REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, April 6, 2016
6:30 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members*:*
Jason Laub, Vice Chair
LaMar Anderson, Commissioner
Ray Barbour, Commissioner
Carlyn Obringer, Commissioner

REGULAR MEETING
6:30 p.m. – Council Chamber

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. PUBLIC COMMENT PERIOD

IV. REORGANIZATION OF PLANNING COMMISSION

1. Nomination and designation of the Chairperson of the Planning Commission for 2016/17.

2. Nomination and designation of the Vice Chairperson of the Planning Commission for 2016/17.

V. COMMISSION APPOINTMENTS

1. Nomination and designation of Design Review Board Liaison and Alternate for 2016/17.

2. Nomination and designation of TRANSPAC Liaison and Alternate for 2016/17.

3. Nomination and designation of Bicycle and Pedestrian Advisory Committee Representative and Alternate for 2016/17.

VI. ADDITIONS / CONTINUANCES / WITHDRAWALS

VII. CONSENT CALENDAR

1. 3/16/16 Meeting Minutes

2. **Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review Extension (PL16068 – UP) –** Application for a two-year extension of the approval for the Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review for a 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, landscaping, and lighting improvements on a 9.18-acre high school campus at 1133 Winton Drive. The original entitlement and Addendum to the 2011 Initial Study/Mitigated Negative Declaration were approved by the Planning Commission on February 5, 2014 and extended for two (2) additional years. The General Plan designation is Public/Quasi-Public; Zoning Classification is PQP (Public/Quasi-Public); APN 145-130-024. The proposed use permit extension is not a project within the meaning of Section 15378 of the State CEQA (California Environmental Quality Act) Guidelines. If the proposed extension is a project under CEQA: (a) it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment, and/or (b) no further environmental analysis is required because the Addendum to the 2011 Initial Study/Mitigated Negative Declaration has been prepared and none of the factors calling for subsequent environmental review are present, including under Public Resources Code Section 21166 and CEQA Guidelines Section 15162. **Project Planner: G. Ryan Lenhardt (925) 671-3162**

VIII. PUBLIC HEARINGS – None

IX. COMMISSION CONSIDERATIONS

X. STAFF REPORTS / ANNOUNCEMENTS

XI. COMMISSION REPORTS / ANNOUNCEMENTS

XII. FUTURE PUBLIC HEARING ITEMS

XIII. ADJOURNMENT

NOTICE TO PUBLIC

ADA ACCOMMODATION

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

APPEALS

Decisions of the Planning Commission on use permits, variances, major subdivisions, appeals taken from decisions of the Zoning Administrator or staff interpretations of the Zoning Code may be appealed to the City Council. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.

APPLICANT'S SUBMITTAL OF INFORMATION

Submittal of information by a project applicant subsequent to the distribution of the agenda packet but prior to the public hearing may result in a continuance of the subject agenda item to the next regularly scheduled Planning Commission meeting, if the Commission determines that such late submittal compromises its ability to fully consider and evaluate the project at the time of the public hearing.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Commission to be routing and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Planning Commission meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

HEARINGS

Persons who wish to speak on hearings listed on the agenda will be heard when the hearing is opened, except on hearing items previously heard and closed to public comment. Each public speaker should limit their comments to three (3) minutes or less. The Chair may grant additional time. The project applicant normally shall be the first person to make a presentation when a hearing is opened for public comment. The project applicant's presentation should not exceed ten (10) minutes unless the Chair grants permission for a longer presentation. After the public has commented, the item is closed to further public comment and brought to the Planning Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission. No public hearing or hearing shall commence after 11:00 p.m. unless this rule is waived by majority vote of the Commission.

MEETING RECORDS

Planning Commission meetings are available for viewing on the City's website, www.cityofconcord.org and at the Concord Public Library. Copies of DVDs of the Planning Commission Meeting are available for purchase. Contact the Planning Division at (925) 671-3152 for further information.

NOTICE TO THE HEARING IMPAIRED

The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the staff for personal use during Commission meetings.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Planning Commission at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Planning Commission considers the motions.

SPEAKER'S CARD

Members of the audience who wish to address the Planning Commission should complete a speaker's card available in the lobby or at the front bench. Submit the completed card to staff before the item is called, preferably before the meeting begins.

TELEVISED MEETINGS

All Planning Commission meetings are broadcast live on Astound Broadband channel 29 and Comcast channel 28. The meeting is replayed on the Thursday following the meeting at 8:00 a.m., 2:00 p.m. and 8:00 p.m. Replays are also broadcast on Fridays and Saturdays. Please check the City website, http://www.cityofconcord.org/about/citynews/tvlistings.pdf or check the channels for broadcast times.

NEXT PLANNING COMMISSION MEETINGS:

April 20, 2016: 6:30 pm – Council Chamber
May 4, 2016: 6:30 pm – Council Chamber

Concord **REPORT TO PLANNING COMMISSION**

DATE: April 6, 2016

SUBJECT: CARONDELET ATHLETIC AND FINE ARTS COMPLEX USE PERMIT AMENDMENT AND DESIGN REVIEW EXTENSION (PL16068 - UP)

Recommendation: Adopt Resolution No. 16-04PC, approving a two-year extension of the approval for the Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review (PL131199 - UA, DR).

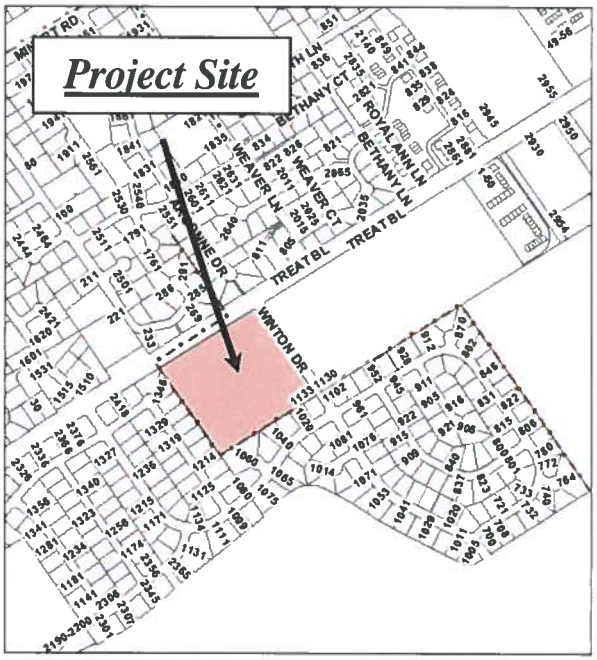
I. Introduction

A. Application Request

Application for a two-year extension of the approval for the Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review for a 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, landscaping, and lighting improvements on a 9.18-acre high school campus. The original entitlement was approved by the Planning Commission on February 5, 2014.

B. Location

The project site is located at 1133 Winton Drive; APN 145-130-024.



C. **Applicant/Owner**
Carondelet High School
Attn: Bonnie Cotter
1133 Winton Drive
Concord CA 94518
(925) 686-5353

II. Background

On February 5, 2014, the Planning Commission adopted Resolution No. 14-04PC approving a Use Permit Amendment and Design Review for a 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, landscaping, and lighting improvements for the Carondelet High School. The approval and permit are valid through February 18, 2016, by which time building permits were to be obtained and construction begun on the project. A two-year extension of the approval and permit can be requested pursuant to Section 18.505.020 of the Concord Municipal Code (CMC).

Subsequent to the Planning Commission's approval of the project, Carondelet hired a new president. The school's objectives shifted at that time and a new master site plan was prepared that included additional space for outdoor athletics programming. This process resulted in identifying needs and priorities that shifted the immediate focus of campus construction from the athletics and fine arts complex to acquiring land for outdoor athletics programming. As a result, administrative, operational, and fundraising resources were allocated to land acquisition.

Carondelet maintains the construction of the athletics and fine arts complex is a priority for the school and will commence once the acquisition of land for athletics programming is finalized. Carondelet anticipates completion of the land acquisition within 12 months at which time it will prioritize construction of the athletics and fine arts complex.

On February 26, 2016, Carondelet High School filed an application to extend the approval of the Use Permit Amendment for two years (see Exhibit B). If granted, the extension will keep the approval and permits valid through April 19, 2018. The extension would allow Carondelet High School to prepare building permit plans for submittal to begin construction. Carondelet expects to pursue the project and submit plans for building permits prior to the expiration of the entitlement.

III. Discussion

Staff supports the extension as necessary to allow additional time for obtaining construction permits for the project. Carondelet High School has proceeded in good faith and exercised due diligence in complying with the project conditions in a timely manner, as demonstrated by their ongoing communication with staff dating to June 2015 regarding their plan to submit an application for an extension. Carondelet has regularly communicated their intention to submit an extension of the Use Permit Amendment before the filing date, their submittal of a written extension request and payment of the applicable filing fee, and their ultimate plan to construct the athletics and fine arts complex. As

such, Carondelet has substantially complied with the extension request requirements. The extension also meets the following required findings under Development Code Section 18.505.020(B)(3):

1. The requested extension is consistent with the general plan and any applicable specific plan, and the overall project remains consistent with those plans as they exist at the time the extension request is being considered. There are no changes to the approved project and as such it remains consistent with the Concord 2030 General Plan, which consistency was analyzed in the February 5, 2014 Planning Commission staff report including attachments thereto (attached hereto as Exhibit D and incorporated by reference).

2. The findings under Resolution No. 14-04PC approving the project remain valid (see Exhibit B, Attachment 2).

3. As analyzed in the February 5, 2014 Planning Commission staff report including attachments thereto (attached hereto as Exhibit D and incorporated by reference), there are adequate provisions for public services and utilities (e.g., access, drainage, fire protection, sewers, water, etc.) to ensure that the requested extension would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and applicable zoning district.

IV. CEQA[1]

Pursuant to CEQA of 1970, as amended, staff prepared an Addendum to the 2011 Initial Study/Mitigated Negative Declaration (IS/MND) originally approved for the Carondelet Gymnasium and Aquatic Center project via City Council Resolution No. 11-65 ("Addendum", a copy of which is attached to Resolution No. 14-04PC as Attachment C and is hereby incorporated by reference). This Addendum evaluated whether the Revised Project (i.e., the elimination of the natatorium and expansion of the gymnasium) proposed changes to the Approved Project that would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the 2011 IS/MND, and determined that the analysis and the conclusions of the 2011 IS/MND remain current and valid. No substantial changes have occurred with respect to existing conditions that would cause new or substantially more severe significant environmental effects than were identified in the 2011 IS/MND. Additionally, no new meaningful information indicated that the Revised Project would cause new or substantially more severe significant environmental effects that were analyzed in the 2011 IS/MND.

For purposes of CEQA, a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. In-depth review of the Carondelet High School Use Permit Amendment has occurred, that project has been approved, and no changes are being proposed. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with

[1] California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively, "CEQA").

certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a two year extension.

V. Public Contact

Notification was mailed to all owners and occupants of property within five-hundred (500) feet of the subject parcel including residents of the City of Walnut Creek at least 10 days prior to the public hearing, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

VI. Summary and Recommendations

Adopt Resolution No. 16-04PC, approving a two-year extension of the approval for the Carondelet High School Use Permit Amendment (PL131199 - UA, DR).

VII. Motion

Project Approval

I (Comm. _____) hereby move that the Planning Commission adopt Resolution No. 16-04PC, approving a two-year extension of the approval for the Carondelet High School Use Permit Amendment (PL131199 - UA, DR), subject to the Conditions of Approval set forth in Attachment A to Resolution 16-04PC. (Seconded by Comm. _____.)

Prepared by: G. Ryan Lenhardt
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Reviewed by: Laura Simpson
Planning Manager
(925) 671-3369
laura.simpson@cityofconcord.org

Exhibits:

- A - Resolution No. 16-04PC with Conditions of Approval (Attachment A) and Resolution No. 14-04PC (Attachment B)
- B - Applicant's request for extension date stamp received February 26, 2016
- C - Approved project plans date stamp received October 24, 2013 and December 9, 2013
- D - Planning Commission staff report dated February 5, 2014 (without Exhibits)

EXHIBIT A

BEFORE THE PLANNING COMMISSION
OF THE CITY OF CONCORD,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A RESOLUTION APPROVING A TWO-YEAR EXTENSION OF THE APPROVAL FOR THE CARONDELET ATHLETIC AND FINE ARTS COMPLEX USE PERMIT AMENDMENT AND DESIGN REVIEW (PL131199 - UA, DR)

Resolution No. 16-04 PC

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WHEREAS, on February 5, 2014, the Planning Commission adopted Resolution No. 14-04PC approving Use Permit and Design Review for the Carondelet Athletic and Fine Arts Complex Project; and

WHEREAS, the approval and permit is valid until February 18, 2016 unless building permits are obtained and construction begun, or an extension of the permit is granted as may be allowed by Section 18.505.020 of the Concord Municipal Code; and

WHEREAS, on February 26, 2016, Carondelet High School requested a two-year extension of the Carondelet Athletic and Fine Arts Complex Project approval through April 19, 2018; and

WHEREAS, for purposes of the California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively, "CEQA"), a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. In-depth review of the Carondelet Athletic and Fine Arts Complex Project has occurred, that project has been approved, and no changes are being proposed. If the proposed extension is a project under CEQA it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a two year extension; and

WHEREAS, the Planning Commission, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on April 6, 2016 on the proposed extension; and

WHEREAS, at such public hearing, the Planning Commission considered all oral and written information, testimony, and comments received during the public review process, including information received at the public hearing, the oral report from City staff, and the written report from City staff dated April 6, 2016, application materials, and exhibits presented; and

WHEREAS, after consideration of all pertinent plans, documents and testimony, the Planning Commission declared their intent to approve the extension, subject to the original Conditions of Approval which have been updated to reflect the extension and are contained herein as Attachment A ("Condition of Approval").

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

CEQA

1. For purposes of CEQA, a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. In-depth review of the Carondelet Athletic and Fine Arts Complex Project has occurred, that project has been approved, and no changes are being proposed.

2. If the proposed extension is a project under CEQA it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a one year extension.

Extension Findings

3. The Planning Commission determines that an extension is necessary to allow additional time for obtaining construction permits for the project, and that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, as demonstrated by their ongoing communication with staff regarding their plan to submit an application for an extension well before the filing date, their submittal of a written extension request and payment of the applicable filing fee, and their ultimate plan to construct the athletics and fine arts complex.

4. The Planning Commission further makes the following findings required under

Concord Development Code Section 18.505.020(B)(3):

a. The requested extension is consistent with the general plan and any applicable specific plan, and the overall project remains consistent with those plans as they exist at the time the extension request is being considered. There are no changes to the approved project and as such it remains consistent with the Concord 2030 General Plan, which consistency was analyzed in the February 5, 2014 Planning Commission staff report including attachments thereto (attached to the April 6, 2016 staff report as Exhibit D and incorporated by reference).

b. The findings under Resolution No. 14-04PC approving the project remain valid and are hereby incorporated by reference.

c. As analyzed in the February 5, 2014 Planning Commission staff report including attachments thereto, there are adequate provisions for public services and utilities (e.g., access, drainage, fire protection, sewers, water, etc.) to ensure that the requested extension would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and applicable zoning district.

Extension Approval

5. The Planning Commission hereby approves the extension of the Carondelet Athletic and Fine Arts Complex Project Use Permit Amendment and Design Review (PL131199 - UA, DR) through April 19, 2018, subject to the Conditions of Approval.

Effective Date

6. In accordance with City of Concord Municipal Code Section 18.500.080, approvals or other decisions of the Planning Commission shall become effective on the 11th calendar following the date the decision is rendered, if no appeal is filed.

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PASSED AND ADOPTED this April 6, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Laura Simpson
Secretary to the Planning Commission

Attachment:
A – Final Conditions of Approval

ATTACHMENT A
FINAL
CONDITIONS OF APPROVAL
CARONDELET ATHLETIC AND FINE ARTS COMPLEX
PL131199 - UA, DR
1133 Winton Drive
APN 145-130-024

PERMIT DESCRIPTION

1. These Conditions of Approval apply to and constitute the approval of a **Use Permit Amendment (PL131199 - UA)** for a **54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, and music classrooms.**

2. These Conditions apply to and constitute approval of **Design Review (PL131199 - DR)** for a **54,970 sq. ft. gymnasium including architecture, landscaping, lighting, and other site improvements.**

3. **The Conditions of Approval for the previous Use Permit Amendment (UA 09-001) including a 62,000 sq. ft. +/- gymnasium and aquatic center, shall be incorporated by reference as appropriate and shall apply except where superseded by these conditions of approval.** ***(PLNG)***

4. The **Mitigation Monitoring Plan** adopted by **City Council Resolution No. 11-65** for **UA 09-001, DR 09-001 with the Revised Measures adopted by Planning Commission Resolution 14-04 PC ("MMP")**, as required by CEQA, is incorporated by reference. If there are inconsistencies between the Conditions of Approval and the MMP, the MMP shall govern. ***(PLNG, ENGR, BLDG, TRAN)***

5. The following Exhibits date stamped received by the City of Concord on **August 5, 2013,** and last revision date listed below are approved and shall be incorporated as Conditions of Approval.

Plan	Date Prepared	Prepared by	Sheet
Title Sheet	10/24/13	CSDA Design Group	T-1
Existing Conditions Site Plan	7/15/13	BKF	C0.0
Proposed Site Plan	7/15/13	BKF	C1.0

Preliminary Grading and Drainage Plan	7/15/13	BKF	C2.0
Preliminary Utility Plan	7/15/13	BKF	C3.0
Engineered Cross Section	7/15/13	BKF	C4.0
Stormwater Control Plan	7/15/13	BKF	C5.0
Tree Protection & Removal Plan	7/15/13	MIG	L1.0
Planting Plan Trees, Shrubs, Materials, Sections	10/24/13	MIG	L2.1 – 2.2
Planting Plan Trees, Shrubs, Materials, Sections	7/15/13	MIG	L3.1 – 4.0
Floor Plans	7/15/13	CSDA Design Group	A-1.1 – 1.2
Floor Plans, Roof Plans, Elevations	10/24/13	CSDA Design Group	A-1.3 – 2.3
Sections	10/24/13	CSDA Design Group	A-3
Details	10/24/13	CSDA Design Group	A-5
Sheet Index & Luminaire Schedule	12/9/13	Interface Engineering	E001
Demolition Site Plan – Lighting	12/9/13	Interface Engineering	E101
Site Plan – Lighting	12/9/13	Interface Engineering	E102
Site Plan – Lighting Photometric Calculation	12/9/13	Interface Engineering	E103
Photometric Calculation	12/9/13	Interface Engineering	E104

6. **Minor deviations in the school's activities are allowed without further City review in accordance with the implementation of the approved mitigation measures and conditions of approval.** ***(PLNG, ENGR, BLDG, TRAN, MMP)***

7. **Carondelet shall enter into a formal parking agreement with De La Salle for shared use of parking lots during events that require more than 413 parking spaces. The agreement shall be submitted to the Planning Division prior to building occupancy.** ***(PLNG)***

8. **Carondelet shall establish a procedure to address neighborhood complaints related to construction activities, noise, lighting, etc. including the following as approved by staff prior to the issuance of the first permit.** ***(PLNG)***

   a) Conduct semi-annual neighborhood meetings at the start of the school year and at the start of the second semester (or more frequent meetings as determined by staff) to addresses complaints.

   b) Establish the name of a contact person who can respond to complaint's within 24 hours and immediately during construction.

c) **Send letters to the adjoining residents at the beginning of each school year with dates and times of semi-annual neighborhood meetings, the activity/event schedule for the year, schedule of school events that are likely to create additional exterior noise (such as sporting events, dances, use by outside groups, etc.), the construction schedule for the duration of the year, the complaint procedure, and the contact person.**

d) **A procedure to notify the City of Concord and neighbors of new events or significant changes to the activity schedule.**

GENERAL CONDITIONS

9. **Use of the new facility shall be limited to Carondelet, De La Salle, and their related organizations.** ***(PLNG)***

10. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:

a) With the submittal of Grading, Improvement, Landscape, or Building Plans.
b) Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.
c) Prior to construction.
d) On going during construction.
e) Prior to approval of the Final Map.
f) Prior to occupancy approval.

If timing for compliance is not specified, it shall be determined by the Divisions listed after the Condition. ***(PLNG, BLDG, ENGR)***

11. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. ***(PLNG, BLDG, ENGR)***

12. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. ***(PLNG, BLDG, ENGR)***

13. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, materials, or plant materials, may be approved administratively. Major modifications shall be approved by the applicable decision making body. ***(PLNG, ENGR)***

14. The Conditions of Approval and Mitigation Measures shall be listed on a plan sheet that is included in the construction plan set to be submitted with the Grading, Utility, Landscape, and Building Plans. ***(PLNG, ENGR, BLDG)***

15. The applicant shall submit two annotated copies of the Conditions of Approval and the Mitigation Monitoring Plan specifying how each applicable condition and mitigation measure has been satisfied as follows:

a) At the time Grading, Utility, Landscape, and/or Building Plans are submitted for plan check, whichever comes first.
b) Prior to occupancy approval. ***(PLNG, ENGR)***

16. The applicant shall submit three signed copies, one notarized, of the City's "Property Maintenance Agreement", to ensure on-going repair, replacement and maintenance of all exterior improvements including buildings, parking areas, private roads, **lighting,** walkways, landscaping, irrigation, signs, fences, walls, and other improvements, prior to issuance of Grading or Building permits, whichever comes first. **Carondelet shall pay special attention to trash collection after large events to prevent debris from entering adjacent properties and streets.** ***(PLNG)***

ARCHITECTURE

17. **The applicant shall use a painted, textured stucco siding material in place of the resinous panel system options shown on the plans for the subordinate building masses.** ***(DRB, PLNG)***

18. **The applicant shall submit a detail drawing of the revised mechanical equipment roof screen to the Board as a staff report item for approval prior to the issuance of a building permit.** ***(DRB, PLNG)***

19. Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet **and/or mechanical screen wall** and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of Building Permits and installed prior to occupancy approval. ***(PLNG, BLDG)***

20. Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division. ***(PLNG)***

LANDSCAPING

21. **The applicant shall replace the Grapevines with five-gallon sized Lavender Trumpet Vines planted four feet on center along the south wall of the art classroom.** ***(DRB, PLNG)***

22. **The applicant shall install three, 24"-box African Sumac and five, 15-gal. Coast Redwood trees in the landscape planter along the south property line adjacent to the property located at 1040 Arkell Road. The landscape architect shall field locate the trees to ensure screening between the two properties.** ***(DRB, PLNG)***

23. **The applicant shall submit Final Landscape Plans prepared by a licensed Landscape Architect, registered by the State of California, for review and approval with the Grading, Improvement, or Building Plans, whichever comes first, prior to the issuance of any permit. The Plan shall be drawn on or consistent with the Site Plan prepared by the Civil Engineer, with the following information:**

a) A legend that lists all plant species (Latin and common name), including size, quantities, spacing, and ultimate height and width.
b) Specifications and details for planting, including staking of trees and planting in bio-swales or other stormwater treatment areas.
c) Utility information on the base map, screened back.
d) Existing trees to be saved and identification of all replacement trees.
e) Trees (minimum size 24-inch box) and shrubs (minimum 5-gallon; accent or sub-shrubs may be 1-gallon).
f) Six-inch vertical concrete curbs around landscaped areas. ***(PLNG)***

24. Irrigation Plans **shall include a drip irrigation system and** be submitted with the Final Landscape Plans in compliance with the requirements **of the Regional Landscape Water Conservation Ordinance adopted by Contra Costa Water District in compliance with the current State laws.** ***(PLNG)***

25. All landscaping shall be installed prior to occupancy approval. Contact the Planning Division at least two weeks prior to Occupancy, to request a site inspection of all exterior improvements including buildings, driveways, parking lots, landscaping, irrigation, lighting, and walls. ***(PLNG)***

26. Prior to occupancy approval, the licensed Landscape Architect shall submit a **Landscape Documentation Package with the following mandated elements:**

a) Application
b) Certification of Compliance for Landscape Design
c) Certification of Compliance for Landscape Installation
d) Certification of Compliance for Landscape Audit
e) Certification of Compliance for Landscape Maintenance
f) Water Budget work sheets (if applicable)
g) Landscape Plans
h) Landscape and Maintenance Schedule ***(PLNG)***

TREE PRESERVATION

27. Seventeen trees will be removed from the site as **identified in the arborist report prepared by MIG Inc., dated September 2013.** All existing trees within the project boundaries shall be preserved, except for the **17 trees**, which have been specifically designated for removal on the approved Landscape plan. ***(PLNG)***

28. Prior to demolition, site preparation, grading, or construction activity on a site with trees to be preserved, the applicant shall comply with the General Requirements for the Tree Protection Zone as specified in Section 122-829 of the Development Code. ***(PLNG, PARKS, ENGR)*** **CMC**

29. The Arborist shall conduct site inspections during grading and construction, **and notify the Project Planner of the date and time of the inspections,** and may require additional measures to protect the trees to be preserved, including stopping construction activities, if necessary. ***(PLNG, PARKS)***

30. The applicant shall comply with the Tree Preservation Guidelines contained in the Arborist Report. One year after occupancy **approval**, a Certified Arborist, retained by the applicant at their expense, shall evaluate tree health, vigor, and acclamation to the new environment. The Arborist shall identify any tree(s) that is found to be in poor condition due to the impact of construction. The Arborist shall identify measures to restore the tree's health. If the tree cannot be restored, replacement trees shall be required at a ratio and size consistent with the value of the damaged tree, but no less than a minimum ratio of three to one 36-inch box trees or as otherwise determined by the City. ***(PARKS, PLNG)***

LIGHTING

31. **The applicant shall comply with the recommendations contained in the letter regarding "Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review AUP Submittal" prepared by Lindsley Architectural Lighting dated January 16, 2014."** ***(PLNG)***

32. **A qualified lighting engineer as approved by the City shall inspect and verify in writing that the type, shielding, installation, operation, and nighttime illumination of all new exterior light fixtures are consistent with the approved plans prior to building occupancy. The costs associated with the evaluation and inspection of the new lights shall be paid by the applicant.** ***(PLNG, MMP)***

33. **The site, utility, building, and landscape plans shall include all proposed exterior building, parking lot, and landscape lighting fixtures consistent with the plans prepared by Interface Engineering dated December 9, 2013.** ***(PLNG, BLDG, ENGR)***

34. **The illumination levels of the new perimeter site lighting along the west and south property lines shall be no more than 0.3 foot-candles prior to 11:00 p.m. and no more than 0.1 foot-candles between 11:00 p.m. and 5:00 a.m. Gymnasium lighting shall be turned off by 11:00 p.m. except as needed for security and custodial services.** ***(PLNG, MMP)***

35. **If the City determines lighting levels exceed the standards established in the condition above, the City may require a third party peer review, at the applicant's expense, to ensure compliance with the approved plans, conditions of approval, and applicable mitigation measures. If additional light mitigation is required, measures shall be incorporated prior to occupancy.** ***(PLNG, ENGR, BLDG, MMP)***

36. **The applicant shall remove the five (5) HPS (High Pressure Sodium) floodlights located on top of the North classroom building prior to the issuance of a Certificate of Occupancy.** ***(PLNG)***

PARKING

37. **The applicant shall comply with the mitigation measures and recommendations contained in the "Traffic and Parking Analysis, prepared by Dowling Associates, Inc., dated June 30, 2011" as follows.** ***(PLNG)***

38. **Carondelet shall maintain a minimum of 383 parking spaces (as referenced in the project plans) onsite for its day-to-day operation.** ***(PLNG, TRAN)***

39. **Carondelet shall provide an additional 316 parking spaces for large events as specified in the traffic study. This can be achieved by any of the following:**

    a) **Valet or directed parking program;**
    b) **Use of all 247 available parking spaces on the De La Salle campus; and**
    c) **Off-site parking arrangement to secure any additional required spaces not accounted for in items #1 and #2 above.**

    For any off-site parking arrangements at nearby properties (schools, churches, shopping centers, etc.), parking agreements shall be submitted for City review and approval prior to building occupancy. ***(PLNG, TRANS, CCCFPD, MMP)***

40. **Carondelet shall submit an implementation plan outlining the operational details for the valet service and a plan showing the location and number of parking stalls that can be gained on-site prior to building occupancy. The plan shall be submitted for approval by the Planning Division, the Transportation Division, and the Contra Costa County Fire Protection District.** ***(PLNG, TRANS, CCCFPD, MMP)***

41. **Adequate parking shall be provided for all events. If there is greater parking demand than provided, Carondelet shall make additional arrangements to ensure parking does not spill over into adjacent neighborhoods.** ***(PLNG, TRANS)***

42. **Staging of buses for evening activities (e.g., basketball games and volleyball games) shall occur in the north parking lot between the academic building and convent building away from the west property line as practical. Buses shall have their engines turned off during loading and unloading of passengers and shall not idle.** ***(PLNG)***

43. Parking shall comply with **CMC §122-382, "Parking, Loading and Access"** including parking spaces, drive aisle and parking space dimensions, turning radii, back-out dimensions, driveway clearances, landscape median dimensions, and other relevant information. ***(ENGR, PLNG)*** **CMC**

44. Handicapped parking spaces shall comply with Chapter 11 "Site Development Requirements for Handicapped Accessibility" of Title 24 of the California Code of Regulations, and be located as close as possible to the primary entrance. ***(BLDG)***

STREET IMPROVEMENTS

45. Any trenching for underground utilities shall comply with the modified City Standard Detail S-17 for pavement repair and possible slurry placement. ***(ENGR)***

46. Construct all public facilities in accordance with the current Americans with Disabilities Act (ADA), including curb ramps **prior to occupancy**. ***(ENGR)***

47. Show construction details for all pedestrian paths on the Improvement Plans and Final Landscape Plans **prior to the issuance of the Improvement Plans**. ***(ENGR)***

NOISE

48. **The applicant shall comply with the recommendations from the revised noise study prepared by Charles M. Salter Associates, Inc., dated October 24, 2013, prior to issuance of building permits and again prior to occupancy approval and as approved by the City as follows.** ***(PLNG)***

    a) The building shall be designed such that no new windows shall open facing west or south toward nearby residences.

    b) The Gymnasium doors along the south wall shall be kept closed during use of the facility (other than for normal maintenance, exiting, and emergencies) to minimize noise impacts to neighboring properties.

49. **If the City determines noise levels exceed the standards established in the General Plan, the City may require a third party peer review, at the applicant's expense, to ensure compliance with the approved plans, conditions of approval, and applicable mitigation measures. If additional noise mitigation is required, measures shall be incorporated prior to occupancy.** ***(PLNG, ENGR, BLDG, MMP)***

50. **Parking for evening events (after 7:00 p.m.) shall be limited to the north parking lot when parking demand for these events does not exceed the spaces in the north parking lot (200 spaces total). Where parking demand for evening events exceeds the capacity of the north parking lot, the south parking lot may be used in addition to the north parking lot. Vehicles parked in the south parking lot before 7:00 p.m. will not be required to be moved. (PLNG)**

51. **Signs shall be installed every 100 feet along the south property line and in one location along the west property line opposite the new facility stating that "loitering is prohibited, quiet during evening hours, and drive slowly." The sign details shall be included in the plans submitted for any building permit and approved by the Planning Division.** ***(PLNG)***

52. **Loitering shall be prohibited at all times along the west and south property lines.** ***(PLNG)***

53. Noise producing site preparation and construction activities shall be limited to the days and hours as set forth below:

Monday through Friday 7:30 a.m. to 6:00 p.m

These hours may be further restricted to comply with the approved Mitigation Monitoring Plan, or by the City to address issues and complaints related to construction activities. Construction on Saturdays is prohibited. No changes to these construction hours shall be allowed without the prior written consent of the City. A contact person shall be available during all construction activities in the evening and on weekends to respond to complaints and take actions necessary to reduce noise. ***(BLDG, ENGR, PLNG)***

CONSTRUCTION ACTIVITIES

54. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of Grading or Building Permits, whichever comes first. ***(ENGR)***

55. Implement a dust and construction noise control plan. Submit the plan to Engineering Services for review and approval prior to issuance of the Grading Permit. ***(ENGR)***

56. No deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks) shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays, and between 5:00 p.m. and 8:00 a.m. on weekends and federal holidays. Delivery vehicles shall have their engines turned off during unloading. **Delivery vehicles and deliveries are prohibited on Sundays.** ***(BLDG, ENGR, PLNG)***

57. Construction equipment shall not be serviced at the site at any time. ***(BLDG, ENGR)***

58. Employ the quietest construction equipment available, to muffle noise from construction equipment and keep all mufflers in good working order in accordance with State law. ***(BLDG, ENGR)***

59. Implement the following measures during construction:
    a) **Provide a "rocked" construction entrance for construction vehicles.**
    b) Gather all construction debris on a regular basis and place them in a dumpster or other container that is emptied or removed on a weekly basis. **Use tarps or plastic sheeting** on the ground to collect fallen debris or **cementatious material** splatters that could contribute to storm water pollution.
    c) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and storm drains adjoining the project site. During wet weather, avoid driving vehicles off paved areas.
    d) Broom sweep the public street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping.
    e) Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest the downstream side of the site in order to preclude any debris or dirt from flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and to prevent street flooding. Dispose of filter particles in an approved trash receptacle.

f) Create a contained and covered area on the site for the storage of bags, cement, paints, flammable, oils, fertilizers, pesticides, or any other materials used on the site that have the potential for being discharged to the storm drain system by being windblown or in the event of a material spill. **Such materials shall not be placed directly on the ground.**

g) Never clean items such as machinery, tools, and brushes or rinse containers in a street, gutter, or storm drain.

h) Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash water into street gutters or drains. ***(ENGR, BLDG)***

60. No equipment shall be started or staging area be established on the streets or the site before or after the specified hours of construction. ***(ENGR, BLDG)***

61. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval. ***(ENGR, BLDG)***

62. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site unless authorized for site security. ***(ENGR, BLDG)***

63. There shall be no parking of construction equipment or construction worker's vehicles on residential streets at any time; all vehicles shall be maintained on-site. ***(ENGR, BLDG)***

64. Portable toilets used during construction shall be kept as far as possible from adjacent properties**, at least 10 feet back of sidewalks where there is an abutting gutter** and shall be emptied on a regular basis as necessary to prevent odor. ***(ENGR, BLDG)***

65. The applicant shall identify truck routes for the import or export of cut/fill material and/or construction debris for review and approval by the City Engineer prior to the issuance of permits. Repair any damage to City streets (private and public) caused by activity associated with this project. ***(ENGR, TRAN)***

66. In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Division shall be immediately notified. The applicant shall also notify the County Coroner and the Native American Heritage Commission and the procedures required in CEQA §15064.5 shall be followed. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. ***(PLNG, ENGR, BLDG)***

67. In the above event, retain a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed. The applicant shall be responsible for all costs associated with the professional investigation and implementation. ***(PLNG, ENGR, BLDG)***

CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS

68. The applicant shall submit two copies of a Preliminary Title Report, prepared within three months prior to plan submittal. ***(ENGR)***

69. The Improvement Plans shall show frontage improvements including but not limited to: drainage improvements, curb, gutter and sidewalk per City Standard Detail S-10, and driveway construction per City Standard Detail S-14 and repair/replacement of deficient frontage improvements as determined by the City Engineer. Any unusable existing driveway shall be replaced with standard curb, gutter, and sidewalk per S-10 above. Any trenching for utility installation shall comply with the modified City Standard Detail S-17 for pavement repair and possible slurry placement. ***(ENGR)***

70. The Improvement Plans shall show plan and profile of all proposed street, drainage and sewer improvements and details for curb, gutter, sidewalk, and driveway construction. ***(ENGR)***

71. Design improvements in accordance with the City Standard Plans S-34 and S-36 for sight distance, sidewalk, back up, fencing, geometrics at intersection and corner setback requirements, prior to the Acceptance of Improvements. Plans shall be subject to review and approval by Engineering Services. ***(ENGR)***

72. Obtain an Encroachment Permit from the City prior to performing any work within the public right-of-way or public easements. ***(ENGR) CMC***

SITE DEVELOPMENT PLAN

73. The **preliminary Civil Plan** prepared by **BKF Engineers** on **July 15, 2013** is not approved for construction. Submit Grading, Erosion Control, Improvement, Stormwater Pollution Prevention Plans (SWPPP), and Stormwater Control Plan **in accordance with the Contra Costa Clean Water Program Stormwater C.3 Guidebook, current edition,** prepared by a Registered Civil Engineer to Engineering Services for review and approval prior to issuance of an Encroachment Permit and Grading Permit. ***(ENGR)***

GRADING/EROSION CONTROL/GEOLOGIC

74. Submit a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults. A licensed geologist must prepare an evaluation and written report. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). ***(ENGR)***

75. Submit a Geotechnical Report with the Grading Plans and Building Plans, pursuant to CMC Section 86-73 that addresses and provides recommendations for grading, drainage, walls, building foundations, and pavement structural sections. ***(ENGR)***

76. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer, a Soils Report prepared by a registered Geotechnical Engineer and receipt of a Grading Permit approved by the City Engineer. The Grading Plans and Soils Report shall require review by the City's Geotechnical consultant with all costs to be borne by the applicant. ***(ENGR)***

77. On-site finish grading work shall require drainage to be directed away from all building foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of 1 percent**, unless it is part of a stormwater treatment device**. ***(ENGR)***

78. The project engineer shall inspect the finished grading and certify that it conforms to the compaction and elevations shown on the Grading Plan and Soils Report. ***(ENGR) CMC***

79. **If a Storm Water Pollution Prevention Plan (SWPPP) is not otherwise required by the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit),** erosion control measures shall be implemented per plans approved by the City Engineer for all grading work not completed before October 15th. At the time of approval of the Improvement and/or Grading Plans, an approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer. ***(ENGR)***

80. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October 15th of any given year**, unless otherwise required by the Construction General Permit**. During grading work between October 15th and April, if rain is forecast, stop all grading work two days before the rain forecast and implement BMPs to insure that the site is protected from erosion. ***(ENGR)***

81. Submit Grading, Erosion Control, Improvement, Stormwater Pollution Prevention Plan (SWPPP), and Stormwater Control Plans to Engineering Services for review and approval prior to the issuance of Grading, Encroachment, and Building Permits. ***(ENGR) CMC***

82. Comply with the applicable provisions of the Grading Ordinance and the Storm Water Management and Discharge Control Ordinance. ***(ENGR) CMC***

UTILITIES

83. No above ground utility facilities/structures shall be located between the face of curb and back of sidewalk in the public right-of-way. ***(ENGR)***

84. All new utilities shall be constructed underground prior to occupancy approval. ***(ENGR)***

85. Comply with the City of Concord sewer design flow criteria and sewer construction requirements of the Central Contra Costa Sanitary District. ***(ENGR)***

86. Submit to Engineering Services sanitary sewer calculations with the Improvement Plans stamped and signed by a Registered Civil Engineer for review. ***(ENGR)***

87. Submit to Engineering Services a sewer fixture count and square footage of the existing buildings for possible fee credit purposes, prior to demolition. ***(ENGR)***

88. Coordinate all facility adjustments, relocations, or additions to utility services with the appropriate utility companies. ***(ENGR)***

89. The location of all outdoor, aboveground and/or at-grade pad mounted transformers, utility equipment, electrical and gas meters, vaults, irrigation control boxes, back flow prevention devices, and the like shall be shown on the plans submitted for Grading and Building Permits and approved by Planning and Engineering Services. All such equipment shall be screened from view either architecturally or with landscaping and painted forest green or other approved color as approved by the Planning Division. Any changes to the approved Utility Plans, including location or screening details shall be reviewed and approved by the Planning Division. ***(PLNG, ENGR)***

90. Provide cable companies a set of approved site diagrams in electronic format showing the joint trench layout for dry utilities for cable service to be provided to the site. ***(ENGR)***

91. Connect all buildings to the sanitary sewer collection facilities of the City, and pay all current sewer connection and service fees prior to occupancy approval. ***(ENGR) CMC***

92. Submit proof acceptable to Engineering Services that all work within the existing private waterline easement(s) are reviewed and approved by the easement owner of record. ***(ENGR)***

DRAINAGE/STORMWATER C.3 REQUIREMENTS

93. Submit a Stormwater Control Plan (SWCP) prepared in accordance with the current Contra Costa Clean Water Program Stormwater C.3 Guidebook for review and approval by Engineering Services prior to issuance of any permit. The SWCP shall be prepared and certified by a Civil Engineer, registered in the State of California, demonstrating an understanding of the design of treatment measures for water quality and groundwater protection principles applicable to the project site. ***(ENGR)***

94. The permit application shall be consistent with the SWCP and shall include drawings and specifications necessary to implement all measures in the approved SWCP, prior to the issuance of any permit. The permit application shall include a completed "Construction Plan C.3 Checklist" as described in the current C.3 Guidebook. ***(ENGR)***

95. Construct stormwater treatment measures per the approved SWCP prior to occupancy approval. ***(ENGR)***

96. Submit a final Stormwater BMP Operation and Maintenance Plan (O&M Plan) in accordance with City of Concord Guidelines, for review and approval by Engineering Services, prior to occupancy approval. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. ***(ENGR)***

97. Execute any agreements identified in the SWCP, which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs, prior to occupancy approval. ***(ENGR)***

98. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner. ***(ENGR)***

99. Collect and convey all stormwater entering and/or originating from the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations for a 10-year storm with the Improvement Plans to Engineering Services for review and approval. ***(ENGR)***

100. Submit proof of filing of a Notice of Intent (NOI) with the Regional Water Quality Control Board and submit a Stormwater Pollution Prevention Plan (SWPPP) with the Grading and Improvement Plans to Engineering Services for review and approval prior to issuance of the Grading Permit. ***(ENGR)***

101. Install City of Concord "No Dumping, Drains to Creek" curb marker (English and Spanish version) on all catch basins. ***(ENGR)***

102. Include erosion control/storm water quality measures on the final Grading Plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to review and approval of the City Engineer and Director of Building Inspection. If no Grading Plan is required, necessary erosion control/storm water quality measures shall be shown on the Site Plan submitted for an on-site permit, subject to review and approval of the Director of Building Inspection. The applicant shall be responsible for ensuring that the contractor is aware of and implements such measures. ***(ENGR, BLDG)***

103. Submit a Construction Best Management Practice (BMP) Program for review and approval by the Engineering Development Services Department prior to issuance of a Building and/or Grading Permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMPs. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order. ***(ENGR)***

104. Sweep or vacuum the **permanent** parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If sidewalks and/or the parking lot are pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District. ***(ENGR)***

105. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks **hauling soils, demolition debris and similar materials** shall be covered. ***(ENGR)***

106. Clean all on-site stormdrain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by the City Engineer/Director of Building Inspection. Install trash capture devices on all new drainage inlets. ***(ENGR, BLDG)***

SOLID WASTE/RECYCLING

107. Comply with CMC Chapter 82, Solid Waste, Article V, Construction and Demolition (C&D) Waste Recycling, Sections 82-114 through 82-126, as applicable. ***(BLDG)***

108. Design and implement City approved Source Reduction/Recycling Plan and demonstrate that interior and exterior refuse enclosures have been sufficiently designed and located for the storage and pick up of recyclable materials in accordance with CMC Section 82-83, Source Reduction and Recycling, prior to issuance of a Building Permit. ***(PW)***

109. Trash bins and refuse shall be stored within approved trash enclosure and the doors shall be closed at all times except when the bins are being emptied. ***(NS)***

110. Comply with the provisions of the CMC, Central Contra Costa Sanitary District and the disposal service regarding enclosure design, access requirements, and the number of required individual refuse receptacles based upon waste pickup schedules. **New** trash enclosures shall incorporate the following features:
    a) A concrete pad **with a sanitary sewer inlet**.
    b) A roof and sanitary sewer cleanout, designed to prevent rainwater from penetrating the interior of the enclosure and preclude trash from being blown outside of the bins.
    c) The cleanout shall connect to a sanitary sewer to prevent contaminated water from entering the storm drain system.
    d) If any cleaning agent or degreaser is used, wash water must be collected and discharged to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District. ***(CCCSD, ENGR)***

AGREEMENTS, FEES, BONDS

111. All fees noted below are the fees currently in effect as of **July 1, 2013** per the Resolution of Fees and Charges. The fees and charges are reviewed annually as part of the budget public hearing process. Fee adjustments are based on a number of factors and vary depending on the type of fee:

    Service-based fees are adjusted annually based on the San Francisco-San Jose-Oakland Area Consumer Price Index;
    Improvement based fees (also called impact fees) are adjusted annually based on Engineering News Record Construction Cost Index (San Francisco Bay Area); and the
    Parkland Fee is adjusted per Section 78-95 of the Concord Municipal Code.

