



**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

Mitigation Number	Mitigation Measure	Monitoring Task	Responsible Division / Agency	Timing of Monitoring Task	Monitoring Verification (Initials and Date)	Status / Verification / Notes
<b><i>AIR QUALITY</i></b>						
<b>III.1:</b>	<p>Control PM10 Emissions in Accordance with BAAQMD Standards. The BAAQMD guidelines identify feasible control measures for construction emissions of PM10. The following list of measures was developed from the BAAQMD master list based on an understanding of the project:</p> <ul style="list-style-type: none"> <li>a) Water all active construction areas at least twice daily.</li> <li>b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of space from the top of the holding area.</li> <li>c) Apply water three times daily or apply nontoxic soil stabilizers on all unpaved access roads, parking areas, and staging areas.</li> <li>d) Sweep daily (with water sweepers) all paved access roads, parking area and staging areas at construction sites.</li> </ul>	<p>The Community &amp; Economic Development staff will verify that the required dust suppression requirements are included on grading and improvement plans. The Engineering Department construction inspectors shall inspect the site for compliance during on-site inspections throughout the life of the project construction.</p>	Community & Economic Development	The timing of this requirement shall be ongoing during all phases of construction.		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	e) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.					
--	--	--	--	--	--	--

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

<b>BIOLOGICAL RESOURCES</b>						
<i>IV.1</i>	<p>a) The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.</p> <p>b) All trees to be preserved (London Plane trees) shall be enclosed around the Tree Protection Zone (TPZ). The TPZ shall be defined five feet from the trunk. No grading, excavation, construction or storage of materials shall occur within the TPZ.</p> <p>c) Trees to be preserved shall be pruned by a Certified Arborist or Tree Worker and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the BMPs – Tree Pruning published by the International Society of Arboriculture.</p> <p>d) No grading, excavation, construction or storage of materials shall occur within the TPZ. Any modifications must be approved and monitored by the Consulting Arborist.</p>	<p>Prior to the issuance of a grading or other site improvement permit, the Consulting Arborist shall submit a letter to the City’s Community &amp; Economic Development Department and Public Works Department documenting that consultation between the Arborist and the construction superintendent has occurred. The Engineering Department’s current development staff shall verify, on plans and in the field, that the TPZ has been established. The Engineering Division construction inspectors shall inspect the site for compliance during on-site inspections throughout the construction phase of the project. Prior to the issuance of a certificate of occupancy, the Consulting Arborist shall submit a report or letter report to the Community &amp; Economic Development Department and Public Works Department documenting compliance with Mitigation Measure IV.1 during the construction period.</p>	<p>Community &amp; Economic Development and Public Works Department</p>	<p>Prior to approval of grading and improvement plans and throughout the construction phase of the project. Consulting arborist report to be submitted prior to the issuance of a certificate of occupancy.</p>		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	<p>e) Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist.</p> <p>f) Supplemental irrigation will be required for trees to be preserved and shall be applied at a rate determined by the Consulting Arborist.</p> <p>g) If injury should occur to the trees to be preserved during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatment can be applied.</p> <p>h) No excess soil, chemicals, debris, equipment or other material shall be dumped or stored within the TPZ.</p>					
--	--	--	--	--	--	--

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

<b>CULTURAL RESOURCES</b>						
<i>V.1</i>	a) In accordance with CEQA Subsection 15064.5(f), should any previously unknown historic or prehistoric resources be discovered, earthwork within 100 feet of these materials shall be stopped until a professional archaeologist certified by the Registry of Professional Archaeologists (RPA) can evaluate the significance of the find and suggest appropriate mitigation(s).	Community & Economic Development staff will field-check the grading operations. In the event any previously unknown historic or prehistoric resources are discovered, the City Engineer and Planning Manager will evaluate the paleontologist's findings.	Community & Economic Development	Ongoing during construction.		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

V.2	<p>a) In the event that paleontological resources are encountered during the project excavation, these resources would be treated as archaeological resources. The exposure of fossils may require temporary diversion of grading away from the exposed fossils in order to recover and/or document the fossil specimens. Recovered fossils will be prepared to the point of curation, identified by qualified experts, listed in a database to allow analysis, and deposited in a designated repository such as the Geology Department at Sonoma State University or a Contra Costa County facility, which shall have the first right of refusal of the collection. At each fossil discovery location field data forms will record the locality, stratigraphic columns will be measured and appropriate scientific samples submitted for analysis.</p>	<p>Community &amp; Economic Development staff will field-check the grading operations. In the event any previously unknown historic or prehistoric resources are discovered, the City Engineer and Planning Manager will evaluate the paleontologist's findings.</p>	<p>Community &amp; Economic Development</p>	<p>Ongoing during construction.</p>		
-----	---	--	---	-------------------------------------	--	--

