

Mitigation Monitoring and Reporting Program for Concord Community Reuse Project



Prepared for:
City of Concord

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ARUP

Mitigation Monitoring and Reporting Program
for
Concord Community Reuse Project



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Mitigation Monitoring and Reporting Program

Introduction

In January 2010 the City of Concord (City) released the Final Environmental Impact Report (EIR) addressing the Concord Community Reuse Plan (CCRP) in compliance with the requirements of the California Environmental Quality Act (CEQA). The Final EIR was based on information presented previously in the CCRP Draft EIR (May 2008), the CCRP Draft Revised EIR (August 2009), the Response to Comments on the May 2008 Draft EIR (January 2010), and the Response to Comments on the August 2009 Draft Revised EIR (January 2010). The Final EIR identified a number of mitigation measures to address potential environmental impacts that had been determined to be significant.

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of the mitigation measures required by the Final EIR. Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the State CEQA Guidelines require public agencies "to adopt a reporting or monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." A MMRP is required for the CCRP because the EIR identified potentially significant adverse impacts related to construction and implementation activities, and mitigation measures have been identified to reduce many of those impacts to a less-than-significant level.

This MMRP will be kept on file at the City of Concord Reuse Project Office, 1950 Parkside Drive, Concord, CA 94519. Any substantive change in the MMRP made by City shall be reported in writing. Reference to such changes shall be made in the monthly or annual Environmental Mitigation Monitoring Report prepared by City. Modifications to the mitigation measures may be made by City subject to one of the following findings and documented by evidence included in the record:

1. The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR
2. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP.

AND
3. The modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the City Council in their decisions on the Final EIR and the proposed project.

AND
4. The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can assure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

Following this introduction the list of acronyms used in the document is presented to provide the reader with a clear understanding of the abbreviations used in this MMRP. Then Table 1 “Mitigation Monitoring and Reporting Table” is presented. It identifies the Mitigation Measure identified in the Final EIR, the action required by the mitigation measure, the party responsible for implementing the mitigation component, the timing of the implementation of the mitigation measure, and the party responsible for monitoring the implementation of the mitigation measure.

Acronyms

City	City of Concord
EIR	Final Environmental Impact Report
CCRP	Concord Community Reuse Plan
CEQA	California Environmental Quality Act
TDM	Transportation Demand Management

Table 1: Mitigation and Monitoring and Reporting Table

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Land Use				
Mitigation Measure Land Use 1	Prepare design standards that incorporate measures to transition and integrate new development with adjacent uses.	City of Concord Department of Planning and Economic Development	At amendment of the General Plan.	City of Concord Department of Planning and Economic Development
	Incorporate such measures into development plans.	Project Proponent	Each time an application is submitted.	City of Concord Department of Planning and Economic Development
	Notify adjacent property owners in the Sun Terrace and Holbrook neighborhoods and the Coast Guard housing complex to review specific plans or proposals for development adjacent to the North Concord/Martinez BART Station.	City of Concord Department of Planning and Economic Development	Each time an application is submitted.	City of Concord Department of Planning and Economic Development
Mitigation Measure Land Use 2	Prepare a site-specific plan and submit to the Contra Costa County Airport Land Use Commission.	Project proponent	Each time an application within the airport influence area is submitted.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Transportation				
Mitigation Measure Transportation 1 (Freeway Segments 1 to 6) and Transportation 2 (Freeway Ramps 1 to 11)	<p>A Nexus Study, required pursuant to the Mitigation Fee Act ("AB 1600 Study") shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.</p>	City of Concord Department of Public Works and Engineering	Prior to property transfer and approval of the first entitlement.	City of Concord Department of Public Works and Engineering
	<p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies' jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p>	City of Concord Department of Public Works and Engineering	In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.	City of Concord Department of Public Works and Engineering
	<p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p>	City of Concord Department of Planning and Economic Development	At amendment of the General Plan.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering
	<p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering	Each time an application is submitted.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Transportation 3 and Transportation 4 Intersection Impact Locations 1 and 2	Transportation Demand Management (TDM) programs will be adopted through an amendment to the Concord General Plan, including bicycle and pedestrian facilities, transit promotion, carpool promotion, and parking management, that support the use of alternative transportation modes and will reduce the use of automobiles, thus lessening traffic impacts.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering	At amendment of the General Plan.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering
	The City will monitor these intersections periodically and will develop updated traffic volume forecasts based on the performance of TDM programs as development occurs in the future.	City of Concord Department of Public Works and Engineering	Periodically as development occurs and as performance of TDM programs on site is evaluated.	City of Concord Department of Public Works and Engineering
	The City of Concord shall select and implement a mechanism to support the funding of transit operations and TDM programs as will be described in the future amendment of the General Plan to address the CCRP area. This mechanism shall apply to new development on the CNWS and shall fund on-going operations.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering	Select and implement funding mechanism prior to property transfer or the first entitlement.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering
Mitigation Measure Transportation 4, Intersection Impact Locations 3 to 11	A Nexus Study, required pursuant to the Mitigation Fee Act ("AB 1600 Study") shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.	City of Concord Department of Public Works and Engineering	Prior to property transfer and approval of the first entitlement.	City of Concord Department of Public Works and Engineering