The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042, Fees and Charges for Various Municipal Services, as most recently amended and approved by the City Council. Persons interested in how a particular fee is calculated should contact the City Department administering the fee or the Finance Department. ***(ENGR)***

112. Provide a **$5,000** cash deposit to the Planning Division to cover Condition Compliance and Mitigation Monitoring costs, at the time of submittal of plans and documents to Engineering Services or the Building Division for plan check. Planning staff's time will be charged to this deposit for work performed to implement the Conditions of Approval, from the time of project approval to occupancy approval. Mitigation Monitoring costs will be charged at cost over the life of the project mitigation requirements. The deposit will be placed in a refundable account and any unused funds will be returned upon completion. If the initial deposit is insufficient to cover actual costs, an additional deposit will be required. ***(PLNG)***

113. Pay a Document Imaging fee to reimburse the City for implementation of the Document Imaging and File Retention programs, prior to issuance of Grading or Building Permits. ***(PLNG)***

114. Enter into a Maintenance Agreement acceptable to the City prior to the **Certificate of Occupancy**, agreeing to provide for proper maintenance of the parking lot, storm drain outside of the public street right of way, parking lot lights, and other privately maintained improvements pursuant to CMC Section 94-33. ***(ENGR)***

115. All improvement agreements required in connection with said plans shall be submitted to and approved by the City and other agencies having jurisdiction over said project prior to approval of the Building or Grading Permit, whichever comes first. ***(ENGR)***

116. All required faithful performance bonds and labor materials bonds in a penal amount equal to 100 percent of the engineer's construction cost estimate for all site improvements, excluding the building construction, shall be submitted to and approved by the City and other agencies having jurisdiction prior to issuance of the Building or Grading Permit, whichever comes first. ***(ENGR)***

117. Encroachment Permit Application:
   a) Pay the Filing Fee at the time of submittal of permit application, improvement plans and supporting documents to City Engineering Services for review. The current fee is **$86.00**.
   b) Provide a restoration security before issuance of the Encroachment Permit. The security shall be in an amount sufficient to restore existing public improvements to a serviceable condition should development improvement activity cause damage. The amount of the security shall be determined by, and be in a form acceptable to the City Engineer.

c) Provide a **$5,000** cash deposit to cover Condition Compliance/Mitigation Monitoring costs at the time of submittal of plans and documents to Engineering Services for review. The deposit will be placed in a refundable account. Condition Compliance/Mitigation Monitoring costs will be charged to this deposit over the life of the project permit and mitigation requirements. Any unused funds will be returned at project completion. If the initial deposit is insufficient to cover actual costs, an additional deposit in an amount determined by the City Engineer will be required. ***(ENGR)***

118. Grading Permit Application:
   a) Pay Grading Permit Fees at submittal of a Grading Permit application. The current fee is determined based on cubic yardage of cut and fill combined, or at the hourly rate of **$172.00** if the hourly rate is used.
   b) Provide a **$5,000** cash deposit for Erosion Control prior to issuance of Grading Permit. The deposit will be placed in a refundable account. Any unused funds will be returned at project completion. If the initial deposit is insufficient to cover actual costs, an additional deposit in an amount determined by the City Engineer will be required.
   c) Pay Stockpile and Erosion Control Monitoring fee prior to issuance of Grading Permit. The stockpile and erosion control monitoring fee is currently **$23.00** per calendar day and is collected for the life of the Grading Permit activity. ***(ENGR)***

119. Sewer Connection Permit:
   a) The property's sewer is serviced by Central Contra Costa Sanitary District. Applicant shall show proof in writing, to the City of Concord, that all study fees and connection fees have been paid to District for construction of buildings before issuance of a Building Permit or Grading Permit whichever is requested first. ***(ENGR, BLDG)***

120. Traffic Mitigation Fee:
The proposed project is not expected to generate net new peak hour vehicle trips based on the hours of operation and maximum attendance for existing and proposed new facilities. Therefore, no OSIP fees are required of the project as proposed. However, in the future, should the project applicant propose to change the type of use or hours of operation of the new facilities, said change shall be subject to an OSIP fee review as part of amending the current Use Permit. ***(ENGR)***

OTHER/MISCELLANEOUS

121. Comply with the requirements of the Contra Costa County Health Department for the abandonment of existing septic tanks or wells. ***(ENGR) CMC***

122. Comply with the requirements of the Contra Costa County Fire Protection District. Submit complete sets of plans and specifications to the Fire District for review and approval at:

Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill CA 94523

Plan review fees are assessed at that time. The City is not responsible for the collection of fees or enforcement of requirements imposed by the Fire District. ***(CCCFPD)***

123. The applicant shall defend (with counsel approved by City), indemnify and hold harmless the City, any agency or instrumentality thereof, and its/their respective agents, officers, officials, volunteers, and employees from and against any and all administrative and/or legal claims, actions or proceedings to attack, set aside, void, or annul approval of the project, including without limitation, any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"), with the exception of a Challenge arising out of the City's sole negligence or willful misconduct. The City shall have the right to pre-approve any material decision involved in defending any such Challenge, including settlement, and may (but is not obligated to) participate in the defense of any Challenge. If applicant does not promptly defend any Challenge, City may (but is not obligated to) defend such Challenge as City, in its sole discretion, determines appropriate, all at applicant's sole cost and expense. The applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Developer, City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred by the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation. ***(PLNG)***

124. The permit and approval shall expire in **two** years from the date on which it became effective unless building permits for the gymnasium are obtained and work has begun. The effective date of the permit and approval is **April 19, 2016**. ***(PLNG)***

125. A request for a time extension from the expiration date of **April 19, 2018**, can be considered if an application with required fee is filed at least 10 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial. ***(PLNG)***

ATTACHMENT B

BEFORE THE PLANNING COMMISSION
OF THE CITY OF CONCORD,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A RESOLUTION APPROVING AND ADOPTING AN ADDENDUM TO THE 2011 IS/MND AND APPROVING USE PERMIT AMENDMENT AND DESIGN REVIEW (PL131199 - UA, DR) FOR THE CARONDELET ATHLETIC AND FINE ARTS COMPLEX REVISED PROJECT

Resolution No. 14-04 PC

WHEREAS, on August 17, 2011, pursuant to Planning Commission Resolutions No. 11-08PC and No. 11-09PC, the City of Concord Planning Commission approved a Use Permit Amendment, Design Review, and the associated Mitigated Negative Declaration and Mitigation Monitoring Plan for Carondelet High School for a 62,000 sq. ft. (+/-) gymnasium and aquatic center and improvements including new campus lighting and landscaping ("Approved Project"); and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, an Initial Study was prepared for the Approved Project which concluded that with the incorporation of identified mitigation measures, the Approved Project would not have a significant effect on the environment and a Notice of Intent to Adopt a Mitigated Negative Declaration along with a Mitigation Monitoring Plan were prepared and circulated for review in accordance with CEQA; and

WHEREAS, on August 11, 2011, Kathleen Carroll appealed the decision of the Planning Commission; and

WHEREAS, the City Council, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on October 4, 2011, regarding the appeal of the Approved Project; and

WHEREAS, on October 4, 2011, after consideration of all pertinent plans, documents and testimony, pursuant to City Council Resolutions No. 11-64 and No. 11-65, the City Council declared their intent to deny the appeal and uphold the Planning Commission's approval of the Approved Project and approved and adopted the Mitigated Negative Declaration for the Approved Project together with the associated Mitigation Monitoring Plan (collectively, "2011 IS/MND", attached

hereto as Attachment B and incorporated by reference) with the finding that, with incorporation of the mitigation measures set forth in the Mitigation Monitoring Plan , there was no substantial evidence in light of the whole record that the Approved Project would have a significant effect on the environment; and

WHEREAS, the approvals and entitlements for the Approved Project remain valid, including the 2011 Use Permit Amendment, Final Design Review, Conditions of Approval, and the 2011 IS/MND; and

WHEREAS, on August 5, 2013, CSDA Design Group on behalf of Carondelet High School submitted an application for a Use Permit Amendment and Design Review (PL131199 - UA, DR) for a 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, lighting, and landscaping improvements ("Revised Project" or "project"); and

WHEREAS, as the Revised Project does not make substantial changes to the Approved Project or substantial changes with respect to the circumstances under which the Approved Project would be undertaken which would require revisions to the 2011 IS/MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects and there is no new information that would require preparation of a subsequent or supplemental EIR or negative declaration under Public Resources Code Section 21166 or CEQA Guidelines Section 15162, none of the elements requiring a subsequent or supplemental negative declaration under Public Resources Code Section 21166 or CEQA Guidelines Section 15162 are met; and

WHEREAS, as only minor technical changes or additions were required to the 2011 IS/MND, an Addendum ("Addendum") attached hereto as Attachment C and incorporated by reference) was prepared in accordance with all legal requirements, including CEQA Guidelines Section 15164; and

WHEREAS, the Addendum, among other things, identifies certain minor revisions to the Mitigation Monitoring Plan adopted by City Council Resolution No. 11-65 for UA 09-001, DR 09-001 as part of the 2011 IS/MND. A redline of the revised Mitigation Monitoring Plan is attached to

the Addendum, the revised mitigation measures are referred to herein as the "Revised Measures", and the Mitigation Monitoring Plan with the Revised Measures is referred to herein as the "MMP"; and

WHEREAS, on September 12, 2013, the Design Review Board recommended design review approval for the Revised Project; and

WHEREAS, the Planning Commission, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on February 5, 2014 on the Revised Project; and

WHEREAS, at such public hearing, the Planning Commission considered all oral and written information, testimony, and comments received during the public review process, including information received at the public hearing, the oral report from City staff, the written report from City staff dated February 5, 2014, application materials, exhibits presented, pertinent maps, plans, reports, studies, memoranda, the Addendum, the 2011 IS/MND, the application of all mitigation measures, adopted City documents relating to the Approved Project, the Project site, and the Revised Project (including the City's General Plan, Municipal Code, Development Code, applicable City laws and regulations, and all associated approved and certified environmental documents), and all other information contained in the record of proceedings and the City's files relating to the Approved Project and the Revised Project, which are maintained at the offices of the City of Concord Planning Division (collectively, "Project Information"); and

WHEREAS, the applicant is required and has agreed to incorporate in the Revised Project all applicable mitigation measures identified in the MMP, to reduce environmental impacts to less than significant level; and

WHEREAS, the Conditions of Approval have been revised to reflect the Revised Project and incorporate the Revised Measures (such revised Conditions of Approval are attached hereto as Attachment A); and

WHEREAS, on February 5, 2014, the Planning Commission considered the 2011 IS/MND, the Addendum, the Revised Measures, the Revised Project, and the Conditions of Approval, in accordance with the requirements of CEQA and the City of Concord Municipal Code; and

WHEREAS, after consideration of all the Project Information, including all pertinent plans, documents and testimony, the Planning Commission declared their intent to approve the Revised Project, subject to the Conditions of Approval contained herein as Attachment A.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Recitals

1. The Planning Commission finds that the above recitals are accurate and constitute findings in this matter and, together with the Project Information, serve as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Resolution.

Addendum

2. Based on the Project Information, and all oral and written testimony submitted on this item, the Planning Commission makes the findings set forth below with respect to the Addendum:

a. The Addendum was prepared in accordance with all legal requirements, including CEQA Guidelines section 15164.

b. The Planning Commission has reviewed, considered, and evaluated all of the Project Information prior to acting upon or approving the Revised Project.

c. The Addendum reflects the independent judgment and analysis of the City as the lead agency for the project.

d. Based on substantial evidence in the whole record before the City, the Revised Project does not make substantial changes to the Approved Project or substantial changes with respect to the circumstances under which the Approved Project would be undertaken which would require revisions to the 2011 IS/MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects and there is no new information that would require preparation of a subsequent or supplemental EIR under Public Resources Code Section 21166 or CEQA Guidelines Section 15162. Therefore, none of the elements set forth in Public Resources Code Section 21166 or CEQA Guidelines Section 15162 exist and a subsequent or supplemental EIR or negative declaration is not required.

e. As only minor technical changes or additions were required to the 2011 IS/MND, the

Addendum was prepared in accordance with all legal requirements, including CEQA Guidelines Section 15164.

f. The mitigation measures described in the MMP are within the jurisdiction of the City to adopt, and will be implemented by the applicant.

g. All feasible mitigation measures for the Project identified in the MMP are hereby incorporated into this resolution.

h. Each Revised Measure is equivalent or more effective in mitigating the environmental impacts for the Revised Project, the project proponents have agreed to incorporated the Revised Measures and the change or substitution does not cause any potentially significant effect, the Revised Measures are included as part of the Conditions of Approval, and no recirculation of the 2011 IS/MND is required.

3. The Planning Commission hereby approves and adopts the Addendum, including the Revised Measures.

4. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in and may be obtained from the City of Concord Planning Division, 1950 Parkside Drive MS/53, Concord CA 94519.

Use Permit Amendment and Design Review

5. Based on the Project Information, and all oral and written testimony submitted on this item, the Planning Commission makes the findings set forth below with respect to the Use Permit Amendment:

a. The proposed private school use is allowed within the PQP (Public/Quasi-Public) Zoning District and complies with all other applicable provisions of the Development Code and City Municipal Code.

b. The project is consistent with the General Plan and policies to support schools and improvements to existing properties in Public/Quasi-Public Districts. There is no applicable Specific Plan.

c. The design, location, size, and operating characteristics of the project are compatible

with existing uses in the vicinity, including the existing Carondelet High School development, the adjacent private high school (De La Salle), and other single-family residential developments located in the vicinity.

d. Properties in the vicinity are also zoned PQP, therefore the project would be compatible with future land uses in the vicinity.

e. The project site is physically suitable for the type, density and intensity of the proposed use, including access, utilities, and absence of physical constraints. The project site is large enough to accommodate the expansion of the gymnasium, and includes existing site access and utility service.

f. Granting the Use Permit Amendment will not be detrimental to the public health, safety, or welfare of the persons residing or working in the subject neighborhood or materially detrimental or injurious to property or improvements in the vicinity and Zoning District where the property is located. Project conditions and requirements will ensure on-going operations will not impact properties or residents of the area and maintenance of the parking lot, building exteriors and landscaping will be secured through a separate maintenance agreement.

6. Based on the Project Information, and all oral and written testimony submitted on this item, the Planning Commission makes the findings set forth below with respect to the Design Review:

a. The project is consistent with the General Plan.

b. The project meets the criteria in Development Code Section 122-908 (Design Criteria) of the Development Code, in that:

i. The building is designed with appropriate openings and the landscaping is designed to accent the buildings and provide visibility throughout campus and supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site;

ii. Lighting and fixtures are designed to complement the design of the building, are of an appropriate scale, and will be required to meet City photometric standards to ensure adequate light is provided for safety and security while minimizing spillover onto adjacent properties;

iii. Mechanical, electrical, and utility equipment will be located away from

adjacent residential uses and screened with similar materials as those used in the gymnasium so as not to be visible from off-site;

iv. The project's overall design, including its scale, massing, site plan, exterior design, and landscaping enhances the project site and surrounding environment;

v. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

vi. The architectural details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the Approved Project.

vii. The project is compatible in scale to the existing buildings on the high school campus and provides an appropriate transition between the project and the surrounding development.

vii. The project creates an attractive and visually interesting built environment with a variety of building styles and designs, well-articulated structures that present varied building facades, rooflines, and building heights with a unifying context.

viii. The landscaping is compatible with and enhances the architectural character of the buildings and site features, and blends with the surrounding landscape. Landscape elements complement the buildings and rooflines through color, texture, density, and form. Landscaping is in scale with on-site buildings and plantings have been selected and located to avoid conflicts with views, lighting, infrastructure, and utilities.

ix. Stormwater treatment areas have been integrated into the landscape design.

c. The project is consistent with all applicable criteria under the Community Design Guidelines adopted by the City Council as follows:

i. The proposed building is designed with varying roof lines and decorative elements such as translucent canopy panels, exposed steel columns, and aluminum storefronts with channel glass that are visually appealing from distant views.

ii. Vertical massing and accents such as high bay spaces create visual interest from arterial views and surrounding streets.

iii. Mechanical equipment screening is incorporated into the architectural design including parapet walls to screen rooftop equipment.

iv. The proposed building is similar in scale and character to the existing Carondelet High School campus buildings and will not be drastically different in scale and character relative to neighboring sites such as the De La Salle High School campus.

v. The design, materials, and colors of the proposed building are similar to the existing Carondelet High School campus buildings and are compatible with neighboring buildings, some of which use brick, aluminum storefronts, and wood materials similar to the proposed building.

vi. The Revised Project utilizes similar vertical and horizontal elements in a manner that respects the architectural rhythm established by the existing Carondelet High School campus buildings.

vii. External architectural details such as tall translucent canopies provide visual interest to building entrances and focal points.

viii. The site plan for the Revised Project is designed to have a functional relationship with the existing Carondelet High School campus buildings.

ix. Common open space is provided in the quad for use by the project.

x. All sides of the building are treated with the same quality of design and materials as the existing Carondelet High School campus buildings.

xi. The gymnasium entries are architecturally treated or accented with landscaping so as not to visually distract or clutter the streetscape.

xii. Building access and walkways will be designed to meet disabled access requirements.

xiii. The project will comply with the Contra Costa County Fire Protection District's emergency access requirements.

xiv. Trash enclosures will be located onsite and screened from public view.

xv. Loading and service areas are located within a private drive serving the project site and thus will not impact public rights-of-way.

xvi. Exterior lighting is designed to be residential in scale and coordinated with the landscape plan and building elements.

xvii. Exterior lighting levels will be limited to the minimum necessary subject to City review and approval of a photometric plan.

xviii. Building mass and scale is minimized by articulating vertical elements with color, offsets, and varying rooflines to create the appearance of individual buildings clustered together instead of a single monolithic building.

xvix. Rhythm and visual interest is created through color and building projections and recesses such as awnings, window screens, and arcades.

xx. Windows are placed to maximize occupant surveillance of entryways, walkways, guest parking areas, courtyards and recreation areas.

xxi. Landscaping is designed to incorporate existing mature landscaping onsite.

xxii. New landscaping is provided onsite in public spaces and adjacent to the gymnasium, chapel, and convent buildings to accent their appearance.

7. The Planning Commission does hereby approve Use Permit Amendment and Design Review (PL131199 - UA, DR) subject to the Conditions of Approval.

8. The Planning Commission does hereby adopt the Conditions of Approval.

Measure J

9. The project supports the following Growth Management Element policies and is therefore compliant with Measure "J".

i. Policy GM-1.1.1 because the project is an urban development located within the City's Urban Limit Line.

ii. Policy GM-2.1.1 because the project results in urban infill development.

iii. Policies GM-7.2.1 through GM-7.2.3 because the project's impact on public services and facilities are reduced by mitigation measures under the 2011 IS/MND, as well as by payment of impact fees proportionate to the project's demand on public services and facilities, including traffic impact, parkland, and sewer.

Effective Date

In accordance with City of Concord Municipal Code Section 122-1170, approvals, or other decisions of the Planning Commission shall become effective on the 11th calendar day following the date the decision is rendered, if no appeal is filed.

PASSED AND ADOPTED this February 5, 2014, by the following vote:

AYES: Commissioners Avila, McGallian, Hoag, Mercurio, Obringer

NOES: None

ABSTAIN: None

ABSENT: None

Carol Johnson, AICP
Secretary to the Planning Commission

Attachments:

A – Final Conditions of Approval
B – 2011 IS/MND
C – Addendum (including Mitigation and Monitoring Program)

cc: Dan Sequeira, Engineering Current Development
Robert Woods, Chief Building Official
Contra Costa County Fire Protection District

ATTACHMENT A
FINAL
CONDITIONS OF APPROVAL
CARONDELET ATHLETIC AND FINE ARTS COMPLEX
PL131199 - UA, DR
1133 Winton Drive
APN 145-130-024

PERMIT DESCRIPTION

1. These Conditions of Approval apply to and constitute the approval of a **Use Permit Amendment (PL131199 - UA)** for a **54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, and music classrooms.**

2. These Conditions apply to and constitute approval of **Design Review (PL131199 - DR)** for a **54,970 sq. ft. gymnasium including architecture, landscaping, lighting, and other site improvements.**

3. **The Conditions of Approval for the previous Use Permit Amendment (UA 09-001) including a 62,000 sq. ft. +/- gymnasium and aquatic center, shall be incorporated by reference as appropriate and shall apply except where superseded by these conditions of approval.** ***(PLNG)***

4. The **Mitigation Monitoring Plan** adopted by **City Council Resolution No. 11-65** for **UA 09-001, DR 09-001 with the Revised Measures adopted by Planning Commission Resolution 14-04 PC ("MMP")**, as required by CEQA, is incorporated by reference. If there are inconsistencies between the Conditions of Approval and the MMP, the MMP shall govern. ***(PLNG, ENGR, BLDG, TRAN)***

5. The following Exhibits date stamped received by the City of Concord on **August 5, 2013,** and last revision date listed below are approved and shall be incorporated as Conditions of Approval.

Plan	Date Prepared	Prepared by	Sheet
Title Sheet	10/24/13	CSDA Design Group	T-1
Existing Conditions Site Plan	7/15/13	BKF	C0.0
Proposed Site Plan	7/15/13	BKF	C1.0

Preliminary Grading and Drainage Plan	7/15/13	BKF	C2.0
Preliminary Utility Plan	7/15/13	BKF	C3.0
Engineered Cross Section	7/15/13	BKF	C4.0
Stormwater Control Plan	7/15/13	BKF	C5.0
Tree Protection & Removal Plan	7/15/13	MIG	L1.0
Planting Plan Trees, Shrubs, Materials, Sections	10/24/13	MIG	L2.1 – 2.2
Planting Plan Trees, Shrubs, Materials, Sections	7/15/13	MIG	L3.1 – 4.0
Floor Plans	7/15/13	CSDA Design Group	A-1.1 – 1.2
Floor Plans, Roof Plans, Elevations	10/24/13	CSDA Design Group	A-1.3 – 2.3
Sections	10/24/13	CSDA Design Group	A-3
Details	10/24/13	CSDA Design Group	A-5
Sheet Index & Luminaire Schedule	12/9/13	Interface Engineering	E001
Demolition Site Plan – Lighting	12/9/13	Interface Engineering	E101
Site Plan – Lighting	12/9/13	Interface Engineering	E102
Site Plan – Lighting Photometric Calculation	12/9/13	Interface Engineering	E103
Photometric Calculation	12/9/13	Interface Engineering	E104

6. **Minor deviations in the school's activities are allowed without further City review in accordance with the implementation of the approved mitigation measures and conditions of approval.** ***(PLNG, ENGR, BLDG, TRAN, MMP)***

7. **Carondelet shall enter into a formal parking agreement with De La Salle for shared use of parking lots during events that require more than 413 parking spaces. The agreement shall be submitted to the Planning Division prior to building occupancy.** ***(PLNG)***

8. **Carondelet shall establish a procedure to address neighborhood complaints related to construction activities, noise, lighting, etc. including the following as approved by staff prior to the issuance of the first permit.** ***(PLNG)***

   a) **Conduct semi-annual neighborhood meetings at the start of the school year and at the start of the second semester (or more frequent meetings as determined by staff) to addresses complaints.**
   b) **Establish the name of a contact person who can respond to complaint's within 24 hours and immediately during construction.**

c) **Send letters to the adjoining residents at the beginning of each school year with dates and times of semi-annual neighborhood meetings, the activity/event schedule for the year, schedule of school events that are likely to create additional exterior noise (such as sporting events, dances, use by outside groups, etc.), the construction schedule for the duration of the year, the complaint procedure, and the contact person.**

d) **A procedure to notify the City of Concord and neighbors of new events or significant changes to the activity schedule.**

GENERAL CONDITIONS

9. **Use of the new facility shall be limited to Carondelet, De La Salle, and their related organizations.** ***(PLNG)***

10. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:

    a) With the submittal of Grading, Improvement, Landscape, or Building Plans.
    b) Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.
    c) Prior to construction.
    d) On going during construction.
    e) Prior to approval of the Final Map.
    f) Prior to occupancy approval.

    If timing for compliance is not specified, it shall be determined by the Divisions listed after the Condition. ***(PLNG, BLDG, ENGR)***

11. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. ***(PLNG, BLDG, ENGR)***

12. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. ***(PLNG, BLDG, ENGR)***

13. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, materials, or plant materials, may be approved administratively. Major modifications shall be approved by the applicable decision making body. ***(PLNG, ENGR)***

14. The Conditions of Approval and Mitigation Measures shall be listed on a plan sheet that is included in the construction plan set to be submitted with the Grading, Utility, Landscape, and Building Plans. ***(PLNG, ENGR, BLDG)***

15. The applicant shall submit two annotated copies of the Conditions of Approval and the Mitigation Monitoring Plan specifying how each applicable condition and mitigation measure has been satisfied as follows:

a) At the time Grading, Utility, Landscape, and/or Building Plans are submitted for plan check, whichever comes first.
b) Prior to occupancy approval. ***(PLNG, ENGR)***

16. The applicant shall submit three signed copies, one notarized, of the City's "Property Maintenance Agreement", to ensure on-going repair, replacement and maintenance of all exterior improvements including buildings, parking areas, private roads, **lighting,** walkways, landscaping, irrigation, signs, fences, walls, and other improvements, prior to issuance of Grading or Building permits, whichever comes first. **Carondelet shall pay special attention to trash collection after large events to prevent debris from entering adjacent properties and streets.** ***(PLNG)***

ARCHITECTURE

17. **The applicant shall use a painted, textured stucco siding material in place of the resinous panel system options shown on the plans for the subordinate building masses.** ***(DRB, PLNG)***

18. **The applicant shall submit a detail drawing of the revised mechanical equipment roof screen to the Board as a staff report item for approval prior to the issuance of a building permit.** ***(DRB, PLNG)***

19. Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet **and/or mechanical screen wall** and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of Building Permits and installed prior to occupancy approval. ***(PLNG, BLDG)***

20. Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division. ***(PLNG)***

LANDSCAPING

21. **The applicant shall replace the Grapevines with five-gallon sized Lavender Trumpet Vines planted four feet on center along the south wall of the art classroom.** ***(DRB, PLNG)***

22. **The applicant shall install three, 24"-box African Sumac and five, 15-gal. Coast Redwood trees in the landscape planter along the south property line adjacent to the property located at 1040 Arkell Road. The landscape architect shall field locate the trees to ensure screening between the two properties.** ***(DRB, PLNG)***

23. **The applicant shall submit Final Landscape Plans prepared by a licensed Landscape Architect, registered by the State of California, for review and approval with the Grading, Improvement, or Building Plans, whichever comes first, prior to the issuance of any permit. The Plan shall be drawn on or consistent with the Site Plan prepared by the Civil Engineer, with the following information:**

a) A legend that lists all plant species (Latin and common name), including size, quantities, spacing, and ultimate height and width.
b) Specifications and details for planting, including staking of trees and planting in bio-swales or other stormwater treatment areas.
c) Utility information on the base map, screened back.
d) Existing trees to be saved and identification of all replacement trees.
e) Trees (minimum size 24-inch box) and shrubs (minimum 5-gallon; accent or sub-shrubs may be 1-gallon).
f) Six-inch vertical concrete curbs around landscaped areas. ***(PLNG)***

24. Irrigation Plans **shall include a drip irrigation system and** be submitted with the Final Landscape Plans in compliance with the requirements **of the Regional Landscape Water Conservation Ordinance adopted by Contra Costa Water District in compliance with the current State laws.** ***(PLNG)***

25. All landscaping shall be installed prior to occupancy approval. Contact the Planning Division at least two weeks prior to Occupancy, to request a site inspection of all exterior improvements including buildings, driveways, parking lots, landscaping, irrigation, lighting, and walls. ***(PLNG)***

26. Prior to occupancy approval, the licensed Landscape Architect shall submit a **Landscape Documentation Package with the following mandated elements:**

a) Application
b) Certification of Compliance for Landscape Design
c) Certification of Compliance for Landscape Installation
d) Certification of Compliance for Landscape Audit
e) Certification of Compliance for Landscape Maintenance
f) Water Budget work sheets (if applicable)
g) Landscape Plans
h) Landscape and Maintenance Schedule ***(PLNG)***

TREE PRESERVATION

27. Seventeen trees will be removed from the site as **identified in the arborist report prepared by MIG Inc., dated September 2013.** All existing trees within the project boundaries shall be preserved, except for the **17 trees**, which have been specifically designated for removal on the approved Landscape plan. ***(PLNG)***

28. Prior to demolition, site preparation, grading, or construction activity on a site with trees to be preserved, the applicant shall comply with the General Requirements for the Tree Protection Zone as specified in Section 122-829 of the Development Code. ***(PLNG, PARKS, ENGR)*** **CMC**

29. The Arborist shall conduct site inspections during grading and construction, **and notify the Project Planner of the date and time of the inspections,** and may require additional measures to protect the trees to be preserved, including stopping construction activities, if necessary. ***(PLNG, PARKS)***

30. The applicant shall comply with the Tree Preservation Guidelines contained in the Arborist Report. One year after occupancy **approval**, a Certified Arborist, retained by the applicant at their expense, shall evaluate tree health, vigor, and acclamation to the new environment. The Arborist shall identify any tree(s) that is found to be in poor condition due to the impact of construction. The Arborist shall identify measures to restore the tree's health. If the tree cannot be restored, replacement trees shall be required at a ratio and size consistent with the value of the damaged tree, but no less than a minimum ratio of three to one 36-inch box trees or as otherwise determined by the City. ***(PARKS, PLNG)***

LIGHTING

31. **The applicant shall comply with the recommendations contained in the letter regarding "Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review AUP Submittal" prepared by Lindsley Architectural Lighting dated January 16, 2014."** ***(PLNG)***

32. **A qualified lighting engineer as approved by the City shall inspect and verify in writing that the type, shielding, installation, operation, and nighttime illumination of all new exterior light fixtures are consistent with the approved plans prior to building occupancy. The costs associated with the evaluation and inspection of the new lights shall be paid by the applicant.** ***(PLNG, MMP)***

33. **The site, utility, building, and landscape plans shall include all proposed exterior building, parking lot, and landscape lighting fixtures consistent with the plans prepared by Interface Engineering dated December 9, 2013.** ***(PLNG, BLDG, ENGR)***

34. **The illumination levels of the new perimeter site lighting along the west and south property lines shall be no more than 0.3 foot-candles prior to 11:00 p.m. and no more than 0.1 foot-candles between 11:00 p.m. and 5:00 a.m. Gymnasium lighting shall be turned off by 11:00 p.m. except as needed for security and custodial services.** ***(PLNG, MMP)***

35. **If the City determines lighting levels exceed the standards established in the condition above, the City may require a third party peer review, at the applicant's expense, to ensure compliance with the approved plans, conditions of approval, and applicable mitigation measures. If additional light mitigation is required, measures shall be incorporated prior to occupancy.** ***(PLNG, ENGR, BLDG, MMP)***

36. **The applicant shall remove the five (5) HPS (High Pressure Sodium) floodlights located on top of the North classroom building prior to the issuance of a Certificate of Occupancy.** ***(PLNG)***

PARKING

37. **The applicant shall comply with the mitigation measures and recommendations contained in the "Traffic and Parking Analysis, prepared by Dowling Associates, Inc., dated June 30, 2011" as follows.** ***(PLNG)***

38. **Carondelet shall maintain a minimum of 383 parking spaces (as referenced in the project plans) onsite for its day-to-day operation.** ***(PLNG, TRAN)***

39. **Carondelet shall provide an additional 316 parking spaces for large events as specified in the traffic study. This can be achieved by any of the following:**

    a) **Valet or directed parking program;**
    b) **Use of all 247 available parking spaces on the De La Salle campus; and**
    c) **Off-site parking arrangement to secure any additional required spaces not accounted for in items #1 and #2 above.**

    For any off-site parking arrangements at nearby properties (schools, churches, shopping centers, etc.), parking agreements shall be submitted for City review and approval prior to building occupancy. ***(PLNG, TRANS, CCCFPD, MMP)***

40. **Carondelet shall submit an implementation plan outlining the operational details for the valet service and a plan showing the location and number of parking stalls that can be gained on-site prior to building occupancy. The plan shall be submitted for approval by the Planning Division, the Transportation Division, and the Contra Costa County Fire Protection District.** ***(PLNG, TRANS, CCCFPD, MMP)***

41. **Adequate parking shall be provided for all events. If there is greater parking demand than provided, Carondelet shall make additional arrangements to ensure parking does not spill over into adjacent neighborhoods.** ***(PLNG, TRANS)***

42. **Staging of buses for evening activities (e.g., basketball games and volleyball games) shall occur in the north parking lot between the academic building and convent building away from the west property line as practical. Buses shall have their engines turned off during loading and unloading of passengers and shall not idle.** ***(PLNG)***

43. Parking shall comply with **CMC §122-382, "Parking, Loading and Access"** including parking spaces, drive aisle and parking space dimensions, turning radii, back-out dimensions, driveway clearances, landscape median dimensions, and other relevant information. ***(ENGR, PLNG)*** **CMC**

44. Handicapped parking spaces shall comply with Chapter 11 "Site Development Requirements for Handicapped Accessibility" of Title 24 of the California Code of Regulations, and be located as close as possible to the primary entrance. ***(BLDG)***

STREET IMPROVEMENTS

45. Any trenching for underground utilities shall comply with the modified City Standard Detail S-17 for pavement repair and possible slurry placement. ***(ENGR)***

46. Construct all public facilities in accordance with the current Americans with Disabilities Act (ADA), including curb ramps **prior to occupancy**. ***(ENGR)***

47. Show construction details for all pedestrian paths on the Improvement Plans and Final Landscape Plans **prior to the issuance of the Improvement Plans**. ***(ENGR)***

NOISE

48. **The applicant shall comply with the recommendations from the revised noise study prepared by Charles M. Salter Associates, Inc., dated October 24, 2013, prior to issuance of building permits and again prior to occupancy approval and as approved by the City as follows.** ***(PLNG)***

    a) The building shall be designed such that no new windows shall open facing west or south toward nearby residences.

    b) The Gymnasium doors along the south wall shall be kept closed during use of the facility (other than for normal maintenance, exiting, and emergencies) to minimize noise impacts to neighboring properties.