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

V.3	a) In the event of an accidental discovery or recognition of any human skeletal remains during project construction or ground breaking activities, all excavation or disturbance must cease at the site or any nearby area reasonably suspected to overlie adjacent human remains until the Project Applicant complies with the procedures outlined in CEQA Section 15064.5.	Community & Economic Development staff will field-check the grading operations. In the event human remains are discovered, the City Engineer and Planning Manager will evaluate the County Coroner's findings.	Community & Economic Development	Ongoing during construction.		
<b><i>GEOLOGY AND SOILS</i></b>						
VI.1	The project sponsor shall ensure that any revisions to the geotechnical investigation prepared by GEOCON Consultants Incorporated in 2012 that may be required as a result of peer review by the City's consulting geologist are incorporated into the GEOCON report. The sponsor shall further incorporate into construction of the project all recommendations of the GEOCON report, as it may be revised by the City's consulting geologist.	Community & Economic Development staff shall review the results of the geotechnical peer review and shall request any necessary modifications to the GEOCON report. Engineering Department staff shall verify that the recommendations of the GEOCON report are included on project plans, and shall conduct field inspections to ensure that the recommendations are incorporated into project construction.	Community & Economic Development	Prior to the issuance of grading or other site improvement permits and building permit(s), and ongoing during grading, site preparation, and construction.		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
<b>VII.1</b>	If construction activities encounter USTs, construction in the immediate area shall cease until the UST is removed and Contra Costa Environmental Health is contacted to oversee removal and determine appropriate remediation measures. Removal of the UST shall require, as deemed necessary by the LOP, over-excavation and disposal of any impacted soil that may be associated with such tanks to a degree sufficient to the oversight agency.	The project sponsor or sponsor's consultant shall submit a report or letter report to the Community & Economic Development Department prior to the issuance of a certificate of occupancy documenting discovery of underground storage tanks (if any are found); removal of any such tanks; and compliance with any remediation measures that may be required by CCEH.	Community & Economic Development Department.	Prior to the issuance of the certificate of occupancy for the first residential units.		



**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

<b>VII.2</b>	PCB-containing materials identified prior to demolition activities shall be removed and be disposed of by a licensed transportation and disposal facility in Class I hazardous waste landfill cells.	The project sponsor or sponsor's consultant shall submit a report or letter report to the Community & Economic Development Department prior to the issuance of a certificate of occupancy documenting removal and appropriate disposal of PCB-containing materials.	Community & Economic Development Department.	Prior to the issuance of the certificate of occupancy for the first residential units.		
<b>VII.3</b>	Prior to reuse or off-site disposal, the project sponsor shall perform total and soluble lead analyses of in-place or excavated soils to confirm the classification of the soils. If the soils are classified as a California hazardous waste, the project sponsor shall dispose of the soils at a Class I disposal facility in California or an out of state non-RCRA facility permitted to accept wastes at concentrations of the excavated soils.	The project sponsor or sponsor's consultant shall submit a report or letter report to the Community & Economic Development Department prior to the issuance of a certificate of occupancy documenting removal and appropriate disposal of hazardous soils.	Community & Economic Development Department.	Prior to the issuance of the certificate of occupancy for the first residential units.		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