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	<p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies' jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p> <p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p> <p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p> <p>At amendment of the General Plan.</p> <p>Each time an application is submitted.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Mitigation Measure Transportation 5 (16 Regional Routes) and Mitigation Measure Transportation 10 (SR 4/Port Chicago Highway westbound on-ramp)</p>	<p>A Nexus Study, required pursuant to the Mitigation Fee Act ("AB 1600 Study") shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>Prior to property transfer and approval of the first entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	<p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies' jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p> <p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p> <p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p> <p>At amendment of the General Plan.</p> <p>Each time an application is submitted.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Mitigation Measure Transportation 11, Intersection Impact Location 1</p>	<p>TDM programs will be adopted through an amendment to the Concord General Plan, including bicycle and pedestrian facilities, transit promotion, carpool promotion, and parking management, that support the use of alternative transportation modes and will reduce the use of automobiles, thus lessening traffic impacts.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	<p>The City will monitor these intersections periodically and will develop updated traffic volume forecasts based on the performance of TDM programs as development occurs in the future.</p> <p>The City of Concord shall select and implement a mechanism to support the funding of transit operations and TDM programs as will be described in the future amendment of the General Plan to address the CCRP area. This mechanism shall apply to new development on the CNWS and shall fund on-going operations.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>Periodically as development occurs and as performance of TDM programs on site is evaluated.</p> <p>Select and implement funding mechanism prior to property transfer or the first entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Mitigation Measure Transportation 11, Intersection Impact Location 2 through 5, and Transportation 12</p>	<p>A Nexus Study, required pursuant to the Mitigation Fee Act (“AB 1600 Study”) shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.</p> <p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies’ jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Public Works and Engineering</p>	<p>Prior to property transfer and approval of the first entitlement.</p> <p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.	City of Concord Department of Planning and Economic Development	At amendment of the General Plan.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering
	The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering	Each time an application is submitted.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering
Visual Resources				
Mitigation Measure Visual Resources 1	The City of Concord shall require incorporation of best management practices in any site development plans, with the purpose of minimizing the impacts of urban development as seen from the Sun Terrace Neighborhood and the Coast Guard Housing complex.	City of Concord Department of Planning and Economic Development	At the time an application is submitted.	City of Concord Department of Planning and Economic Development
Mitigation Measure Visual Resources 2	The City of Concord shall require incorporation of best management practices as specified in the City's land use planning and design policies in any site development plans to minimize the impacts on views of urban development from SR 4 and Willow Pass Road.	City of Concord Department of Planning and Economic Development	At the time an application is submitted.	City of Concord Department of Planning and Economic Development
Mitigation Measure Visual Resources 3:	The City of Concord shall require incorporation of best management practices as specified in the City's land use planning and design policies in any site development plans to minimize the impacts on views of urban development from neighborhoods adjacent to Willow Pass Road between it and Bailey Road.	City of Concord Department of Planning and Economic Development	At the time an application is submitted.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Visual Resources 4	The City of Concord shall require incorporation of best management practices as specified in the City's land use planning and design policies in any site development plans to control the amount of light emitted from recreational facilities, thereby reducing the impact of these facilities. The best management practices that shall be incorporated include targeted light placement and the use of directional lighting. Other specific light-reducing best management practices that shall be used include addition of green space, use of materials with a low solar reflectivity index, reduced lighting levels, and shielding to preserve both daytime and nighttime views.	City of Concord Department of Planning and Economic Development	At the time an application is submitted.	City of Concord Department of Planning and Economic Development
Biological Resources				
Mitigation Measure Biological Resources 1	The City of Concord shall require project proponents to demonstrate avoidance of wetland fill to the extent practicable and agree to mitigate unavoidable temporary impacts to wetlands by restoration in place following construction or remediation; mitigate permanent fill of wetlands at a minimum 1:1 acreage ratio, concurrent with or prior to wetlands impacts; and provide the City with evidence of the purchase of credits in a mitigation bank, or with a Habitat Mitigation and Monitoring Plan for creation of wetlands coupled with proof that the mitigation site will be pre served in perpetuity and that an endowment has been established to fund the long-term management and monitoring of the mitigation site.	Project Proponents	Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Biological Resources 2</p>	<p>Prior to approving any construction or remediation involving impacts to Mt. Diablo Creek, the City of Concord shall require project proponents to demonstrate avoidance of creek impacts to the extent practicable and agree to implement best management practices to avoid and minimize adverse effects on water quality during construction; mitigate unavoidable temporary impacts to the creek by restoration in place following construction; mitigate unavoidable permanent fill of the creek at a minimum 1:1 acreage ratio, concurrent with or prior to creek impacts; and provide the City with a Habitat Mitigation and Monitoring Plan for creation of aquatic habitat coupled with proof that the mitigation site will be preserved in perpetuity and that an endowment has been established to fund the long-term management and monitoring of the mitigation site.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Biological Resources 3</p>	<p>Prior to approving any construction or remediation involving impacts to riparian habitat on the site, the City of Concord shall require project proponents to demonstrate avoidance of riparian habitat impacts to the extent practicable and agree to mitigate unavoidable impacts at a minimum 3:1 acreage ratio, concurrent with or prior to riparian impacts; and provide the City with a Habitat Mitigation and Monitoring Plan for creation of riparian habitat coupled with proof that the mitigation site will be preserved in perpetuity and that an endowment has been established to fund the long-term management and monitoring of the mitigation site.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Biological Resources 4</p>	<p>The City of Concord shall require project proponents to demonstrate avoidance of Willow Pass Creek and its aquatic habitat, drainages within the California annual grasslands, and pond habitats of aquatic habitat impacts to the extent practicable and agree to implement best management practices to avoid and minimize adverse effects on water quality during construction; mitigate unavoidable temporary impacts by restoration in place following construction; mitigate unavoidable permanent fill of aquatic habitats at a minimum 1:1 acreage ratio, concurrent with or prior to such impacts; and provide the City with a Habitat Mitigation and Monitoring Plan for creation of aquatic habitat coupled with proof that the mitigation site will be preserved in perpetuity and that an endowment has been established to fund the long-term management and monitoring of the mitigation site.