49. **If the City determines noise levels exceed the standards established in the General Plan, the City may require a third party peer review, at the applicant's expense, to ensure compliance with the approved plans, conditions of approval, and applicable mitigation measures. If additional noise mitigation is required, measures shall be incorporated prior to occupancy.** ***(PLNG, ENGR, BLDG, MMP)***

50. **Parking for evening events (after 7:00 p.m.) shall be limited to the north parking lot when parking demand for these events does not exceed the spaces in the north parking lot (200 spaces total). Where parking demand for evening events exceeds the capacity of the north parking lot, the south parking lot may be used in addition to the north parking lot. Vehicles parked in the south parking lot before 7:00 p.m. will not be required to be moved. (PLNG)**

51. **Signs shall be installed every 100 feet along the south property line and in one location along the west property line opposite the new facility stating that "loitering is prohibited, quiet during evening hours, and drive slowly." The sign details shall be included in the plans submitted for any building permit and approved by the Planning Division.** ***(PLNG)***

52. **Loitering shall be prohibited at all times along the west and south property lines.** ***(PLNG)***

53. Noise producing site preparation and construction activities shall be limited to the days and hours as set forth below:

Monday through Friday 7:30 a.m. to 6:00 p.m

These hours may be further restricted to comply with the approved Mitigation Monitoring Plan, or by the City to address issues and complaints related to construction activities. Construction on Saturdays is prohibited. No changes to these construction hours shall be allowed without the prior written consent of the City. A contact person shall be available during all construction activities in the evening and on weekends to respond to complaints and take actions necessary to reduce noise. ***(BLDG, ENGR, PLNG)***

CONSTRUCTION ACTIVITIES

54. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of Grading or Building Permits, whichever comes first. ***(ENGR)***

55. Implement a dust and construction noise control plan. Submit the plan to Engineering Services for review and approval prior to issuance of the Grading Permit. ***(ENGR)***

56. No deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks) shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays, and between 5:00 p.m. and 8:00 a.m. on weekends and federal holidays. Delivery vehicles shall have their engines turned off during unloading. **Delivery vehicles and deliveries are prohibited on Sundays.** ***(BLDG, ENGR, PLNG)***

57. Construction equipment shall not be serviced at the site at any time. ***(BLDG, ENGR)***

58. Employ the quietest construction equipment available, to muffle noise from construction equipment and keep all mufflers in good working order in accordance with State law. ***(BLDG, ENGR)***

59. Implement the following measures during construction:
    a) **Provide a "rocked" construction entrance for construction vehicles.**
    b) Gather all construction debris on a regular basis and place them in a dumpster or other container that is emptied or removed on a weekly basis. **Use tarps or plastic sheeting** on the ground to collect fallen debris or **cementatious material** splatters that could contribute to storm water pollution.
    c) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and storm drains adjoining the project site. During wet weather, avoid driving vehicles off paved areas.
    d) Broom sweep the public street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping.
    e) Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest the downstream side of the site in order to preclude any debris or dirt from flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and to prevent street flooding. Dispose of filter particles in an approved trash receptacle.
    f) Create a contained and covered area on the site for the storage of bags, cement, paints, flammable, oils, fertilizers, pesticides, or any other materials used on the site that have

the potential for being discharged to the storm drain system by being windblown or in the event of a material spill. **Such materials shall not be placed directly on the ground.**

g) Never clean items such as machinery, tools, and brushes or rinse containers in a street, gutter, or storm drain.

h) Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash water into street gutters or drains. ***(ENGR, BLDG)***

60. No equipment shall be started or staging area be established on the streets or the site before or after the specified hours of construction. ***(ENGR, BLDG)***

61. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval. ***(ENGR, BLDG)***

62. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site unless authorized for site security. ***(ENGR, BLDG)***

63. There shall be no parking of construction equipment or construction worker's vehicles on residential streets at any time; all vehicles shall be maintained on-site. ***(ENGR, BLDG)***

64. Portable toilets used during construction shall be kept as far as possible from adjacent properties**, at least 10 feet back of sidewalks where there is an abutting gutter** and shall be emptied on a regular basis as necessary to prevent odor. ***(ENGR, BLDG)***

65. The applicant shall identify truck routes for the import or export of cut/fill material and/or construction debris for review and approval by the City Engineer prior to the issuance of permits. Repair any damage to City streets (private and public) caused by activity associated with this project. ***(ENGR, TRAN)***

66. In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Division shall be immediately notified. The applicant shall also notify the County Coroner and the Native American Heritage Commission and the procedures required in CEQA §15064.5 shall be followed. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. ***(PLNG, ENGR, BLDG)***

67. In the above event, retain a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed. The applicant shall be responsible for all costs associated with the professional investigation and implementation. ***(PLNG, ENGR, BLDG)***

CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS

68. The applicant shall submit two copies of a Preliminary Title Report, prepared within three months prior to plan submittal. ***(ENGR)***

69. The Improvement Plans shall show frontage improvements including but not limited to: drainage improvements, curb, gutter and sidewalk per City Standard Detail S-10, and driveway construction per City Standard Detail S-14 and repair/replacement of deficient frontage improvements as determined by the City Engineer. Any unusable existing driveway shall be replaced with standard curb, gutter, and sidewalk per S-10 above. Any trenching for utility installation shall comply with the modified City Standard Detail S-17 for pavement repair and possible slurry placement. ***(ENGR)***

70. The Improvement Plans shall show plan and profile of all proposed street, drainage and sewer improvements and details for curb, gutter, sidewalk, and driveway construction. ***(ENGR)***

71. Design improvements in accordance with the City Standard Plans S-34 and S-36 for sight distance, sidewalk, back up, fencing, geometrics at intersection and corner setback requirements, prior to the Acceptance of Improvements. Plans shall be subject to review and approval by Engineering Services. ***(ENGR)***

72. Obtain an Encroachment Permit from the City prior to performing any work within the public right-of-way or public easements. ***(ENGR) CMC***

SITE DEVELOPMENT PLAN

73. The **preliminary Civil Plan** prepared by **BKF Engineers** on **July 15, 2013** is not approved for construction. Submit Grading, Erosion Control, Improvement, Stormwater Pollution Prevention Plans (SWPPP), and Stormwater Control Plan **in accordance with the Contra Costa Clean Water Program Stormwater C.3 Guidebook, current edition,** prepared by a Registered Civil Engineer to Engineering Services for review and approval prior to issuance of an Encroachment Permit and Grading Permit. ***(ENGR)***

GRADING/EROSION CONTROL/GEOLOGIC

74. Submit a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults. A licensed geologist must prepare an evaluation and written report. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). ***(ENGR)***

75. Submit a Geotechnical Report with the Grading Plans and Building Plans, pursuant to CMC Section 86-73 that addresses and provides recommendations for grading, drainage, walls, building foundations, and pavement structural sections. ***(ENGR)***

76. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer, a Soils Report prepared by a registered Geotechnical Engineer and receipt of a Grading Permit approved by the City Engineer. The Grading Plans and Soils Report shall require review by the City's Geotechnical consultant with all costs to be borne by the applicant. ***(ENGR)***

77. On-site finish grading work shall require drainage to be directed away from all building foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of 1 percent**, unless it is part of a stormwater treatment device**. ***(ENGR)***

78. The project engineer shall inspect the finished grading and certify that it conforms to the compaction and elevations shown on the Grading Plan and Soils Report. ***(ENGR) CMC***

79. **If a Storm Water Pollution Prevention Plan (SWPPP) is not otherwise required by the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit),** erosion control measures shall be implemented per plans approved by the City Engineer for all grading work not completed before October 15th. At the time of approval of the Improvement and/or Grading Plans, an approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer. ***(ENGR)***

80. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October 15th of any given year**, unless otherwise required by the Construction General Permit**. During grading work between October 15th and April, if rain is forecast, stop all grading work two days before the rain forecast and implement BMPs to insure that the site is protected from erosion. ***(ENGR)***

81. Submit Grading, Erosion Control, Improvement, Stormwater Pollution Prevention Plan (SWPPP), and Stormwater Control Plans to Engineering Services for review and approval prior to the issuance of Grading, Encroachment, and Building Permits. ***(ENGR) CMC***

82. Comply with the applicable provisions of the Grading Ordinance and the Storm Water Management and Discharge Control Ordinance. ***(ENGR) CMC***

UTILITIES

83. No above ground utility facilities/structures shall be located between the face of curb and back of sidewalk in the public right-of-way. ***(ENGR)***

84. All new utilities shall be constructed underground prior to occupancy approval. ***(ENGR)***

85. Comply with the City of Concord sewer design flow criteria and sewer construction requirements of the Central Contra Costa Sanitary District. ***(ENGR)***

86. Submit to Engineering Services sanitary sewer calculations with the Improvement Plans stamped and signed by a Registered Civil Engineer for review. ***(ENGR)***

87. Submit to Engineering Services a sewer fixture count and square footage of the existing buildings for possible fee credit purposes, prior to demolition. ***(ENGR)***

88. Coordinate all facility adjustments, relocations, or additions to utility services with the appropriate utility companies. ***(ENGR)***

89. The location of all outdoor, aboveground and/or at-grade pad mounted transformers, utility equipment, electrical and gas meters, vaults, irrigation control boxes, back flow prevention devices, and the like shall be shown on the plans submitted for Grading and Building Permits and approved by Planning and Engineering Services. All such equipment shall be screened from view either architecturally or with landscaping and painted forest green or other approved color as approved by the Planning Division. Any changes to the approved Utility Plans, including location or screening details shall be reviewed and approved by the Planning Division. ***(PLNG, ENGR)***

90. Provide cable companies a set of approved site diagrams in electronic format showing the joint trench layout for dry utilities for cable service to be provided to the site. ***(ENGR)***

91. Connect all buildings to the sanitary sewer collection facilities of the City, and pay all current sewer connection and service fees prior to occupancy approval. ***(ENGR) CMC***

92. Submit proof acceptable to Engineering Services that all work within the existing private waterline easement(s) are reviewed and approved by the easement owner of record. ***(ENGR)***

DRAINAGE/STORMWATER C.3 REQUIREMENTS

93. Submit a Stormwater Control Plan (SWCP) prepared in accordance with the current Contra Costa Clean Water Program Stormwater C.3 Guidebook for review and approval by Engineering Services prior to issuance of any permit. The SWCP shall be prepared and certified by a Civil Engineer, registered in the State of California, demonstrating an understanding of the design of treatment measures for water quality and groundwater protection principles applicable to the project site. ***(ENGR)***

94. The permit application shall be consistent with the SWCP and shall include drawings and specifications necessary to implement all measures in the approved SWCP, prior to the issuance of any permit. The permit application shall include a completed "Construction Plan C.3 Checklist" as described in the current C.3 Guidebook. ***(ENGR)***

95. Construct stormwater treatment measures per the approved SWCP prior to occupancy approval. ***(ENGR)***

96. Submit a final Stormwater BMP Operation and Maintenance Plan (O&M Plan) in accordance with City of Concord Guidelines, for review and approval by Engineering Services, prior to occupancy approval. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. ***(ENGR)***

97. Execute any agreements identified in the SWCP, which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs, prior to occupancy approval. ***(ENGR)***

98. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner. ***(ENGR)***

99. Collect and convey all stormwater entering and/or originating from the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations for a 10-year storm with the Improvement Plans to Engineering Services for review and approval. ***(ENGR)***

100. Submit proof of filing of a Notice of Intent (NOI) with the Regional Water Quality Control Board and submit a Stormwater Pollution Prevention Plan (SWPPP) with the Grading and Improvement Plans to Engineering Services for review and approval prior to issuance of the Grading Permit. ***(ENGR)***

101. Install City of Concord "No Dumping, Drains to Creek" curb marker (English and Spanish version) on all catch basins. ***(ENGR)***

102. Include erosion control/storm water quality measures on the final Grading Plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to review and approval of the City Engineer and Director of Building Inspection. If no Grading Plan is required, necessary erosion control/storm water quality measures shall be shown on the Site Plan submitted for an on-site permit, subject to review and approval of the Director of Building Inspection. The applicant shall be responsible for ensuring that the contractor is aware of and implements such measures. ***(ENGR, BLDG)***

103. Submit a Construction Best Management Practice (BMP) Program for review and approval by the Engineering Development Services Department prior to issuance of a Building and/or Grading Permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMPs. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order. ***(ENGR)***

104. Sweep or vacuum the **permanent** parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If sidewalks and/or the parking lot are pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District. ***(ENGR)***

105. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks **hauling soils, demolition debris and similar materials** shall be covered. ***(ENGR)***

106. Clean all on-site stormdrain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by the City Engineer/Director of Building Inspection. Install trash capture devices on all new drainage inlets. ***(ENGR, BLDG)***

SOLID WASTE/RECYCLING

107. Comply with CMC Chapter 82, Solid Waste, Article V, Construction and Demolition (C&D) Waste Recycling, Sections 82-114 through 82-126, as applicable. ***(BLDG)***

108. Design and implement City approved Source Reduction/Recycling Plan and demonstrate that interior and exterior refuse enclosures have been sufficiently designed and located for the storage and pick up of recyclable materials in accordance with CMC Section 82-83, Source Reduction and Recycling, prior to issuance of a Building Permit. ***(PW)***

109. Trash bins and refuse shall be stored within approved trash enclosure and the doors shall be closed at all times except when the bins are being emptied. ***(NS)***

110. Comply with the provisions of the CMC, Central Contra Costa Sanitary District and the disposal service regarding enclosure design, access requirements, and the number of required individual refuse receptacles based upon waste pickup schedules. **New** trash enclosures shall incorporate the following features:

a) A concrete pad **with a sanitary sewer inlet**.
b) A roof and sanitary sewer cleanout, designed to prevent rainwater from penetrating the interior of the enclosure and preclude trash from being blown outside of the bins.
c) The cleanout shall connect to a sanitary sewer to prevent contaminated water from entering the storm drain system.
d) If any cleaning agent or degreaser is used, wash water must be collected and discharged to the sanitary sewer, subject to the approval of the Central Contra Costa Sanitary District. ***(CCCSD, ENGR)***

AGREEMENTS, FEES, BONDS

111. All fees noted below are the fees currently in effect as of **July 1, 2013** per the Resolution of Fees and Charges. The fees and charges are reviewed annually as part of the budget public hearing process. Fee adjustments are based on a number of factors and vary depending on the type of fee:

Service-based fees are adjusted annually based on the San Francisco-San Jose-Oakland Area Consumer Price Index;
Improvement based fees (also called impact fees) are adjusted annually based on Engineering News Record Construction Cost Index (San Francisco Bay Area); and the
Parkland Fee is adjusted per Section 78-95 of the Concord Municipal Code.

The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042, Fees and Charges for Various Municipal Services, as most recently amended and approved by the City Council. Persons interested in how a particular fee is calculated should contact the City Department administering the fee or the Finance Department. ***(ENGR)***

112. Provide a **$5,000** cash deposit to the Planning Division to cover Condition Compliance and Mitigation Monitoring costs, at the time of submittal of plans and documents to Engineering Services or the Building Division for plan check. Planning staff's time will be charged to this deposit for work performed to implement the Conditions of Approval, from the time of project approval to occupancy approval. Mitigation Monitoring costs will be charged at cost over the life of the project mitigation requirements. The deposit will be placed in a refundable account and any unused funds will be returned upon completion. If the initial deposit is insufficient to cover actual costs, an additional deposit will be required. ***(PLNG)***

113. Pay a Document Imaging fee to reimburse the City for implementation of the Document Imaging and File Retention programs, prior to issuance of Grading or Building Permits. ***(PLNG)***

114. Enter into a Maintenance Agreement acceptable to the City prior to the **Certificate of Occupancy**, agreeing to provide for proper maintenance of the parking lot, storm drain outside of the public street right of way, parking lot lights, and other privately maintained improvements pursuant to CMC Section 94-33. ***(ENGR)***

115. All improvement agreements required in connection with said plans shall be submitted to and approved by the City and other agencies having jurisdiction over said project prior to approval of the Building or Grading Permit, whichever comes first. ***(ENGR)***

116. All required faithful performance bonds and labor materials bonds in a penal amount equal to 100 percent of the engineer's construction cost estimate for all site improvements, excluding the building construction, shall be submitted to and approved by the City and other agencies having jurisdiction prior to issuance of the Building or Grading Permit, whichever comes first. ***(ENGR)***

117. Encroachment Permit Application:
   a) Pay the Filing Fee at the time of submittal of permit application, improvement plans and supporting documents to City Engineering Services for review. The current fee is **$86.00**.
   b) Provide a restoration security before issuance of the Encroachment Permit. The security shall be in an amount sufficient to restore existing public improvements to a serviceable condition should development improvement activity cause damage. The amount of the security shall be determined by, and be in a form acceptable to the City Engineer.
   c) Provide a **$5,000** cash deposit to cover Condition Compliance/Mitigation Monitoring costs at the time of submittal of plans and documents to Engineering Services for review. The deposit will be placed in a refundable account. Condition Compliance/Mitigation Monitoring costs will be charged to this deposit over the life of the project permit and mitigation requirements. Any unused funds will be returned at project completion. If the initial deposit is insufficient to cover actual costs, an additional deposit in an amount determined by the City Engineer will be required. ***(ENGR)***

118. Grading Permit Application:

a) Pay Grading Permit Fees at submittal of a Grading Permit application. The current fee is determined based on cubic yardage of cut and fill combined, or at the hourly rate of **$172.00** if the hourly rate is used.

b) Provide a **$5,000** cash deposit for Erosion Control prior to issuance of Grading Permit. The deposit will be placed in a refundable account. Any unused funds will be returned at project completion. If the initial deposit is insufficient to cover actual costs, an additional deposit in an amount determined by the City Engineer will be required.

c) Pay Stockpile and Erosion Control Monitoring fee prior to issuance of Grading Permit. The stockpile and erosion control monitoring fee is currently **$23.00** per calendar day and is collected for the life of the Grading Permit activity. ***(ENGR)***

119. Sewer Connection Permit:

a) The property's sewer is serviced by Central Contra Costa Sanitary District. Applicant shall show proof in writing, to the City of Concord, that all study fees and connection fees have been paid to District for construction of buildings before issuance of a Building Permit or Grading Permit whichever is requested first. ***(ENGR, BLDG)***

120. Traffic Mitigation Fee:

The proposed project is not expected to generate net new peak hour vehicle trips based on the hours of operation and maximum attendance for existing and proposed new facilities. Therefore, no OSIP fees are required of the project as proposed. However, in the future, should the project applicant propose to change the type of use or hours of operation of the new facilities, said change shall be subject to an OSIP fee review as part of amending the current Use Permit. ***(ENGR)***

OTHER/MISCELLANEOUS

121. Comply with the requirements of the Contra Costa County Health Department for the abandonment of existing septic tanks or wells. ***(ENGR) CMC***

122. Comply with the requirements of the Contra Costa County Fire Protection District. Submit complete sets of plans and specifications to the Fire District for review and approval at:

Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill CA 94523

Plan review fees are assessed at that time. The City is not responsible for the collection of fees or enforcement of requirements imposed by the Fire District. ***(CCCFPD)***

123. The applicant shall defend (with counsel approved by City), indemnify and hold harmless the City, any agency or instrumentality thereof, and its/their respective agents, officers, officials, volunteers, and employees from and against any and all administrative and/or legal claims, actions or proceedings to attack, set aside, void, or annul approval of the project, including without limitation, any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"), with the exception of a Challenge arising out of the City's sole negligence or willful misconduct. The City shall have the right to pre-approve any material decision involved in defending any such Challenge, including settlement, and may (but is not obligated to) participate in the defense of any Challenge. If applicant does not promptly defend any Challenge, City may (but is not obligated to) defend such Challenge as City, in its sole discretion, determines appropriate, all at applicant's sole cost and expense. The applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Developer, City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred by the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation. ***(PLNG)***

124. The permit and approval shall expire in **two** years from the date on which it became effective unless building permits for the gymnasium are obtained and work has begun. The effective date of the permit and approval is **February 18, 2014**. ***(PLNG)***

125. A request for a time extension from the expiration date of **February 18, 2016**, can be considered if an application with required fee is filed at least 10 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial. ***(PLNG)***

ATTACHMENT B

Environmental Checklist

California Environmental Quality Act

CITY OF CONCORD
Planning Division
1950 Parkside Drive, MS/53
Concord CA 94519
PHONE: (925) 671-3152
FAX: (925) 671-3381

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.

[X] Aesthetics	[ ] Greenhouse Gas Emissions	[ ] Population/Housing
[ ] Agriculture and Forestry Resources	[X] Hazards & Hazardous Materials	[ ] Public Services
[X] Air Quality	[ ] Hydrology/Water Quality	[ ] Recreation
[X] Biological Resources	[ ] Land Use/Planning	[X] Transportation/Traffic
[X] Cultural Resources	[ ] Mineral Resources	[ ] Utilities/Service Systems
[X] Geology/Soils	[X] Noise	[ ] 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.

[X] 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	July 3, 2011
Printed Name	Date

Issues:

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS -- *Would the project:*				
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			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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. *Mitigation AESTHETICS-1:* *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.* *Mitigation AESTHETICS-2:* *In order to comply with the recommendations in the lighting evaluation, the following lighting curfew shall apply.* • *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.* *Mitigation 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.* *Mitigation 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.* *Mitigation 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.*				
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: a) The project site is developed as a private school. Neither the site nor surrounding properties support active agricultural uses. 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. c) No impact. See discussion above.				
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			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

Discussion

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 (PM_{10}). To achieve attainment, the Bay Area Air Quality Management District (BAAQMD) has developed both the *Revised San Francisco Bay Area Ozone Attainment Plan for the 1-Hour National Ozone Standard* (in compliance with the Federal Clean Air Act) and the *Bay Area 2000 Clean Air Plan* (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.

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 PM_{10} emissions from construction activities. To mitigate this impact to less than significant levels, the following mitigation measures shall be *implemented by contractors during demolition of existing structures*:

Mitigation AIR-1:

The following dust control measures shall be implemented by contractors during demolition of existing structures:

- *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 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:

- *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.*

The following are additional, but not mandatory, mitigation measures recommended by the BAAQMD to reduce engine exhaust emissions:

- *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.*

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
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 -- *Would the project:*				
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			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

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			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact

- *If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of 6 inches of mulch or gravel shall be created to protect the soil from compaction. The roadbed shall be replenished as necessary to maintain a 6-inch depth.*

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.

- *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 30 inches.*
- *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 24 inches. Roots shall be cut by 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.*
- *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 6 inches of mulch or gravel shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain 6-inch depth.*
- *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.*

f) The project site is in a developed area that does not have any applicable habitat conservation plan or natural community conservation plan.

V. **CULTURAL RESOURCES** -- *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
resource pursuant to §15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion

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.

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.

Mitigation CULTURAL-1:
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.

d) Construction and excavation of the Project site could disturb previously undiscovered human remains.

Mitigation CULTURAL-2:
If human remains or burial sites are accidentally discovered during construction, the following steps shall be taken:

- *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:			X	
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.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	

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

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

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.

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.

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.

Mitigation GEOLOGY-1:
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.

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.

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?	X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X

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 CO_2e emissions.

b) Greenhouse gases (GHG) are primarily caused by the release of CO_2 and other GHG's from the consumption of fossil fuels. A major source of GHG's is CO_2 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 CO_2e (Equivalent Carbon dioxide) per year for GHG. This roughly equates to 2,400,000 lbs/yr of CO_2e or 1,200 tons/yr of CO_2e. 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?			X	
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?				X

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	

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

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

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 facilitities, 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 Portrero 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				
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?				X
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)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			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.**

MITIGATED NEGATIVE DECLARATION

California Environmental Quality Act

CITY OF CONCORD

1950 Parkside Drive,
MS/53
Concord CA 94519

PHONE: (925) 671-3152
FAX: (925) 671-3381

Based on the Initial Environmental Impact Analysis (i.e., Initial Study) and Mitigation Monitoring Plan dated July 3, 2011, the City of Concord has determined that the following project does not require preparation of an Environmental Impact Report because revisions to the project plans or proposal have been made or agreed to by the applicant that avoids or mitigates the environmental effects to a point where no significant effect on the environment will occur, and there is no substantial evidence that the project, as revised, may have a significant effect on the environment.

The reasons supporting this finding and the Mitigated Negative Declaration are discussed further in the Initial Study and Mitigation Monitoring Plan.

PROJECT TITLE
Carondelet Gymnasium and Aquatic Center, UA 09-001, DR 09-001

LOCATION/ADDRESS
The project is located at Carondelet High School, 1133 Winton Drive, APN 145-130-024

A map is provided in the Initial Study.

PROJECT APPLICANT
CSDA
Attn: Mark Knoerr
120 Montgomery Street, Ste. 1170
San Francisco CA 94104

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.

Additional project details are described in the Initial Study.

LEAD AGENCY NAME AND ADDRESS

City of Concord	Contact: G. Ryan Lenhardt
Planning Division	Title: Senior Planner
1950 Parkside Drive, MS/53	Telephone: (925) 671-3162
Concord CA 94519	Fax: (925) 671-3381

Signature G. Ryan Lenhardt Date July 3, 2011

ATTACHMENT C

ADDENDUM TO CARONDELET GYMNASIUM AND AQUATIC CENTER INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

THE CITY OF CONCORD

January 2014

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I. INTRODUCTION

A. DETERMINATION

This document is an Addendum to the July 2011 Initial Study/Mitigated Negative Declaration (2011 IS/MND) originally prepared for the Carondelet Gymnasium and Aquatic Center project approved by the City of Concord (hereafter referred to as the "Approved Project"). The 2011 IS/MND was prepared and circulated pursuant to CEQA. The Approved Project, the 2011 IS/MND and the associated Mitigation Monitoring Plan were considered by the City Council (City Council Resolutions No. 11-64 and No. 11-65) and were approved and adopted on October 4, 2011 with the finding that, with implementation of all required mitigation measures, the Approved Project's environmental impacts would be less than significant.

The Approved Project approvals allowed development of a 62,000 sq. ft. (+/-) gymnasium and aquatic center (natatorium) and improvements including new lighting and landscaping. The project was not constructed.

In 2013, CSDA Design Group ("CSDA") submitted a Use Permit Amendment and Design Review application to modify the existing Approved Project analyzed under the 2011 IS/MND to meet their prioritized program elements that do not include a natatorium. A 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, lighting, and landscaping improvements ("Revised Project") is proposed.

This Addendum evaluates whether the Revised Project would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the 2011 IS/MND, and concludes that the analysis and the conclusions of the 2011 IS/MND remain current and valid. No substantial changes have occurred with respect to existing conditions that would cause new or substantially more severe significant environmental effects than were identified in the 2011 IS/MND. Additionally, no new meaningful information indicates that the proposed modifications would cause new or substantially more severe significant environmental effects that were analyzed in the 2011 IS/MND.

B. CEQA FRAMEWORK FOR ADDENDUM

Revised Mitigation Measures

The addition of new information that clarifies, amplifies, or makes insignificant modifications to a negative declaration does not require recirculation. 14 Cal. Code Regs.

Sec. 15073.5(c)(4). New mitigation measures may be adopted without triggering recirculation if they are added in response to comments on environmental impacts already identified in the negative declaration. 14 Cal. Code Regs. Sec. 15073.5(c)(2). Adding conditions of approval that will not create new significant impacts and that are not necessary to mitigate significant impacts will also not trigger recirculation. 14 Cal. Code Regs. Sec. 15073.5(c)(3). Similarly, a lead agency may change or substitute a mitigation measure without recirculating the negative declaration when the agency concludes as a result of the public process that a proposed mitigation measure is infeasible or otherwise undesirable, and finds that the revised mitigation measure is equivalent or more effective in mitigating environmental impacts than the original measure. Pub. Res. Code Sec. 21080(f), 14 Cal. Code Regs. Sec. 15073.5(c)(1), and 14 Cal. Code Regs. Sec. 15074.1.

The Revised Project no longer i ıcludes a natatorium; as such, language in Mitigation Measure NOISE-1 and Conditions of Approval 1, 34, 48(b), and 123 was revised to delete reference to the natatorium.

II. PROJECT INFORMATION

A. BACKGROUND

The project is at the south end of the campus on a 9.18-acre site located at the southwest corner of Treat Boulevard and Winton Drive, north of the city limit line between Concord and Walnut Creek. On the site exists an academic building, multi-use building and cafeteria, convent, classrooms, and gymnasium totaling 117,439 square feet. The buildings are situated in a semi-circle around a central quad. Parking is located around the perimeter of the site on three sides of the campus.

The Approved Project is a 62,000 sq. ft. (+/-) gymnasium and aquatic center (natatorium) and improvements including new lighting and landscaping. The project was not constructed. CSDA has submitted a Use Permit Amendment and Design Review (PL131199 - UA, DR) requesting certain modifications to the Approved Project in connection with the Revised Project.

B. SUMMARY OF APPROVED PROJECT

In 2011, the City of Concord approved the Carondelet Gymnasium and Aquatic Center project, which proposed development of a 62,000 sq. ft. +/- gymnasium and aquatic center (natatorium) located at the south end of the campus adjacent to the north side of an existing classroom building and new site lighting and landscaping. The 2011 IS/MND was prepared and circulated pursuant to CEQA. The 2011 IS/MND and the associated Mitigation Monitoring Plan was approved on October 4, 2011 with the finding that, with

implementation of all required mitigation measures, the Approved Project's environmental impact would be less than significant.

C. SUMMARY OF REVISED PROJECT

The Revised Project includes a 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, lighting, and landscaping improvements. The Revised Project reduces the overall building area by approximately 7,100 sq. ft. (and expands the previously approved gymnasium by approximately 18,600 sq. ft.) and provides a larger setback from the homes at the southwest corner of the site. The proposed building will be constructed in place of the existing gymnasium, lawn area, and parking lot at the southwest corner of the site similar to the previous project. An existing classroom building located on the south side of the gymnasium will remain with one of the classrooms rebuilt on the west side of the fine arts classroom wing. A gymnasium and permanent stage (similar to the existing permanent stage) will be centrally located within the building.

A modern building design is proposed that incorporates building materials prominently featured in the existing campus buildings. The main building mass including the high bay gymnasium/stage structure is clad by brick to relate in proportion to the other three buildings on the campus. A resinous panel system or painted cement plaster is proposed for the subordinate building mass including the lobby, athletic classrooms, locker rooms, and fine arts classrooms. An exterior arcade is located on the central courtyard/amphitheater side that reflects the column module of the existing academic building. The building fenestration is limited on the south and west elevations to lessen the impact of night light and noise disturbance to existing residential properties. The roofs are flat with parapets dimensioned to screen the skylights and proposed solar collectors from view of the adjacent residential properties to the south and west. Painted mechanical screens are placed on the south and east roofs to screen HVAC equipment from view and mitigate noise impacts.

The quad at the center of the campus will be upgraded with a stage, new paving, landscaping, tables and chairs, and lighting. A new garden and hardscape area is proposed adjacent to the Chapel and a landscaped prayer area and staff patio is proposed on the north side of the Convent. A landscaped garden is proposed between the gymnasium and the chapel to buffer outdoor activities.

A comparison of the Approved and Revised Project activities and design features of the project are summarized below; aspect thereof related to the City of Concord's Development Code are analyzed in the February 5, 2014 Report to Planning Commission entitled "Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review (PL131199 - UA, DR)."

	Approved	Proposed	Change
Building			
	A 62,072 sq. ft., two-story gymnasium, natatorium, and fine arts classrooms	A 54,970 sq. ft., two-story gymnasium and fine arts classrooms	• Project area reduced by 7,102 sq. ft.
	College preparatory curriculum, extra-curricular activities, and inter-scholastic sports occurring throughout the day and evening hours on both weekdays and weekends throughout the year	Same as approved	• No change
Lighting			
	Parking lot lighting, wall-mounted lighting, ground mounted lighting	Parking lot lighting, wall-mounted lighting, ground mounted lighting	• Fewer wall-mounted light fixtures and more ground-mounted light fixtures
Noise			
	Heating, ventilation, and air conditioning equipment, rooftop exhaust fans, air handlers, and building vents	Heating, ventilation, and air conditioning equipment.	• Removal of subterranean equipment room • Fewer roof-mounted units • No external building venting
Landscaping			
	Landscaping main courtyard (quad), areas adjacent to gymnasium, and removal of 30 trees	Landscaping main courtyard (quad), areas adjacent to gymnasium, garden area adjacent to Chapel, prayer garden on the north side of the Convent building, and removal of 17 trees	• Additional landscaping and gardens and the removal of 13 fewer trees
Parking			
	382 parking spaces	383 parking spaces	• 1 additional parking space

III. ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

The following discussion analyzes the likelihood of the Revised Project (a 54,970 sq. ft. gymnasium including a permanent stage) to result in new or substantially more severe significant effects or the need for new mitigation measures as compared to those studied in the 2011 IS/MND. This Addendum discusses the topic areas in the sequence that they are addressed in the 2011 IS/MND. This section concludes by finding that no new or substantially more severe significant effects than those identified in the 2011 IS/MND would result from the Revised Project (a 54,970 sq. ft. gymnasium including a permanent stage) and that no new additional or changed mitigation measures would be required (with the exception of technical edits such as removing references to the term "natatorium"). Mitigation Measures identified in the 2011 IS/MND that remain applicable to the Revised Project are referenced in this Addendum.

A. AESTHETICS

The 2011 IS/MND studied whether the Approved Project, as a whole, would result in a substantial adverse effect on a scenic vista, substantially damage scenic resources within a State Scenic Highway, substantially degrade the visual character or quality of the site, or create a substantial new source of light or glare. The 2011 IS/MND concluded that the Approved Project would have either less-than-significant or no impacts on aesthetic resources, and no mitigation measures were required.

Lindsley Architectural Lighting conducted a peer review of the Revised Project to ensure it was consistent with the 2011 IS/MND and addressed the concerns voiced at the Neighborhood and Design Review Board meetings.

Similar to the Approved Project, the Revised Project would result in the installation of parking lot lights in the north parking lot, accent lights adjacent to the gymnasium, Convent, and Chapel, and uplighting and pedestrian lighting in the main courtyard (quad), and the removal of existing lights from the academic building. Lights would be installed where needed for the protection of public safety and would not create new or substantial light or glare consistent with the findings of the 2011 IS/MND. Because the site is surrounded by fully urbanized neighborhoods of public/quasi-public and residential uses, project lighting would not substantially degrade nighttime views.

Discussion

During public review of the Revised Project, neighbors expressed concerns regarding existing and proposed light fixtures and the potential for light trespass (the effects of which were already identified and addressed in the 2011 IS/MND, and are not new avoidable significant effects). A follow up study was performed by Lindsley Architectural Lighting

and summarized in a report dated January 16, 2014 (a copy of which is attached hereto and incorporated by reference) which confirmed that the project changes (Approved Project versus Revised Project) do not create any new or substantially more severe effects, and no new mitigation measures are required. However, such report made clarifying recommendations with respect to Mitigation Measures "AESTHETICS-1 and -2" as to referencing the follow up study, post-construction monitoring, and a recommendation for a condition of approval requiring the "removal of the existing five (5) HPS (High Pressure Sodium) floodlights located on top of the North classroom building."

The applicant agreed to include those recommendations as revisions to the Mitigation Monitoring Plan included in the 2011 IS/MND and the Conditions of Approval; no new mitigation measures were added. A redline showing the revised mitigation measures ("Revised Measures") is attached hereto and incorporated by reference, and bold text highlights the revised Conditions of Approval attached to Resolution No. 14-04PC as Attachment A and incorporated by reference. Each Revised Mitigation Measure and revised Condition of Approval satisfies the legal authority identified above; is equivalent or more effective in mitigating the environmental impacts for the Revised Project than the original measure; the change or substitution is not required by CEQA does not itself cause any potentially significant effect and is not necessary to mitigate an avoidable significant effect; the Revised Measures are included as part of the Conditions of Approval; and no recirculation of the 2011 IS/MND is required.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

B. AIR

As described in the 2011 IS/MND, 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 (PM_{10}). To achieve attainment, the Bay Area Air Quality Management District (BAAQMD) has developed both the *Revised San Francisco Bay Area Ozone Attainment Plan for the 1-Hour National Ozone Standard* (in compliance with the Federal Clean Air Act) and the *Bay Area 2000 Clean Air Plan* (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.

The 2011 IS/MND identified areas of potential impact, including during construction, the operation of equipment would emit hydrocarbons, oxides of nitrogen, carbon monoxide, and particulate matter (consisting of windblown dust and diesel particulate). The Revised Project would be required to implement BAAQMD control measures for controlling PM_{10} emissions from construction activities.

The Revised Project would occur within the same study area evaluated in the 2011 IS/MND and would be subject to similar control measures for controlling PM_{10} emissions from construction activities that are implemented by BAAQMD. Similar to the Approved Project, the Revised Project would be constructed in compliance with applicable construction codes and requirements intended to mitigate any adverse impacts resulting from the demolition of the existing gymnasium and construction of the Revised Project.

The 2011 IS/MND requires compliance with Mitigation Measures AIR-1 (see pages 3-4 of the MMP). Although the Revised Project would modify the Approved Project, the Revised Project would also be required to comply therewith. Consequently, the impacts related to air that could occur as a result of the Revised Project would be less-than-significant.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

C. BIOLOGICAL

The 2011 IS/MND analyzed the potential impacts to biological resources that could occur as a result of the Approved Project. In the topics analyzed, the 2011 IS/MND determined that the Approved Project would have either a potentially significant impact unless mitigation incorporated or no impacts on biological resources.

The Revised Project represents a minor modification of the Approved Project. The Revised Project would be located on a portion of the same site, would consist of the same type of land use and operations with the exception of the natatorium, would create a similar footprint, and would be constructed using similar grading and building practices. The 2011 IS/MND determined that no identified candidate, sensitive or special status species inhabit the Project site. Nor does the site contain riparian habitat, active drainage channels, wildlife corridors, or native wildlife nurseries. Similarly, no adopted habitat conservation plans or community conservation plans impact the site.

Discussion

During public review of the Revised Project, neighbors commented on the proposed tree removal (the effects of which were already identified and addressed in the 2011 IS/MND, and are not new avoidable significant effects). A follow up study was performed by MIG, Inc. dated August 2013 (a copy of which is attached hereto and incorporated by reference)

which confirmed that the project changes (Approved Project versus Revised Project) do not create any new or substantially more severe effects, and no new mitigation measures are required.

