construction of new homes.
- h) According to the Flood Insurance Rate Map, the site is not located in a 100-year flood hazard area. Therefore, this impact is considered less than significant.
- i) The project site is not located in any specific dam failure inundation area. Therefore, this impact is considered less than significant.
- j) Although tsunamis can occur and cause tidal surges in San Francisco Bay, these events are extremely rare and would not result in wave run-up capable of causing flood damage within the project site. San Francisco Bay greatly attenuates tsunamis that might reach the Golden Gate area. No bodies of water large enough to cause a seiche are present near the project site. Therefore, tsunami and seiche hazards are considered less than significant.

X. LAND USE AND PLANNING -- *Would the project:*

a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
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Discussion

- a) The project does not involve development beyond the project site or into neighboring residential areas. Existing public roads that currently provide access to and from the site and vicinity, including residential neighborhoods in Walnut Creek and Concord, would remain unchanged. Therefore, the project would not result in physically dividing the established community.
- b) The site has a General Plan land use designation of Public/Quasi-Public, which allows for public and private school uses. The site's zoning classification is R-8 (Single Family Residential, 8,000 sq. ft. minimum lot size), which allows school uses through conditional use permit.
- c) There are no conservation plans that apply to the project site or vicinity.

XI. MINERAL RESOURCES -- *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion

- a) There are no known mineral resources of value located on the project site.
- b) There are no operational mineral resource recovery sites at the project area or in the vicinity, and therefore no operations or accessibility would be affected by the construction and operation of the project.

XII. NOISE – *Would the project:*

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to				X

excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

a, c) The natatorium will be used on weekdays and Saturdays. All activity will occur during daytime hours (i.e., 7:00 a.m. to 9:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays). Swim, water polo practice, and water polo games would occur during the week; the natatorium may be used for swim meets on Saturdays.

A noise study prepared by Charles M. Salter Associates, Inc., dated August 6, 2010, evaluated the existing noise environment and the potential noise impacts associated with the Project. Four continuous, five-day noise measurements were taken from April 29, 2010 to May 4, 2010 near “sensitive receptors” (adjacent residential properties) along the west and south property lines. The noise levels ranged from 54-58 dB along the west property line to 52-57 dB along the south property line. The study found that the current noise level along the property lines is “Normally Acceptable” per both Walnut Creek and Concord’s General Plans standards.

The noise study also identified potential noise impacts related to the Project such as gymnasium and natatorium activity, vehicle traffic, and operation of mechanical (e.g., HVAC) equipment. The noise study concluded natatorium activity combined with vehicle traffic (cars parking during natatorium activities) would be the worst-case activity due to the large storefront door system located along the north facade of the natatorium (which could remain open during natatorium activities) and the location of parking stalls near residences along the perimeter of the site. Natatorium noise was calculated, assuming the north doors would remain open during all natatorium activities, the emergency exit doors on the south elevation would remain closed, and cars would arrive and park along the perimeter of the site. The noise study concluded the cumulative noise level from natatorium activities was 53-59 dB.

The City of Concord General Plan provides a range of exterior noise levels that new developments may be exposed to according to land use. For school uses, an exterior noise exposure of 65 dB or below is normally acceptable. Noise exposures of up to 70 dB may be conditionally acceptable provided sound insulating features are incorporated into the project’s design. The noise study concluded there would be no significant increase in noise expected from natatorium activity combined with vehicle traffic at the south and west property line, therefore no mitigation is necessary.

The noise study also evaluated the pool equipment located inside the natatorium, the rooftop exhaust fans and air handlers, and building vents. Most of the natatorium mechanical equipment will be located inside the natatorium building, either at the mechanical platform or in the below grade pool equipment room. These spaces will be vented to the exterior. There will be exhaust fans located at the natatorium roof and air handlers located at the gymnasium roof. The study concluded the rooftop exhaust fans and air handlers, and vents should be evaluated during the design phase to verify the equipment will not significantly increase the noise levels along the west and south property lines. The following mitigations are proposed to create a less than significant impact.

Mitigation NOISE-1:

Mechanical equipment shall be selected with consideration for outdoor noise levels at the intended operating conditions in order to meet the City of Concord’s noise criteria. The pool equipment vents shall be evaluated to verify the noise criteria will be met. If necessary, effective barriers or enclosures shall be installed to contain noise. Effective barriers shall be made of a solid material with a surface density of at least 2.5 pounds per square foot (e.g., plaster, metal panels, wood), or from proprietary sound barriers, such as those made by Kinetics Noise Control, Inc., or Industrial Acoustics Company (IAC). If barriers are necessary, they shall be at least tall enough to interrupt the straight-line path between mechanical equipment and the second floor windows of the adjacent residences to the west and south.