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Biological Resources 5</p>	<p>The City of Concord shall require project proponents to demonstrate avoidance of red-legged frog breeding habitat impacts and impacts to Mt. Diablo Creek to the extent practicable and agree to construct permanent exclusion fencing around new residential or industrial development; distribute pamphlets to new residents and construct signage explaining the importance of controlling pets near sensitive areas; avoid installation of any lighting in red-legged frog breeding habitat and use only low-intensity or downcast lighting near red-legged frog dispersal habitat; minimize wet-season construction near aquatic habitats; enclose construction areas with temporary exclusion fencing; implement best management practices to avoid and minimize adverse effects on water quality during construction; have a qualified biologist identify a suitable site to which frogs may be relocated if detected during construction, conduct a construction personnel education program, and perform pre-construction surveys for red-legged frogs; mitigate unavoidable temporary impacts to red-legged frog habitat at a 1:1 acreage ratio (i.e., by restoration in place following construction plus additional habitat mitigation at a 0.1:1 ratio); mitigate unavoidable permanent impacts to red-legged frog breeding habitat at a minimum 3:1 acreage ratio and to red-legged frog nonbreeding habitat at a minimum 1:1 acreage ratio, concurrent with or prior to such impacts; and provide the City with evidence of the purchase of red-legged frog habitat credits in a mitigation bank, or with a Habitat Mitigation and Monitoring Plan for the enhancement and preservation of red-legged frog habitat coupled with proof that the mitigation site will be preserved in perpetuity and that an endowment has been established to fund the long-term management and monitoring of the mitigation site.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Biological Resources 6</p>	<p>The City of Concord shall require project proponents to demonstrate avoidance of tiger salamander breeding habitat impacts to the extent practicable and agree to construct permanent exclusion fencing around new residential or industrial development; distribute pamphlets to new residents and construct signage explaining the importance of controlling pets near sensitive areas; avoid installation of any lighting in tiger salamander breeding habitat and use only low-intensity or downcast lighting near tiger salamander dispersal habitat; minimize wet-season construction near aquatic habitats; enclose construction areas with temporary exclusion fencing; implement best management practices to avoid and minimize adverse effects on water quality during construction; have a qualified biologist identify a suitable site to which tiger salamander may be relocated if detected during construction, conduct a construction personnel education program, and perform pre-construction surveys for tiger salamander; mitigate unavoidable temporary impacts to tiger salamander habitat at a 1.1:1 acreage ratio (i.e., by restoration in place following construction plus additional habitat mitigation n at a 0.1:1 ratio); mitigate unavoidable permanent impacts to tiger salamander breeding habitat at a minimum 3:1 acreage ratio and to tiger salamander nonbreeding habitat a minimum 1:1 acreage ratio, concurrent with or prior to such impacts; and provide the City with evidence of the purchase of tiger salamander habitat credits in a mitigation bank, or with a Habitat Mitigation and Monitoring Plan for the enhancement and preservation of tiger salamander habitat coupled with proof that the mitigation site will be preserved in perpetuity and that an endowment has been established to fund the long-term management and monitoring of the mitigation site.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Biological Resources 7</p>	<p>The City of Concord shall require project proponents to minimize grading impacts within 1/4 mile of the Cistern Pond and minimize permanent impacts to Mt. Diablo Creek, and agree to have a qualified biologist conduct surveys for communal/traditional nesting areas, implement measures to minimize impacts to turtle nests if a communal/traditional nesting area is detected, install temporary exclusion fencing around any construction areas, and have a qualified biologist conduct pre-construction surveys for all construction within 1/4 mile of aquatic pond turtle habitat; have a qualified biologist relocate any turtles detected during pre-construction surveys or during construction to suitable habitat well away from active construction areas; and have a qualified biologist conduct a construction personnel education program.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Biological Resources 8</p>	<p>The City of Concord shall require project proponents to avoid planning trails or other recreation features within 200 feet of coastal sage scrub in Rattlesnake Canyon; to agree to deposit construction materials only in areas lacking snakes or suitable cover for snakes; and to agree to have a qualified biologist conduct a construction personnel education program, conduct pre-construction surveys prior to the construction of recreational or interpretive features in open space areas with rock outcrops, and relocate any whipsnakes or horned lizards detected near construction areas to suitable habitat areas well away from construction areas.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Biological Resources 9</p>	<p>The City of Concord shall require project proponents to avoid planning trails or other recreational features within 1/4 mile of the existing eagle nest (unless seasonal closure of such trails or recreational features occurs) and to agree to have a qualified biologist conduct a pre-construction survey for nesting eagles and to maintain a 1/4 mile buffer between any active nest and new construction disturbance during the breeding season.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Biological Resources 10</p>	<p>The City of Concord shall require project proponents to agree to maintain buffers free from new disturbance around active owl burrows during the breeding season; have a qualified biologist conduct pre-construction surveys, relocate burrowing owls from burrows that are to be disturbed by construction during the nonbreeding season, and conduct comprehensive breeding-season and nonbreeding-season surveys to determine owl use of the individual project site prior to construction; mitigate permanent impacts to burrowing owl habitat at a minimum ratio of 6.5 acres of mitigation habitat per pair (or per single owl, if unpaired) that will be displaced by development if mitigation occurs on-site and of 9.75-19.5 acres of mitigation habitat per pair (or per single owl, if unpaired) that will be displaced by development if mitigation occurs off-site; and provide the City with evidence of the purchase of burrowing owl habitat credits in a mitigation bank, or with a Habitat Mitigation and Monitoring Plan for the enhancement and preservation of burrowing owl habitat coupled with proof that the mitigation site will be preserved in perpetuity and that an endowment has been established to fund the long-term management and monitoring of the mitigation site.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Biological Resources 11</p>	<p>The City of Concord shall require project proponents to agree to initiate new grading and construction activities during the nonbreeding season for loggerhead shrikes, San Francisco common yellowthroats, and tricolored blackbirds to the extent practicable; to have a qualified biologist conduct pre-construction surveys for active nests prior to disturbance of potential nesting habitat during the breeding season; and to maintain buffers free from new construction-related disturbance around active nests of these species. With implementation of this measure, this potentially significant impact would be reduced to a level that is less than significant.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Biological Resources 12</p>	<p>The City of Concord shall require project proponents to agree to initiate new grading and construction activities during the nonbreeding season for these species to the extent practicable; to have a qualified biologist conduct pre-construction surveys for active nests prior to disturbance of potential nesting habitat during the breeding season; and to maintain buffers free from new construction-related disturbance around active nests of these species. With implementation of this measure, this potentially significant impact would be reduced to a level that is less than significant.