While not required, in order to accommodate its neighbors, the project applicant voluntarily agreed to a condition of approval to supplement the existing tree screen along the south property line with eight, African Sumac and Coast Redwood trees to provide additional screening between properties. The Design Review Board also recommended the Grapevines on the south elevation of the Art Classroom be replaced with five-gallon, Lavender Trumpet Vines planted four feet on center; no new mitigation measures were added. Bold text highlights the revised Conditions of Approval attached to Resolution No. 14-04PC as Attachment A and incorporated by reference. Each new condition of approval satisfies the legal authority identified above; is equivalent or more effective in mitigating the environmental impacts for the Revised Project than the original conditions; the addition is not required by CEQA does not itself cause any potentially significant effect and is not necessary to mitigate an avoidable significant effect; the additional landscape requirements are included as part of the conditions of approval; and no recirculation of the 2011 IS/MND is required.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

D. CULTURAL RESOURCES

The 2011 IS/MND analyzed the potential impacts to cultural resources that could occur as a result of the Approved Project. In the topics analyzed, the 2011 IS/MND determined that the Approved Project could have potentially significant impacts on cultural resources unless mitigation measures were incorporated.

The 2011 IS/MND determined that the Approved Project would have no impact on a historical resource as defined in Section 15064.5 because the site's existing buildings were not listed on any local, State or federal inventory or other historic literature or map consulted by the Northwest Information Center. The Revised Project would occur on a portion of the same site and thus would not impact structures with historic potential as the existing conditions remain the same as described in the 2011 IS/MND.

The 2011 IS/MND determined that there is a low potential for Native American sites, unique paleontological resources or human remains, in the project area. However, recognizing there is some possibility of encountering archaeological or paleontological resources or human remains during excavation, two mitigation measures were recommended. These conditions remain today and the MMP for the overall Approved Project also applies to the Revised Project.

The Revised Project would be located on a portion of the same site, would consist of the same type of land use and operations, would create a similar footprint, and would be constructed using similar grading and building practices. The potential of the Revised Project to impact cultural resources is lower than the Approved Project, as less excavation would be required.

The 2011 IS/MND requires compliance with Mitigation Measures "CULTURAL-1 and -2" (see page 7 of the MMP). As the Revised Project is a modification of the Approved Project, the Revised Project would also be required to comply therewith. Consequently, the impacts related to cultural resources that could occur as a result of the Revised Project would be less than significant and consistent with the impacts and mitigation measures identified for the Approved Project.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

E. GEOLOGY AND SOILS

As described in the 2011 IS/MND, the nearest potentially active fault is the Concord fault, which lies approximately 1 mile east of the project site. 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.

Section VI of the 2011 IS/MND analyzed the geological, seismic, and soil conditions in connection with the Approved Project. The 2011 IS/MND identified areas of potential impact, including damage due to seismic ground shaking, substantial soil erosion or loss of topsoil, seismic-related ground failure (liquefaction), lurching, and expansive soils. The Revised Project would occur within the same study area evaluated in the 2011 IS/MND and would be subject to similar geological, seismic and soil conditions. Similar to the Approved Project, the Revised Project would implement the findings of the geotechnical investigation and associated peer review and be constructed in compliance with applicable construction codes and requirements intended to mitigate any adverse impacts resulting from ground shaking, ground failure, liquefaction, and expansive soils. The Revised Project would comply with the recommendations included in a geotechnical investigation to reduce potential impacts to a less-than-significant level consistent with the findings of the 2011 IS/MND.

The 2011 IS/MND requires compliance with Mitigation Measure "GEOLOGY-1" (see page 7 of the MMP), and implementation of recommendations prepared by a licensed soils engineer identified in the 2011 IS/MND. As the Revised Project is a modification of the Approved Project, the Revised Project would be required to comply with the mitigation

measure. Consequently, the impacts related to geology and soils that could occur as a result of the Revised Project would be less than significant and consistent with the impacts and mitigation measures identified for the Approved Project.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

F. HAZARDS/HAZARDOUS MATERIALS

The 2011 IS/MND analyzed the potential impacts to hazards and hazardous materials that could occur as a result of the Approved Project. The 2011 IS/MND determined that the Approved Project would have less-than-significant impacts on hazards and hazardous materials with the incorporation of mitigation measures.

The Revised Project 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.

The 2011 IS/MND requires compliance with Mitigation Measure "HAZARD-1" (see page 8 of the MMP) that states "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." The Revised Project would also be required to comply therewith. Additionally, the Revised Project would be subject to local, regional, and state polices that regulate hazards and hazardous materials impacts identified in the General Plan EIR. Consequently, the impacts related to hazards and hazardous materials that could occur as a result of the Revised Project would be less than significant and consistent with the impacts and mitigation measures identified for the Approved Project.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

G. NOISE

The 2011 IS/MND evaluated the Approved Project site and analyzed the potential noise impacts that could occur and determined that the Approved Project could have potentially significant noise impacts related to: Section XII - NOISE (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; (c) a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the

project; and (d) a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Mitigation measures were recommended to reduce each of these impacts to a less-than-significant level. The 2011 IS/MND determined that there would be less-than-significant impacts in regards to: (b) exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. The 2011 IS/MND determined that there would be no impact in regards to: (e) exposure of people residing or working in the project area to excessive noise levels; and (f) exposure of people residing or working in the project area to excessive noise levels from a private airstrip.

Charles M. Salter Associates, Inc. prepared a noise study, dated August 2010, that evaluated the existing noise environment and the potential noise impacts associated with the Approved Project. Noise measurements were taken near adjacent residential properties along the west and south property lines. The study found that the current noise level along the property lines is considered "Normally Acceptable" per both Walnut Creek and Concord's General Plan standards. Because the property backs up to the City of Walnut Creek, the existing noise levels were also compared to Walnut Creek's noise standards.

The noise study identified potential noise impacts (based on similar facilities) associated with the gymnasium and aquatic center activity, vehicle traffic, and operation of mechanical (e.g., HVAC) equipment. The noise study concluded aquatic center activity combined with parking lot activity would be the worst-case activity. The noise study concluded the cumulative noise level from aquatic center activities would be 53-59 dB, and there would be no significant increase in noise expected from aquatic center activities at the south and west property lines, therefore no mitigation is necessary. Conditions of approval were approved that require windows and doors facing the west and south property lines to remain closed during use of the facility to minimize noise impacts to neighbors.

The noise study also evaluated the pool equipment located inside the aquatic center, the rooftop exhaust fans and air handlers, and building vents. The study concluded the rooftop equipment should be evaluated with the building permit to ensure noise levels would not significantly increase along the west and south property line. The noise study recommended mitigation measures that require a qualified acoustical consultant to review the equipment selections and venting to verify that noise criteria will be met and, if necessary, to recommend effective barriers and/or enclosures to contain noise on the roof.

The Approved Project included mitigation measures requiring staging areas to be located away from neighboring properties, muffling equipment, using quieter construction practices where feasible, and limiting construction hours to daytime hours to reduce noise impacts to less than significant levels. Conditions of approval were also included that require loading of buses to occur at the front of the campus, away from residential properties so that noise and traffic impacts related to athletic events are minimized.

Charles M. Salter Associates, Inc. ("Salter") prepared a revised Environmental Noise Assessment dated October 24, 2013 to evaluate the Revised Project and potential noise impacts to single-family homes located to the west and south of the high school and compliance with relevant City standards. The Revised Project proposes roof-mounted HVAC equipment for the gymnasium, locker rooms, classrooms, and offices and removes the rooftop exhaust fans and air handlers, and building vents.

Expected noise sources associated with the Revised Project include gymnasium activity (based on the 22 May 2013 CHS Activity Schedule), associated car parking, and mechanical (e.g., HVAC) equipment. City noise standards and measured ambient noise levels at the project site were compared to expected project related noise. The revised Environmental Noise Assessment found:

- The current noise level along the west and south property lines is considered "Normally Acceptable" per both Walnut Creek and Concord's General Plans.

- There is no significant increase in noise level expected from project-related activities at the south and west property line; therefore, no mitigation is necessary.

- A preliminary analysis shows that rooftop mechanical equipment is expected to meet the City noise standard with noise barriers at the rooftop HVAC equipment. The final HVAC design and equipment selections should be evaluated by a qualified acoustical consultant during the design process to confirm that specific mitigation measures needed to meet the City noise standards are incorporated in the design. Post-construction noise measurements could be conducted to confirm criteria have been met.

Discussion

During public review of the Revised Project, neighbors expressed concern regarding rooftop mechanical equipment noise (the effects of which were already identified and addressed in the 2011 IS/MND, and are not new avoidable significant effects). A follow up study was performed by Charles M. Salter Associates, Inc. dated October 24, 2013 (a copy of which is attached hereto and incorporated by reference) which confirmed that the project changes (Approved Project versus Revised Project) do not create any new or substantially more severe effects, and no new mitigation measures are required. However, such report made clarifying recommendations with respect to Mitigation Measure NOISE-1 as to post-construction monitoring and a Condition of Approval was recommended by the Design Review Board that requires the applicant to return with a detail of the mechanical equipment screen material as a staff report item.

While not required, in order to accommodate its neighbors, the project applicant voluntarily agreed to include those recommendations as revisions to the Mitigation Monitoring Plan

included in the 2011 IS/MND and the Conditions of Approval; no new mitigation measures were added. A redline showing the Revised Measures is attached hereto, and bold text highlighting the revised Condition of Approval attached to Resolution No. 14-04PC as Attachment A. Each Revised Measure and revised Condition of Approval satisfies the legal authority identified above; is equivalent or more effective in mitigating the environmental impacts for the Revised Project than the original measure; the change or substitution is not required by CEQA does not itself cause any potentially significant effect and is not necessary to mitigate an avoidable significant effect; the Revised Measures are included as part of the Conditions of Approval; and no recirculation of the 2011 IS/MND is required.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

H. TRANSPORTATION/TRAFFIC

The 2011 IS/MND analyzed the potential impacts on transportation/traffic and parking that could occur as a result of the Approved Project and determined that it would have less-than-significant with mitigation measures incorporated.

Dowling Associates, Inc. prepared a Traffic and Parking Analysis dated June 2011 that evaluated the potential impacts associated with the Approved Project (gymnasium and aquatic center). The study evaluated vehicle trip generation rates, peak hour trip generation rates, vehicle occupancy rates, and intersection capacities.

The study concluded that the Approved Project would not have an impact on traffic conditions and intersections at Treat Boulevard and Winton Drive, nor parking, with the exception of a North Coast Section championship basketball or volleyball game. These events occur, at most, two times per year. All other competition events using the gymnasium would be similar to those already occurring with the existing facility.

While an additional traffic analysis for these infrequent large events was not warranted, adequate parking for large events needs to be provided. Maximum parking generation was calculated to be 699 parking spaces. There are 383 parking spaces on Carondelet's campus and 247 parking spaces on De La Salle's campus, totaling 630 parking spaces. There would be an estimated parking shortfall of 69 parking spaces. Without the 247 parking spaces from De La Salle, the parking shortfall would be 316 spaces. This parking shortfall was previously analyzed in the 2011 IS/MND.

The Approved Project requires alternative parking scenarios and includes mitigation measures, that are still applicable to address the parking shortfall of 69 parking spaces (or 316 parking spaces if the De La Salle was not available for use) for an NCS championship

game or other activity that would be expected to incur parking in excess of the spaces provided on campus. Carondelet can address the parking by implementing one or more of the following: establishing or modifying off-site parking agreements, implementing a Directed Parking Program using monitors to direct drivers to overflow parking areas and directing double/tandem parking, and providing proper signage and/or flag people to direct drivers to use both the Carondelet and De La Salle parking lots when needed and to identify where spaces are available. No mitigation measures are being changed regarding traffic and parking as the Revised Project does not change the analysis in the 2011 IS/MND.

No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

IV. MANDATORY FINDINGS OF SIGNIFICANCE

Section XVIII of the 2011 IS/MND addressed mandatory findings of significance associated with the Approved Project. The Approved Project was found to have no impact on the quality of the environment with respect to habitat of fish or wildlife as any rare or endangered plants or animals exist on or near the site. The 2011 IS/MND identified mitigation measures to reduce all potentially cumulative impacts related to aesthetics, biological resources, and noise to a less-than-significant level. Other identified impacts were site-specific and would not combine with impacts from other projects. Finally, the Approved Project was found to not cause substantial adverse effects on humans upon implementation of the identified mitigation measures.

The Revised Project would be located on a portion of the same site as the Approved Project and would be subject to similar environmental conditions. No new resources would be impacted and no increase in effects would occur. Implementation of mitigation measures discussed in the 2011 IS/MND would ensure that effects associated with the Revised Project would be less than significant.

No new or substantially more severe significant effects would occur and no mitigation measures are required.

V. CONCLUSION

Based on the evaluation presented in this Addendum, the changes associated with the Revised Project would not trigger any of the conditions listed in Section II.C of this Addendum, requiring preparation of a subsequent or supplemental EIR or MND. Thus, this Addendum satisfies the requirements of CEQA Guidelines sections 15162 and 15164.

The Revised Project would not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or show that mitigation measures previously found not to be feasible would in fact be feasible.

Overall, the Revised Project would result in similar effects to those of the Approved Project due to similar activities and construction requirements as those, which were originally proposed and would therefore generate comparable effects. The Revised Project would not result in new significant effects or effects that would be substantially more severe than those identified in the 2011 IS/MND.

The analyses and conclusions in the 2011 IS/MND remain current and valid. The Revised Project would not cause new or substantially more severe significant effects than identified in the 2011 IS/MND, and thus no new mitigation measures would be required. No change has occurred with respect to circumstances surrounding the Revised Project that would cause new or substantially more severe significant environmental effects than identified in the 2011 IS/MND, and no new information has become available that shows that the Revised Project would cause significant environmental effects not already analyzed in the 2011 IS/MND. Therefore, no further environmental review is required beyond this Addendum to the 2011 IS/MND.

None of the elements set forth in Public Resources Code Section 21166 or CEQA Guidelines Section 15162 exists, and in accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15162, no subsequent or supplemental EIR or MND is required. Thus, this Addendum satisfies the requirements of CEQA, including CEQA Guidelines sections 15162 and 15164.

Each Revised Measure and revised Condition of Approval satisfies the legal authority identified above; is equivalent or more effective in mitigating the environmental impacts for the Revised Project than the original measure; the change or substitution is not required by CEQA does not itself cause any potentially significant effect and is not necessary to mitigate an avoidable significant effect; the Revised Measures are included as part of the Conditions of Approval; and no recirculation of the 2011 IS/MND is required.

VI. REFERENCES

City of Concord, *Carondelet Gymnasium and Aquatic Center Initial Study/Mitigated Negative Declaration*, July 3, 2011.

Lindsley Architectural Lighting, *Lighting Evaluation Letter*, January 16, 2014 (copy attached).

MIG, Inc., *Supplemental Tree Inventory and Evaluation,* September 2013 (copy attached).

Charles M. Salter Associates, Inc., *Revised Environmental Noise Assessment,* October 24, 2013 (copy attached).

City of Concord, *Carondelet Athletic and Fine Arts Complex "Revised" Mitigation Monitoring Plan,* with redlines showing February 5, 2014 Revised Measures (copy attached).

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 and the letter referencing "Carondelet Athletic and Fine Arts Complex Use Permit Amendment and Design Review AUP Submittal" prepared by Lindsley Architectural Lighting dated January 16, 2014.	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. • 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	Prior to issuance of a Certificate of Occupancy and ongoing subsequent to project completion.

Adopted by City Council Resolution No. 11-65, 10/4/2011
Revisions Adopted by Planning Commission per Resolution No. 14-04 PC, 2/5/2014

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
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.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
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: • 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 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: • 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.	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 inspection process.	Building, Engineering Building, Engineering	Prior to issuance of grading, building permits. The timing of this requirement shall be ongoing during construction of all phases of development.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
AIR-1 (cont'd.): 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 are additional, but not mandatory, mitigation measures recommended by the BAAQMD to reduce engine exhaust emissions: • 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.	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 inspection process.	Building, Engineering Building, Engineering	Prior to issuance of grading, building permits. The timing of this requirement shall be ongoing during construction of all phases of development.
IV. BIOLOGICAL RESOURCE				
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.	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.	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. Staff shall hold a pre-construction meeting prior to issuance of permits to discuss tree protection requirements. Grading, utility, improvement, and landscape plans shall incorporate these notes as part of permit plan check. City Inspectors shall inspect throughout construction to ensure protective measures remain in place.	Planning, Building, Engineering, Parks	Prior to issuance of demolition, grading, or building permit, whichever comes first. The timing of this requirement shall be ongoing during construction of all phases of development.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
BIOLOGICAL-1 (cont'd.): 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.	• If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of 6 inches of mulch or gravel shall be created to protect the soil from compaction. The roadbed shall be replenished as necessary to maintain a 6-inch depth. 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.** • 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 30 inches.	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. Staff shall hold a pre-construction meeting prior to issuance of permits to discuss tree protection requirements. Grading, utility, improvement, and landscape plans shall incorporate these notes as part of permit plan check. City Inspectors shall inspect throughout construction to ensure protective measures remain in place.	Planning, Building, Engineering, Parks	Prior to issuance of demolition, grading, or building permit, whichever comes first. The timing of this requirement shall be ongoing during construction of all phases of development.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
BIOLOGICAL-1 (cont'd.): 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.	• 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 24 inches. Roots shall be cut by 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. • 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 6 inches of mulch or gravel shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain 6-inch depth. • 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.	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. Staff shall hold a pre-construction meeting prior to issuance of permits to discuss tree protection requirements. Grading, utility, improvement, and landscape plans shall incorporate these notes as part of permit plan check. City Inspectors shall inspect throughout construction to ensure protective measures remain in place.	Planning, Building, Engineering, Parks	Prior to issuance of demolition, grading, or building permit, whichever comes first. The timing of this requirement shall be ongoing during construction of all phases of development.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
V. CULTURAL RESOURCES				
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.	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.	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.	Planning, Building, Engineering	Ongoing during construction.
CULTURAL-2: Construction and excavation of the Project site could disturb previously undiscovered human remains.	If human remains or burial sites are accidentally discovered during construction, the following steps shall be taken: • 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.	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.	Planning, Building, Engineering	Ongoing during construction.
VI. GEOLOGY AND SOILS				
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.	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.	Final Grading and Building permit plans shall incorporate all recommendations from the geo-technical report.	Building, Engineering	Prior to issuance of building and grading permits.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
VIII. HAZARDS/HAZARDOUS MATERIALS				
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.	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.	Complete asbestos and lead-based paint survey and implementation of recommended abatement procedures prior to demolition.	Building	Prior to issuance of demolition permit.
XII. NOISE				
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.	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. 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.	Mechanical equipment shall be enclosed and/or screened to reduce noise to acceptable levels.	Planning, Building	Prior to issuance of building permit.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
NOISE-1 (cont'd.): 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.	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. The acoustical consultant shall also measure post-construction noise to confirm criteria have been met prior to the issuance of a certificate of occupancy.	Mechanical equipment shall be enclosed and/or screened to reduce noise to acceptable levels.	Planning, Building	Review equipment selections prior to issuance of building permit and measure post construction noise prior to the issuance of a certificate of occupancy.
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	The Building and Engineering inspection staff shall ensure that	Building, Engineering	Ongoing throughout the construction period.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
	near noise-sensitive receivers, temporary noise barriers shall be incorporated.	stationary equipment and staging areas as far from existing residential land uses as possible.		
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 the construction period.
NOISE-7:	Specify all noisy motorized equipment to include mufflers.	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.
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				

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
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.	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.	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.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
TRAFFIC-1 (cont'd.): 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.	• 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.	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.

Impacts	Mitigation Measure	Monitoring Tasks	Responsible Division/ Agency	Timing of Monitoring Task
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.	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 offset the required number of spaces in the off-site parking agreement(s).	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. 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.	Planning, Transportation, Contra Costa County Fire Protection District	Ongoing
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.	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.	Transportation	Ongoing

EXHIBIT B

CARONDELET HIGH SCHOOL

RECEIVED
FEB 26 2016
PERMIT CENTER

February 26, 2016

Statement to Request an Extension of the "Carondelet Athletic and Fine Arts Complex Revised Project Use Permit Amendment and Design Review (PL131199 - UA, DR)"

In Spring 2014, Carondelet High School experienced a leadership change with the hiring of a new President, Bonnie Cotter. Mrs. Cotter's first order of business was to spearhead a new Strategic Planning process for the school, including a new Master Site Plan. This process resulted in identifying needs and priorities that shifted the immediate focus of campus construction from the Athletics and Fine Arts Complex project to the more pressing need of acquiring land for outdoor athletics programming not possible on its current 9-acre, land-locked site. As a result, administrative, operational and fundraising resources were shifted to this land acquisition initiative.

The need to realize the Athletics and Fine Arts Complex on its current campus continues to remain a top priority for the school. As such, this project is scheduled to be tackled next, once the land acquisition project is completed. Since a piece of property is currently under contract, the school anticipates being able to complete the land acquisition phase within 12 months, after which, it will renew its focus on the Athletics and Fine Arts Complex project.

Extending our plan for two years will provide the school with the opportunity to move expeditiously and efficiently on the Athletics and Fine Arts Complex project as it completes the land acquisition project currently underway.

USE PERMIT AMENDMENT SUBMITTAL
CARONDELET HIGH SCHOOL
ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE CONCORD, CA 94518

APN:145-130-024-6

VICINITY MAP

EXISTING SITE

VIEW 1 EXISTING COURTYARD

VIEW 2 LOCATION OF NEW STRUCTURE

VIEW 3 LOCATION OF NEW STRUCTURE

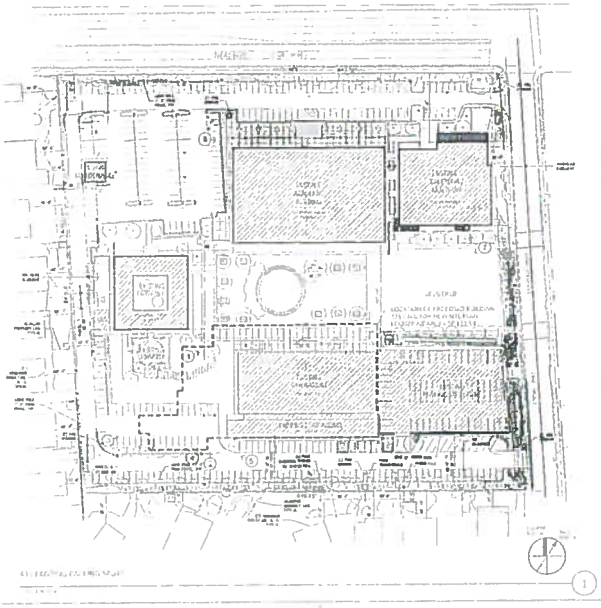
VIEW 4 EXISTING CLASSROOM ADDITION

VIEW 5 LOCATION OF NEW STRUCTURE

VIEW 6 EXISTING CLASSROOM BUILDING BREAKER

VIEW 7 EXISTING COURTYARD LAWN

EXISTING SITE PLAN



PROJECT DATA

EXISTING SITE

APN	145-130-024
PROJECT AREA	122,404 SF x 2.34 AC (SEE CIVIL FOR EXTENT OF WORK)
(E) LOT AREA	400,182 SF x 9.18 ACRES
ZONING AREA	R-1 (SINGLE FAMILY RESIDENTIAL 6,000 SF MIN LOT SIZE)
GENERAL PLAN	FOR X-POINT PUBLIC
FLOOD ZONE	ZONE C

(E) BUILDING AREAS

(E) ACADEMIC BUILDING	55,100 SF
(E) CAFETERIA/BURN	16,000 SF
(E) MAINTENANCE	900 SF
(E) CONVENT	18,200 SF
(E) CHAPEL	2,347 SF
(E) GYMNASIUM	16,000 SF
(E) GYMNASIUM ADDITION (CLASSROOM)	7,632 SF
(E) TOTAL FLOOR AREA	117,479 SF

PROPOSED PROJECT DESCRIPTION

CARONDELET HIGH SCHOOL IS A 340 STUDENT PRIVATE CATHOLIC ALL GIRLS HIGH SCHOOL LOCATED ON THE BORDER OF CONCORD AND WALNUT CREEK. THE EXISTING CAMPUS IS 9.18 ACRES. THIS NEW STRUCTURE WILL HOUSE A NEW GYMNASIUM WITH STAGE, LOCKER ROOMS, WEIGHT ROOM, CANTEEN, FOOD ROOM, FITNESS/SPRINGBOARD ROOM, STORAGE ROOMS, NEW FAT AND MUSIC CLASSROOMS AND ASSOCIATED SUPPORT SPACES LIKE LOBBY, FOOTPATHS, RESTROOMS, SHOWER ROOMS, ETC.

PROPOSED NEW BUILDING AREAS

FIRST FLOOR	45,182 SF
SECOND FLOOR	9,749 SF
TOTAL	54,930 SF

PROPOSED NEW & EXISTING BUILDING AREAS	GROSS	FOOTPRINT
(E) ACADEMIC BUILDING	55,100 SF	15,655 SF
(E) CAFETERIA/BURN	16,000 SF	16,000 SF
(E) MAINTENANCE	900 SF	900 SF
(E) CONVENT	18,200 SF	5,156 SF
(E) CHAPEL (REMODELED)	1,347 SF	1,407 SF
(E) GYMNASIUM CLASSROOMS ADDITION	4,403 SF	4,403 SF
(N) ATHLETIC & FINE ARTS COMPLEX	54,930 SF	45,832 SF
TOTAL FLOOR AREA	150,914 SF	104,403 SF

PROPOSED FLOOR AREA RATIO (FAR) (Total bldg SF/Site SF) 0.4 = (150,914 SF / 400,182 SF)

Floor area ratio (FAR) = Sq. ft. of floor area to land area (FAR = 1.4 divided by 1.0 = 9.3%)

PROPOSED LOT COVERAGE 0.27 = (108,403 SF / 400,182 SF)

(bldg footprint SF/site SF)

PARKING AREA CALCULATIONS

City of Concord Development Code Article IV, Development Standards, Effective November 12, 2012, Table 122-265 Parking Requirements by Land Use

Schools

* High Schools = 1 space/classroom, and 1 space/250 sf office area plus 1 space/classroom.
* Theater Auditorium = 1 space/4 permanent seats or 1 space/4 permanent seats or 1 space/50 sf public floor area for non-seat seating.

EXISTING OFFSTREET 3 PSH School Hours

29 CLASSROOMS (1 space/classroom**)	29 SPACES
ACADEMIC BUILDING OFFICE (1 space/250 SF office area**) 1,517 SF/250	15 SPACES
CONVENT BUILDING OFFICE (1 space/250 SF office area**) 1,777 SF/250	7 SPACES
STUDENTS (1 space/5 students**) 400/5	160 SPACES
TOTAL PARKING SPACES REQUIRED	211 SPACES

AFTER HOURS USE FIRM SPAN Tournaments, Special Events

Given events shall be coordinated for non-concurrent use. Maximum occupancy for each shall be

GYM BLEACHERS	1,200 seats/4** = 300 SPACES
or	
PLAY-DRAWING ARTS	1,433 SF/55** = 293 SPACES

PARKING SPACE TOTALS

PARKING	EXISTING	REQUIRED	PROVIDED
	113	500	381 (17 COMPACT SPACES)

ACCESSIBLE PARKING SPACES CBC Table 118 & included by 183 Total Provided Above

PARKING	EXISTING	REQUIRED	PROVIDED
	1	5	11

PROJECT DIRECTORY

OWNER	CARONDELET HIGH SCHOOL 1133 WINTON DRIVE CONCORD, CA 94518-3598 SISTER ANN BERNARD, PRESIDENT T (925) 686-5353 X 160
ARCHITECT	CSDA DESIGN GROUP 475 SANSOME STREET, SUITE 800 SAN FRANCISCO, CA 94111 RANDY DEVOTO, PRINCIPAL T (415) 693-9800 F (415) 693-9830
CIVIL ENGINEER	BKF ENGINEERS 2737 NORTH MAIN ST., STE. 200 WALNUT CREEK, CA 94597 ROBERT STEVENS T (925) 940-2200 F (925) 963-0025
STRUCTURAL ENGINEER	MURPHY BURR CURRY, INC 45 SECOND STREET, SUITE 501 SAN FRANCISCO, CA 94105 ALAN BURR, PRINCIPAL T (415) 546-0821 F (415) 882-7357
MECHANICAL / ELECTRICAL ENGINEER	INTERFACE ENGINEERING 214 GRANT AVE., STE 450 SAN FRANCISCO, CA 94108 HORMOZ HAZ SENS, PRINCIPAL T (415) 480-7241 F (415) 480-7289
LANDSCAPE ARCHITECT	MIG, INC 800 HEARTS AVENUE BERKELEY, CA 94710 100 HARA, SR. LANDSCAPE ARCHITECT T (510) 845-7549 F

SHEET INDEX

T-1	TITLE SHEET
C0.0	EXISTING CONDITIONS SITE PLAN
C1.0	PROPOSED SITE PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	ENGINEERED CROSS SECTION
C5.0	STORM WATER CONTROL PLAN
L1.0	TREE PROTECTION & REMOVAL PLAN
L2.1	PLANTING PLAN TREES
L2.2	PLANTING PLAN SHRUBS & PERENNIALS
L3.1	MATERIALS PLAN
L4.0	LANDSCAPE SECTIONS
A-1.1	PARTIAL FIRST FLOOR PLAN - EAST
A-1.2	PARTIAL FIRST FLOOR PLAN - WEST
A-1.3	SECOND FLOOR PLAN
A-1.5	PARTIAL ROOF PLAN - EAST
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A-2.1	NORTH ELEVATION
A-2.2	EAST & WEST ELEVATIONS
A-2.3	SOUTH ELEVATION
A-3	SECTIONS
A-5	DETAILS
E001	SHEET INDEX & LUMINAIRE SCHEDULE
E101	DEMOLITION SITE PLAN - LIGHTING
E102	SITE PLAN - LIGHTING
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E104	SITE PLAN - LIGHTING PHOTOMETRIC CALCULATION

CSDA DESIGN GROUP

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA 94518

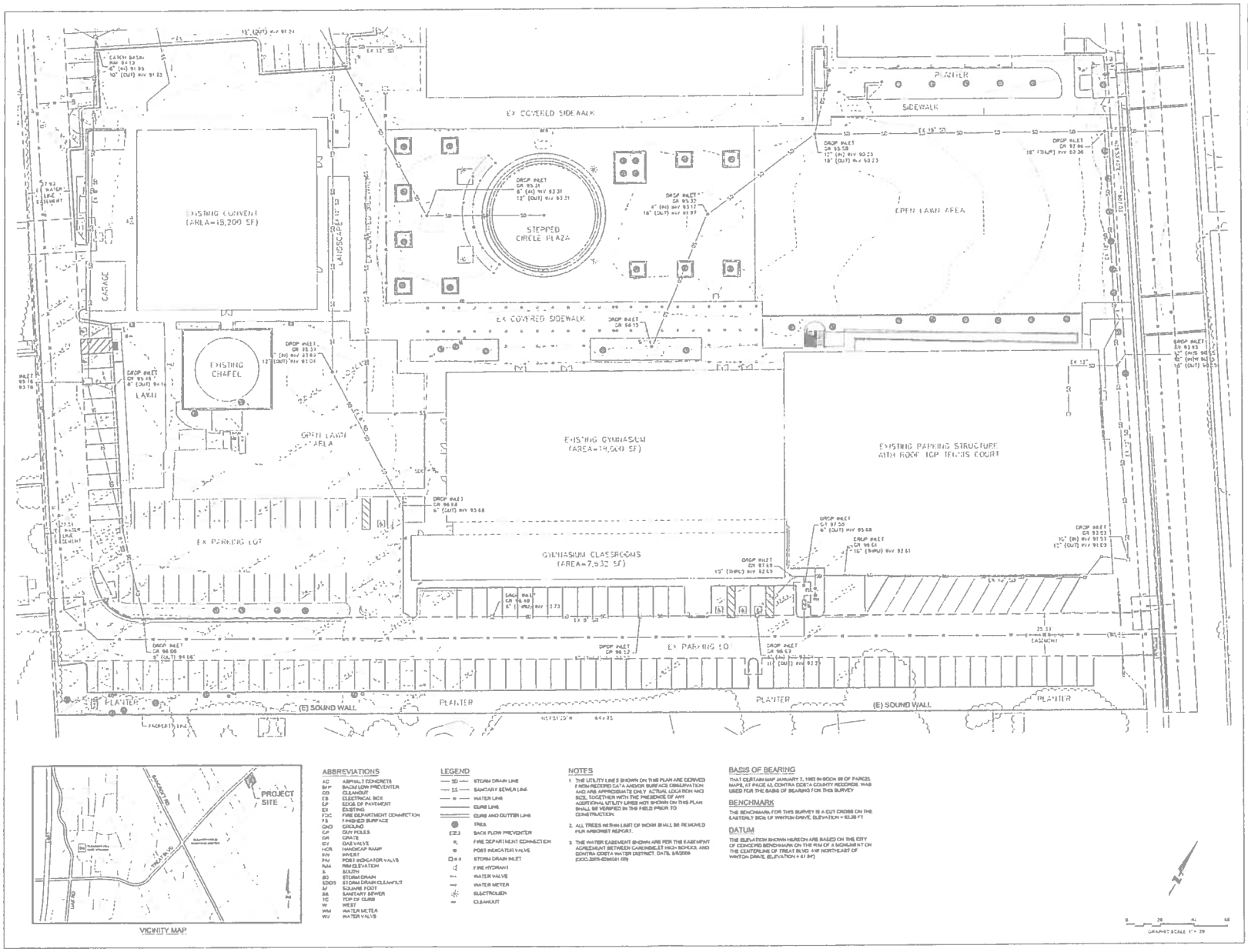
USE PERMIT AMMENDMENT SUBMITTAL

TITLE SHEET

RECEIVED
OCT 24 2013
PLANNING

T-1

EXHIBIT C



ABBREVIATIONS

AC	ASPHALT CONCRETE
BFP	BACKFLOW PREVENTER
CO	CLEANOUT
EB	ELECTRICAL BOX
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FS	FINISHED SURFACE
GND	GROUND
GP	GUY POLES
GR	GRATE
GV	GAS VALVE
HCR	HANDICAP RAMP
INV	INVERT
PIV	POST INDICATOR VALVE
RIM	RIM ELEVATION
S	SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SF	SQUARE FOOT
SS	SANITARY SEWER
TC	TOP OF CURB
W	WEST
WM	WATER METER
WV	WATER VALVE

LEGEND

- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- CURB LINE
- CURB AND GUTTER LINE
- TREE
- BACK FLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- STORM DRAIN INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- ELECTROLIER
- CLEANOUT

NOTES

1. THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORDS DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL TREES WITHIN LIMIT OF WORK SHALL BE REMOVED PER ARBORIST REPORT.
3. THE WATER EASEMENT SHOWN ARE PER THE EASEMENT AGREEMENT BETWEEN CARONDELET HIGH SCHOOL AND CONTRA COSTA WATER DISTRICT, DATD, 8/8/2008 (DOC-2008-0216561-00)

BASIS OF BEARING

THAT CERTAIN MAP JANUARY 7, 1983 IN BOOK 88 OF PARCEL MAPS, AT PAGE 43, CONTRA COSTA COUNTY RECORDS, WAS USED FOR THE BASIS OF BEARING FOR THIS SURVEY

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CUT CROSS ON THE EASTERLY SIDE OF WINTON DRIVE, ELEVATION = 83.39 FT

DATUM

THE ELEVATION SHOWN HEREON ARE BASED ON THE CITY OF CONCORD BENCHMARK ON THE RIM OF A MONUMENT ON THE CENTERLINE OF TREAT BLVD. 416' NORTHEAST OF WINTON DRIVE, (ELEVATION = 87.84')

GRAPHIC SCALE 1" = 20'

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CONSULTANT

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WALNUT CREEK, CA 94596
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FAX: (925) 940-2299

CONSULTANT STAMP

No. C 12256
EXP. 6/30/2015
CIVIL
STATE OF CALIFORNIA

AUTHORITY APPROVAL

PROJECT TITLE & LOCATION:

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

USE PERMIT AMMENDMENT SUBMITTAL

MARK	DATE	DESCRIPTION
	8/19/13	ALP SUBMITTAL

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SHEET TITLE:

EXISTING CONDITIONS SITE PLAN

ORIGINAL SCALE: 1" = 20'

JOB NO.: 13512

SHEET NUMBER:

C 0.0

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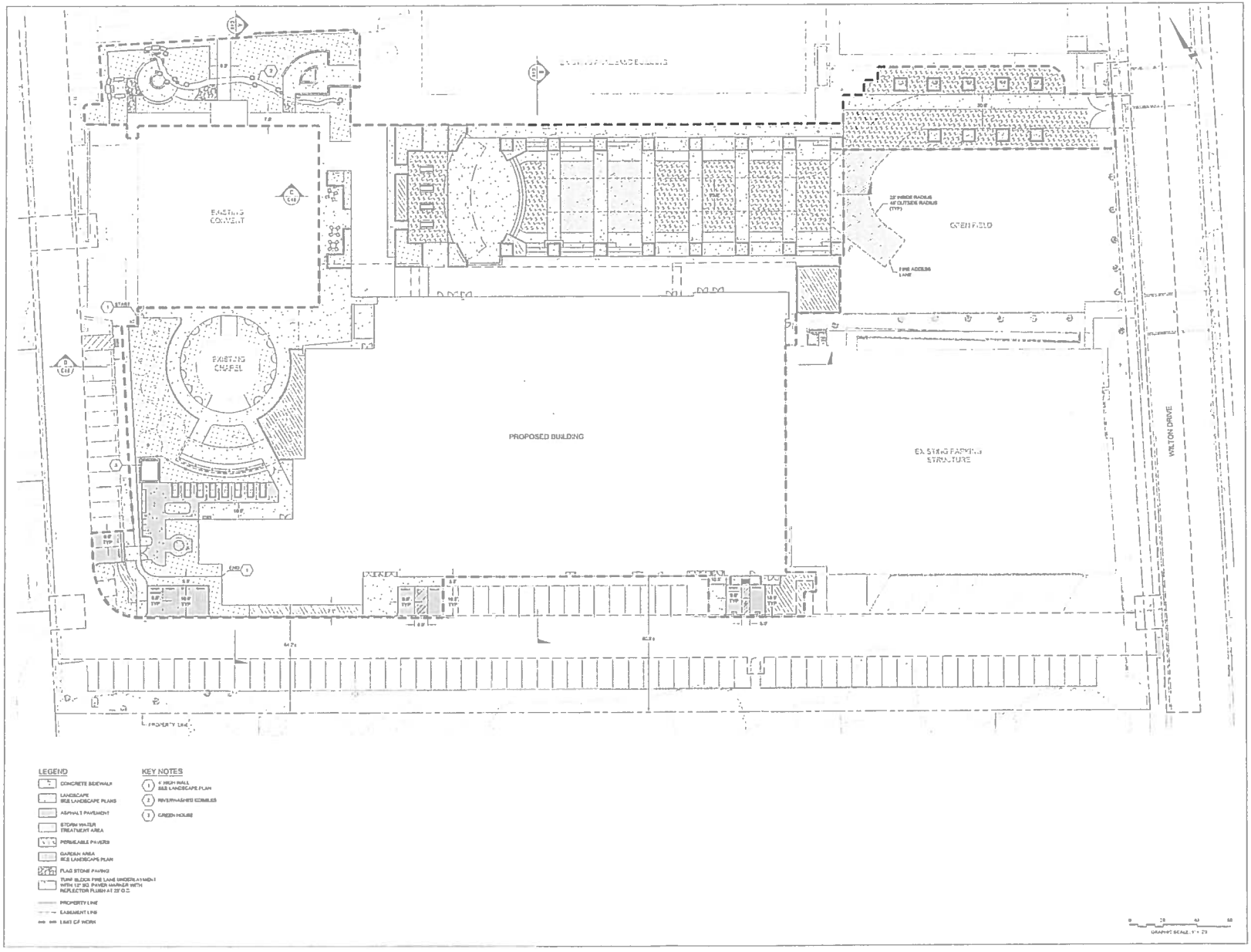

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AUTHORITY APPROVAL

PROJECT TITLE & LOCATION:

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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	10-15-13	AUP SUBMITTAL

NAME / DATE:	DESCRIPTION:
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SHEET TITLE:

PROPOSED SITE PLAN

ORIGINAL SCALE: 1" = 40'

JOB NO.