<b>VII.4</b>	A pre-demolition ACM survey shall be performed prior to demolition of the structures. Abatement of identified or suspected ACMs shall occur prior to demolition or construction activities that would disturb those materials. Pursuant to an asbestos abatement plan developed by a state-certified asbestos consultant and approved by the City, a state certified asbestos contractor shall remove and appropriately dispose of all ACMs.	Prior to the issuance of a demolition permit, the project sponsor or sponsor's consultant shall submit to the Community & Economic Development Department the results of survey(s) for asbestos-containing materials. If ACMs are discovered, the project sponsor shall ensure that an asbestos abatement plan developed by a state-certified asbestos consultant is prepared and submitted to the City prior to any building demolition. Following demolition, the project sponsor or sponsor's consultant shall submit a report or letter report to the Community & Economic Development Department documenting appropriate remediation of any ACMs discovered.	Community & Economic Development Department.	Prior to the issuance of a demolition permit (ACM survey) and prior to the issuance of a certificate of occupancy for the first residential units (report on ACM remediation).		
<b>VII.5</b>	A pre-demolition lead-based paint (LBP) survey shall be performed prior to demolition of the structures. Abatement of identified or suspected LBP shall occur prior to demolition or construction activities that would disturb those materials. The project sponsor shall implement a lead-based paint abatement plan, which shall include the following components: a) A Certified Project Designer shall develop an abatement specification. b) A site Health and Safety Plan, as needed.	Prior to the issuance of a demolition permit, the project sponsor or sponsor's consultant shall submit to the Community & Economic Development Department the results of survey(s) for lead-based paint. If lead-based paint is discovered, the project sponsor shall ensure that a lead-based paint abatement plan developed by a state-certified asbestos consultant is prepared and submitted to the City prior to any building demolition. Following demolition, the project sponsor or sponsor's consultant shall submit a report or letter report to the Community & Economic Development Department documenting appropriate remediation of	Community & Economic Development Department.	Prior to the issuance of a demolition permit (lead paint survey) and prior to the issuance of a certificate of occupancy for the first residential units (report on lead paint remediation).		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	<p>c) Containment of all work areas to prohibit off-site migration of paint chip debris.</p> <p>d) Removal of all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly complete demolition activities per the recommendations of the survey. The demolition contractor shall be responsible for properly containing and disposing of intact lead-based paint on all equipment to be cut and/or removed during the demolition.</p> <p>e) Appropriately remove paint chips by vacuum or other approved method.</p> <p>f) Collection, segregation, and profiling waste for disposal determination.</p> <p>g) Appropriate disposal of all hazardous and non-hazardous waste.</p>	any lead-based paint discovered.				
<b>VII.6</b>	Project Sponsor shall require the use of construction best management practices typically implemented as part of its construction activities to minimize the potential adverse	Project sponsor or construction contractor shall submit a report or letter report to the Community & Economic Development Department documenting compliance with the construction best management practices identified in	Community & Economic Development Department.	On-going and prior to the issuance of construction permit(s) or approval(s)		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	<p>effect of the project to groundwater and soils from construction activities. These shall include the following:</p> <ul style="list-style-type: none"> <li>a) Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction;</li> <li>b) Avoid overtopping construction equipment fuel gas tanks;</li> <li>c) During routine maintenance of construction equipment, properly contain and remove grease and oils; and</li> <li>d) Properly dispose of discarded containers of fuels and other chemicals.</li> </ul>	Measure VII.6.				
<b>VII.7</b>	<p>Groundwater generated during construction dewatering shall be contained and transported offsite for disposal at an appropriate facility, or treated, if necessary, prior to discharge into the sanitary sewer to levels acceptable to the Contra Costa County Sanitation District. Discharge of water shall be in accordance with a NPDES permit obtained by the applicant.</p>	<p>Prior to approval of grading plans, the project sponsor shall both file a Notice of Intent (NOI) and submit a SWPPP to the State of California Regional Water Quality Control Board for approval. The Plan must be implemented as part of the City's compliance with the National Pollution Discharge Elimination System (NPDES) requirements.</p>	Community & Economic Development Department	Prior to the approval of grading plans.		
<b>VII.8</b>	<p>Isolated or localized petroleum hydrocarbon-impacted soil encountered during demolition</p>	<p>The Community &amp; Economic Development Department will verify that the required excavation, stockpiling</p>	Community & Economic Development	The timing of this requirement shall be		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	of the former auto body shop shall be excavated, stockpiled, and characterized to evaluate appropriate reuse or disposal alternatives.	and characterization to evaluate the appropriate reuse or disposal alternatives are included on demolition permit. The City's inspectors shall inspect the site for compliance during on-site inspections throughout the demolition of existing structure.	Department	during demolition of the vacant auto repair shop.		
	<b>NOISE</b>					
<b>XI.1</b>	The City shall require noise insulation for all residential units proposed under the Downtown Concord Residential Project that would face Willow Pass Road and Concord Boulevard. Noise insulation shall be such that interior noise levels do not exceed 45 Ldn, as required under Title 24 of the California Code of Regulations (Part 2, Appendix Chapter 12A). Given the existing and predicted future exterior noise levels, the noise insulating features must be able to demonstrate a minimum reduction in exterior to interior noise levels to achieve 45 Ldn for interior noise levels. Noise attenuation features to minimize interior noise should consider the combined effect walls, windows and doors have on interior noise levels. The City's Building Division shall be responsible for ensuring the final building plans for the project are	Building permit plans shall be reviewed by the Community & Economic Development Department prior to the issuance of a building permit. Compliance shall be verified in the field by City staff as part of the standard site preparation and building construction inspection process.	Community & Economic Development Department	Plans shall be reviewed for compliance prior to issuance of a building permit and work inspected prior to issuance of a certificate of occupancy.		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	<p>in compliance with Title 24 standards. The noise insulation features for residential units facing adjacent roadways shall include the following:</p> <ul style="list-style-type: none"> <li>a) Units shall be configured such that bedrooms and other noise-sensitive rooms are located away from the street, where feasible.</li> <li>b) Air conditioning shall be installed in all residential units to ensure that windows can be kept closed, if desired.</li> <li>c) Noise attenuation features should be employed in the building design and construction. Noise attenuation construction measures should consider a combination of the following: <ul style="list-style-type: none"> <li>i. Reducing the total area of windows or acoustically weaker building elements;</li> <li>ii. Sealing off "leaks" around windows, doors, and vents;</li> <li>iii. Improving the actual sound attenuating properties of small building elements such as windows, doors, etc.</li> </ul> </li> </ul> <p>The Noise Study completed in support of this project recommended that windows</p>					
--	---	--	--	--	--	--