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Biological Resources 13</p>	<p>The City of Concord shall require project proponents to agree to initiate new grading and construction activities during the nonbreeding season for nesting birds to the extent practicable; to have a qualified biologist conduct pre-construction surveys for active nests of native birds prior to disturbance of potential nesting habitat during the breeding season; and to maintain buffers free from new construction-related disturbance around active nests of native birds. With implementation of this measure, this potentially significant impact would be reduced to a level that is less than significant.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Biological Resources 14</p>	<p>The City of Concord shall require project proponents to agree to have a qualified biologist conduct a pre-construction/pre-demolition survey for roosting bats; to maintain buffers free from new construction-related disturbance around active bat roosts during the maternity season and around roosts that do not have to be removed; to have a qualified biologist evict bats from roosts that must be disturbed or removed (during the non-maternity season); and to provide alternative roost sites (designed by a qualified biologist) if roosts of pallid bats or Townsend's big-eared bats are removed.</p>	<p>Project Proponents</p>	<p>Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Biological Resources 15	The City of Concord shall require project proponents to agree to have a qualified biologist conduct pre-construction surveys for badger dens prior to initiation of grading; to maintain buffers free from new construction-related disturbance around active maternity dens; to have a qualified biologist relocate badgers from dens located within proposed construction areas during the non-maternity season; and to have a qualified biologist resurvey the impact areas immediately prior to construction if badgers are relocated.	Project Proponents	Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.	City of Concord Department of Planning and Economic Development
Mitigation Measure Biological Resources 16	The City of Concord shall require project proponents to have a qualified biologist conduct surveys for the big tarplant and round-leaved filaree; to avoid impacts to these species to the extent practicable if they are detected on the site; and to mitigate permanent impacts to populations of these species by managing appropriate portions of the on-site open space to provide suitable conditions for these species. With implementation of these mitigation measures, this potentially significant impact would be reduced to a level that is less than significant.	Project Proponents	Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.	City of Concord Department of Planning and Economic Development
Mitigation Measure Biological Resources 17	The City of Concord shall require project proponents to ensure compliance with all of the requirements of the City of Concord's Heritage Tree Ordinance.	Project Proponents	Prior to approving any remediation or construction on the site	City of Concord Department of Planning and Economic Development
Mitigation Measure Biological Resources 18	The City of Concord shall require project proponents to demonstrate avoidance of impacts to oak woodland/savannah to the extent practicable; agree to have a qualified arborist prepare an Oak Protection Plan describing measures to protect trees to be saved; and mitigate unavoidable impacts to oak-dominated habitats through the replacement of impacted oaks, as described in a Tree Replacement and Planting Plan.	Project Proponents	Prior to any site remediation or approval of permits for construction of proposed development. If the City has adopted a site wide plan for conservation and restoration of sensitive biological resources, review each remedial action plan or development application for consistency with the plan: if no plan has been adopted, require project proponent to demonstrate compliance with mitigation measure requirements.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Biological Resources 19	The City of Concord shall require preparation of an Invasive Species Control Plan and require project proponents to agree to implement the Plan.	Project Proponents	Prior to approving any remediation or construction on the site.	City of Concord Department of Planning and Economic Development
Cultural Resources				
Mitigation Measure Cultural Resources 1	The City of Concord shall require the implementation of measures for preservation in place or for adequate data recovery, curation, and documentation of historic properties/historical resources prior to earth-disturbing activities that would impact any of the six sites in the areas where development is proposed.	Project Proponents	Prior to approving any remediation or construction that would impact any of the six sites.	City of Concord Department of Planning and Economic Development
Mitigation Measure Cultural Resources 2:	The City of Concord shall require the implementation of cultural resources protection measures to control public access to the five resources located within Open Space and Parks and Recreation areas	Project Proponents	Prior to approving any remediation or construction in the Open Space and Parks and Recreation areas where the five resources are located.	City of Concord Department of Planning and Economic Development
Mitigation Measure Cultural Resources 3	The City of Concord shall require the implementation of inadvertent discovery measures for the protection of cultural resources, including human remains. The public or private sponsor of the proposed development shall be responsible for establishing and implementing the inadvertent discovery measures prior to initiating any ground-disturbing activities.	Project Proponents	Prior to approving any remediation or construction on the site.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Hazardous Materials				
Mitigation Measure Hazardous Materials 1	The City shall require, at a minimum, the new property owners to have a remediation plan that has been approved by applicable environmental regulatory agencies and developed in consultation with the City. The remediation planning and implementation could occur prior to City approval of the development plan or, alternatively, as part of development activities. Such response actions could include remediation to a risk-based standard consistent with the proposed land use, or engineering or administrative controls that provide physical barriers or legal mechanisms that restrict activities at the site to prevent exposure.	Project Proponents	Prior to approving any remediation or construction on the site.	City of Concord Department of Planning and Economic Development
Mitigation Measure Hazardous Materials 2	The City shall require that new property owners prepare Site Management Plans to cover all site development activities. The Site Management Plans will include requirements for worker health and safety plans and soil management plans, approved by applicable environmental regulatory agencies.	Project Proponents	Prior to approving any remediation or construction on the site.	City of Concord Department of Planning and Economic Development
Mitigation Measure Hazardous Materials 3	The City shall require that new property owners prepare a Site Management Plan to cover all site development activities. The Site Management Plan will include requirements for dust control plans and perimeter air monitoring plans, approved and monitored by applicable environmental regulatory agencies such as the DTSC and the EPA.	Project Proponents	Prior to approving any remediation or construction.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Hazardous Materials 4</p>	<p>The City shall require, at a minimum, the new property owners to have a remediation plan that has been approved by applicable environmental regulatory agencies and developed in consultation with the City. The remediation planning and implementation could occur prior to City approval of the development plan or, alternatively, as part of development activities. Such response actions could include remediation to a risk-based standard consistent with the proposed land use, or engineering or administrative controls that provide physical barriers or legal mechanisms that restrict activities at the site to prevent exposure. The City will not issue a certificate of occupancy until the implementation of the remediation has been approved by the applicable regulatory agencies.</p>	<p>Project Proponents</p>	<p>Prior to approving any remediation or construction on the site.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Hazardous Materials 5</p>	<p>The City shall require that new property owners demolish or renovate buildings in accordance with appropriate federal, State, and local regulations addressing abatement of lead-based paint, asbestos, or other hazardous building materials.</p>	<p>Project Proponents</p>	<p>Prior to approving any demolition permits.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Hazardous Materials 6</p>	<p>The City shall require the new property owners or their tenants to prepare and update a Hazardous Materials Management Plan in accordance with local agency requirements. The plan shall detail the types and quantities of chemicals stored at a given location, the storage location and types of storage containers, and the emergency response equipment available at the property (i.e., location of fire hydrants and extinguishers), and provide a map showing the location of all of these items as well as major utilities.</p>	<p>Project Proponents or their Tenants</p>	<p>Prior to approving any occupancy permits.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Hazardous Materials 7</p>	<p>Site owners shall coordinate with the City, Navy, and appropriate regulatory agencies, as appropriate, to ensure that development activities do not interfere with any adjacent or on-site remediation system or activity, or unduly delay remediation activities. Specific responsibilities and requirements regarding protection of remediation systems and coordination of activities can be included in the property transfer documents.</p>	<p>Project Proponents</p>	<p>At time of property transfer.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Air Quality				