SHEET NUMBER: C 1.0

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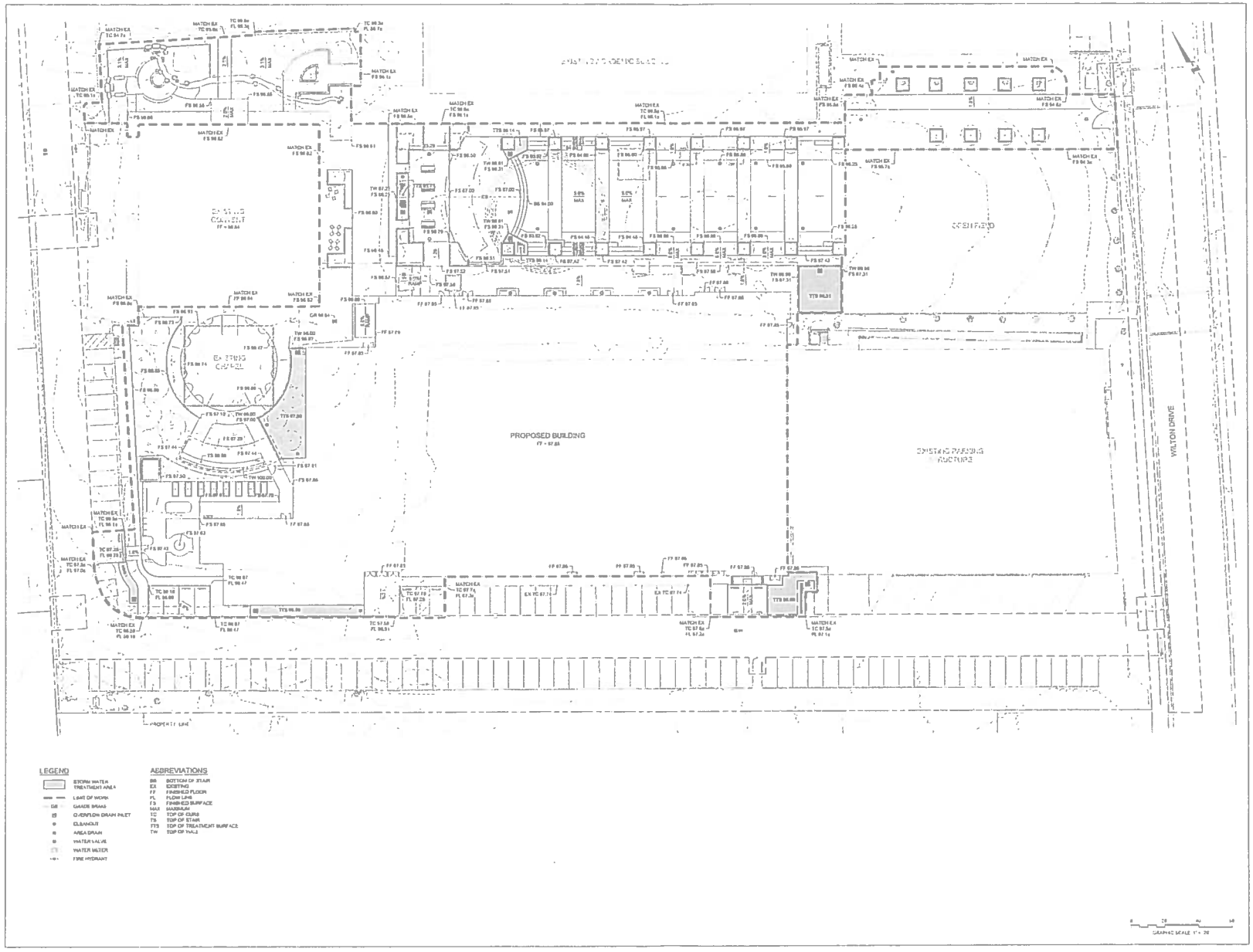

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PROJECT TITLE & LOCATION

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ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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SHEET TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

ORIGINAL SCALE

JOB NO.

SHEET NUMBER:

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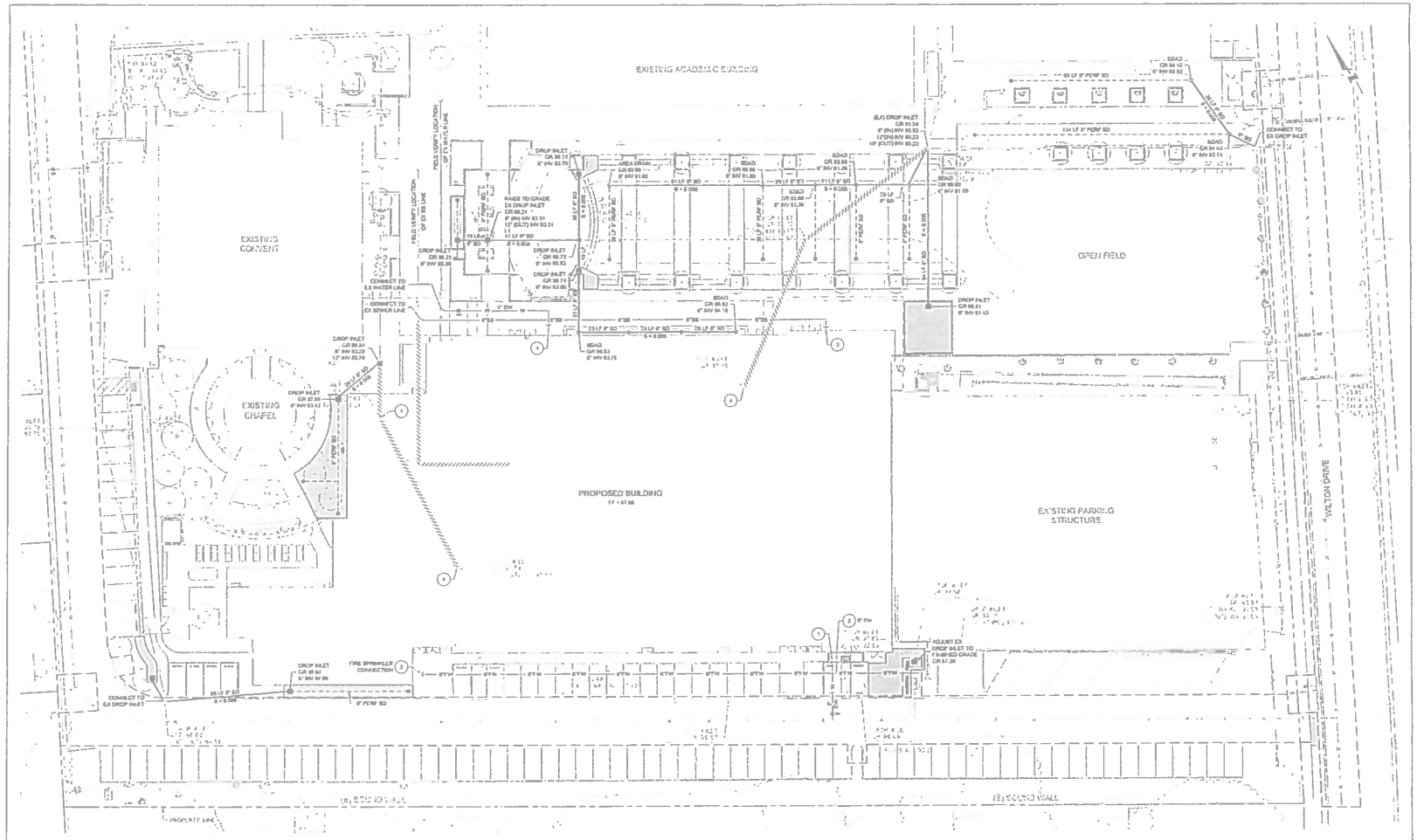

LEGEND

EXISTING

- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- BACK FLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- STORM DRAIN INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- ELECTRICIAN
- CLEANOUT

PROPOSED

- STORM WATER TREATMENT AREA
- REMOVE EX UTILITY LINE VERIFY LOCATION IN FIELD
- STORM DRAIN LINE
- 6" PERFORATED PIPE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- SANITARY SEWER LINE
- OVERFLOW DRAIN INLET
- CLEANOUT
- AREA DRAIN
- WATER VALVE
- WATER METER
- FIRE HYDRANT

KEY NOTES

1. DOMESTIC WATER SERVICE CONNECTION
2. FIRE WATER SERVICE CONNECTION
3. SANITARY SEWER WATER SERVICE CONNECTION
4. REMOVE EXISTING STORM DRAIN DROP INLET
5. RELOCATE EXISTING UTILITY STRUCTURE

NOTES

1. THE CONTRACTOR SHALL LOCATE, IDENTIFY AND VERIFY ALL EXISTING UTILITIES WHICH MAY INTERFERE WITH CONSTRUCTION PRIOR TO BEGINNING OF WORK.
2. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
4. EXISTING AND PROPOSED SANITARY SEWER AND WATER LINE LOCATION OF EXISTING LINES SHALL BE POTHOLED BEFORE CONSTRUCTION. NOTIFY ENGINEER OF SIZE, DEPTH AND PRECISE LOCATION.

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FH	FIRE HYDRANT
FW	FIRE WATER
GR	GRATE
INV	INVERT
PERF	PERFORATED
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SS	SANITARY SEWER
W	WATER

GRAPHIC SCALE 1" = 20'

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AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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04.15.13	ALP SUBMITTAL

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SHEET TITLE:

PRELIMINARY UTILITY PLAN

ORIGINAL SCALE

JOB NO.: 1525.03

SHEET NUMBER: C3.0

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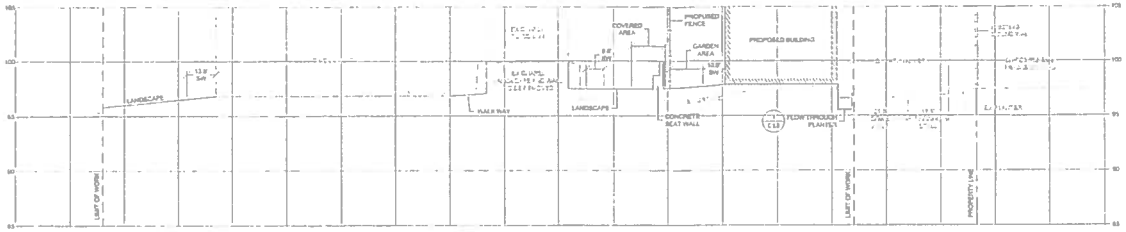
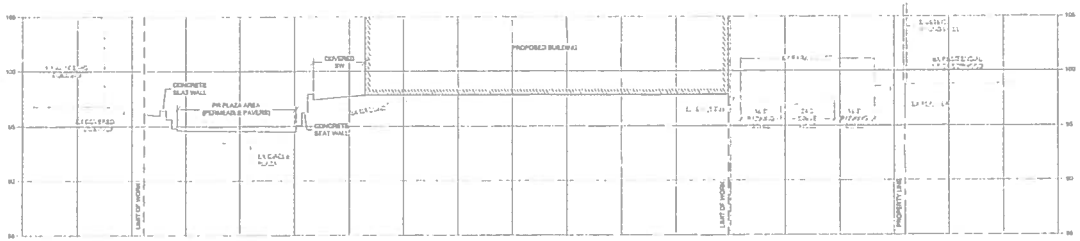
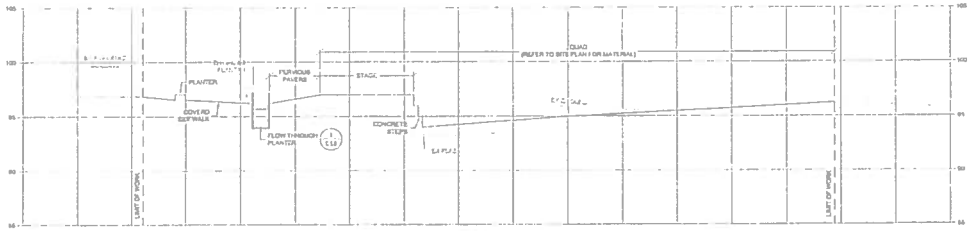


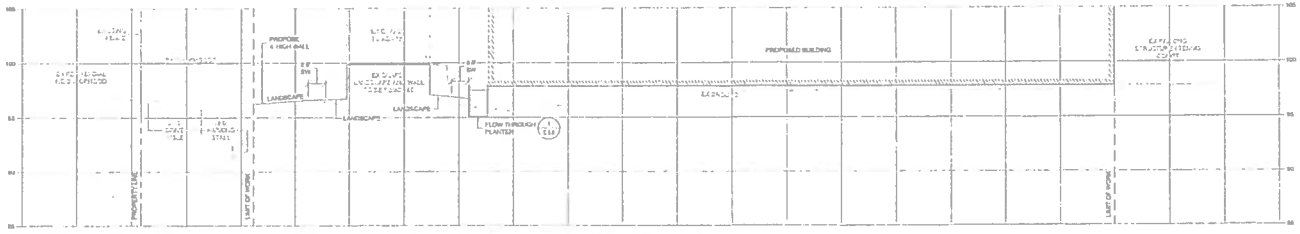
SITE CROSS SECTION "A"
SCALE: HORZ 1" = 20', VERT 1" = 4'



SITE CROSS SECTION "B"
SCALE: HORZ 1" = 20', VERT 1" = 4'



SITE CROSS SECTION "C"
SCALE: HORZ 1" = 20', VERT 1" = 4'



SITE CROSS SECTION "D"
SCALE: HORZ 1" = 20', VERT 1" = 4'

GRAPHIC SCALE 1" = 20'

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PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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SHEET TITLE:

ENGINEERED CROSS SECTIONS

ORIGINAL SCALE

JOB NO.

SHEET NUMBER

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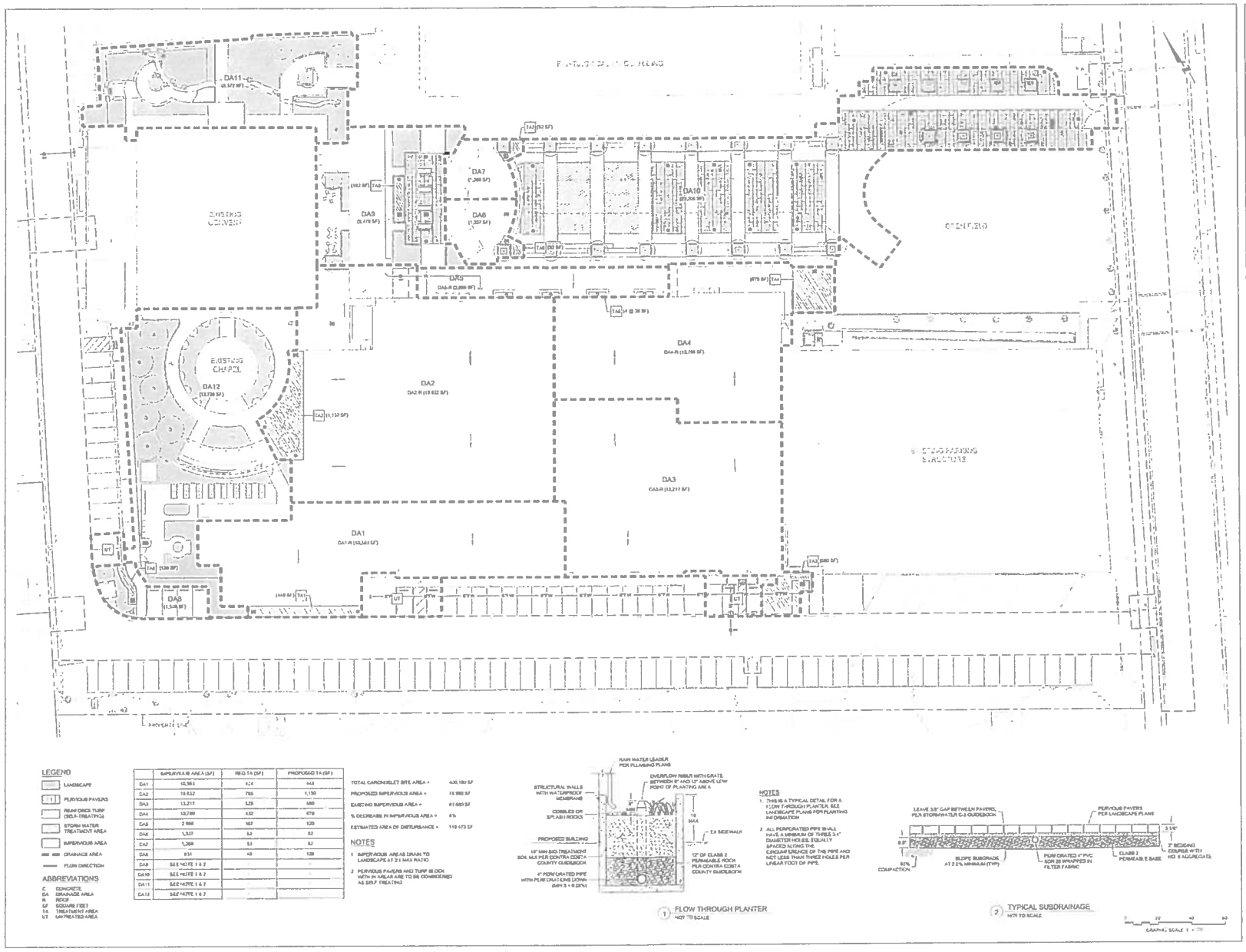

LEGEND

- LANDSCAPE
- PERVIOUS PAVERS
- REINFORCED TURF (SEE A-TREATING)
- STORM WATER TREATMENT AREA
- IMPERVIOUS AREA
- DRAINAGE AREA
- FLOW DIRECTION

ABBREVIATIONS

C	CONCRETE
DA	DRAINAGE AREA
R	ROOF
SF	SQUARE FEET
TA	TREATMENT AREA
UT	UNTREATED AREA

	IMPERVIOUS AREA (SF)	REQ'D TA (SF)	PROPOSED TA (SF)
DA1	10,583	424	448
DA2	19,632	785	1,150
DA3	13,217	529	680
DA4	13,786	632	679
DA5	2 988	167	120
DA6	1,337	53	82
DA7	1,268	51	82
DA8	831	48	189
DA9	SEE NOTE 1 & 2		
DA10	SEE NOTE 1 & 2		
DA11	SEE NOTE 1 & 2		
DA12	SEE NOTE 1 & 2		

TOTAL CARONDELET SITE AREA =	430,180 SF
PROPOSED IMPERVIOUS AREA =	78 980 SF
EXISTING IMPERVIOUS AREA =	81 680 SF
% DECREASE IN IMPERVIOUS AREA =	6%
ESTIMATED AREA OF DISTURBANCE =	119 473 SF

NOTES

1. IMPERVIOUS AREAS DRAIN TO LANDSCAPE AT 2:1 MAX RATIO
2. PERVIOUS PAVERS AND TURF BLOCK WITH IN AREAS ARE TO BE CONSIDERED AS SELF TREATING

1 FLOW THROUGH PLANTER
NOT TO SCALE

NOTES

1. THIS IS A TYPICAL DETAIL FOR A FLOW THROUGH PLANTER. SEE LANDSCAPE PLANS FOR PLANTING INFORMATION
3. ALL PERFORATED PIPE SHALL HAVE A MINIMUM OF THREE 3/4" DIAMETER HOLES, EQUALLY SPACED ALONG THE CIRCUMFERENCE OF THE PIPE AND NOT LESS THAN THREE HOLES PER LINEAR FOOT OF PIPE.

2 TYPICAL SUBDRAINAGE
NOT TO SCALE

GRAPHIC SCALE 1" = 20'

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AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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STORM WATER CONTROL PLAN

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SHEET NUMBER:
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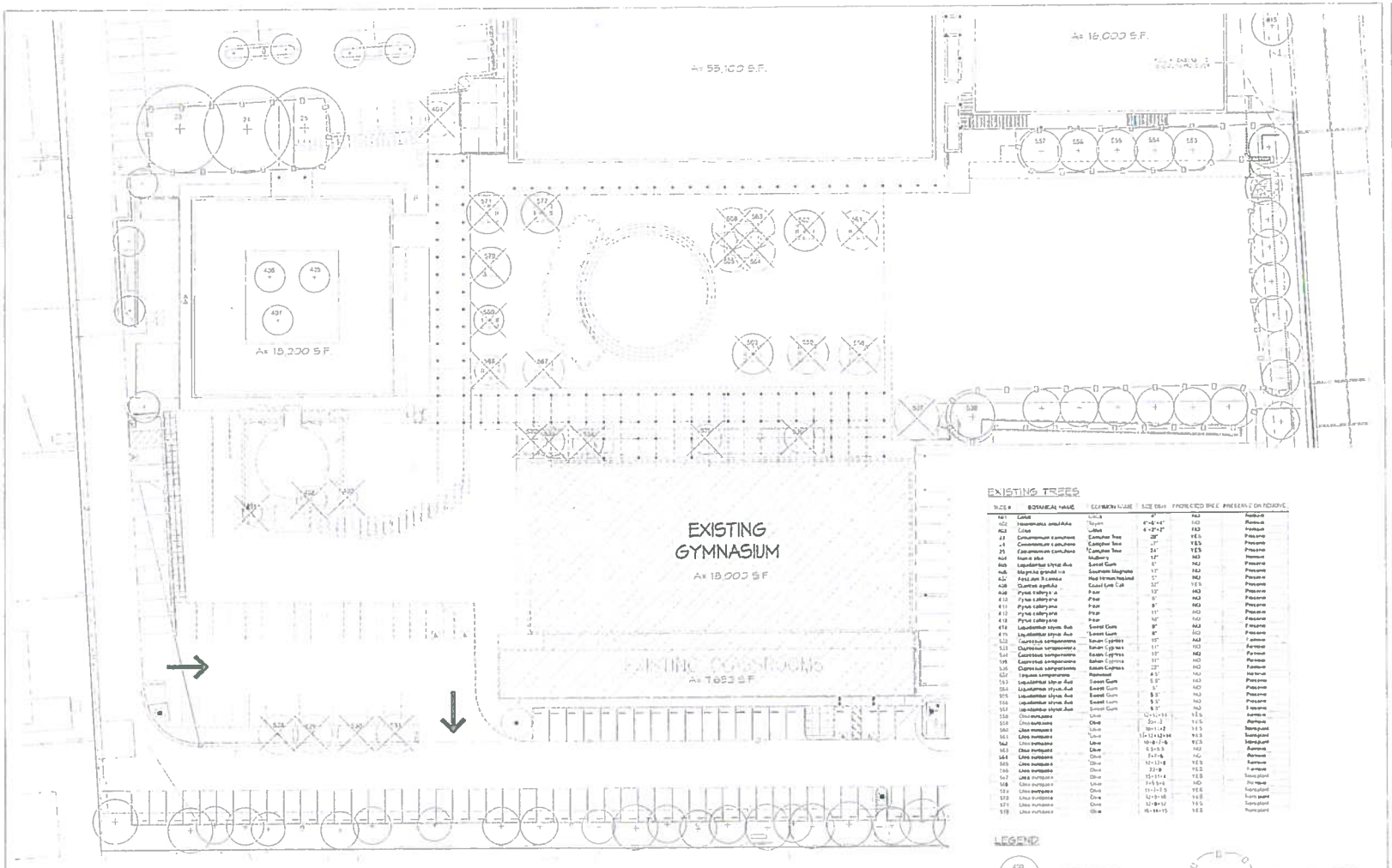

EXISTING TREES

TREE #	BOTANICAL NAME	COMMON NAME	SIZE DBH	PROTECTED TREE	PRESERVE OR REMOVE
401	Cotoneaster	Cotoneaster	4"	NO	Remove
402	Hexamelis amplifolia	Hexam	4"+4"+4"	NO	Remove
403	Cotoneaster	Cotoneaster	4"+2"+2"	NO	Remove
23	Cinnamomum camphora	Camphor Tree	28"	YES	Preserve
24	Cinnamomum camphora	Camphor Tree	27"	YES	Preserve
25	Cinnamomum camphora	Camphor Tree	24"	YES	Preserve
404	Morus alba	Mulberry	12"	NO	Remove
405	Liquidambar styraciflua	Sweet Gum	8"	NO	Preserve
406	Magnolia grandiflora	Southern Magnolia	17"	NO	Preserve
407	Aesculus X carnea	Red Hornet Horsecl	5"	NO	Preserve
408	Quercus agrifolia	Coast Live Oak	32"	YES	Preserve
409	Pyrus calleryana	Pear	13"	NO	Preserve
410	Pyrus calleryana	Pear	9"	NO	Preserve
411	Pyrus calleryana	Pear	9"	NO	Preserve
412	Pyrus calleryana	Pear	11"	NO	Preserve
413	Pyrus calleryana	Pear	10"	NO	Preserve
414	Liquidambar styraciflua	Sweet Gum	8"	NO	Preserve
415	Liquidambar styraciflua	Sweet Gum	8"	NO	Preserve
522	Cupressus sempervirens	Italian Cypress	15"	NO	Remove
523	Cupressus sempervirens	Italian Cypress	11"	NO	Remove
524	Cupressus sempervirens	Italian Cypress	11"	NO	Remove
525	Cupressus sempervirens	Italian Cypress	11"	NO	Remove
526	Cupressus sempervirens	Italian Cypress	22"	NO	Remove
527	Tequoia sempervirens	Redwood	4.5"	NO	Remove
553	Liquidambar styraciflua	Sweet Gum	5.5"	NO	Preserve
554	Liquidambar styraciflua	Sweet Gum	5"	NO	Preserve
555	Liquidambar styraciflua	Sweet Gum	5.5"	NO	Preserve
556	Liquidambar styraciflua	Sweet Gum	5.5"	NO	Preserve
557	Liquidambar styraciflua	Sweet Gum	5.5"	NO	Preserve
558	Olea europaea	Olive	12+12+14	YES	Remove
559	Olea europaea	Olive	20+12	YES	Remove
560	Olea europaea	Olive	10+11+2	YES	Transplant
561	Olea europaea	Olive	12+12+12+14	YES	Transplant
562	Olea europaea	Olive	10+8+7+6	YES	Transplant
563	Olea europaea	Olive	6.5+9.5	NO	Remove
564	Olea europaea	Olive	7+7+6	NO	Remove
565	Olea europaea	Olive	12+13+8	YES	Remove
566	Olea europaea	Olive	22+8	YES	Remove
567	Olea europaea	Olive	15+11+4	YES	Transplant
568	Olea europaea	Olive	7+5.5+6	NO	Remove
569	Olea europaea	Olive	11+7+7.5	YES	Transplant
570	Olea europaea	Olive	12+9+10	YES	Transplant
571	Olea europaea	Olive	12+8+12	YES	Transplant
572	Olea europaea	Olive	15+14+15	YES	Transplant

LEGEND

400 — EXISTING TREE (TAGS PER ARBORIST REPORTS 2003 & 2013)

500 — EXISTING TREE TO BE REMOVED OR TRANSPLANTED

TREE PROTECTION FENCE

NOTES

1. THE LANDSCAPE FOR CARONDELET HIGH SCHOOL ATHLETIC AND FINE ARTS COMPLEX WILL INCLUDE A FULLY AUTOMATIC IRRIGATION SYSTEM
2. THE LANDSCAPE PLANS FOR CARONDELET HIGH SCHOOL ATHLETIC AND FINE ARTS COMPLEX HAVE, TO THE BEST OF MY KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH ALL CITY STANDARDS.

Tod Hara

TOD HARA LANDSCAPE ARCHITECT, INC.

JULY 15, 2013

DATE

0 10 20 40

NORTH

CSDA | DESIGN GROUP

LISTEN COLLABORATE CREATE

ARCHITECT STAMP

CONSULTANT

MIG

CONSULTANT STAMP

AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

USE PERMIT AMMENDMENT SUBMITTAL

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SHEET TITLE:
TREE PROTECTION AND REMOVAL PLAN

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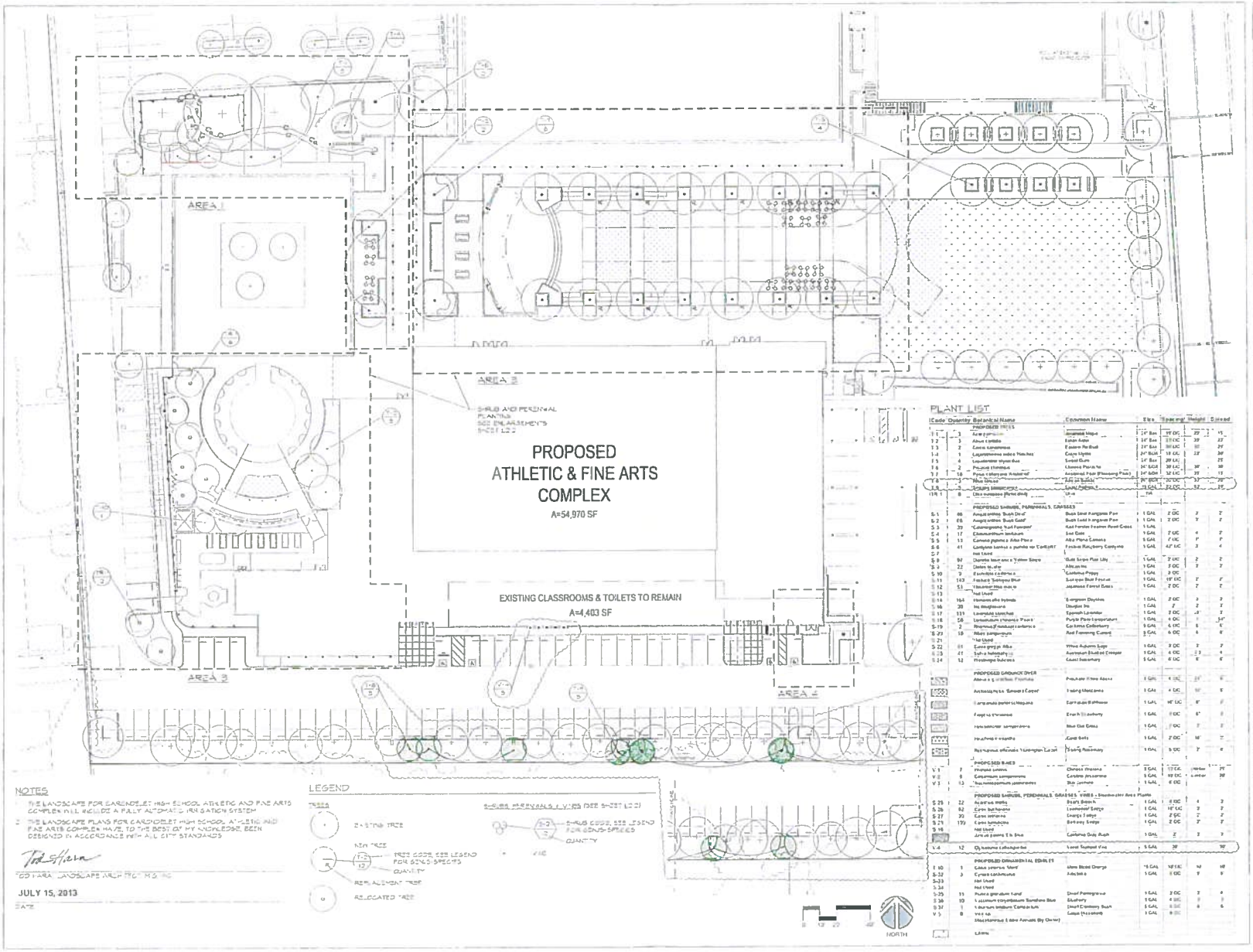

PLANT LIST

Code	Quantity	Botanical Name	Common Name	Size	Spacing	Height	Spread
		PROPOSED TREES					
T 1	3	Acer palmatum	Japanese Maple	24" Box	15' OC	20'	15'
T 2	3	Abies cilicica	Silicia Silicia	15' B&B	15' OC	30'	20'
T 3	2	Cercis canadensis	Eastern Redbud	24" Box	30' OC	30'	25'
T 4	1	Lagerstroemia indica 'Natchez'	Crape Myrtle	24" Box	15' OC	25'	30'
T 5	4	Liquidambar styraciflua	Sweet Gum	24" Box	20' OC	60'	25'
T 6	2	Prunus cerasifera	Cleomera Pissardii	36" BOX	30' OC	30'	30'
T 7	16	Pyrus calleryana 'Aristocrat'	Ornamental Pear (Flowering Pear)	24" BOX	12' OC	35'	15'
T 8	1	Quercus virginiana	Live Oak	24" BOX	30' OC	50'	40'
T 9	5	Taxus baccata	Local Nursery	15 GAL	15' OC	50'	15'
T 10	1	Ulmus parvifolia 'Bosque'	Ulmus	15 GAL	15' OC	50'	40'
		PROPOSED SHRUBS, PERENNIALS, GRASSES					
S 1	66	Agapanthus 'Bush Dwarf'	Bush Dwarf Agapanthus Plant	1 GAL	2' OC	2'	2'
S 2	66	Aeonium 'Bush Gold'	Bush Gold Aeonium Plant	1 GAL	2' OC	3'	2'
S 3	39	'Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL			
S 4	17	Ceanothumum tomentosum	Sea Cliff	5 GAL	7' OC	4'	3'
S 5	13	Cornus stolonifera 'Alba Plena'	Alba Plena Cornus	5 GAL	7' OC	7'	7'
S 6	41	Lantana camara x purpurea 'Confetti'	Festive Raspberry Confetti	1 GAL	4.5' OC	3'	4'
S 7		Not Used					
S 8	97	Diantha barbatus 'Yellow Sweet	Blue Sweet Pea Lily	1 GAL	2' OC	2'	2'
S 9	22	Salvia officinalis	Alecanto	1 GAL	2' OC	3'	2'
S 10	9	Eschscholzia californica	California Poppy	1 GAL	2' OC		
S 11	143	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	1 GAL	18" OC	2'	2'
S 12	53	Hakonechloa macra	Japanese Forest Grass	1 GAL	2' OC	2'	2'
S 13		Not Used					
S 14	164	Hemerocallis hybrids	Evergreen Daylilies	1 GAL	2' OC	3'	3'
S 16	28	Iris douglasiana	Douglas Iris	1 GAL	2'	2'	3'
S 17	133	Lavandula stoechas	Spanish Lavender	1 GAL	2' OC	3'	3'
S 18	58	Lotus berthelotii x maculatus 'Pedro'	Purple Pedro Deerweather	1 GAL	4' OC		54"
S 19	2	Rosmarinus officinalis x prostratus	Cal Rosa Collection	5 GAL	6' OC	6'	6'
S 20	18	Salvia sonomensis	Red Flowering Current	5 GAL	6' OC	6'	6'
S 21		Not Used					
S 22	61	Salvia greggii 'Alba'	White Autumn Sage	1 GAL	3' OC	3'	3'
S 23	41	Salvia hybrid 'Hot Lips'	Australian Bushed Creeper	1 GAL	4' OC	3'	4'
S 24	13	Prostrate Rosemary	Local Nursery	5 GAL	6' OC	6'	6'
		PROPOSED GROUND COVER					
		Alpha x Gallica Formula	Mexican Flax Agave	1 GAL	4' OC	3'	6'
		Arctostaphylos 'Emerald Carpet'	Trailing Manzanita	1 GAL	4' OC	10'	6'
		Carex pansa perennis Meadow	Carex pansa Berkeley	1 GAL	18" OC	6"	8"
		Fragaria chiloensis	Beach Strawberry	1 GAL	6' OC	6"	8"
		Hypericum calycinum 'Brigadoon'	Blue Oat Grass	1 GAL	3' OC	3'	3'
		Rosmarinus officinalis 'Lockwood de Forest'	Trailing Rosemary	1 GAL	3' OC	3'	6'
		PROPOSED BAMBOO					
V 1	7	Phyllostachys aurea	Chinese Fishpole	5 GAL	10' O.C.	Varies	25'
V 2	6	Pseudosasa japonica	Arrow Bamboo	5 GAL	10' O.C.	Varies	20'
V 3	13	Thamnocalamus tessellatus	Blue Jumbo	1 GAL	6' OC		
		PROPOSED SHRUB, PERENNIALS, GRASSES, VINES + Bioretention Area Plants					
S 25	22	Acanthus mollis	Bear's Breech	1 GAL	6' OC	4'	3'
S 26	82	Carex buchanana	Leatherleaf Sedge	1 GAL	24" OC	3'	2'
S 27	30	Carex testacea	Orange Sedge	1 GAL	2' OC	2'	2'
S 28	179	Carex tumulicola	Berkeley Sedge	1 GAL	2' OC	2'	2'
S 29		Not Used					
S 30		Juncus patens 'E. Blue	California Gray Rush	1 GAL	3'	3'	3'
L 4	12	Olea europaea 'Little Ollie'	Dwarf Fruitless Olive	5 GAL	36'		36'
		PROPOSED ORNAMENTAL GRASSES					
S 10	1	Carex testacea 'Ideal'	Ideal Blood Orange	15 GAL	48" OC	48"	48"
S-32	3	Cyperus odoratus	Adelaide	1 GAL	3' OC	3'	6'
S-33		Not Used					
S 34		Not Used					
S 35	11	Punica granatum 'Legrelle'	Dwarf Pomegranate	5 GAL	2' OC	3'	4'
S 36	10	Ceanothus 'Concha'	Blueberry	5 GAL	4' OC	4'	4'
S 37	1	Quercus agrifolia	Coast Live Oak	5 GAL	30'	60'	60'
V 5	8	Vitis sp.	Local Nursery	5 GAL	8' OC		
		Miscellaneous Items Annuals By Owner					
		Lawn					

NOTES

1. THE LANDSCAPE FOR CARONDELET HIGH SCHOOL ATHLETIC AND FINE ARTS COMPLEX WILL INCLUDE A FULLY AUTOMATIC IRRIGATION SYSTEM
2. THE LANDSCAPE PLANS FOR CARONDELET HIGH SCHOOL ATHLETIC AND FINE ARTS COMPLEX HAVE, TO THE BEST OF MY KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH ALL CITY STANDARDS

TODD TARA LANDSCAPE ARCHITECT M.S. #

JULY 15, 2013

DATE

LEGEND

TREES

- EXISTING TREE
- NEW TREE — TREE CODE, SEE LEGEND FOR SIZING SPECIFICS
- QUANTITY
- REPLACEMENT TREE
- RELOCATED TREE

SHRUBS, PERENNIALS / VINES (SEE SHEET L2.1)

- SHRUB CODE, SEE LEGEND FOR SIZING SPECIFICS
- QUANTITY

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PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

USE PERMIT AMMENDMENT SUBMITTAL

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SHEET TITLE

PLANTING PLAN TREES

GRAPHIC SCALE

JOB NO.