To avoid a significant increase in noise levels along the west and south property lines, assuming the equipment will operate from 7:00 a.m. to 9:00 p.m., the mechanical equipment shall not exceed L_{dn} 50 to 55 dB along the property line (depending on final unit locations). A qualified acoustical consultant shall review equipment selections and/or barrier configurations

during the design phase to confirm that future property line noise levels will comply with the City of Concord's noise criteria.

- b) The project is expected to utilize traditional methods of construction and ordinary types of equipment to construct the project. Although there are anticipated to be temporary ground vibrations associated with the grading and building phases of the project, it is not anticipated that the vibrations would be of a unique or significant magnitude. Furthermore, construction-related noise impacts should be reduced to less than significant levels through project compliance with conditions limiting construction hours and activities.
- d) Noise generated by construction operations at the Project site could temporarily expose adjoining sensitive uses (such as the residential development to the south and west and De La Salle High School) to a temporary increase in ambient noise levels. Construction-related noise impacts should be reduced to less than significant levels through project compliance with mitigation measures requiring staging areas located away from neighboring properties, muffling equipment, and using quieter construction practices where feasible.

Mitigation NOISE-2:

The applicant shall provide a construction schedule showing dates and location of activities. The schedule shall be provided to immediately adjacent residents and De La Salle High School so they are alerted of upcoming activities. The applicant shall provide regular updates via mailed notices, community meetings, or other methods that effectively provide information in a timely manner.

Mitigation NOISE-3:

Abide by construction hours set forth in the conditions of approval.

Mitigation NOISE-4:

Specify rotary and electric impact tools (e.g., jack hammers, pavement breakers, rock drills) to the greatest extent possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Where use of pneumatic tools is unavoidable, air exhaust mufflers shall be incorporated; these mufflers can lower noise levels from the exhaust by up to about 10 dB. In addition, external jackets on the tools themselves shall be used when feasible; this could achieve a reduction of up to 5 db. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. The specification of tools to be used would reduce noises associated with construction activities.

Mitigation NOISE-5:

Position stationary equipment and staging areas as far from existing residential land uses as is feasible. If equipment must be positioned near noise-sensitive receivers, temporary noise barriers shall be incorporated.

Mitigation NOISE-6:

Incorporate the quietest construction equipment and techniques feasible for the construction task.

Mitigation NOISE-7:

Specify all noisy motorized equipment to include mufflers.

Mitigation NOISE-8:

Whenever feasible, incorporate external jackets on noisy equipment; these jackets could achieve a reduction of 5 dB.

- e-f) The project is not located within the Buchanan Field Airport Influence Area or near a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

- a) The project does not involve the construction of new homes; therefore it will not induce substantial population growth in the area.
- b) The site currently provides on-campus housing to a limited number of school staff. This structure will remain through project build-out. Proposed development will not encroach into neighboring residential areas; therefore no existing housing will be displaced.
- c) No impact. See discussion (b) above.

XIV. PUBLIC SERVICES -- *Would the project:*

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion

a) Fire Protection & Police Protection. The Contra Costa County Fire Protection District and the Concord Police Department have reviewed the project plans and determined that adequate service is available to serve the project.

Schools. Demand for school services is determined by student generation rates developed by local school districts or the California State Department of Education in cases where school districts have not developed its own rates. The student generation rates are based on new dwelling units. The project will not involve the construction of new dwelling units; therefore it will not create new demand for school services.

Parks. The City’s General Plan contains policies that call for providing park lands at a ratio of 6 acres per 1,000 residents. The project will not result in an increase in population; therefore impacts on existing parks will be less than significant.

XV. RECREATION -- Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion

a-b) The project would have minimal impacts on existing neighborhood and regional parks or recreational facilities in that such facilities already exist at the site for use by the student population. The project will result in replacing the existing gymnasium and adding a natatorium that will be used primarily for Carondelet’s athletic programs, not as recreational facilities for general public use.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

a) Student enrollment at Carondelet High School is currently capped at 810 students per year. The applicant is not requesting an increase in student enrollment, therefore, there will not be an increase in student traffic during school traffic hours or adjacent street peak periods.

Demolition and construction activities associated with the project would result in an increase in construction-related traffic to and from the site and could affect safety conditions near the project site. The following mitigation measure is proposed

to reduce the impact to a less than significant level.

Mitigation TRAFFIC-1:

As a condition of project approval, the project applicant shall submit a Traffic Control Plan for the City's approval prior to issuance of the grading and building permits. The Traffic Control Plan must specifically designate travel routes for large vehicles and also stipulate that site access points be monitored and controlled by flaggers for large construction vehicle ingress and egress. Furthermore, the plan must include provisions for regular street sweeping near the site and require that construction employee parking be provided on the project site to eliminate conflicts with nearby school and residential parking areas. The plan shall indicate how parking for construction workers will be provided during construction. The following provisions shall be included in the plan.