Mitigation Measure Air Quality 1	The City of Concord shall ensure that the proposed project includes in the Climate Action Plan of the General Plan Amendment feasible measures for reducing automobile dependence and potential vehicle emissions as part of the basic project design. These measures include providing for a mix of uses, local and regional transit as well as peak-hour shuttle services, bicycle and pedestrian measures such as sidewalks and bike lanes, local serving retail, and 10 percent affordable housing. To further reduce particulate matter emissions, wood-burning fireplaces will be banned within the CNWS or required to employ best available control technologies and households with such fireplaces must comply with all applicable Spare the Air Day restrictions.	City of Concord Department of Planning and Economic Development	Prior to amendment of the General Plan.	City of Concord Department of Planning and Economic Development
Mitigation Measure Air Quality 2	The City of Concord shall request updated population projections from the Association of Bay Area Governments (ABAG) and BAAQMD and the City shall coordinate with these agencies to update the applicable clean air plans so that the projections of Concord's 2030 population are updated (increased) by ABAG to reflect the size and scope of the Preferred Alternative. The updated projections shall be such that the additional population due to the implementation of the Preferred Alternative will not exceed the revised 2030 Concord total population. This updated population ceiling shall be incorporated into the applicable clean air plan.	City of Concord Department of Planning and Economic Development	Prior to adoption of the General Plan Amendment, the City shall consult with ABAG and, to the extent feasible, reconcile the City's population projections with ABAG projections.	City of Concord Department of Planning and Economic Development
Mitigation Measure Air Quality 3	The City of Concord shall ensure that the proposed project includes in the Climate Action Plan of the General Plan Amendment feasible measures for reducing automobile dependence and potential vehicle emissions as part of the basic project design. These measures include providing for a mix of uses, local and regional transit as well as peak-hour shuttle services, bicycle and pedestrian measures such as sidewalks and bike lanes, local serving retail, and 10 percent affordable housing.	City of Concord Department of Planning and Economic Development	Prior to amendment of the General Plan.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Air Quality 4	The City of Concord shall establish through zoning, that residential uses, daycare centers, medical facilities, and other sensitive receptors are set back at least 500 feet from SR 4.	City of Concord Department of Planning and Economic Development	Prior to rezoning of the site.	City of Concord Department of Planning and Economic Development
Mitigation Measure Air Quality 5	The City of Concord shall require that all feasible construction activity control measures, as specified in Table 11-7, will be applied at the site.	Project Proponents	Prior to approving any remediation or construction on the site.	City of Concord Department of Planning and Economic Development
Noise and Vibration				
Mitigation Measure Noise and Vibration 1	The City shall require that new extensions of West Street and Denkinger Road shall be constructed using low-noise road surfaces, and to incorporate grading measures such as berms or other barriers to screen noise. The City will also require developers to fund grants that will allow existing noise-sensitive receptors to install acoustical insulation.	Project Proponents	Prior to any development encompassing that area.	City of Concord Department of Planning and Economic Development
Mitigation Measure Noise and Vibration 2a	The City shall require developers to conduct an acoustical analysis and that it be submitted to and accepted by the City. New residential development must demonstrate that the City's "normally acceptable" noise standard can be achieved in exterior living spaces.	Project Proponents	Prior to the City of Concord granting approval for any residential uses on parcels of land along the BART and SR 4 corridors, and along Willow Pass Road and Bailey Road.	City of Concord Department of Planning and Economic Development
Mitigation Measure Noise and Vibration 2b	The City shall require developers to conduct an acoustical analysis and that it be submitted to and accepted by the City. Construction of buildings for commercial use on land that is exposed to noise levels above the City's noise standard shall include only be undertaken after a detailed analysis of the noise reduction and noise insulation features needed to comply with City standards.	Project Proponents	Prior to the City of Concord granting approval for any commercial uses on parcels of land along the BART and SR 4 corridors, and along Willow Pass Road and Bailey Road.	City of Concord Department of Planning and Economic Development
Mitigation Measure Noise and Vibration 2c	The City shall require an acoustical analysis demonstrating city standards for conditionally acceptable noise levels would be achieved and that the analysis be submitted to and accepted by the City. Public parks shall use grading measures and setbacks to mitigate traffic noise from adjacent roads.	Project Proponents	Prior to the City of Concord granting approval for any public parks on parcels of land along the BART and SR 4 corridors, and along Willow Pass Road and Bailey Road.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Noise and Vibration 2d	The City shall require an acoustical analysis demonstrating city standards for conditionally acceptable noise levels would be achieved and that the analysis be submitted to and accepted by the City. Schools shall use grading measures and setbacks to mitigate traffic noise from adjacent roads.	Project Proponents	Prior to the City of Concord granting approval for any schools on parcels of land along Willow Pass Road.	City of Concord Department of Planning and Economic Development
Mitigation Measure Noise and Vibration 3	The City shall require developers to conduct an acoustical analysis and that it be submitted to and accepted by the City demonstrating that the 24-hour day-night average sound level standard of 45 decibels (dBLdn) is achieved.	Project Proponents	Prior to the City of Concord granting approval for any buildings that include habitable rooms on parcels of land along the BART and SR 4 corridors and along Willow Pass Road.	City of Concord Department of Planning and Economic Development