SHEET NUMBER

L2.1

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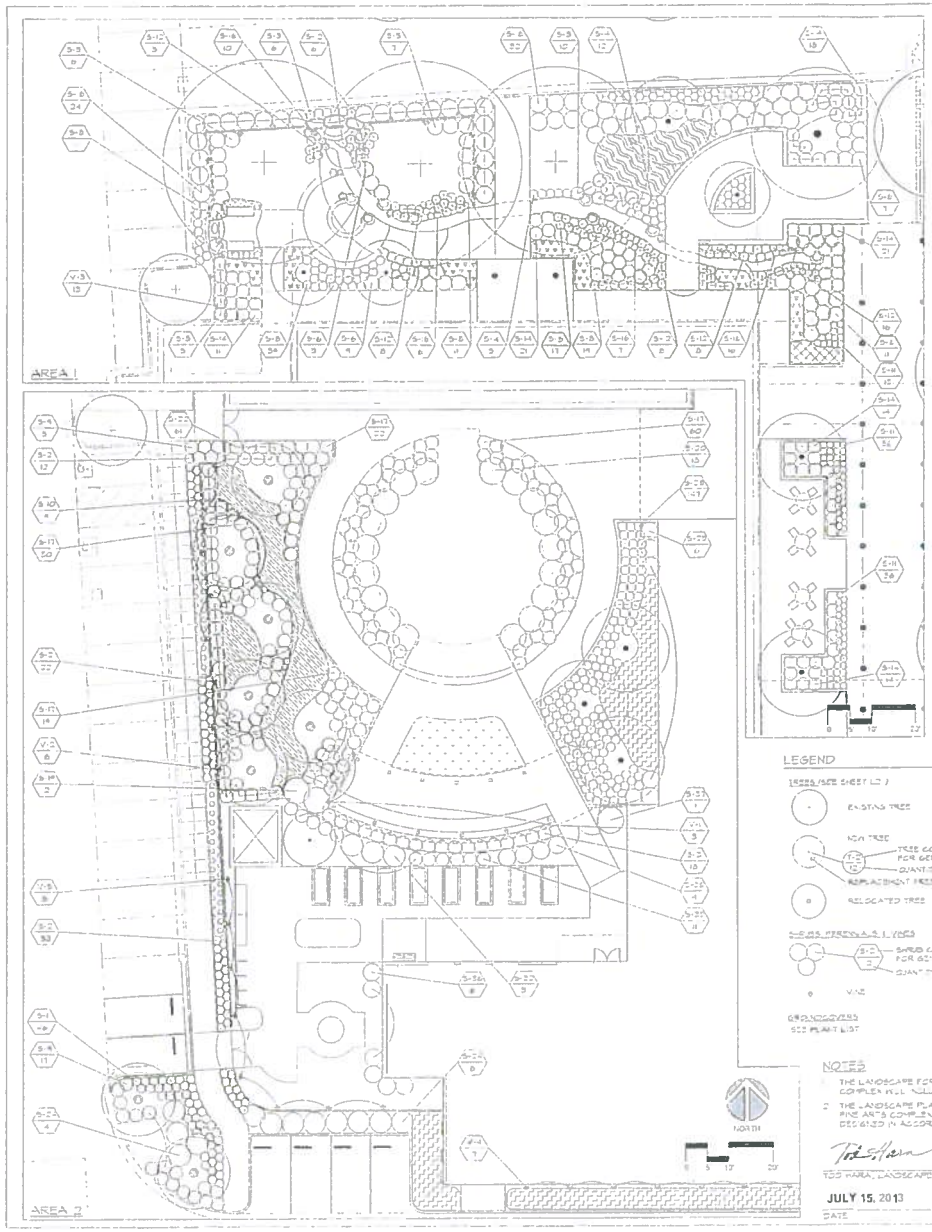

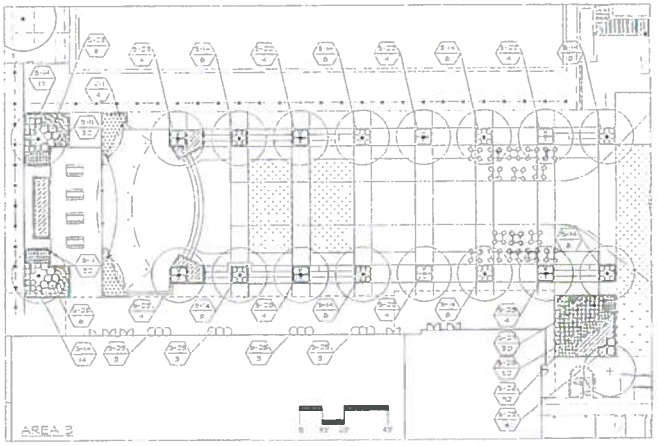

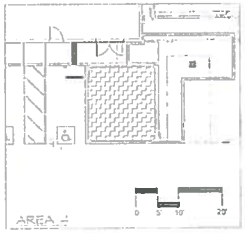

LEGEND

TREES/SEE SHEET L0.1

EXISTING TREE

NEW TREE

TREE CODE, SEE LEGEND FOR GOOD SPECIES

QUANTITY

REPLACEMENT TREE

RELOCATED TREE

NEW SHRUBS & VINES

SHRUB CODE, SEE LEGEND FOR GOOD SPECIES

QUANTITY

VINE

GROUNDCOVERS
SEE PLANT LIST

NOTES

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TOM HARA, LANDSCAPE ARCHITECT M.G. INC

JULY 15, 2013
DATE

PLANT LIST

Code	Quantity	Botanical Name	Common Name	Size	Spacing	Height	Spread
		PROPOSED TREES					
T 1	3	Acer palmatum	Japanese Maple	24" Box	15' O.C.	20'	10'
T 2	3	Arbutus marina	Italian Arbor	24" Box	20' O.C.	30'	25'
T 3	2	Cercis canadensis	Eastern Redbud	24" Box	20' O.C.	30'	25'
T 4	1	Lagerstroemia x 'Natchez'	Crape Myrtle	24" B.O.X.	10' O.C.	30'	20'
T 5	4	Liquidambar styraciflua	Sweet Gum	24" Box	20' O.C.	30'	20'
T 6	2	Pistacia chinensis	Chinese Pistache	24" B.O.X.	20' O.C.	30'	30'
T 7	10	Pyrus calleryana 'Aristocrat'	Aristocrat Pear (Flowering Pear)	24" B.O.X.	12' O.C.	35'	15'
T 8	2	Quercus virginiana	Live Oak	24" B.O.X.	20' O.C.	50'	50'
T 9	5	Ulmus parvifolia 'Emer II'	Cedar Elm	15 GAL	20' O.C.	40'	20'
TR 1	5	Chitalpa tashkentensis	Chitalpa	15 GAL	N/A		
		PROPOSED SHRUBS, PERENNIALS, GRASSES					
S 1	48	Agapanthus 'Bush Blue'	Bush Blue Kangaroo Paw	1 GAL	3' O.C.	3'	3'
S 2	66	Anigozanthos 'Bush Gold'	Bush Gold Kangaroo Paw	1 GAL	2' O.C.	3'	2'
S 3	39	Anigozanthos 'Red Velvet'	Red Velvet Kangaroo Paw	1 GAL			
S 4	17	Chondropetalum tectorum	Cape Rush	5 GAL	3' O.C.	6'	8'
S 5	13	Cycas revoluta	Sago Palm	5 GAL	8' O.C.	8'	8'
S 6	45	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 GAL	42" O.C.	3'	4'
S 7		Not Used					
S 8	97	Dianella tasmanica 'Yellow Stripe'	Long Strap Flax Lily	1 GAL	3' O.C.	3'	3'
S 9	22	Dietes iridioides	African Iris	1 GAL	3' O.C.	3'	3'
S 10	9	Echeveria colorata	Colorata Peony	1 GAL	3' O.C.		
S 11	143	Festuca 'Elijah Blue'	Elijah Blue Fescue	1 GAL	18" O.C.	2'	2'
S 12	51	Hakonechloa macra	Japanese Forest Grass	1 GAL	3' O.C.	2'	2'
S 13		Not Used					
S 14	154	Hydrocotyle hydrida	Evergreen Pennywort	1 GAL	3' O.C.	3'	3'
S 15	30	Iris douglasiana	Douglas Iris	1 GAL	3'	3'	3'
S 17	131	Lavandula stoechas	Spanish Lavender	1 GAL	3' O.C.	18"	3'
S 18	56	Leucophyllum chihuahuense 'Prairie	Purple Prairie Leucophyllum	1 GAL	4' O.C.	5'	5'
S 19	2	Phormium tenax 'Atropurpureum'	Purple New Zealand Flax	5 GAL	6' O.C.	6'	6'
S 20	18	Rhaphiolepis indica 'Snow Maiden'	Snow Maiden Indian Hawthorn	5 GAL	6' O.C.	6'	6'
S 21		Not Used					
S 22	61	Salvia greggii 'Wild Thing'	Wild Thing Autumn Sage	1 GAL	3' O.C.	3'	3'
S 23	41	Salvia leucantha	Mexican Bush Sage	1 GAL	4' O.C.	3'	4'
S 24	12	Westringia fruticosa	Coast Rosemary	5 GAL	6' O.C.	6'	6'
		PROPOSED GROUNDCOVER					
		Aloe x 'Blue Elf'	Hybrid Aloe	1 GAL	4' O.C.	24"	3'
		Arctostaphylos 'Emerald Carpet'	Emerald Manzanita	1 GAL	6' O.C.	18"	9'
		Campanula 'Samuel Sudbury'	Samuel Sudbury	1 GAL	18" O.C.	6"	2'
		Carex tumulicola	Foothill Sedge	1 GAL	3' O.C.	6"	3'
		Hemerocallis 'Stella de Oro'	Stella De Oro	1 GAL	3' O.C.	2'	2'
		Muhlenbergia rigens	Deer Grass	1 GAL	3' O.C.	3'	3'
		Rudbeckia 'Goldsturm'	Black Eyed Susan	1 GAL	3' O.C.	2'	2'
		PROPOSED VINES					
V 1	7	Macfadyena unguis-cati	Cat's Claw Vine	5 GAL	10' O.C.	Under	10'
V 2	8	Gelsemium sempervirens	Carolina Jessamine	5 GAL	12' O.C.	Under	12'
V 3	11	Trachelospermum jasminoides	Star Jasmine	1 GAL	6' O.C.		
		PROPOSED SHRUBS, PERENNIALS, GRASSES, VINES - Stormwater Area Plants					
S 25	22	Acorus 'Ogon'	Gold Sweet Flag	1 GAL	4' O.C.	4'	3'
S 26	92	Carex 'Evergold'	Evergold Sedge	1 GAL	18" O.C.	8"	8"
S 27	30	Carex texensis	Texas Sedge	1 GAL	2' O.C.	2'	2'
S 28	129	Carex tumulicola	Foothill Sedge	1 GAL	2' O.C.	2'	2'
S 29		Not Used					
		Juncus patens 'Elk Blue'	California Gray Rush	1 GAL	3'	3'	3'
V 4	12	Clematis armandii	Evergreen Clematis	5 GAL	10'		10'
		PROPOSED ORNAMENTAL GRASS					
T 10	1	Cenchrus setaceus	Purple Fountain Grass	1 GAL	2' O.C.	3'	3'
S 32	3	Cortaderia selloana 'Pumila'	Dwarf Pampas Grass	1 GAL	3' O.C.	5'	4'
S 33		Not Used					
S 34		Not Used					
S 35	11	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Pink Muhly	1 GAL	3' O.C.	3'	3'
S 36	10	Pennisetum orientale 'Tall Tails'	Tall Tails Oriental Fountain Grass	1 GAL	4' O.C.	3'	3'
S 37	1	Pennisetum setaceum 'Cupreum'	Purple Fountain Grass	5 GAL	6' O.C.	6'	6'
V 5	8	Vitis 'Roger's Red'	Roger's Red Grape	1 GAL	6' O.C.		
		Miscellaneous Elements Shown On Drawing					
		Lawn					

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AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

USE PERMIT AMMENDMENT SUBMITTAL

	DATE	DESCRIPTION
1	05/16/13	AMP SUBMITTAL
2	07/15/13	AMP SUBMITTAL 2

MARK DATE DESCRIPTION

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SHEET TITLE

PLANTING PLAN SHRUBS & PERENNIALS

ORIGINAL SCALE: 1/8"=1'-0"

JOB NO.

SHEET NUMBER: L0.4

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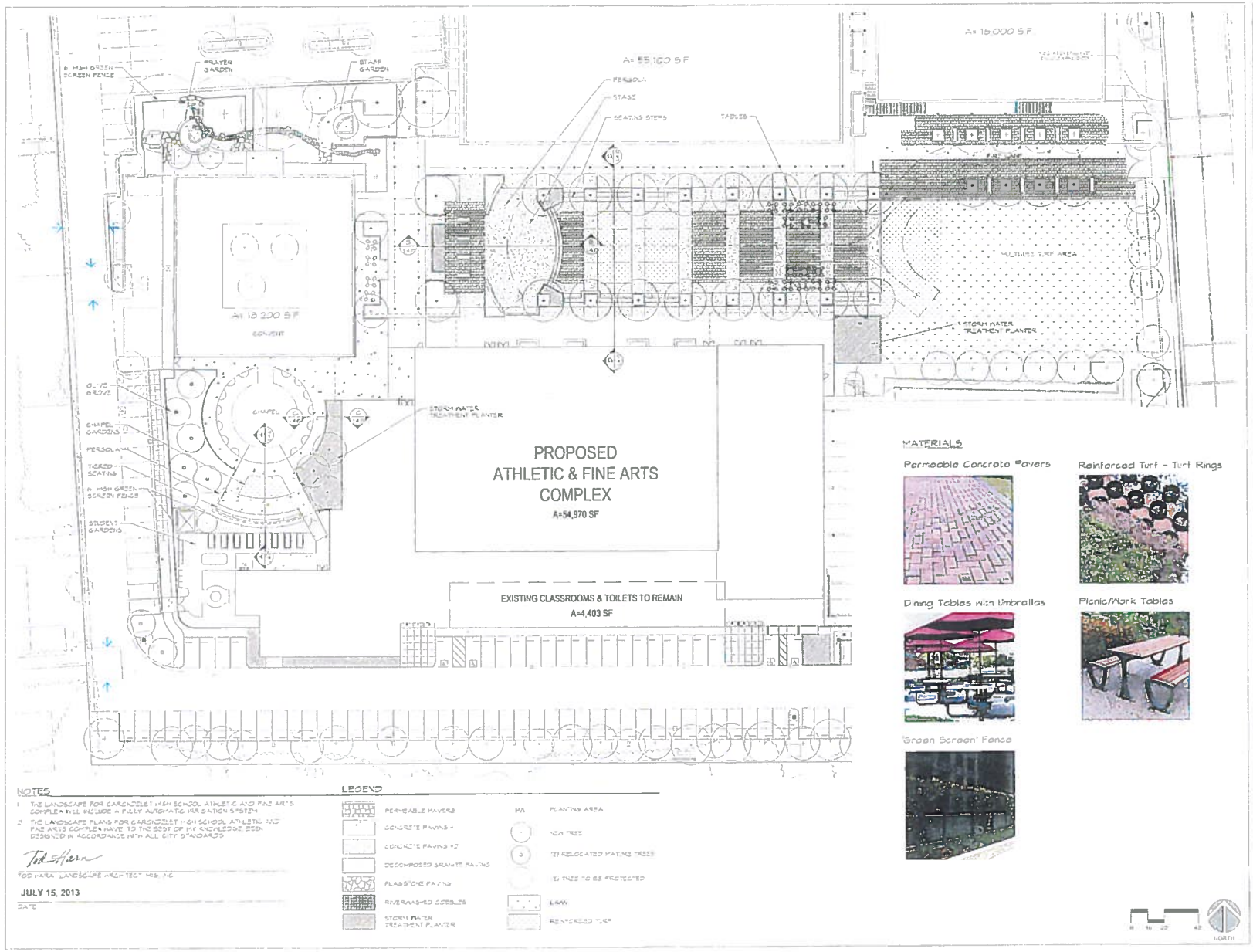

NOTES

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TOD HARA, LANDSCAPE ARCHITECT, MIG, INC

JULY 15, 2013

DATE

LEGEND

	PERMEABLE PAVERS	PA	PLANTING AREA
	CONCRETE PAVING A		NEW TREE
	CONCRETE PAVING #2		(E) RELOCATED MATURE TREES
	DECOMPOSED GRANITE PAVING		(E) TREE TO BE PROTECTED
	FLAGSTONE PAVING		LAWN
	RIVERWASHED COBBLES		REINFORCED TURF
	STORM WATER TREATMENT PLANTER		

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CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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SHEET TITLE: MATERIALS PLAN

ORIGINAL SCALE

JOB NO.:

SHEET NUMBER: L3.1

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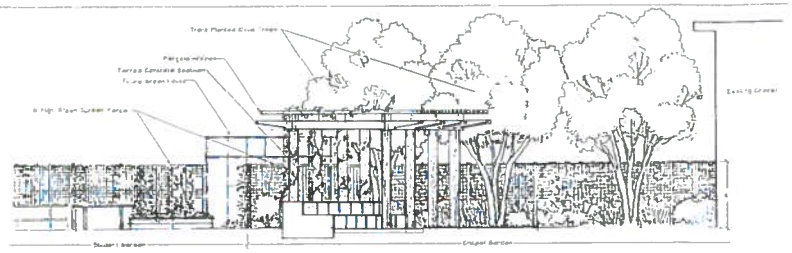
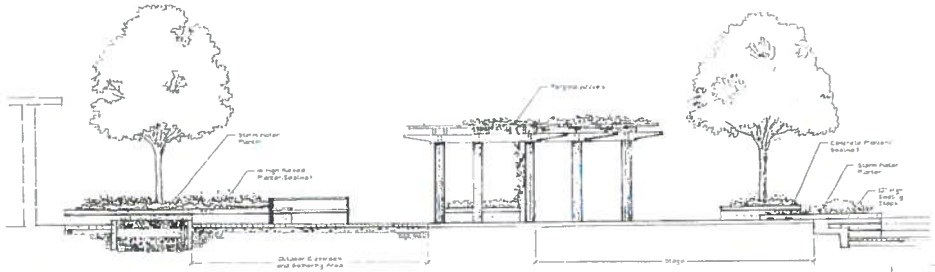
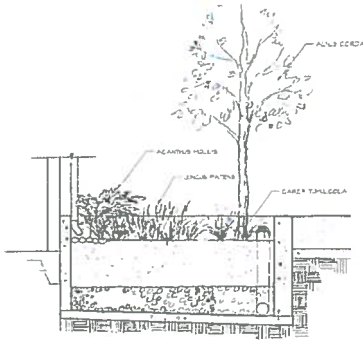


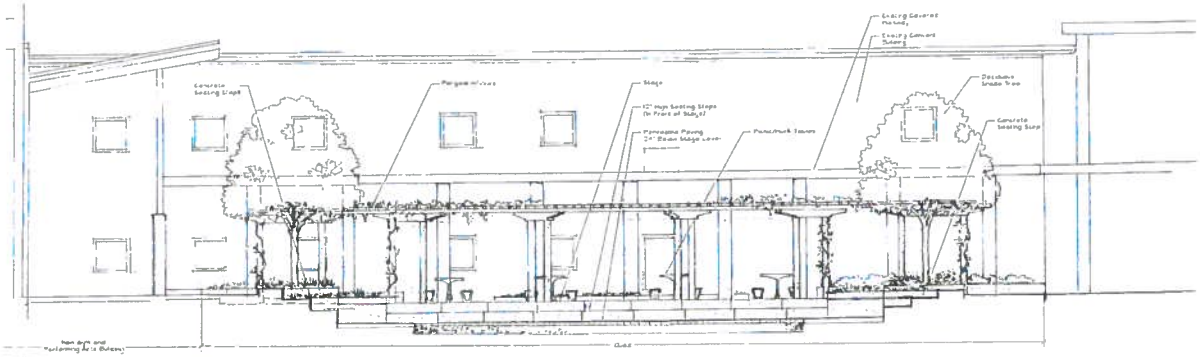
A | CHAPEL GARDEN SECTION



B | QUAD - EAST AEST SECTION @ STAGE



C | STORM WATER PLANTER



D | QUAD - NORTH SOUTH SECTION

NOTES

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TOD PAPA, LANDSCAPE ARCHITECT MSLA

JULY 15, 2013

DATE

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CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

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CONCORD, CA. 94518

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SHEET TITLE
LANDSCAPE SECTIONS

ORIGINAL SCALE
JOB NO.
SHEET NUMBER
L4.0

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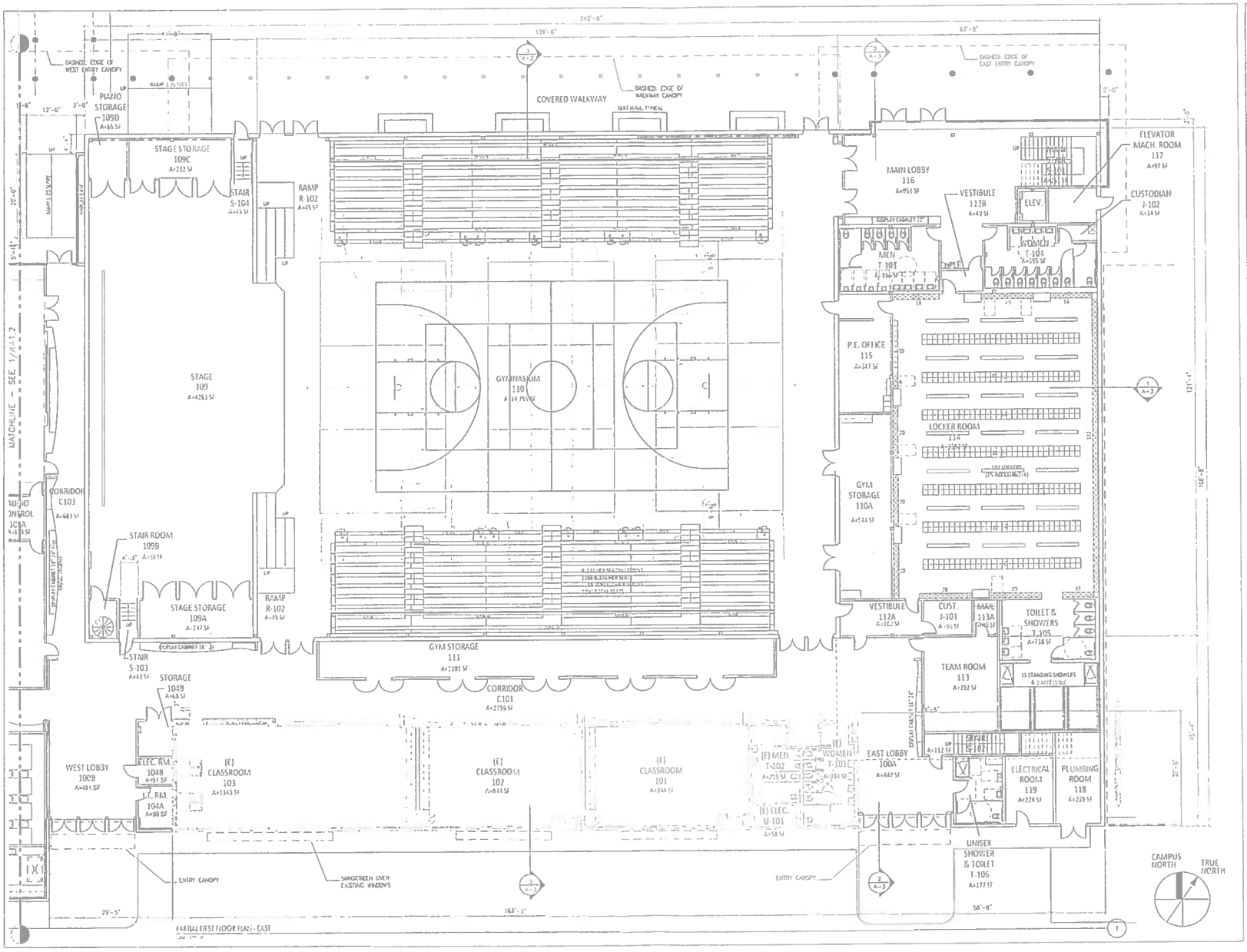

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AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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SHEET TITLE

PARTIAL FIRST FLOOR PLAN

ORIGINAL SCALE

JOB NO. 1309.01

SHEET NO. A-1.1

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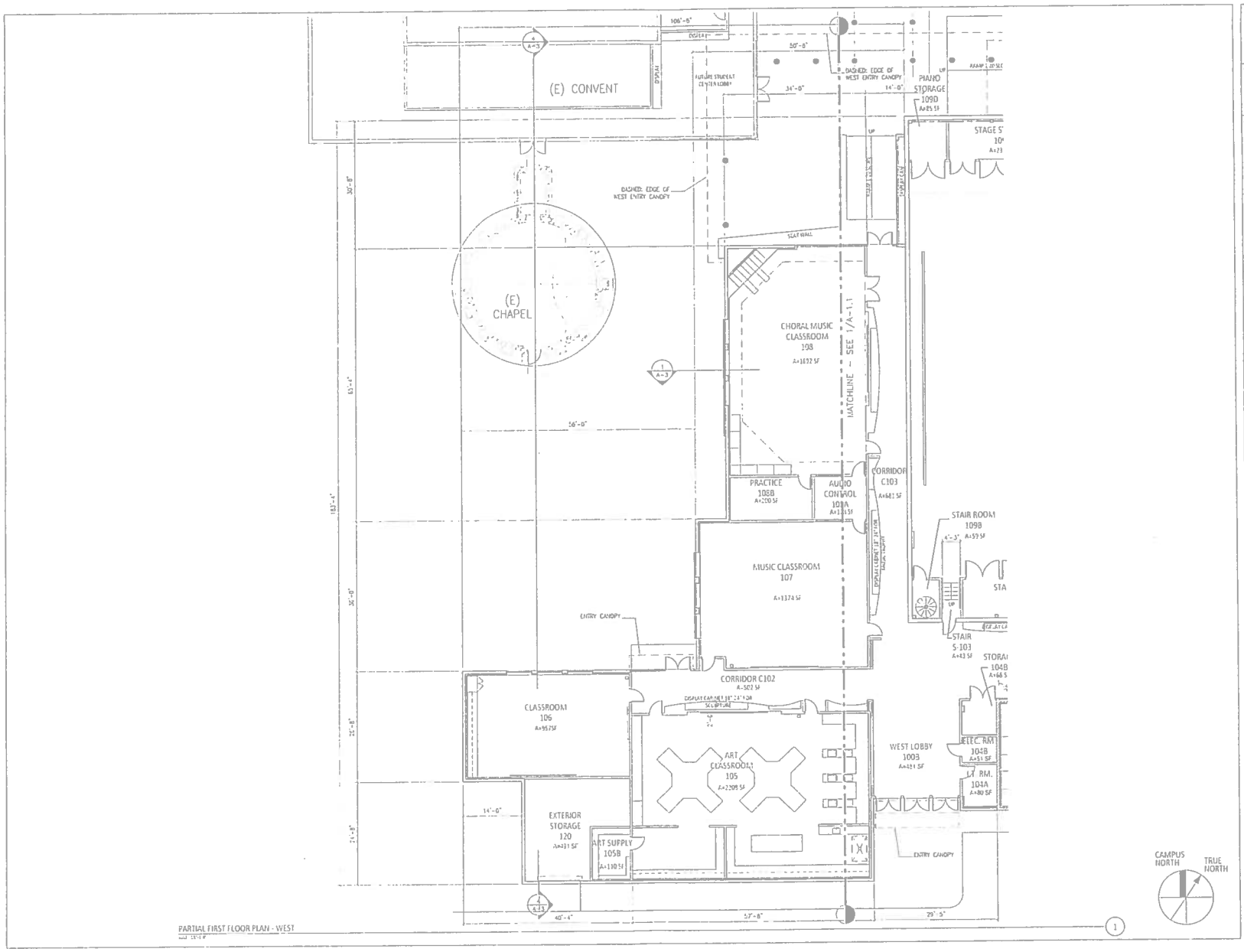

PARTIAL FIRST FLOOR PLAN - WEST

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AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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PARTIAL FIRST FLOOR PLAN - WEST

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SHEET NUMBER
A-1.2

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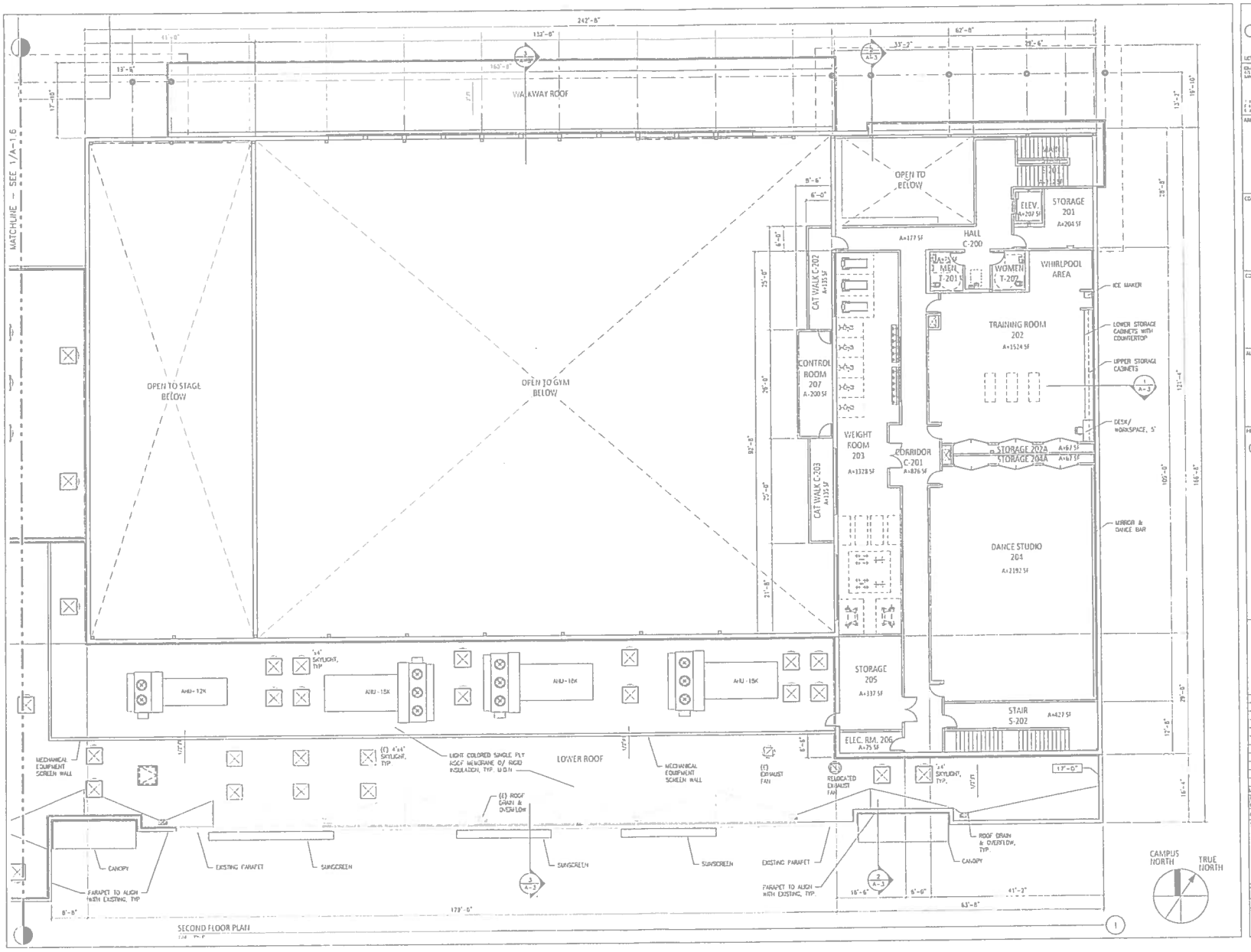

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CONSULTANT

CONSULTANT STAMP

AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

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SHEET TITLE
SECOND FLOOR PLAN

DESIGNED SCALE

JOB NO.

SHEET NO.