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	<p>with acoustic ratings of Standard Transmission Class (STC) 33 to 36 be required. An updated acoustical report will be provided with the construction document submittal for plan check to ensure appropriate STC rated windows are utilized. The STC rating is used as a measure of a material's ability to reduce sound. The STC rating is equal to the number of decibels a sound is reduced as it passes through a material;</p> <p>iv. Improving the actual sound attenuating properties of major building elements such as wall construction (e.g., by use of additional layer(s) of gypsum board, increased width of airspace between wallboards or between studs, staggered studs, and/or the use of resilient channels to reduce noise and vibration).</p> <p>d) A qualified acoustical consultant/engineer shall be retained during the final design phase to verify the noise control recommendations have been</p>					
--	--	--	--	--	--	--

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	properly implemented and would protect against interior noise.					
<i>XI.2</i>	<p>The following measures shall be implemented during project construction:</p> <p>a) Noise-generating activities at the construction site or in the areas adjacent to the construction site associated with the project shall be restricted to daytime hours of 7:30 a.m. to 6:00 p.m. Construction on Saturdays shall be allowed based on prior approval by the Building, Engineering, and Planning Divisions. No changes to these construction hours shall be allowed without the prior written consent of the City.</p> <p>b) The applicant shall designate a contact person available during the evenings and on weekends to respond to complaints and take appropriate action to reduce noise.</p> <p>c) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the</p>	Complaints received by the Police Department, Community & Economic Development Department, or any other City department or division shall be forwarded to the Building Division for appropriate action.	Community & Economic Development Department	On going during all phases of construction and until final certificate of occupancy is issued.		



**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	<p>equipment.</p> <p>d) Unnecessary idling of internal combustion engines within 100 feet of residences shall be strictly prohibited. Avoid staging of construction equipment within 200 feet of residences and locate all stationary noise-generating construction equipment, such as air compressors and portable power generators, as far away as practical from noise sensitive residences.</p>					
<b>XI.4</b>	<p>If pile driving is required for the project, the following measure shall be implemented during project construction:</p> <p>a) If possible, sonic or vibratory pile drivers shall be used instead of impact pile drivers (sonic pile drivers are only effective in some soils).</p> <p>b) Engine and pneumatic exhaust controls on pile drivers will be required as necessary to ensure that exhaust noise from pile driver engines are minimized to the extent feasible.</p> <p>c) Where feasible, pile holes</p>	<p>The Community &amp; Economic Development Department shall review plans and specifications for pile driving, if required, and shall confirm that the least noisy pile-driving equipment feasible is scheduled for use on the project site.</p>	<p>Community &amp; Economic Development Department</p>	<p>Prior to approval of pile driving work.</p>		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

	shall be pre-drilled to reduce potential noise and vibration impacts.					
--	---	--	--	--	--	--

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**

<p><b>XI.4</b></p>	<p>Consistent with County Airport Land Use Commission Policy, the project sponsor shall ensure that the following disclosure statement (constructive notice) be made to all prospective tenants of the proposed project:</p> <p>“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitive to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”</p>	<p>Community &amp; Economic Development Department</p>	<p>Community &amp; Economic Development Department</p>	<p>Prior to issuance of a certificate of occupancy.</p>		
	<p><b>GENERAL</b></p>					
	<p>All construction-related mitigation measures shall be included as a separate plan sheet as part of the project plans.</p>	<p>The City will require a copy of the plans prior to approval.</p>	<p>Community &amp; Economic Development Department.</p>	<p>Prior to issuance of a permit for any construction-related activity.</p>		

**EXHIBIT D**  
**Renaissance Square Phase Two**  
**Amended Use Permit Amendment (UA 12-005) and Design Review (DR 12-028)**  
**Mitigation Monitoring Program**  
**Date of Approval: April 17, 2013**