Mitigation Measure Noise and Vibration 4	The City of Concord shall require any new development of the site to include noise control measures at stationary sources to reduce impacts to noise-sensitive receptors. The City shall require developers to submit engineering and acoustical specifications for project mechanical HVAC and utility transformers (including generators) to the Planning Department or other appropriate department, demonstrating that the equipment design (types, location, enclosure, specifications) could control noise from the equipment to at least 10 dB(A) below existing ambient noise levels at nearby residential and other noise-sensitive land uses.	Project Proponents	Prior to the issuance of any building permits.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Noise and Vibration 5</p>	<p>Whenever construction occurs adjacent to occupied residences (on or off site), temporary barriers shall be constructed around the construction sites to shield the ground floor from the noise-sensitive uses. These barriers shall be of 3/4-inch medium-density plywood sheeting, or equivalent, and shall achieve a Sound Transmission Class of 30 or greater, based on certified sound transmission loss data taken according to American Society for Testing and Materials Test Method E90, or as approved by the City of Concord Department of Planning and Economic Development.</p> <p>Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturday, and 12:00 p.m. to 4:00 p.m. on Sundays and holidays, or at such other hours as may be authorized or restricted by the permit, if they meet at least one of the following noise limitations:</p> <p>No individual piece of equipment shall produce a noise level exceeding 90 decibels equivalent continuous noise levels (dBL_{Aeq}) at a distance of 25 feet. If the device is housed within a structure or trailer on the property, the measurement shall be made outside the structure at a distance as close to 25 feet from the equipment as possible.</p> <p>The noise level at any point outside the site boundary shall not exceed 90 dBL_{Aeq}.</p> <p>Construction equipment staging areas shall be located as far as feasible from residential areas while still serving the needs of construction contractors.</p> <p>Quieter “sonic” pile drivers shall be used, unless engineering studies are submitted to the City showing this is not feasible and cost-effective, based on geotechnical considerations.</p> <p>Groundborne vibration impacts from construction activities shall be considered in the construction programs to minimize the disturbance to noise-sensitive receptors.</p>	<p>Project Proponents</p>	<p>Prior to issuance of a grading or building permit.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Mitigation Measure Noise and Vibration 5, continued</p>	<p>Routes for heavy construction site vehicles shall be identified and contractors shall be required to use them exclusively to minimize noise and vibration impact to residences and noise-sensitive receptors.</p> <p>Activities that generate high noise levels—such as pile driving and the use of jackhammers, drills, and impact wrenches—shall be restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday.</p>	<p>Project Proponents</p>	<p>Prior to issuance of a grading or building permit.</p>	<p>City of Concord Department of Planning and Economic Development</p>
<p>Mitigation Measure Noise and Vibration 6</p>	<p>A noise analysis shall be carried out to determine the likely increase to exterior noise levels at noise-sensitive receptors during sporting events. Where applicable, the noise analysis should do the following:</p> <p>Set forth the hours of operation of the Tournament Sports Facility that has been agreed upon with the City of Concord Department of Planning and Economic Development.</p> <p>Set forth the noise targets and noise-sensitive receptors agreed upon with the City of Concord Department of Planning and Economic Development.</p> <p>Establish the predicted noise levels from the Tournament Sports Facility at noise-sensitive receptors.</p> <p>Demonstrate the mitigation measures that have been used to achieve the noise targets agreed upon with the City. Possible mitigation measures are constructing earth berms and increasing the distance between spectator seating and noise-sensitive receptors.</p> <p>If sound reinforcement and public address systems are to be provided, include electroacoustic computer model noise maps showing the noise level at the noise-sensitive receptors. The report should demonstrate that the orientation and directionality of loudspeakers has been considered in the design. Cutsheets for the proposed loudspeakers should be provided in the report appendices.</p>	<p>Project Proponent</p>	<p>Prior to the City of Concord granting approval for the Tournament Sports Facility.</p>	<p>City of Concord Department of Planning and Economic Development</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Utilities				
Mitigation Measure Utilities 1a	The City of Concord will request that Contra Costa Water District (CCWD) provide a Water Supply Assessment (WSA) for incorporation as part of the Amendment of the General Plan. The City of Concord has provided CCWD with the programmatic data for the Preferred Alternative, to enable CCWD to assess the future water demand and prepare the WSA, per the requirements of Senate Bill (SB) 610 and SB 221. CCWD will prepare the WSA based on water usage that considers all available City of Concord and CCWD water conservation and recycling programs. No development of the site shall be approved by the City of Concord until CCWD can demonstrate that adequate supplies can be delivered to meet the identified water demands.	CCWD	Prior to amendment of the General Plan.	City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering
Mitigation Measure Utilities 1b	CCWD and the City shall implement demand-side management practices to reduce water demand, in accordance with General Plan Policy PF-1.1.2.	Project Proponents	Prior to approving any construction on the site.	City of Concord Department of Planning and Economic Development
Mitigation Measure Utilities 1c	The City of Concord will require developers to install “purple pipe” in outdoor irrigation systems throughout the project area to maximize the potential use of recycled water to reduce demand on the potable and raw water supplies.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Public Works and Engineering in consultation with the Central Contra Costa Sanitary District and the Contra Costa Water District
Mitigation Measure Utilities 2	The City of Concord shall reach an agreement with CCCSD such that CCCSD commits to improving its collection system and treatment process and to pursuing a sufficient effluent discharge limit, as needed over time, to accommodate the project.	City of Concord Department of Public Works and Engineering	Prior to amendment of the General Plan, reach agreement with CCCSD regarding addressing effluent discharge limits to accommodate buildout of the plan area.	City of Concord Department of Public Works and Engineering in consultation with the Central Contra Costa Sanitary District
Mitigation Measure Utilities 3a	The City of Concord shall provide data to CCWD and request that CCWD assess the future demand for untreated or raw water supplies as part of the WSA, to demonstrate that it can supply the water to the site.	City of Concord Department of Planning and Economic Development	Prior to amendment of the General Plan.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Utilities 3b	Recycled water shall be utilized in preference to untreated or raw water where feasible. The City of Concord will work with CCWD and CCCSD to maximize the use of recycled water, and to determine if the potential recycled water supply will match the potential demand.	City of Concord Department of Planning and Economic Development	Prior to amendment of the General Plan.	City of Concord Department of Planning and Economic Development
Mitigation Measure Utilities 3c	<p>Per Mitigation Measure Utilities 1b, CCWD and the City of Concord shall implement demand-side management practices to reduce indoor and outdoor water use at the project site.</p> <p>Per Mitigation Measure Utilities 1c, the City of Concord shall require developers to install "purple pipe" in outdoor irrigation systems, to maximize the potential use of recycled water. These measures will subsequently reduce the demand for untreated or raw water.</p>	<p>Project Proponents</p> <p>Project Proponents</p>	<p>Prior to approving any construction on the site.</p> <p>Prior to approving any development on the site.</p>	<p>City of Concord Department of Planning and Economic Development</p> <p>City of Concord Department of Public Works and Engineering in consultation with the Central Contra Costa Sanitary District and the Contra Costa Water District</p>
Mitigation Measure Utilities 4a	Based on agreement with CCWD on the amount of raw water to be supplied, the City of Concord shall ensure that future development at the site includes construction of the untreated water distribution system, storage tanks/ponds, filtering system, pump stations, and other facilities needed to supply the desired amount of untreated or raw water, in accordance with CCWD's requirements and standards.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Public Works and Engineering
Mitigation Measure Utilities 4b	The City of Concord shall ensure that any use of untreated or raw water at the site includes the measures identified by CCWD to upgrade or improve the Contra Costa Canal to supply the agreed to amount of water.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Public Works and Engineering
Mitigation Measure Utilities 4c	The City of Concord shall ensure that any untreated or raw water obtained from the Contra Costa Canal will be at a metered location designated by CCWD.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Public Works and Engineering