A-1.3

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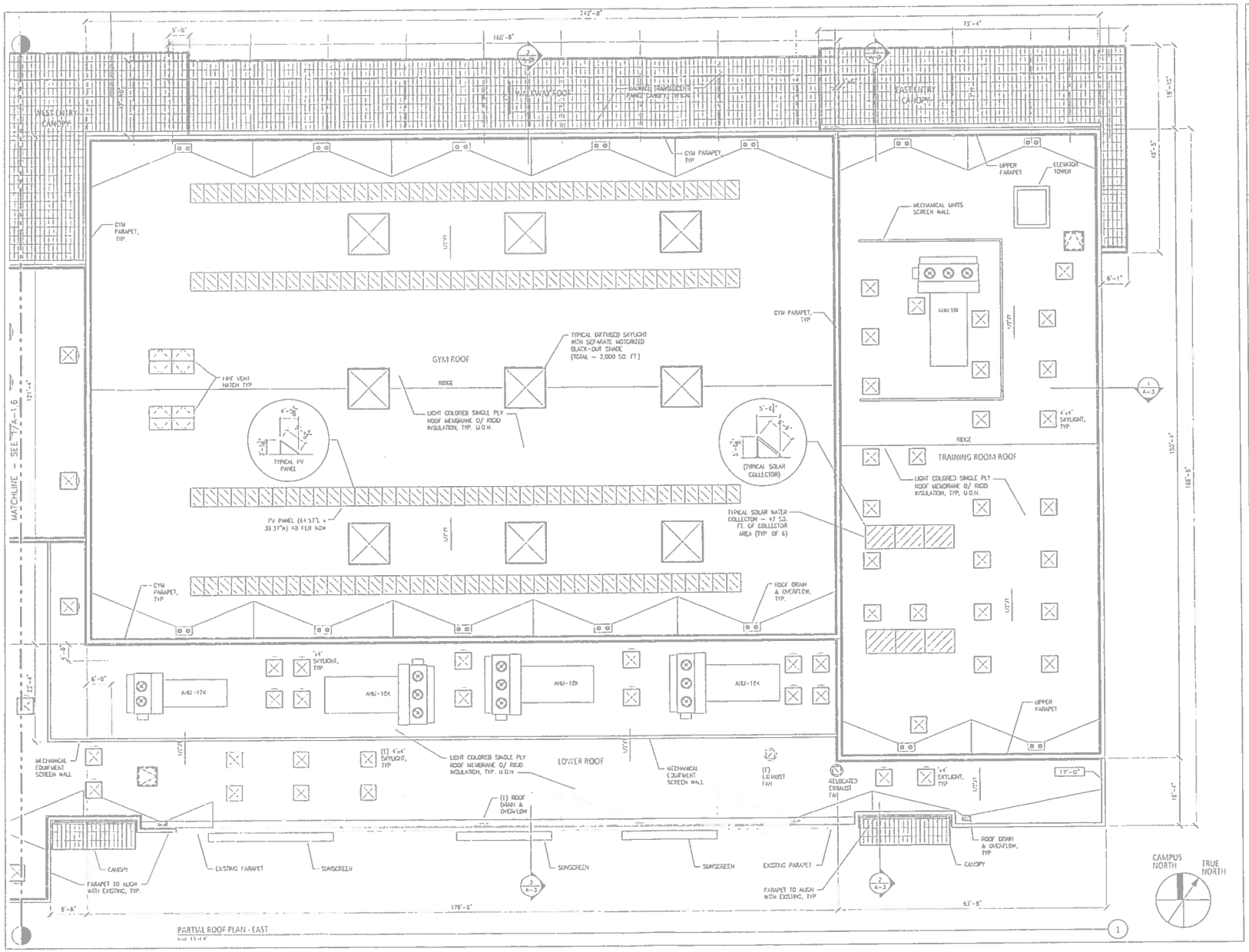

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AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94519

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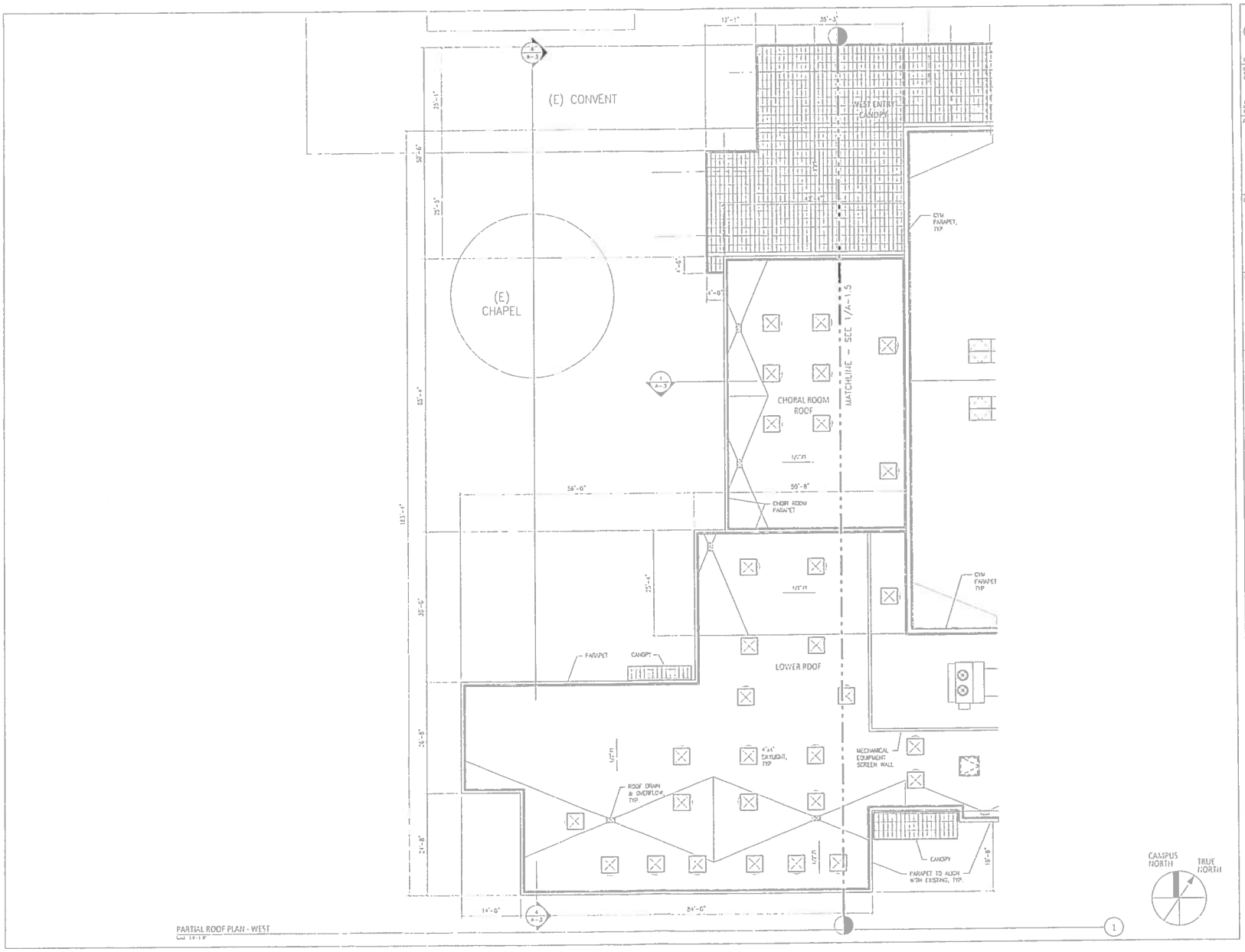

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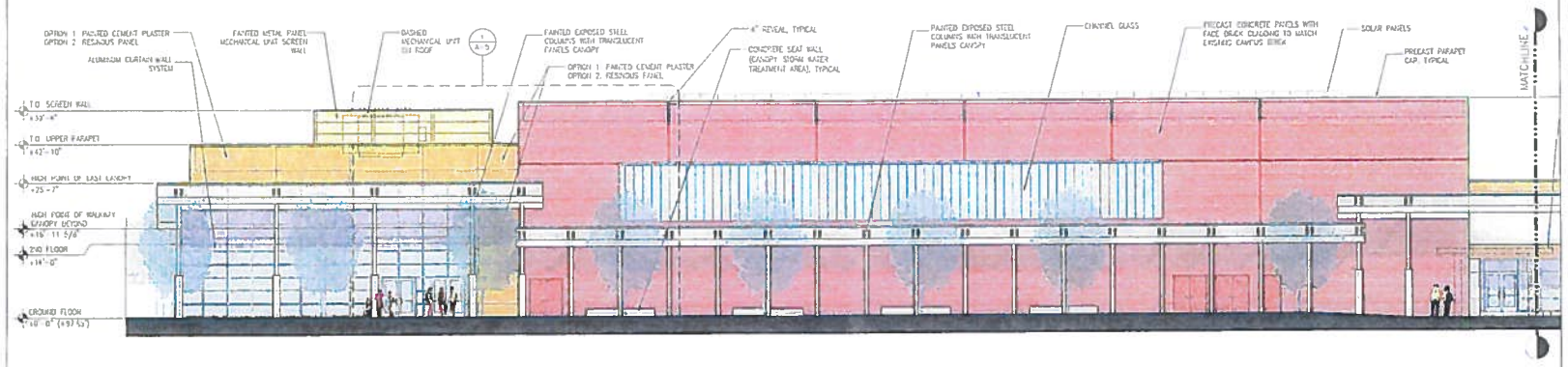

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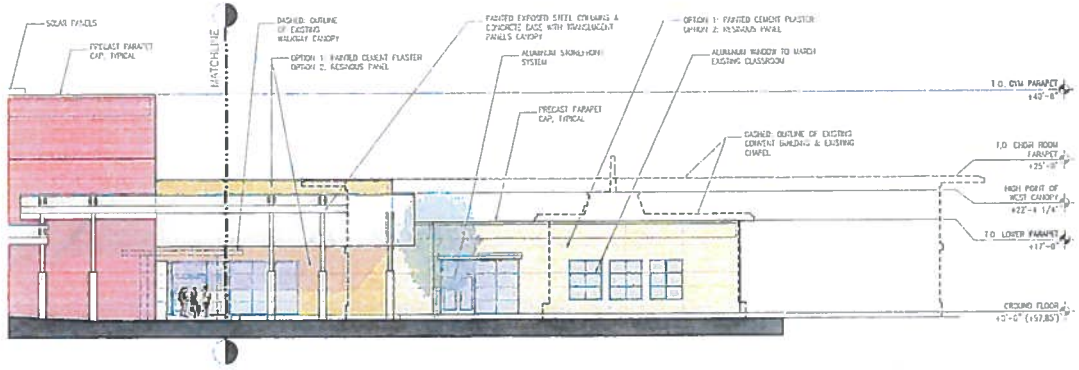

NORTH ELEVATION 1

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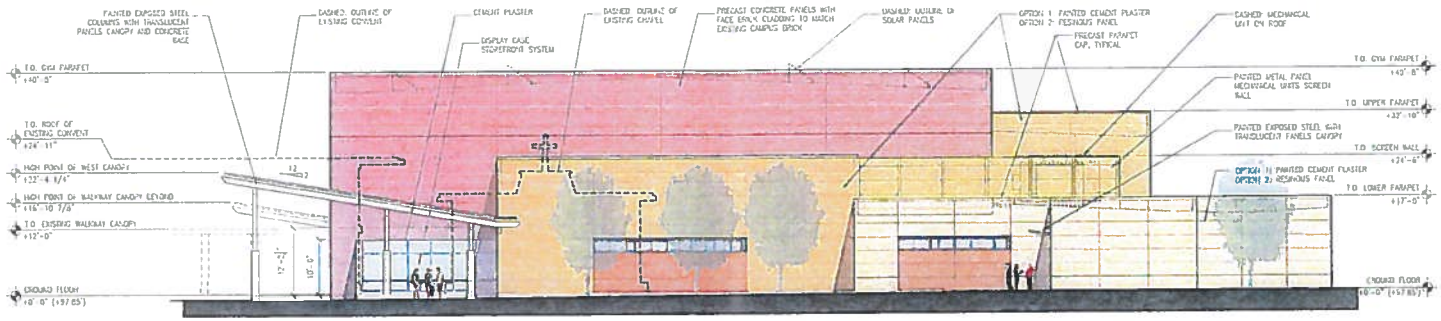

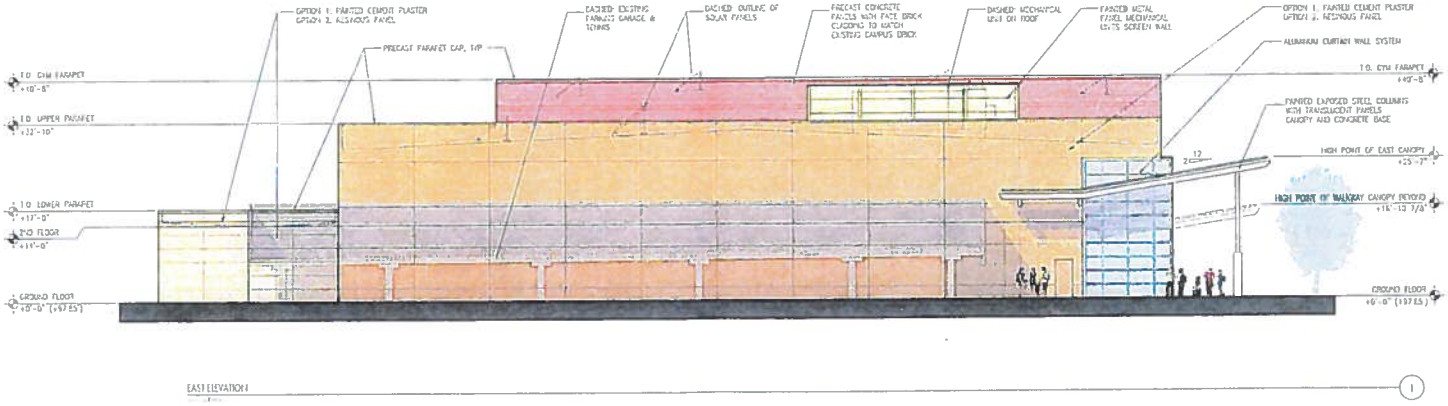

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2	10.24.13	PLAN SUBMITTAL #1

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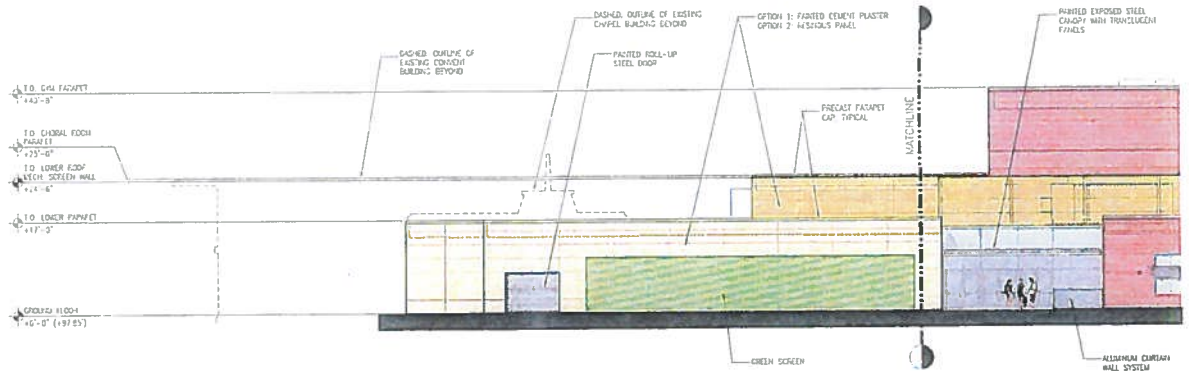

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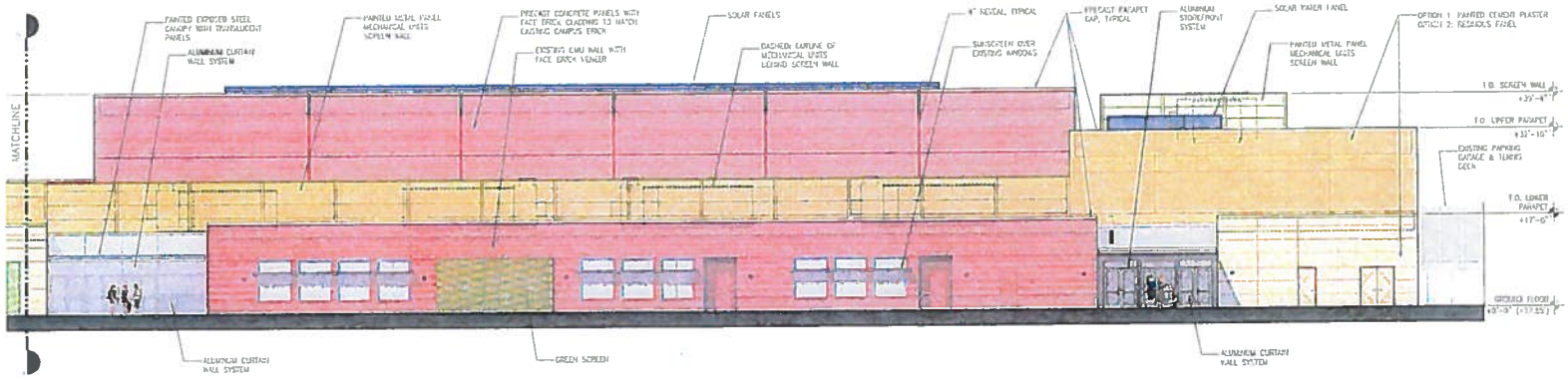

SOUTH ELEVATION 1

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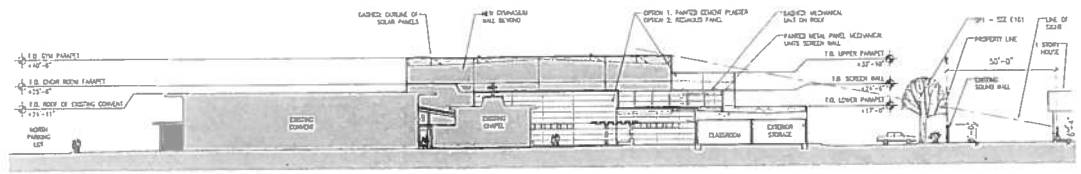

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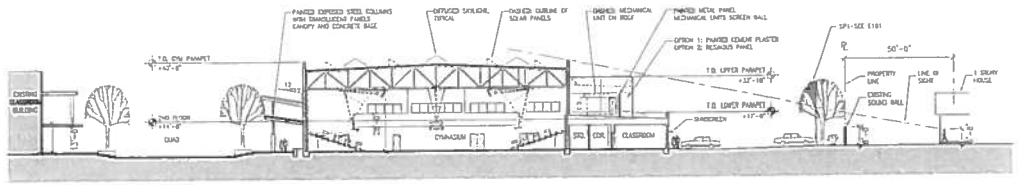

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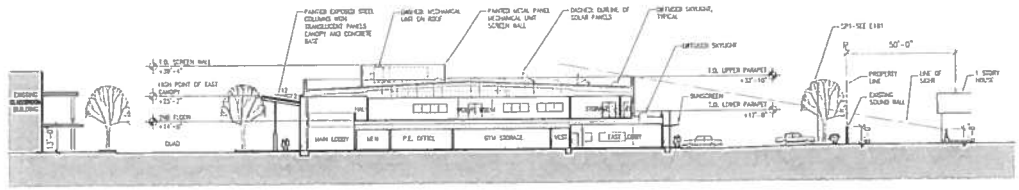

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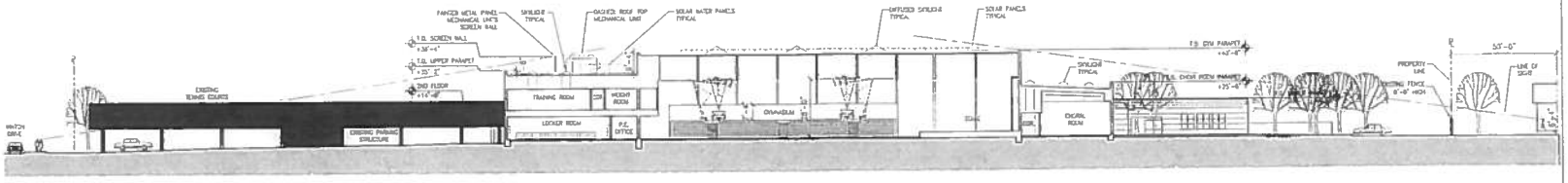

SECTION 1

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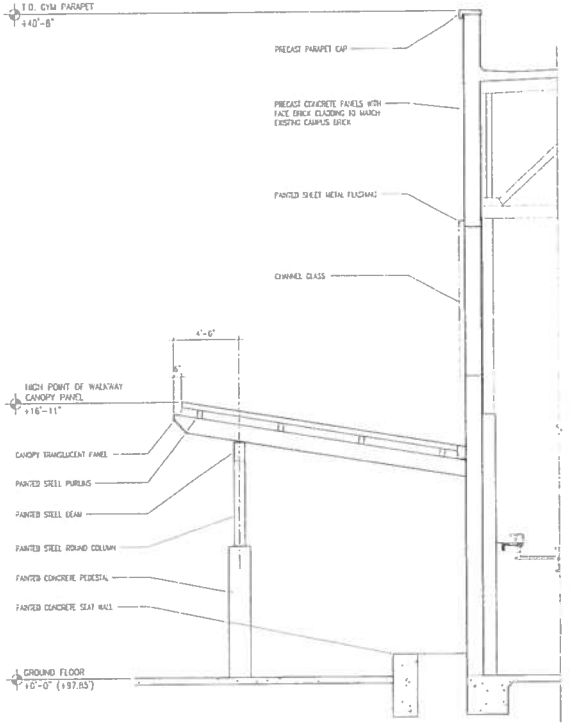
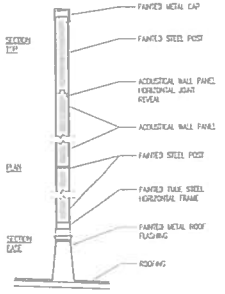
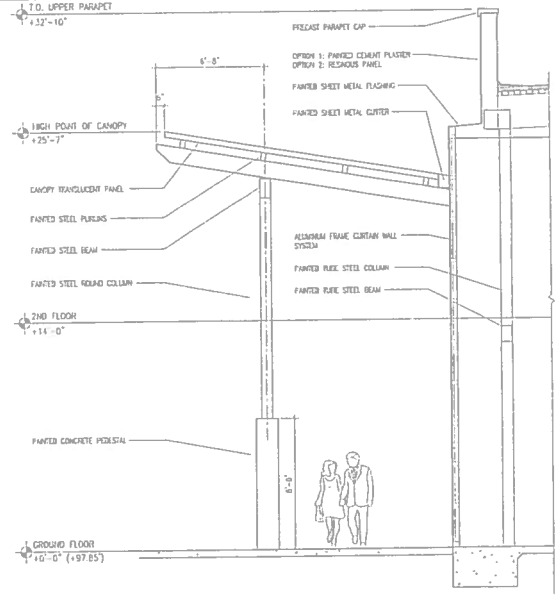


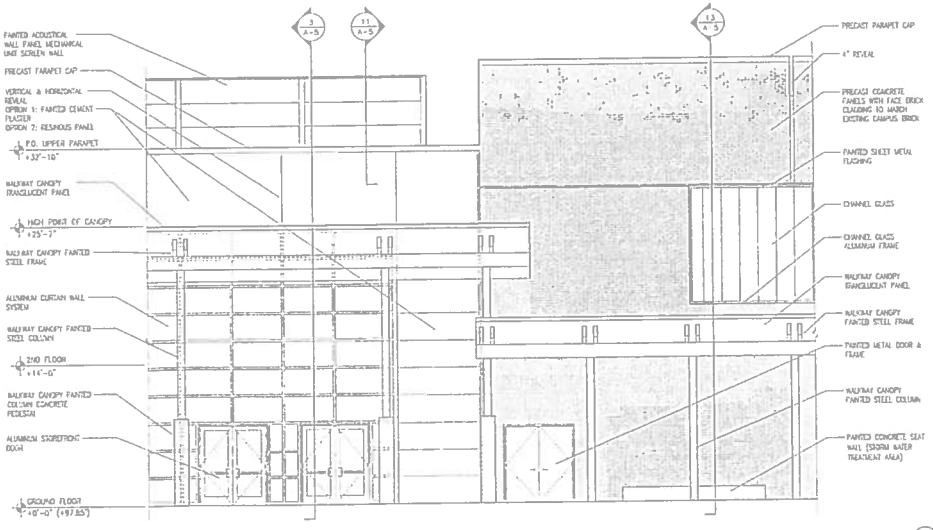
WALKWAY CANOPY & GYM WALL SECTION 13



ROOF MECHANICAL UNIT SCREEN WALL 11



MAIN ENTRY CANOPY & CURTAIN WALL SECTION 3



NORTH WALL ELEVATION - DETAIL 1

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LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	HOUSING	LENS	LOUVER	REFLECTOR	DISTRIBUTION	MOUNTING
SA1	SMALL SCALE ADJUSTABLE EXTERIOR UPLIGHT	MACHINED ALUMINUM HOUSING WITH LOCKING KNUCKLE	CLEAR FLAT	NONE		FLOOD MINIMUM 38 DEGREE	
SA2	SMALL SCALE ADJUSTABLE EXTERIOR INGRADE UPLIGHT	MACHINED ALUMINUM HOUSING WITH BRASS TOP	CLEAR FLAT	NONE		MEDIUM FLOOD, MINIMUM 24 TO 36 DEGREE	
SB1	EXTERIOR BOLLARD	NOMINAL 8-INCH DIAMETER AND 36-INCH TALL CAST ALUMINUM HEAD AND EXTRUDED ALUMINUM SHAFT				SYMMETRIC 360 DEGREE PATTERN	REINFORCED SHAFT WITH GALVANIZED STEEL BENCH
SB2	EXTERIOR SMALL SCALE BOLLARD	NOMINAL 4-INCH DIAMETER AND 18-INCH TALL COPPER, BRASS AND STAINLESS STEEL HARDWARE	CLEAR ACRYLIC			SYMMETRIC 360 DEGREE PATTERN	
SD1	EXTERIOR SMALL SCALE CYLINDER UPLIGHT - DOWNLIGHT	MACHINED ALUMINUM HOUSING NOMINAL 3-INCH DIAMETER	CLEAR TEMPERED GLASS			45 DEGREE FLOOD UPLIGHT, 30 DEGREE DOWNLIGHT	WALL MOUNT TO JUNCTION BOX
SD2	EXTERIOR SMALL SCALE CYLINDER UPLIGHT - DOWNLIGHT	MACHINED ALUMINUM HOUSING NOMINAL 3-INCH DIAMETER	CLEAR TEMPERED GLASS			45 DEGREE FLOOD UPLIGHT, 30 DEGREE DOWNLIGHT	WALL MOUNT TO JUNCTION BOX
SD3	EXTERIOR SMALL SCALE CYLINDER DOWNLIGHT	MACHINED ALUMINUM HOUSING NOMINAL 2-INCH DIAMETER	CLEAR TEMPERED GLASS			MEDIUM FLOOD	SURFACE MOUNT TO JUNCTION BOX
SD4	EXTERIOR SMALL SCALE CYLINDER DOWNLIGHT	MACHINED ALUMINUM HOUSING NOMINAL 2-INCH DIAMETER	CLEAR TEMPERED GLASS			SPOT 30 DEGREES	WALL MOUNTED
SD5	EXTERIOR RECESSED LED DOWNLIGHT	NOMINAL 6-INCH DIAMETER APERTURE RECESSED STEEL HOUSING	TEMPERED CLEAR GLASS		MATTE CLEAR	NARROW BEAM PATTERN	RECESSED
SP1	EXTERIOR ARCHITECTURAL FULL-CUTOFF SITE LUMINAIRE	NOMINAL 12-INCHES WIDE, 17-INCHES LONG AND 6-INCH TALL DIE CAST ALUMINUM HOUSING	TEMPERED GLASS			TYPE 4	POLE MOUNTED BOTTOM OF LUMINAIRE AT 15-FEET ABOVE GRADE
SP2	EXTERIOR ARCHITECTURAL FULL-CUTOFF SITE LUMINAIRE WITH DUAL HEAD CONFIGURATION	TWO LUMINAIRES, MOUNTED AT 180 DEGREES. NOMINAL 12-INCHES WIDE, 17-INCHES LONG AND 6-INCH TALL DIE CAST ALUMINUM HOUSING	TEMPERED GLASS			TYPE 3	POLE MOUNTED BOTTOM OF LUMINAIRE AT 15-FEET ABOVE GRADE
SP3	EXTERIOR ARCHITECTURAL FULL-CUTOFF SITE LUMINAIRE WITH HOUSE SIDE SHIELD	NOMINAL 12-INCHES WIDE, 17-INCHES LONG AND 6-INCH TALL DIE CAST ALUMINUM HOUSING	TEMPERED GLASS			TYPE 3	POLE MOUNTED BOTTOM OF LUMINAIRE AT 15-FEET ABOVE GRADE
SP4	EXTERIOR ARCHITECTURAL FULL-CUTOFF SITE LUMINAIRE WITH MAST ARM	NOMINAL 12-INCHES WIDE, 17-INCHES LONG AND 6-INCH TALL DIE CAST ALUMINUM HOUSING	TEMPERED GLASS			TYPE 3	POLE MOUNTED BOTTOM OF LUMINAIRE AT 15-FEET ABOVE GRADE. PROVIDE 6'-0" ARM, TYPICAL AS MARCO ARM4480 OR AS APPROVED.
SP8	EXTERIOR ARCHITECTURAL ROUND LUMINAIRE WITH ZERO PROJECTION	NOMINAL 8-INCH DIAMETER LUMINAIRE WITH DIECAST ALUMINUM HARDWARE	20-INCH TALL MULTI-PRISM ACRYLIC REFRACTOR			TYPE 5	
ST1	EXTERIOR RECESSED WALL MOUNTED LED STEPLIGHT	NOMINAL 6-INCH WIDE BY 3.5-INCH CORROSION RESISTANT DIE-CAST ALUMINUM HOUSING	TEMPERED PRISMATIC GLASS WITH SILICONE GASKET				
SW1	EXTERIOR FULL-CUTOFF WALL MOUNTED LUMINAIRE	NOMINAL 13-INCH WIDE, 10-INCH DEEP AND 6-INCH TALL CAST ALUMINUM HOUSING	TEMPERED GLASS			TYPE 3 MEDIUM	COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS
SW2	EXTERIOR FULL-CUTOFF WALL MOUNTED LUMINAIRE	NOMINAL 13-INCH WIDE, 10-INCH DEEP AND 6-INCH TALL CAST ALUMINUM HOUSING	TEMPERED GLASS			TYPE 2 SHORT	COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS

TYPE	FINISH	IP RATING	BALLAST	LAMP(S)	POLE	MANUFACTURER	CATALOG NUMBER	NOTES
SA1	AS SELECTED BY ARCHITECT	WET	ELECTRONIC DRIVER WITH INTEGRAL DIMMING SET AT THE DRIVER	LED 3000K, 8 WATTS		GE LIGHTING CELESTAR ZONE	[illegible]	NONE
SA2	AS SELECTED BY ARCHITECT	WET	ELECTRONIC DRIVER WITH INTEGRAL DIMMING SET AT THE DRIVER	LED 3000K, 8 WATTS		GE LIGHTING ADJUSTABLE WALL STAR SERIES	[illegible]	NONE
SB1	AS SELECTED BY ARCHITECT	WET	ELECTRONIC WITH MOTION DETECTION	LED 3000K, 18 WATTS		[illegible] LIGHTING [illegible]	[illegible]	
SB2	AS SELECTED BY ARCHITECT	WET	ELECTRONIC	LED 3000K, 2.8 WATTS		[illegible] LIGHTING HLF SERIES	[illegible]	
SD1	BY ARCHITECT	WET	ELECTRONIC	LED 3000K, 15 WATTS UP, 15 WATTS DOWN		GE LIGHTING OLYMPUS SERIES	[illegible]	"B" CAP DOWNLIGHT, "C" CAP UPLIGHT
SD2	BY ARCHITECT	WET	ELECTRONIC	LED 3000K, 25 WATTS UP, 25 WATTS DOWN		GE LIGHTING OLYMPUS SERIES	[illegible]	"B" CAP DOWNLIGHT, "C" CAP UPLIGHT
SD3	BY ARCHITECT	WET	ELECTRONIC	LED 3000K, 8 WATTS		GE LIGHTING ARC-STAR [illegible]	[illegible]	
SD4	BY ARCHITECT	WET	ELECTRONIC	LED 3000K, 25 WATTS		GE LIGHTING CATWALK SERIES	[illegible]	
SD5	AS SELECTED BY ARCHITECT	DAMP	ELECTRONIC	LED NOMINAL [illegible] LUMENS 3000K, 14 WATTS		[illegible], PORTFOLIO, LIGHTOLIER, PRESCOLITE, LUMECA, OR APPROVED	[illegible]	
SP1	AS SELECTED BY ARCHITECT	WET	ELECTRONIC. PROVIDE BI-LEVEL CONTROL FOR 50%-100% LIGHT LEVEL CONTROL	LED [illegible] LUMEN, 3000K	STRAIGHT STEEL POLE TO WITHSTAND 100-MILE PER HOUR WIND WITH A GUST FACTOR OF 1.3	COOPER MCGRAW-EDISON TALON SERIES TLM	[illegible]	BUG RATING 1-0-1
SP2	AS SELECTED BY ARCHITECT	WET	ELECTRONIC. PROVIDE BI-LEVEL CONTROL FOR 50%-100% LIGHT LEVEL CONTROL	LED PER LUMINAIRE, [illegible] LUMEN, 3000K	STRAIGHT STEEL POLE TO WITHSTAND 100-MILE PER HOUR WIND WITH A GUST FACTOR OF 1.3	COOPER MCGRAW-EDISON TALON SERIES TLM	[illegible]	BUG RATING 1-0-1
SP3	AS SELECTED BY ARCHITECT	WET	ELECTRONIC. PROVIDE BI-LEVEL CONTROL FOR 50%-100% LIGHT LEVEL CONTROL	LED [illegible] LUMEN, 3000K	STRAIGHT STEEL POLE TO WITHSTAND 100-MILE PER HOUR WIND WITH A GUST FACTOR OF 1.3	COOPER MCGRAW-EDISON TALON SERIES TLM	[illegible]	BUG RATING 1-0-1
SP4	AS SELECTED BY ARCHITECT	WET	ELECTRONIC. PROVIDE BI-LEVEL CONTROL FOR 50%-100% LIGHT LEVEL CONTROL	LED [illegible] LUMEN, 3000K	STRAIGHT STEEL POLE TO WITHSTAND 100-MILE PER HOUR WIND WITH A GUST FACTOR OF 1.3	COOPER MCGRAW-EDISON TALON SERIES TLM	[illegible] ARM	BUG RATING 1-0-1
SP8	SILVER	WET	ELECTRONIC BI-LEVEL/STEP DIM	FOUR 32 WATT T8 FLUORESCENT LAMPS	TOTAL LUMINAIRE HEIGHT 17'-0". STRAIGHT 5-INCH DIAMETER POLE BY LUMINAIRE MANUFACTURER	[illegible]	[illegible]	NONE
ST1	AS SELECTED BY ARCHITECT	WET	INTEGRAL	NOMINAL [illegible] LED, 13 WATTS		[illegible], [illegible], OR APPROVED	[illegible]	NONE
SW1	AS SELECTED BY ARCHITECT	WET	ELECTRONIC DRIVER WITH INTEGRAL MOTION SENSOR FOR LESS THAN 15-FOOT MOUNTING HEIGHT	LED 3000K, NOMINAL 3365 LUMENS		LITHONIA, GARDCO OR APPROVED	[illegible]	PROVIDE SAMPLE TO ARCHITECT FOR EVALUATION PRIOR TO APPROVAL.
SW2	AS SELECTED BY ARCHITECT	WET	ELECTRONIC DRIVER WITH INTEGRAL MOTION SENSOR FOR LESS THAN 15-FOOT MOUNTING HEIGHT	LED 3000K, NOMINAL 3365 LUMENS		LITHONIA, GARDCO OR APPROVED	[illegible]	PROVIDE SAMPLE TO ARCHITECT FOR EVALUATION PRIOR TO APPROVAL.

NOTES:
A. THIS LUMINAIRE SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING THE ELECTRICAL SPECIFICATIONS.
B. FLUORESCENT BALLASTS: UNIVERSAL VOLTAGE, PROGRAM START WITH END-OF-LIFE PROTECTIVE CIRCUITRY.
C. METAL HALIDE BALLASTS: PULSE START FOR LAMPS ABOVE 150 WATTS AND ELECTRONIC FOR LAMPS 150 WATTS AND BELOW, UNLESS OTHERWISE NOTED.
D. DIMMING CONTROL PROTOCOL (0-10VDC, LINE VOLTAGE, DALI, ETC.) COMPATIBLE WITH LIGHTING CONTROL SYSTEM AS SPECIFIED AND SHOWN ON DRAWINGS.
E. T8 LAMPS: NOMINAL 4 FOOT LAMPS TO HAVE INITIAL 3100 LUMENS, MINIMUM 36000 HOURS RATED LIFE ON 3 HOUR SWITCHING CYCLE AND 43000 HOURS ON 12 PROGRAMMED START BALLAST HOUR SWITCHING CYCLES WHEN USED WITH PROGRAMMED START BALLAST
F. T5 LAMPS: NOMINAL 4 FOOT LAMPS TO BE RATED FOR 30000 HOURS ON 3 HOUR SWITCHING CYCLES.
G. T5HO LAMPS: NOMINAL 4 FOOT LAMPS TO BE RATED FOR 25000 HOURS ON 3 HOUR SWITCHING CYCLES AND 35000 HOURS ON 12 HOUR SWITCHING CYCLES.
H. FLUORESCENT LAMPS TO HAVE 4100K COLOR TEMPERATURE AND 85+ CRI FOR LINEAR LAMPS AND 82+ CRI FOR COMPACT FLUORESCENT LAMPS UNLESS OTHERWISE NOTED.
I. CERAMIC METAL HALIDE LAMPS: 83+ CRI WITH MAXIMUM +/- 150K COLOR SHIFT OVER LAMP LIFE.
J. PROVIDE +/- 12 INCH ADJUSTABILITY IN AIRCRAFT CABLE LENGTH WHERE USED.
K. COORDINATE ALL CEILING TYPES WITH LUMINAIRE LOCATIONS PRIOR TO ORDERING LUMINAIRES. COORDINATE INSTALLATION WITH REFLECTED CEILING PLAN.
L. SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED.
M. PROVIDE SUBMITTALS THAT INCLUDE THE LUMINAIRE, LAMP AND BALLAST INFORMATION OF EACH LUMINAIRE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. SUBMITTALS NOT INCLUDING THIS INFORMATION WILL BE RETURNED AS REJECTED BY THE ENGINEER OF RECORD.

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SHEET INDEX

E001 SHEET INDEX & LUMINAIRE SCHEDULE
E101 DEMOLITION SITE PLAN - LIGHTING
E102 SITE PLAN - LIGHTING
E103 SITE PLAN - LIGHTING - PHOTOMETRIC CALCULATION
E104 SITE PLAN - LIGHTING - PHOTOMETRIC CALCULATION

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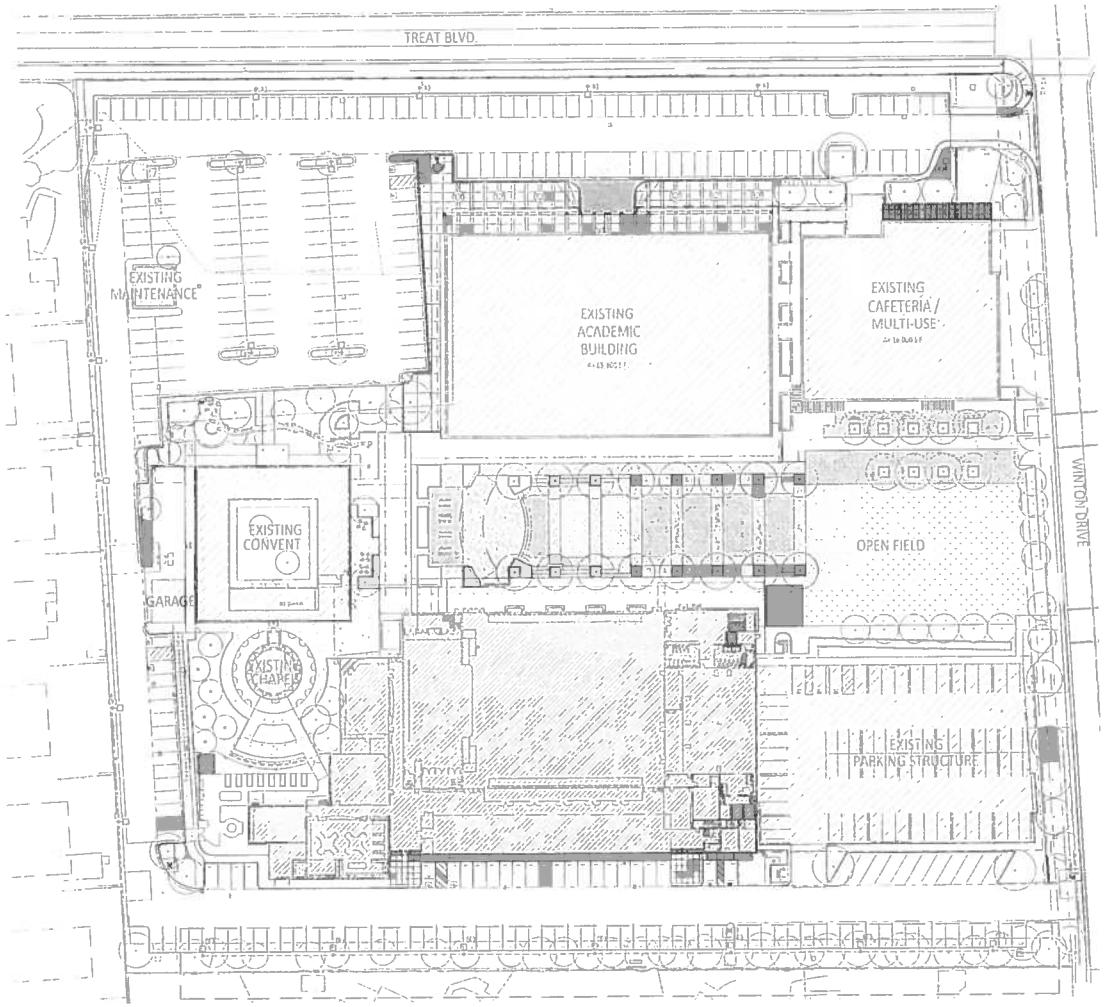

1 DEMOLITION SITE PLAN - LIGHTING

SCALE: 1"=30'-0"

ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used

Abbreviations

(E) EXISTING

(D) DEMOLISH

General

(1) KEYED NOTE

Lighting

AREA LUMINAIRE ARM MOUNTED WITH POLE AND CONCRETE BASE

Raceways

CONDUIT ROUTED BELOW FLOOR / GRADE

CONDUIT/WIRING CONTINUATION

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SHEET TITLE

DEMOLITION SITE PLAN-LIGHTING

ORIGINAL SCALE 1" = 1'

JOB NO. 1305.01

SHEET NUMBER

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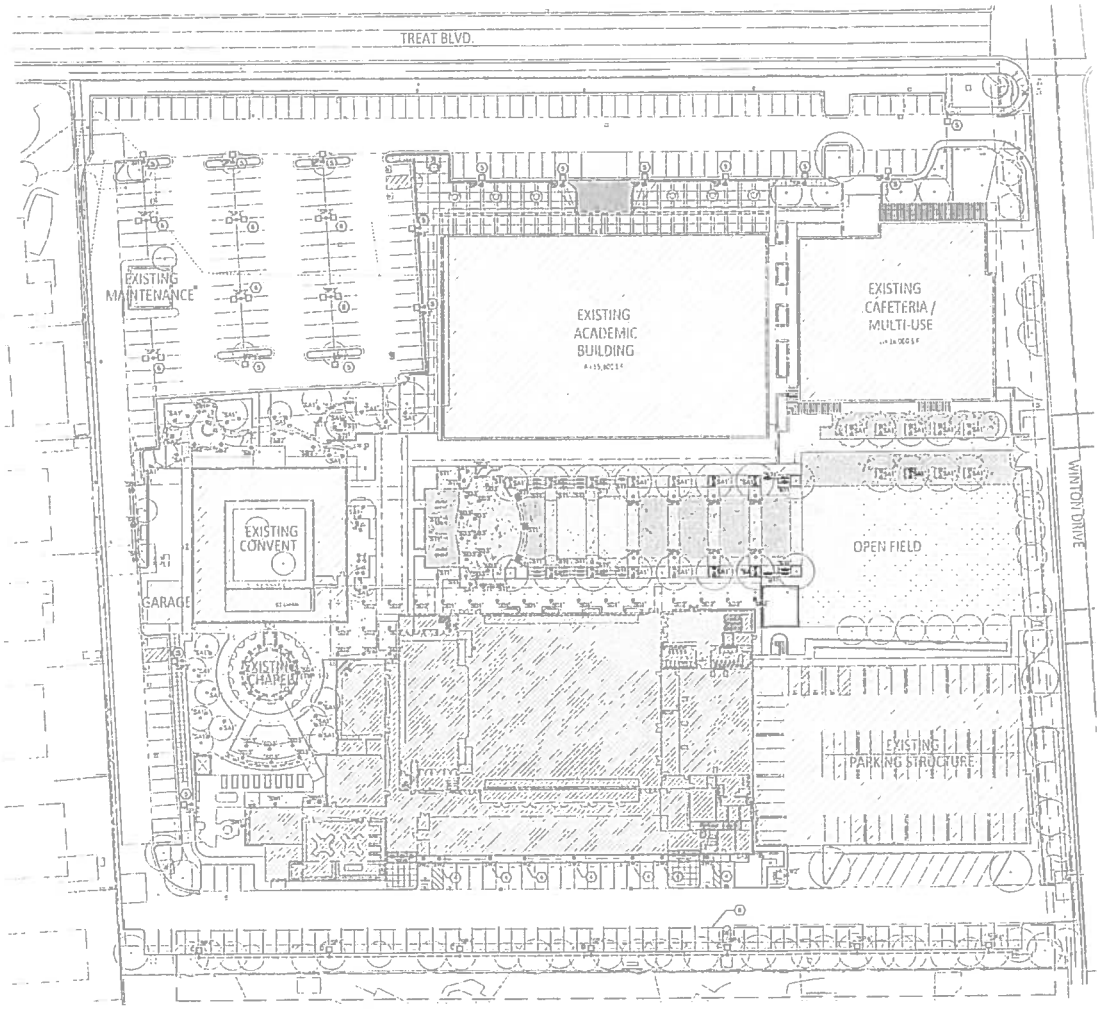
FILE: [illegible] | EDIT: 7/23/2013 8:36 AM BY MARKG | PLOT: 1/6/2014 4:11 PM BY MARK GODFREY



1 SITE PLAN - LIGHTING

SCALE: 1"=30'-0"

SITE LIGHTING CONTROLS BASIS OF DESIGN

PROVIDE SITE LIGHTING CONTROL SYSTEM WITH THE FOLLOWING CAPABILITIES:
1. HID DIMMING TO SIDE
2. EXTERIOR MOTION SENSORS
3. EXTERIOR PHOTOCELL
4. ASTRONOMICAL TIMECLOCK
5. DIGITAL OVERRIDE KEYPAD

PROVIDE STRATEGIC ZONING OF SITE LIGHTING
1. CONTROL PERIMETER LIGHTING SEPARATELY FROM LIGHTING NEAR PEDESTRIAN PATH AND BUILDING PERIMETER.