- *Large truck and construction equipment loading and unloading at the site shall occur between the hours of 9:00 a.m. and 2:00 p.m. on weekdays only and shall be prohibited from Friday at 2:00 p.m. to the following Monday at 9:00 a.m. Delivery activities shall occur as far from the west and south property line as possible and shall occur in an expeditious manner.*
- *Material importation or exportation shall occur between the hours of 9:00 a.m. and 2:00 p.m. on weekdays only. Delivery activities shall occur as far from the west and south property line as possible and shall occur in an expeditious manner.*
- *Site ingress and egress for large construction trucks and material importation or exportation shall occur from Treat Boulevard and Winton Drive, north of Carondelet's south property line boundary, between the hours of 9:00 a.m. and 2:00 p.m. on weekdays only and shall be prohibited from Friday at 2:00 p.m. to the following Monday at 9:00 a.m. only.*
- *The applicant shall designate a parking area on site for construction vehicles, and workers' personal vehicles, and a storage area for construction equipment and materials away from the west and south property lines for review and approval by Planning and Transportation staff prior to issuance of a grading permit. No on-street parking shall be allowed.*
- *Warning signs indicating frequent truck entry and exit shall be posted on Treat Boulevard and Winton Drive.*
- *Debris and mud on Winton Drive, Treat Boulevard, and other nearby streets caused by trucks shall be monitored daily and a street cleaning program shall be instituted.*

Truck drivers shall be notified of and required to use the most direct route between the site and Interstate 680. The recommended truck route to the project site is via the Treat Boulevard Northbound and Southbound ramps for both inbound and outbound trips. Ingress and egress of all construction-related vehicles to and from the project site must occur on Winton Drive via Treat Boulevard.

- b) The projected competition event attendance at the new gymnasium building would only exceed the current attendance levels when the school would host an NCS championship basketball or volleyball game, should Carondelet be chosen to host such an event. This would occur at most two (2) times per year, one (1) time for basketball and/or one (1) time for volleyball, on either a Friday evening or on a Saturday. All other competition events using the gymnasium would be similar to those already occurring with the existing facility.

The estimated net new trip generation for an NCS championship game was calculated to be 433 additional trips (768 trips total). Due to the extreme infrequency of the events that would add traffic demand above what is currently experienced at the school, an off-site traffic impact analysis is not required. No analysis of transportation impacts with regards to Multimodal Transportation Service Objectives (MTSOs) on Routes of Regional Significance is required due to the infrequent (low probability) of events. Therefore, impacts on the level of service of surrounding streets will remain the same, thus the impact would be less than significant.

- c) The project will not generate any air traffic nor will it include structures tall enough to obstruct flight patterns.
- d) The City of Concord has reviewed the design of proposed driveways, drive aisles, parking spaces, and other facilities to ensure that they conform to City standards and will not create safety hazards.
- e) The Contra Costa County Fire Protection District has reviewed the project plans and will require as a condition of approval that the applicant comply with emergency access standards, including the provision of access roads not less than 20 feet of

unobstructed width, and not less than 13'-6" in vertical clearance, within 150 feet of travel to all portions of exterior walls.

- f) The City's Zoning Ordinance includes off-street parking requirements for specific land uses. The off-street parking requirement is one space per 100 square feet of classroom space for schools. Carondelet has 37,320 square feet of classroom space and 414 parking spaces, or a ratio of one space per 90 square feet of classroom space, which meets the City's parking requirements.

The Project includes a gymnasium with 1,146-seat capacity and a natatorium with 350-seat capacity. The City's Parking Ordinance requires one parking space for each three seats in an assembly area such as an auditorium, sports arena, or gymnasium. Assuming the gymnasium is at capacity, 382 parking spaces are required onsite. The project proposes 382 parking spaces (414 spaces exist and 32 spaces will be removed to accommodate construction) which will not result in an impact. However, there may be instances where the parking demand (for an NCS championship game or other non-competition event) exceeds the total number of parking spaces onsite. Therefore, the following mitigation measures are identified.

Mitigation TRAFFIC-2:

Carondelet High School shall implement one or any combination of the following methods to mitigate parking impacts. Off-site parking agreements shall be established or modified by Carondelet High School and off-site parking provider(s) to allow for off-site parking during certain competition activities (e.g., NCS championship games) and non-competition activities.

