

Exhibit A
Carondelet Gymnasium and Aquatic Center
Mitigation Monitoring Plan

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
I. AESTHETICS				
AESTHETICS-1: The addition of new buildings to the site and temporary construction activities would create new sources of light and glare that could adversely affect day or nighttime views in the area.	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.	The school shall pay for a peer review by a qualified lighting engineer of the approved lighting plan and all exterior lighting fixtures to verify that Concord's lighting standards will be satisfied and that the lighting will not significantly increase and spillover onto adjacent properties.	Planning, Building, Transportation	Prior to issuance of building permit.
AESTHETICS-2	In order to comply with the recommendations in the lighting evaluation, the following lighting curfew shall apply. <ul style="list-style-type: none"> • Prior to 11:00 p.m. – no more than 0.3 foot-candles at the property line. • Between 11:00 p.m. and 5:00 a.m. – no more than 0.1 foot-candles at the property line. 	The school shall pay for a peer review by a qualified lighting engineer to verify that all exterior lighting fixtures have been installed consistent with the approved lighting plan and operate consistent with curfew limitations. The school shall provide the City of Concord and the immediately adjacent neighbors with the contact name and telephone number of the person/people that are responsible for operating and maintaining the school's exterior lighting to ensure compliance with the mitigation measures regarding lighting.	Planning, Building	Ongoing

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AESTHETICS-3	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.	Staff shall ensure that exterior lighting fixtures and details are consistent with the approved lighting plans as a part of permit plan check.	Planning, Building	Prior to issuance of a grading, building permit.
AESTHETICS-4	All exterior building, parking lot, and ground lights shall be low profile, low intensity, and directed downward to minimize light and glare. Lights shall be shielded at lot lines so they are not directly visible from any adjoining residential district.	Staff shall ensure that exterior lighting fixtures and details are consistent with the approved lighting plans as a part of permit plan checks, and prior to occupancy approval.	Planning, Transportation	Prior to issuance of grading, building permit, and prior to issuance of occupancy permit.
AESTHETICS-5	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.	Staff shall ensure that exterior lighting fixtures and details are consistent with the approved lighting plans as a part permit plan checks.	Planning, Transportation, Building	Prior to issuance of grading, building permit.
III. AIR QUALITY				
AIR-1: Construction activities such as demolition, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth would generate particulate emissions. Because the County is currently non-attainment for PM10, these emissions potentially would contribute to an existing air quality violation.	The following dust control measures shall be implemented by contractors during demolition of existing structures: <ul style="list-style-type: none"> • Use water to control dust generation during demolition of structures and the breaking up of pavement. • Cover all trucks hauling demolition debris from the site. • Use dust-proof chutes to load debris into trucks whenever feasible. Use water to control dust generation during transport and handling of recycled materials. • All crushing or screening equipment used on site for the recycling 	These requirements shall be included in the construction documents submitted for plan check and discussed at the pre-construction meeting. Compliance shall be field-checked by City staff as part of the standard site preparation and building construction	Building, Engineering Building, Engineering	Prior to issuance of grading, building permits. The timing of this requirement shall be ongoing during

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	<p>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. Consistent with guidance from the BAAQMD, the following measures shall be required of construction contracts and specifications for the Project:</p> <ul style="list-style-type: none"> • 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. • Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard. • 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. • Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets. • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. <p>The following are additional, but not mandatory, mitigation measures recommended by the BAAQMD to reduce engine exhaust emissions:</p> <ul style="list-style-type: none"> • Use alternative fueled construction equipment. • Minimize idling time (5 minutes maximum). • Maintain properly tuned equipment. • Limit the hours of operation of heavy equipment and/or the amount of equipment in use. 	inspection process.		construction of all phases of development.
IV. BIOLOGICAL RESOURCE				

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<p>BIOLOGICAL-1: 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.</p>	<p>A. Specifications for Demolition and Site Clearing: The following work must be accomplished before any demolition or site clearing activity occurs <u>within Tree Protection Zone of trees to be preserved.</u></p> <ul style="list-style-type: none"> • 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 <u>use the smallest equipment and operate from outside the Tree Protection Zone</u> when possible. • All trees shall be pruned in accordance with the provided Pruning Specifications if recommended. • An <u>orange safety fence with posts sunk in the ground</u> 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. • 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. 	<p>Review all grading, utility, improvement and landscaping plans to ensure that Tree Protection Zones are shown. Prior to issuance of grading permit, the appropriate City inspector shall verify that the contractor has established protective fencing around all designated Tree Protection Zones as shown on plans.</p> <p>Staff shall hold a pre-construction meeting prior to issuance of permits to discuss tree protection requirements.</p> <p>Grading, utility, improvement, and landscape plans shall incorporate these notes as part of permit plan check.</p> <p>City Inspectors shall inspect throughout construction to ensure protective measures remain in place.</p>	<p>Planning, Building, Engineering, Parks</p>	<p>Prior to issuance of demolition, grading, or building permit, whichever comes first.</p> <p>The timing of this requirement shall be ongoing during construction of all phases of development.</p>

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	<ul style="list-style-type: none"> • 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 			