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Utilities 5	The City of Concord shall ensure that all required water distribution systems, water storage tanks, pump stations, and other facilities at the site to supply the demand for potable water are constructed to meet CCWD's requirements and standards.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Public Works and Engineering
Mitigation Measure Utilities 6	It will be incumbent upon the City of Concord, CCCSD, and CCWD to have an agreement in place regarding the provision of recycled water to the site. The City of Concord needs to reach an agreement with CCCSD, or an alternative off-site provider, to ensure that the recycled water treatment and transmission facilities are sufficiently expanded to serve the project. Alternatively, an on-site recycled water treatment plant may be constructed, which may eliminate the need for expanded off-site facilities.	City of Concord Department of Public Works and Engineering / CCCSD / CCWD	Prior to recycled water being utilized on the site.	City of Concord Department of Public Works and Engineering
Mitigation Measure Utilities 7	The City of Concord shall require that the new development incorporate drainage facilities and BMPs to reduce the quantity and improve the quality of runoff in accordance with NPDES permit requirements. New development shall also be required to consult with the CCCFC&WCD to manage any additional stormwater generated at the site.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Public Works and Engineering
Mitigation Measure Utilities 8a	The City of Concord shall coordinate with Pacific Gas and Electric Company (PG&E) regarding the planned development and provide data for PG&E to assess the future electricity demand, and for the Project Proponent to study the environmental impacts of such facilities in its approval process.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Planning and Economic Development
Mitigation Measure Utilities 8b	The City of Concord shall require that PG&E demonstrate that it can upgrade its existing electrical supply infrastructure and construct new electrical substations either on or off site to meet potential energy demand for the development. The Project Proponent shall then study the environmental impacts of such facilities in its approval process.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Planning and Economic Development