- *For NCS championship games or any other competition event that would maximize gymnasium attendance, the off-site parking agreement shall provide for a minimum of 70 parked vehicles (or 317 parked vehicles if the De La Salle parking lot cannot be utilized for parking in addition to the Carondelet parking lot).*
- *For non-competition activities that would be expected to incur parking in excess of the spaces provided on-campus, the off-site parking agreement shall be utilized.*
- *A Directed Parking Program shall be explored where staff would allow double parking, stacked parking, or similar on-site accommodation of parked vehicles beyond the number of parking spaces during certain events. The resulting number of additional parked vehicles on site through the use of the Directed Parking Program could off-set the required number of spaces in the off-site parking agreement(s).*

Mitigation TRAFFIC-3:

Proper signage and/or traffic direction shall be performed to clearly notify drivers that both the Carondelet and De La Salle parking lots are available for parking during Carondelet events occurring at the Carondelet or De La Salle high school campuses where the expected number of parked vehicles would exceed the parking lot capacity. At a minimum, this shall include the use of signage to direct vehicles to park at the other school's parking lot when the parking lot is full. These signs shall be placed for both the entering and exiting traffic to see, to accommodate vehicles driving through the parking lot that did not find an empty parking space. Additionally, human flaggers shall direct vehicles to available parking spaces at the other school's parking lot.

- g) The project would not conflict with any adopted policies and programs supporting alternative transportation.

XVII. UTILITIES AND SERVICES SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause			X	

significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion

- a) The proposed project would not violate any wastewater treatment requirements.
- b) The City of Concord Public Works and Engineering Services Department maintains the City's wastewater collection systems, but does not treat the raw sewage. Instead, it is pumped to and treated by the Central Contra Costa Sanitary District. The project would not result in an increase in the student enrollment or faculty at the campus. Therefore, the existing rate of wastewater effluent generated by the site is expected to remain relatively the same. Both the City of Concord Public Works and Engineering Services and Central Contra Costa Sanitary District have determined the wastewater treatment facilities are adequate to serve the proposed project, and new or expanded facilities would not be required. Thus the impact would be less than significant.
- c) The proposed project would result in minimally more impervious surface than what currently exists with the construction of the gymnasium and natatorium; thus, the proposed project would not require significant new or expanded stormwater drainage facilities.
- d) The Contra Costa Water District has reviewed the plans and had determined that additional potable water service can be made available upon completion of financial arrangements and installation of all necessary water facilities to meet requirements for a school service, including backflow prevention and fire protection, per District standards.
- e) See (b) above.
- f) The Concord Disposal Service handles the residential and commercial waste stream in the City of Concord, collecting both solid waste and recycled materials. Concord Disposal Service transports waste to the Pittsburg Transfer Station and Recycling Center, where recycled materials are transported to the Mt Diablo Recycling Center in Concord, and solid waste is transported to the Potrero Hills Landfill in Solano County. The remaining capacity at the Potrero Hills Landfill is about 13,800,000 cubic yards, or 64 percent of the Landfill's total capacity, and the Landfill is not expected to close until 2035 (CIWMB, 2004a). Since the project will not result in an increase in student enrollment or campus faculty, existing waste generation rates should remain relatively the same and could therefore continue to be served by the Potrero Hills Landfill.
- g) Assembly Bill 939 (AB939), enacted in 1989, requires each city's and county's Source Reduction and recycling Element to include an implementation schedule to divert 25 percent diversion of its solid waste from landfill disposal by January 1, 1995, through source reduction, recycling, and composting activities, followed by an increase to a 50 percent reduction to the waste stream by January 1, 2000. As of 2000, the total annual waste diversion for the City of Concord was approximately 50 percent (CIWMD, 2004b). The proposed project would comply with all federal, state, and local statutes and regulations related to solid waste, thus the impact would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>				X
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>			X	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			X	

Discussion

a) As previously discussed, there are no known special habitats supporting fish or wildlife species, plant or animal community, or important examples of major periods of California history or prehistory within the project site or vicinity. Project impacts on such resources are therefore less than significant.

b) The project's effects on area resources would be negligible. Even aggregated, these effects would be insignificant if the mitigation measures recommended in this Initial Environmental Impact Analysis are implemented.

c) As discussed in the sections above, project impacts related to new building and site lighting may have potential adverse effects on the surrounding community. However, mitigation measures will be included as part of the project to mitigate such effects to less than significant levels.

Exhibits

- **Mitigation Monitoring Plan**
- **Project Plans, date stamped received January 11, 2010***
- **Lighting Study***
- **Noise Study***
- **Arborist Survey Report***
- **Traffic Study***

***The supporting environmental documents are available for public review at the City of Concord Permit Center, Planning Division, located at 1950 Parkside Drive, Building D, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday excluding furlough days and holidays.**