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	<p>debris or garbage may be dumped or buried within the tree protection zone.</p> <ul style="list-style-type: none"> Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees. 			
V. CULTURAL RESOURCES				
<p>CULTURAL-1: 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>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>Upon notification by the project applicant, the Planning Division shall secure the site and coordinate with the Engineering and Building Divisions to ensure that no construction activities occur on the affected portion of the project site. Appropriate authorities shall be notified by the Planning Division. Subsequent investigation of site findings by the appropriate consultant will be paid by the project applicant prior to continuation of site construction.</p>	<p>Planning, Building, Engineering</p>	<p>Ongoing during construction.</p>
<p>CULTURAL-2: Construction and excavation of the Project site could disturb previously undiscovered human remains.</p>	<p>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. 	<p>Upon notification by the project applicant, the Planning Division shall secure the site and coordinate with the Engineering and Building Divisions to ensure that no construction activities occur on the affected portion of the project site. Appropriate authorities shall be notified by the Planning Division. The applicant shall be responsible for all associated costs.</p>	<p>Planning, Building, Engineering</p>	<p>Ongoing during construction.</p>
VI. GEOLOGY AND SOILS				
<p>GEOLOGY-1: The Project would be constructed on soils having a moderate to high expansion potential. Seasonal volume changes to these soils could cause vertical movement of interior and exterior slabs, sidewalks, and pavements.</p>	<p>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.</p>	<p>Final Grading and Building permit plans shall incorporate all recommendations from the geotechnical report.</p>	<p>Building, Engineering</p>	<p>Prior to issuance of building and grading permits.</p>

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VIII. HAZARDS/HAZARDOUS MATERIALS				
<p>HAZARD-1: The Project is located directly across the street from De La Salle High School, within ¼ mile of the existing school. The on-going handling of hazardous materials could expose students or staff to these materials.</p>	<p>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.</p> <p>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.</p>	<p>Complete asbestos and lead-based paint survey and implementation of recommended abatement procedures prior to demolition.</p>	<p>Building</p>	<p>Prior to issuance of demolition permit.</p>
XII. NOISE				
<p>NOISE-1: Project mechanical equipment (e.g., rooftop exhaust fans and air handlers) could increase ambient noise levels in adjacent residential areas above those prescribed in the City of Concord General Plan.</p>	<p>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.</p> <p>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</p>	<p>Mechanical equipment shall be enclosed and/or screened to reduce noise to acceptable levels.</p>	<p>Planning, Building</p>	<p>Prior to issuance of building permit.</p>

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	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.			
NOISE-2: Noise generated by construction operations at the Project site could expose adjoining sensitive uses (such as the residential development to the south and west and De La Salle High School) to intermittent noise.	The applicant shall provide a construction schedule showing dates and location of activities. The schedule shall be provided to 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.	The applicant shall provide a construction schedule to the immediately adjacent residents and De La Salle High School via mailed notices, community meetings, or other methods that effectively provide information on a monthly basis. Said notices shall provide dates and location of construction activities.	Planning, Building	Prior to issuance of permits and ongoing throughout the construction period.
NOISE-3:	Abide by construction hours set forth in the conditions of approval.	Enforce construction hours.	Building, Engineering	Ongoing throughout the construction period.
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.	Ensure use of sound reducing equipment as much as possible.	Building, Engineering	Ongoing throughout the construction period.
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.	The Building and Engineering inspection staff shall ensure that stationary equipment and staging areas as far from existing residential land uses as possible.	Building, Engineering	Ongoing throughout the construction period.
NOISE-6:	Incorporate the quietest construction equipment and techniques feasible for the construction task.	Final Grading and Building permit plans shall specify the requirements.	Planning, Building	Prior to issuance of grading, building permits and ongoing throughout

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NOISE-7:	Specify all noisy motorized equipment to include mufflers.	Final Grading and Building permit plans shall specify the requirements.	Planning, Building	the construction period. Prior to issuance of grading, building permits and ongoing throughout the construction period.
NOISE-8:	Whenever feasible, incorporate external jackets on noisy equipment; these jackets could achieve a reduction of 5 dB.	Final Grading and Building permit plans shall specify the requirements.	Planning, Building	Prior to issuance of grading, building permits and ongoing throughout the construction period.
XVI. TRANSPORTATION/TRAFFIC				
TRAFFIC-1: Demolition and construction activities associated with the project would result in an increase in construction-related traffic to and from the site and could lead to unsafe conditions near the project site. The following mitigation measure is proposed to reduce the impact to a less than significant level.	<p>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.</p> <ul style="list-style-type: none"> • 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 	The applicant shall submit a Traffic Control Plan, detailing the requirements described in Mitigation Measure TRAFFIC-1, to the Transportation Division for approval prior to the issuance of any grading or building permits.	Transportation	Prior to issuance of grading, building permits and ongoing throughout the construction period.

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	<p>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.</p> <ul style="list-style-type: none"> 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. <p>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.</p>			
<p>TRAFFIC-2: 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. The following mitigation measure is proposed to reduce the impact to a less than significant level.</p>	<p>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.</p> <ul style="list-style-type: none"> 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 	<p>The school shall submit an off-site parking agreement(s) that accommodates vehicles in excess of the spaces provided on campus during competition and non-competition activities prior to building occupancy.</p> <p>The school shall also submit a written description and parking plan associated with the Directed Parking Program that demonstrates how the site will accommodate a minimum of 70 parked vehicles prior to building occupancy.</p>	<p>Planning, Transportation, Contra Costa County Fire Protection District</p>	<p>Ongoing</p>

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	<p>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).</p>			
<p>TRAFFIC-3</p>	<p>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.</p>	<p>The applicant shall submit a Traffic Control Plan, detailing the requirements described in Mitigation Measure TRAFFIC-3, to the Transportation Division for approval prior to the issuance of any grading or building permits.</p>	<p>Transportation</p>	<p>Ongoing</p>