SHEET KEYNOTES

1. INSTALL TYPE "SA1" WITHIN PLANTER.
2. NOT USED
3. NOT USED
4. DEMO EXISTING LUMINAIRE AND REPLACE WITH TYPE SW2.
5. INSTALL ON FLUSH TO GRADE BASE.
6. INSTALL TYPE ON 3'-0" PEDESTAL BASE. COORDINATE POLE DIMENSIONS FOR LUMINAIRE HEIGHT AS SPECIFIED IN LUMINAIRE SCHEDULE.
7. COORDINATE TYPE SW2 LOCATION WITH ARCHITECTURAL ELEVATIONS.
8. SCOPE OF WORK IN THE AREA COMPLETED JANUARY 2012. SHOWN FOR REFERENCE ONLY

ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used

Lighting

- AREA BOLLARD LUMINAIRE WITH CONCRETE BASE
- GROUND MOUNTED LANDSCAPE LUMINAIRE
- GROUND MOUNTED ADJUSTABLE LUMINAIRE
- RECESSED LUMINAIRE
- RECESSED STEPLIGHT
- SURFACE MOUNTED LUMINAIRE
- WALL MOUNTED LUMINAIRE

RECEIVED
DEC - 9 2013
PLANNING

CSDA DESIGN GROUP

ARCHITECT STAMP

CONSULTANT

CONSULTANT STAMP

AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA 94518

USE PERMIT AMMENDMENT SUBMITTAL

MARK	DATE	DESCRIPTION
	07/16/13	[illegible]
	12/08/13	[illegible]

DRAWN BY
CHECKED BY

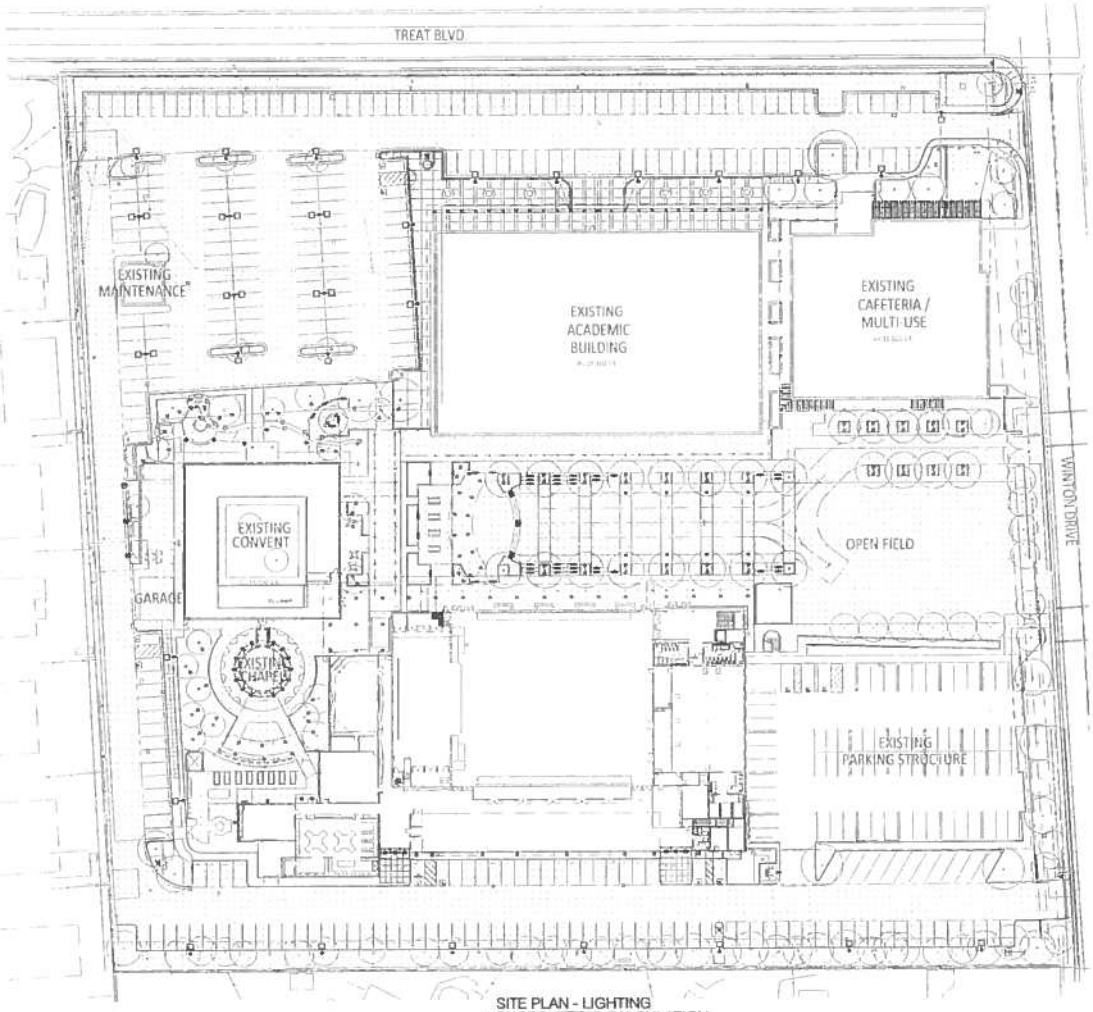
COPYRIGHT CSDA DESIGN GROUP 2013

SHEET TITLE
SITE PLAN - LIGHTING

DRAWING SCALE 1" 2"

JOB NO 1325.01

SHEET NUMBER
E102



SITE PLAN - LIGHTING
1 PHOTOMETRIC CALCULATION

ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all item's listed may be used.

Lighting

- AREA BOLLARD LUMINAIRE WITH CONCRETE BASE
- GROUND MOUNTED LANDSCAPE LUMINAIRE
- GROUND MOUNTED ADJUSTABLE LUMINAIRE
- RECESSED LUMINAIRE
- RECESSED STEPLIGHT
- SURFACE MOUNTED LUMINAIRE
- WALL MOUNTED LUMINAIRE

RECEIVED
DEC - 9 2013
PLANNING

CSDA DESIGN GROUP

VISION COLLABORATE CREATE

ARCHITECT STAMP

CONSULTANT

CONSULTANT STAMP

AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

USE PERMIT AMMENDMENT SUBMITTAL

MARK	DATE	DESCRIPTION
	02/15/13	ALT SUBMITTAL
	12/09/13	REVISED AMT SUBMITTAL

DRAWN BY
CHECKED BY
COPYRIGHT CSDA DESIGN GROUP 2013

SHEET TITLE
SITE PLAN - LIGHTING PHOTOMETRIC CALCULATION

ORIGINAL SCALE
JOB NO.
SHEET NUMBER
E103

1 NORTH VERTICAL ILLUMINANCE

0 20' 40'

SCALE: 1"=20'-0"

2 SOUTH VERTICAL ILLUMINANCE

0 20' 40'

SCALE: 1"=20'-0"

3 EAST VERTICAL ILLUMINANCE

0 20' 40'

SCALE: 1"=20'-0"

4 WEST VERTICAL ILLUMINANCE

0 20' 40'

SCALE: 1"=20'-0"

RECEIVED

DEC - 9 2013

PLANNING

SITE PLAN - LIGHTING
1 PHOTOMETRIC CALCULATION
NO SCALE VERTICAL CALCULATIONS

CSDA · DESIGN GROUP

LISTEN COLLABORATE CREATE

ARCHITECT STAMP

CONSULTANT

CONSULTANT STAMP

AUTHORITY APPROVAL

PROJECT TITLE & LOCATION

CARONDELET HIGH SCHOOL

ATHLETIC AND FINE ARTS COMPLEX

1133 WINTON DRIVE
CONCORD, CA. 94518

USE PERMIT AMMENDMENT SUBMITTAL

MARK	DATE	DESCRIPTION
	07/16/13	AUP SUBMITTAL
	12/09/13	REVISED AUP SUBMITTAL

DRAWN BY

CHECKED BY

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SHEET TITLE

SITE PLAN - LIGHTING PHOTOMETRIC CALCULATION

ORIGINAL SCALE

JOB NO

SHEET NUMBER

E104

AGENDA ITEM NO. I

EXHIBIT D

Concord **REPORT TO PLANNING COMMISSION**

DATE: February 5, 2014

SUBJECT: CARONDELET ATHLETIC AND FINE ARTS COMPLEX USE PERMIT AMENDMENT AND DESIGN REVIEW (PL131199 - UA, DR)

Recommendation: Adopt Resolution No. 14-04PC, approving and adopting an Addendum to the 2011 Initial Study/Mitigated Negative Declaration and approving an application for a Use Permit Amendment and Design Review (PL131199 - UA, DR) for the Carondelet Athletic and Fine Arts Complex.

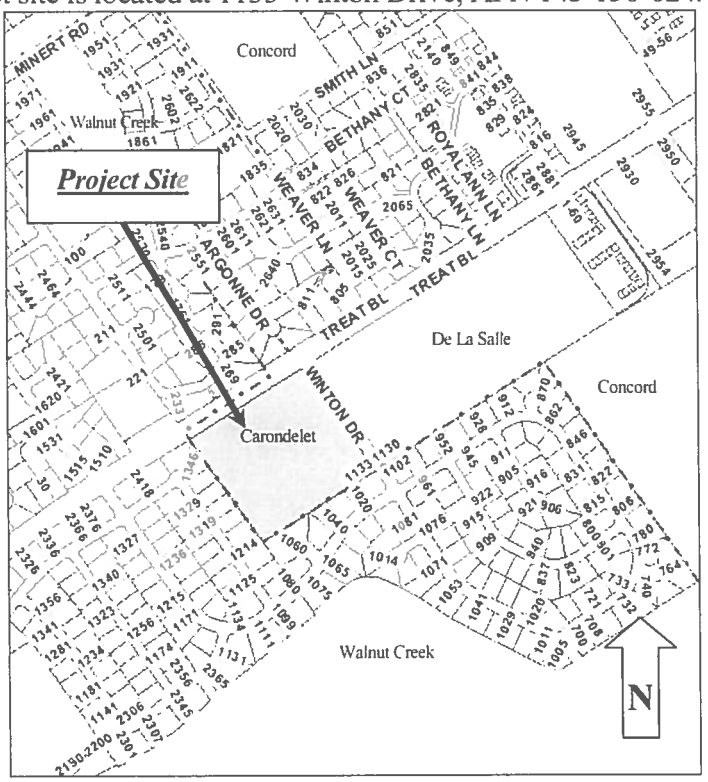
I. Introduction

A. Application Request

Application for a Use Permit Amendment and Design Review for a 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, landscaping, and lighting improvements on a 9.18-acre high school campus.

B. Location

The project site is located at 1133 Winton Drive; APN 145-130-024.



Vicinity Map

C. **Applicant**
CSDA Design Group
Attn: Mark Knoerr, AIA
475 Sansome Street, Suite 800
San Francisco CA 94111
(415) 321-1116

Owner
Carondelet High School
Attn: Sr. Ann Bernard
1133 Winton Drive
Concord CA 94518
(925) 686-5353

II. Background

On August 17, 2011, the Planning Commission adopted Resolutions No. 11-08PC and No. 11-09PC, approving a Use Permit Amendment, Design Review, and the associated Mitigated Negative Declaration for Carondelet High School for a 62,000 sq. ft. (+/-) gymnasium and aquatic center and improvements including new lighting and landscaping ("Approved Project").

On August 19, 2011, the approvals were appealed to the City Council by Kathleen Carroll ("Appellant") an abutting neighbor at 1020 Arkell Road in the City of Walnut Creek. The Appellant filed an appeal of the Planning Commission approval of the Mitigated Negative Declaration on August 11, 2011, and the Planning Commission approval of the Use Permit Amendment and Design Review on August 19, 2011.

On October 4, 2011, the City Council adopted Resolutions No. 11-64 and No. 11-65, denying the appeal and approving: (i) a Use Permit Amendment, (ii) Design Review, and (iii) and a Mitigated Negative Declaration for the Approved Project together with the associated Mitigation Monitoring Plan ("2011 IS/MND") with the finding that, with incorporation of the mitigation measures set forth in the Mitigation Monitoring Plan, there was no substantial evidence in light of the whole record that the Approved Project would have a significant effect on the environment.

On August 5, 2013, CSDA Design Group submitted a Use Permit Amendment and Design Review application to modify the existing Approved Project analyzed under the 2011 IS/MND. Carondelet directed their architect, CSDA Design Group, to redesign the site and building to meet their prioritized program elements that do not include a natatorium. The 54,970 sq. ft. gymnasium including a permanent stage, locker rooms, weight room, dance/aerobics studio, art studio, music classrooms, lighting, and landscaping improvements ("Revised Project") represents a smaller project than was previously approved. Revised technical studies were prepared to analyze potential impacts associated with noise, lighting, and tree removal, that concluded the changes to the Approved Project would not result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the 2011 IS/MND.

On September 9, 2013, Carondelet High School conducted a neighborhood meeting. Six neighbors from the City of Walnut Creek who abut the school's south and west property lines attended the meeting. The neighbors commented on the potential for additional light trespass from the revised lighting design, noise from the gymnasium and rooftop heating, ventilating, and air conditioning (HVAC) equipment, and ongoing parking impacts that result from large events such as back to school night.

On September 12, 2013, the Design Review Board conducted a final review of the project and recommended approval of the Revised Project by a vote of 5-0 with conditions to revise the south classroom building entry elevation, the mechanical unit screen wall according to the noise consultant's recommendations, and the landscape plan to include a green screen detail.

On October 24, 2013, Carondelet presented revisions to the Design Review Board in response to the conditions, which the Board approved.

III. General Information

A. General Plan

The General Plan designation is Public/Quasi-Public.

B. Zoning

The site is zoned PQP (Public/Quasi-Public).

C. CEQA Determination

Pursuant to CEQA of 1970, as amended, staff prepared an Addendum to the 2011 IS/MND originally approved for the Carondelet Gymnasium and Aquatic Center project via City Council Resolution No. 11-65 ("Addendum", a copy of which is attached to Resolution No. 14-04PC as Attachment C and is hereby incorporated by reference). This Addendum evaluates whether the Revised Project (i.e., the elimination of the natatorium and expansion of the gymnasium) proposes changes to the Approved Project that would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the 2011 IS/MND, and concludes that the analysis and the conclusions of the 2011 IS/MND remain current and valid. No substantial changes have occurred with respect to existing conditions that would cause new or substantially more severe significant environmental effects than were identified in the 2011 IS/MND. Additionally, no new meaningful information indicates that the Revised Project would cause new or substantially more severe significant environmental effects that were analyzed in the 2011 IS/MND.

The Addendum also considers whether any substantial changes have occurred with respect to the circumstances under which the Revised Project will be undertaken that would require major revisions to the 2011 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. While there have been regulatory changes since the 2011 IS/MND (e.g., requirement for an analysis of greenhouse gas emissions), in all instances, the changes in circumstances do not result in new or substantially more severe significant effects or the need for new mitigation measures. The Addendum further finds that, notwithstanding the changes in circumstances, construction of the Revised Project would not result in new significant or substantially more severe environmental impacts than those analyzed in the 2011 IS/MND, and minor technical modifications to the mitigation measures are appropriate to reflect the scope of the Revised Project. The technical modifications are discussed further in the Addendum.

D. Site Description

The project is at the south end of the campus on a 9.18-acre site located at the southwest corner of Treat Boulevard and Winton Drive, north of the city limit line between Concord and Walnut Creek. An academic building, multi-use building and cafeteria, convent, classrooms, and gymnasium totaling 117,439 square feet exist onsite. The buildings are situated in a semi-circle around a central quad. Parking is located around the perimeter of the site on three sides of the campus.

The flat, rectangular-shaped parcel measures 640 feet (along the Treat Boulevard frontage) by 615 feet (along the Winton Drive frontage). Three driveways off Winton Drive provide access to the site. The driveway closest to Treat Boulevard leads to the main parking area comprised of four rows of parallel parking. The parking lot extends south and east along the property line where it connects with Winton Drive.

E. Surrounding Land Uses

The site is surrounded by the following uses:

	Use	General Plan	Zoning
North, South, West	Single Family Residential	City of Walnut Creek	N/A
East	De La Salle High School	Public/Quasi-Public	PQP

IV. Detailed Project Description

A. Development Standards

According to Section 122-201 Public/Quasi-Public Districts - Development Standards of the Development Code, "new structures and alterations to existing structures, shall be designed, constructed, and established in compliance with the requirements specified by the permit."

B. Project Description

Carondelet High School is a private four-year Catholic girls' high school with 800 students. A college preparatory curriculum is offered along with Advanced Placement and Honors courses and extra-curricular activities including campus ministry, theater, and inter-scholastic sports. Combined courses are offered at the Junior and Senior levels with De La Salle, an adjacent Catholic boys' school. A wide variety of existing activities occurs throughout the day and evening hours on both weekdays and weekends throughout the year. Regular sports activities are coordinated with De La Salle and occur off campus. Basketball and volleyball practices and games occur throughout the week after school hours. Swimming, diving, and water polo practices and meets occur at De La Salle High School and Diablo Valley College after school hours. The scope of activities remains unchanged; water sports will continue off-campus.

The Revised Project reduces the overall building area by approximately 7,100 sq. ft. (and expands the previously approved gymnasium by approximately 18,600 sq. ft.) and provides a larger setback from the homes at the southwest corner of the site. The proposed building will be constructed in place of the existing gymnasium, lawn area, and parking lot at the southwest corner of the site similar to the previous project. An existing classroom building located on the south side of the gymnasium will remain with one of the classrooms rebuilt on the west side of the fine arts classroom wing. A gymnasium and permanent stage (similar to the existing permanent stage) will be centrally located within the building, a choral room, music classroom, and art classroom at the west end of the building, the main lobby, locker rooms, and mechanical rooms at the east end of the building. A training room and dance studio are located on the second floor above the locker room area.

A modern building design is proposed that incorporates building materials prominently featured in the existing campus buildings. The main building mass including the high bay gymnasium/stage structure is clad by brick to relate in proportion to the other three buildings on the campus. A resinous panel system or painted cement plaster is proposed for the subordinate building mass including the lobby, athletic classrooms, locker rooms, and fine arts classrooms. An exterior arcade is located on the central courtyard/amphitheater side that reflects the column module of the existing academic building. The building fenestration is limited on the south and west elevations to lessen the impact of night light and noise disturbance to existing residential properties. The roofs are flat with parapets dimensioned to screen the skylights and proposed solar collectors from view of the adjacent residential properties to the south and west. Painted mechanical screens are placed on the south and east roofs to screen HVAC equipment from view and mitigate noise impacts.

The quad at the center of the campus will be upgraded with a stage, new paving, landscaping, tables and chairs, and lighting. A new garden and hardscape area is proposed adjacent to the Chapel and a landscaped prayer area and staff patio is proposed on the north side of the Convent. A landscaped garden is proposed between the gymnasium and the chapel to buffer outdoor activities.

A comparison of the Approved and Revised Project activities and design features of the project are summarized below.

	Approved	**Proposed**	**Change**
Building			
	A 62,072 sq. ft., two-story gymnasium, natatorium, and fine arts classrooms	A 54,970 sq. ft., two-story gymnasium and fine arts classrooms	• Project area reduced by 7,102 sq. ft.

Activity Schedule			
	College preparatory curriculum, extra-curricular activities, and inter-scholastic sports occurring throughout the day and evening hours on both weekdays and weekends throughout the year	Same as approved	• No change
Lighting*			
	Parking lot lighting, wall-mounted lighting, ground mounted lighting	Parking lot lighting, wall-mounted lighting, ground mounted lighting	• Fewer wall-mounted light fixtures and more ground-mounted light fixtures
Noise*			
	Heating, ventilation, and air conditioning equipment, rooftop exhaust fans, air handlers, and building vents	Heating, ventilation, and air conditioning equipment.	• Removal of subterranean equipment room • Fewer roof-mounted units • No external building venting
Landscaping*			
	Landscaping main courtyard (quad), areas adjacent to gymnasium, and removal of 30 trees	Landscaping main courtyard (quad), areas adjacent to gymnasium, garden area adjacent to Chapel, prayer garden on the north side of the Convent building, and removal of 17 trees	• Additional landscaping and gardens and the removal of 13 fewer trees
Parking			
	382 parking spaces	383 parking spaces	• 1 additional parking space

*Refer to Addendum for additional analysis

V. Discussion

A. General Plan

The site's General Plan land use designation of Public/Quasi-Public is applied to property owned by governmental entities and to semi-public facilities. It includes uses such as hospitals, schools, government offices, and public facilities.

The Project is in substantial compliance with the goals, objectives, and policies of the Concord General Plan, including preserving and enhancing neighborhoods as outlined in General Plan Principle 1.1 and Policies 1.1.2 – 1.1.4. Residential uses will be protected from the impacts of more intensive land uses by conditioning the project and requiring setbacks, screening, landscaping, limiting the hours of operation, and lowering lighting levels after hours consistent with Policy LU-1.1.4. The Design Review Board's approval of the building architecture supports Policy LU-9.1.2 that requires cohesive, well-integrated, functional development that ensures neighborhood compatibility with appropriate height transitions, setbacks, and screening. For these reasons, staff finds the proposed project is consistent with the Public/Quasi-Public land use designation and the policies in the General Plan.

B. Zoning

The site's zoning designation is Public/Quasi-Public (PQP). The PQP District is applied to areas of the City with schools, hospitals and related medical facilities, utilities, and government offices and facilities.

The PQP zoning designation allows secondary schools subject to the approval of a Use Permit. The Revised Project modifies the Approved Project therefore, a Use Permit Amendment is required. The development standards are defined by the permit with the exception of building intensity, which may be up to 1.5 Floor Area Ratio (FAR). Staff finds the Revised Project consistent with the purpose of the PQP District and the allowable FAR.

C. CEQA Determination

The 2011 IS/MND determined that although the proposed project could have potentially significant impacts for Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards/Hazardous Materials, Noise, and Transportation/Traffic, mitigation measures incorporated as part of the project's design or as conditions of approval would reduce the potential impacts to less-than-significant levels.

The Addendum finds that, notwithstanding the changes in circumstances, completion of the Revised Project would not result in new significant or substantially more severe environmental impacts than those analyzed in the 2011 IS/MND, and no additional mitigation measures are required. Potential impacts would be reduced to less-than-significant levels with incorporation of the 2011 IS/MND and Mitigation Monitoring Plan. The Revised Project will comply with all applicable mitigation measures of the 2011 IS/MND.

D. Site Plan/Circulation/Traffic/Parking

Site Plan/Circulation

The Revised Project does not affect site circulation. The proposed improvements fit within the existing developed area replacing existing facilities. The new building is appropriately located at the rear of the site with easy access from the existing perimeter parking lot. The City's Transportation Division has reviewed the proposed site plan and determined that the design of the driveways, drive aisles, and parking spaces are in conformance with City Standards.

Traffic/Parking

The City's off-street parking requirement for schools is one space per classroom, one space per 250 square feet of office area, and one space per five students. The Revised Project (including existing facilities) proposes 29 classrooms (29 spaces required), 3,537 sq. ft. of office space (15 spaces required), 800 students (160 spaces required), and 383 parking spaces, resulting in a surplus of 179 stalls from that which is required by the parking regulations. The parking regulations also include standards for assembly areas such as auditoriums, sports arenas, or gymnasiums. One parking space per four permanent seats in the main assembly area or one space per 50 sq. ft. of gross floor area for non-fixed seating. Assuming the gymnasium is at capacity (1,200 seats), 300 parking spaces are required. While the parking regulations provides two standards for this use, the higher standard is applied so that adequate parking is provided; it is also assumed that major competition events will not occur while school is in session.

While the City's basic parking requirements have been satisfied, a multi-purpose facility has multiple uses and activities, which is not a change from the Approved Project, so further analysis of the maximum parking demand was performed. Since Carondelet and De La Salle have informal parking arrangements, staff evaluated both facilities to address parking demand during periods of maximum demand.

Dowling Associates, Inc. prepared a Traffic and Parking Analysis dated June 2011 that evaluated the potential impacts associated with the Approved Project (gymnasium and aquatic center). The study evaluated vehicle trip generation rates, peak hour trip generation rates, vehicle occupancy rates, and intersection capacities.

The study concluded that the Approved Project would not have an impact on traffic conditions and intersections at Treat Boulevard and Winton Drive, nor parking, with the exception of a North Coast Section championship basketball or volleyball game. These events occur, at most, two times per year. All other competition events using the gymnasium would be similar to those already occurring with the existing facility.

While an additional traffic analysis for these infrequent large events was not warranted, adequate parking for large events needs to be provided. Maximum parking generation was calculated to be 699 parking spaces. There are 383 parking spaces on Carondelet's campus

and 247 parking spaces on De La Salle's campus, totaling 630 parking spaces. There would be an estimated parking shortfall of 69 parking spaces. Without the 247 parking spaces from De La Salle, the parking shortfall would be 316 spaces. This parking shortfall was previously analyzed in the 2011 IS/MND.

The Approved Project requires alternative parking scenarios and includes mitigation measures, that are still applicable to address the parking shortfall of 69 parking spaces (or 316 parking spaces if the De La Salle was not available for use) for an NCS championship game or other activity that would be expected to incur parking in excess of the spaces provided on campus. Carondelet can address the parking by implementing one or more of the following: establishing or modifying off-site parking agreements, implementing a Directed Parking Program using monitors to direct drivers to overflow parking areas and directing double/tandem parking, and providing proper signage and/or flag people to direct drivers to use both the Carondelet and De La Salle parking lots when needed and to identify where spaces are available. No mitigation measures are being changed regarding traffic and parking as the Revised Project does not change the analysis in the 2011 IS/MND.

E. Design Review

The Board commented that the Revised Project's design and materials relate well to the other buildings on campus and the applicant addressed the Board's direction to use similar architectural elements that tie the building design together and incorporate landscaping to soften the building elevations. The Board noted the Revised Project does more to mitigate impacts on neighboring properties by reducing the overall building area, providing a larger setback at the southwest corner of the lot, and reducing the building massing on the southwest corner of the building. The addition of a landscape garden adjacent the existing chapel also buffers the building from the west and helps screen views to the center of the campus.

Architecture

The applicant proposed two material options for the subordinate building masses; a resinous panel system and painted cement plaster. While staff's preference is the resinous panel system, the applicant explained that further analysis revealed the material would be cost prohibitive and there was concern about the material's reflectivity and impacts on neighbors. The applicant proposed painted, textured stucco material in place of the panel system and the Board concurred that the choice was appropriate given the primary building mass with brick cladding relates to the existing campus buildings. The Board also directed the applicant to revise the south classroom building entry elevations and add a metal trellis between the classroom windows to break up the elevation. The applicant responded with a revised elevation approved by the Board. Staff is proposing a Condition of Approval that reflects the Board's direction regarding the use of the painted, textured stucco material.

Landscaping

There are three main landscaped areas included with the Revised Project; the re-configuration of the existing quad/multi-purpose lawn area, a new garden area adjacent to the Chapel, and a

prayer garden located on the north side of the existing Convent building. Seventeen trees will be removed, three of which are considered "protected" according to their size and pursuant to the City's "Tree Preservation and Protection" regulations. A "Supplemental Tree Inventory and Evaluation" dated August 2013 was prepared by MIG, Inc. and recommends a replacement-planting ratio of 3:1. Forty-one new trees are proposed, eight trees will be transplanted and new shrubs and groundcover planting are included.

During public review of the Revised Project, neighbors commented on the proposed tree removal (the effects of which were already identified and addressed in the 2011 IS/MND, and are not new avoidable significant effects). A follow up study was performed by MIG, Inc. dated September 2013 (a copy of which is attached to the Addendum) which confirmed that the project changes (Approved Project versus Revised Project) do not create any new or substantially more severe effects, and no new mitigation measures are required.

While not required, in order to accommodate its neighbors, the project applicant voluntarily agreed to a Condition of Approval to supplement the existing tree screen along the south property line with eight, African Sumac and Coast Redwood trees to provide additional screening between properties. The Design Review Board also recommended the Grapevines on the south elevation of the Art Classroom be replaced with five-gallon, Lavender Trumpet Vines planted four feet on center; no new mitigation measures were added. Bold text highlights the revised Condition of Approval to Resolution No. 14-04PC as Attachment A. Each new Condition of Approval satisfies the legal authority discussed in the Addendum; is equivalent or more effective in mitigating the environmental impacts for the Revised Project than the original conditions; the addition is not required by CEQA does not itself cause any potentially significant effect and is not necessary to mitigate an avoidable significant effect; the additional landscape requirements are included as part of the conditions of approval; and no recirculation of the 2011 IS/MND is required.

F. Lighting

The majority of the exterior building and site lighting will be replaced with new fixtures and others are recommended to be permanently removed. The north parking lot lighting will be replaced with single and two-head light fixtures. Small-scale uplights and downlights will illuminate the plazas at the building entries facing the center of campus. Full cutoff wall mounted luminaires are proposed to replace the existing fixtures on the south wall of the existing classroom building at the south end of the campus and small-scale downlights will replace the light fixtures on the chapel. A variety of low-level bollard lights, downlights, and step lights are proposed throughout the quad and adjacent to the Chapel and Convent to illuminate paths of travel and to accent landscaping. The quantity and type of fixtures are similar to the Approved Project.

Discussion

During public review of the Revised Project, neighbors expressed concerns regarding existing and proposed light fixtures and the potential for light trespass (the effects of which were already identified and addressed in the 2011 IS/MND, and are not new avoidable significant

effects). A follow up study was performed by Lindsley Architectural Lighting and summarized in a report dated January 16, 2014 (a copy of which is attached to the Addendum) which confirmed that the project changes (Approved Project versus Revised Project) do not create any new or substantially more severe effects, and no new mitigation measures are required. However, such report made clarifying recommendations with respect to Mitigation Measures "AESTHETICS-1 and -2" as to referencing the follow up study, post-construction monitoring, and a recommendation for a Condition of Approval requiring the "removal of the existing five (5) HPS (High Pressure Sodium) floodlights located on top of the North classroom building."

The applicant agreed to include those recommendations as revisions to the Mitigation Monitoring Plan included in the 2011 IS/MND and the Conditions of Approval; no new mitigation measures were added. A redline showing the revised mitigation measures ("Revised Measures") is attached to the Addendum, and bold text highlights the revised Conditions of Approval; attached to Resolution No. 14-04PC as Attachment A. Each Revised Mitigation Measure and revised Condition of Approval satisfies the legal authority discussed in the Addendum; is equivalent or more effective in mitigating the environmental impacts for the Revised Project than the original measure; the change or substitution is not required by CEQA does not itself cause any potentially significant effect and is not necessary to mitigate an avoidable significant effect; the Revised Measures are included as part of the Conditions of Approval; and no recirculation of the 2011 IS/MND is required.

G. Noise

The Revised Project proposes five roof-mounted HVAC equipment units (versus seven HVAC equipment units, rooftop exhaust fans, air handlers, and building vents for the Approved Project) for the gymnasium, locker rooms, classrooms, and offices. Acoustically rated mechanical equipment screens treated to match the building materials are proposed around each of the mechanical units to mitigate noise impacts to neighboring properties.

Discussion

During public review of the Revised Project, neighbors expressed concern regarding rooftop mechanical equipment noise (the effects of which were already identified and addressed in the 2011 IS/MND, and are not new avoidable significant effects). A follow up study was performed by Charles M. Salter Associates, Inc. dated October 24, 2013 (a copy of which is attached to the Addendum) which confirmed that the project changes (Approved Project versus Revised Project) do not create any new or substantially more severe effects, and no new mitigation measures are required. The noise assessment found 1) the current noise level along the west and south property lines is considered "Normally Acceptable" according to both Walnut Creek and Concord's General Plans, 2) there is no significant increase in noise level expected from project-related activities along the west and south property lines, therefore, no mitigation is necessary, and 3) a preliminary analysis shows that rooftop mechanical equipment is expected to meet the City noise standard with appropriate screening. However, such report made clarifying recommendations with respect to Mitigation Measure NOISE-1 as to post-construction monitoring and a Condition of

Approval was recommended by the Design Review Board that requires the applicant to return with a detail of the mechanical equipment screen material as a staff report item.

While not required, in order to accommodate its neighbors, the project applicant voluntarily agreed to include those recommendations as revisions to the Mitigation Monitoring Plan included in the 2011 IS/MND and the Conditions of Approval; no new mitigation measures were added. A redline showing the revised mitigation measures is attached to the Addendum, and bold text highlighting the revised Condition of Approval is attached to Resolution No. 14-04PC as Attachment A, respectively. Each Revised Measure and revised Condition of Approval satisfies the legal authority discussed in the Addendum; is equivalent or more effective in mitigating the environmental impacts for the Revised Project than the original measure; the change or substitution is not required by CEQA does not itself cause any potentially significant effect and is not necessary to mitigate an avoidable significant effect; the Revised Measures are included as part of the Conditions of Approval; and no recirculation of the 2011 IS/MND is required.

H. Use Permit

Any use authorized by a Use Permit Amendment must be commenced within one year of the date of issuance of the permit, unless otherwise specified by the approving body. The applicant is requesting the Use Permit Amendment be approved for two years to complete fundraising and to prepare the construction drawings. Staff supports the applicant's request given the scope of the project and has modified the conditions to reflect the request.

VI. Fiscal Impact

The proposed would have a negligible fiscal impact on the City.

VII. Public Contact

Notification was mailed to all owners and occupants of property within five-hundred (500) feet of the subject parcel including residents of the City of Walnut Creek at least 10 days prior to the public hearing, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

VIII. Summary and Recommendations

The Revised Project would not trigger any of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent or supplemental EIR or MND. Thus, the Addendum satisfies the requirements of CEQA Guidelines sections 15162 and 15164. The Revised Project would not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or show that mitigation measures previously found not to be feasible would in fact be feasible.

The Revised Project will enhance the Carondelet High School campus through the addition of an attractively designed modern gymnasium and classroom building that will be compatible with the character of the existing campus buildings and other developments in the vicinity. The proposed Athletic and Fine Arts Complex will be oriented toward Treat Boulevard to minimize the impact on surrounding residential neighbors. The Revised Project will upgrade the current athletic facilities and enhance existing school programs. Furthermore, with the mitigation measures and conditions of approval the Revised Project will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood.

Staff recommends that the Commission consider staff's report, allow the applicant to make a presentation and answer any questions from the Commission, take public testimony, and close the public hearing upon completion of public testimony. Based on the analysis contained in this report, staff recommends approval of the Use Permit Amendment and Design Review applications.

IX. Motion

CEQA Action and Project Approval

I (Comm. _____) hereby move that the Planning Commission adopt Resolution No. 14-04PC approving and adopting an Addendum to the 2011 Initial Study/Mitigated Negative Declaration and approving an application for Use Permit Amendment and Design Review (PL131199 - UA, DR) for the Carondelet Athletic and Fine Arts Complex Revised Project. (Seconded by Comm. _____.)

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Exhibits:

A - Resolution No. 14-04PC, Draft Conditions of Approval (Attachment A), 2011 IS/MND (Attachment B), and Addendum to the 2011 IS/MND, which includes a redline of the Mitigation Monitoring Plan showing the revised mitigation measures and applicable technical studies (Attachment C)*
B - Written statement date stamp received August 5, 2013
C - Activity schedule date stamp received August 5, 2013
D - Project plans date stamp received October 24, 2013 and December 9, 2013

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Reference documents for the 2011 IS/MND and Addendum are available at the City of Concord Permit Center, 1950 Parkside, Concord CA 94519, Monday through Thursday, 8:00 a.m. – 5:00 p.m. and Friday 8:00 a.m. – 12:00 p.m.