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Mitigation Measure Utilities 9a	The City of Concord shall coordinate with PG&E regarding the planned development and provide data for PG&E to assess the future natural gas demand, and for the Project Proponent to study the environmental impacts of such facilities in its approval process.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Planning and Economic Development
Mitigation Measure Utilities 9b	The City of Concord shall require that PG&E demonstrate that it can upgrade its existing gas supply infrastructure or construct new gas supply infrastructure to meet potential natural gas demand for the development. The Project Proponent shall then study the environmental impacts of such facilities in its approval process.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Planning and Economic Development
Mitigation Measure Utilities 10	The City of Concord shall require that the IT/COMM providers demonstrate that they can provide the needed services and facilities.	Project Proponents	Prior to approving any development on the site.	City of Concord Department of Planning and Economic Development
Other CEQA Considerations / Cumulative Impacts				
Cumulative Mitigation Measure Transportation 1 (Freeway Segments 1 to 6) and Transportation 2 (Freeway Ramps 1 to 11)	A Nexus Study, required pursuant to the Mitigation Fee Act ("AB 1600 Study") shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.	City of Concord Department of Public Works and Engineering	Prior to property transfer and approval of the first entitlement.	City of Concord Department of Public Works and Engineering

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	<p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies' jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p> <p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p> <p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p> <p>At amendment of the General Plan.</p> <p>Each time an application is submitted.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p> <p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Cumulative Mitigation Measure Transportation 3 (Roadway Segments 1 to 3)</p>	<p>Transportation Demand Management (TDM) programs will be adopted through an amendment to the Concord General Plan, including bicycle and pedestrian facilities, transit promotion, carpool promotion, and parking management, that support the use of alternative transportation modes and will reduce the use of automobiles, thus lessening traffic impacts.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	<p>The City will monitor these roadway segments periodically and will develop updated traffic volume forecasts based on the performance of TDM programs as development occurs in the future.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>Periodically as development occurs and as performance of TDM programs on site is evaluated.</p>	<p>City of Concord Department of Public Works and Engineering</p>
<p>Cumulative Mitigation Measure Transportation 4, Intersection Impact Locations 1 and 2</p>	<p>Transportation Demand Management (TDM) programs will be adopted through an amendment to the Concord General Plan, including bicycle and pedestrian facilities, transit promotion, carpool promotion, and parking management, that support the use of alternative transportation modes and will reduce the use of automobiles, thus lessening traffic impacts.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Cumulative Mitigation Measure Transportation 4, Intersection Impact Locations 3 and 4</p>	<p>A Nexus Study, required pursuant to the Mitigation Fee Act ("AB 1600 Study") shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.</p> <p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies' jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Public Works and Engineering</p>	<p>Prior to property transfer and approval of the first entitlement.</p> <p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p> <p>City of Concord Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	<p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p>	<p>City of Concord Department of Planning and Economic Development</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
	<p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>Each time an application is submitted.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Cumulative Mitigation Measure Transportation 4, Intersection Impact Location 5</p>	<p>Transportation Demand Management (TDM) programs will be adopted through an amendment to the Concord General Plan, including bicycle and pedestrian facilities, transit promotion, carpool promotion, and parking management, that support the use of alternative transportation modes and will reduce the use of automobiles, thus lessening traffic impacts.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Cumulative Mitigation Measure Transportation 4, Intersection Impact Locations 6 and 7</p>	<p>A Nexus Study, required pursuant to the Mitigation Fee Act ("AB 1600 Study") shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>Prior to property transfer and approval of the first entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
	<p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies' jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p>
	<p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p>	<p>City of Concord Department of Planning and Economic Development</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
	<p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>Each time an application is submitted.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
<p>Cumulative Mitigation Measure Transportation 4, Intersection Impact Locations 8 to 10</p>	<p>Transportation Demand Management (TDM) programs will be adopted through an amendment to the Concord General Plan, including bicycle and pedestrian facilities, transit promotion, carpool promotion, and parking management, that support the use of alternative transportation modes and will reduce the use of automobiles, thus lessening traffic impacts.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
<p>Cumulative Mitigation Measure Transportation 4, Intersection Impact Locations 11 to 19</p>	<p>A Nexus Study, required pursuant to the Mitigation Fee Act (“AB 1600 Study”) shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>Prior to property transfer and approval of the first entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p>
	<p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies’ jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p>
	<p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p>	<p>City of Concord Department of Planning and Economic Development</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
	<p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>Each time an application is submitted.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Cumulative Mitigation Measure Transportation 5 (38 Regional Route Segments)	<p>A Nexus Study, required pursuant to the Mitigation Fee Act (“AB 1600 Study”) shall be conducted for the entire site to establish an equitable traffic impact fee rate for each land use category to ensure that future development projects will contribute a fair share of the unfunded cost of planned improvements and mitigation measures determined by the City of Concord in consultation with the affected jurisdictions. No development will occur until a traffic impact fee is adopted based on an AB 1600 study.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>Prior to property transfer and approval of the first entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p>
	<p>The City of Concord will coordinate in good faith with affected jurisdictions, including neighboring cities, Caltrans, and Contra Costa County, prior to the approval of a specific development with the goal of reaching agreement on the appropriate mitigation measures to address impacts in the respective agencies’ jurisdiction. The City of Concord will work collaboratively with affected jurisdictions to identify specific performance criteria to mitigate the impact. Mitigation measures may include capacity increases, Transportation Demand Management (TDM) measures, arterial traffic management tools, and adaptive timing technology upgrades.</p>	<p>City of Concord Department of Public Works and Engineering</p>	<p>In addition to completing the AB 1600 Study prior to property transfer and approval of the first entitlement, the City of Concord will coordinate with affected jurisdictions to confirm required mitigations and identify specific performance criteria each time the City of Concord approves a plan or discretionary entitlement.</p>	<p>City of Concord Department of Public Works and Engineering</p>
	<p>The General Plan Amendment to include the Concord Naval Weapons Station Reuse Plan will include specific TDM measures with corresponding estimates of trip reductions.</p>	<p>City of Concord Department of Planning and Economic Development</p>	<p>At amendment of the General Plan.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>
	<p>The City shall require future developers at the site to contribute a traffic impact fee in accordance with the TRANSPAC Subregional Transportation Mitigation Fee Program requirements of the Central County Action Plan for Routes of Regional Significance. All currently existing applicable agreements, including the Bailey Road Traffic Mitigation Measure Inter-Agency Funding Agreement and the East Central Traffic Management Study, may be reviewed and revised through this coordinated process.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>	<p>Each time an application is submitted.</p>	<p>City of Concord Department of Planning and Economic Development / Department of Public Works and Engineering</p>

Measure Title	Action	Implementing Party	Timing	Monitoring Party
Cumulative Mitigation Measure Air Quality 1	The City of Concord shall require development and implementation of a Climate Action Plan for the project prior to amendment of the General Plan.	City of Concord Department of Planning and Economic Development	As part of the General Plan Amendment.	City of Concord Department of Planning and Economic Development