

**Vesting Tentative Tract Map 8143 / PLN2013-00104
Mitigation Monitoring and Reporting Program**

Commitments and Mitigation Measures	Timing	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date/Initials
Aesthetics/Visual					
<p>Mitigation Measure 3-1: Lighting Design Plan. The Applicant shall design lighting to be sensitive to neighboring land uses and to minimize energy use, according to standard County lighting guidelines. The Alameda County Planning Department shall review the design plans to ensure compatibility of the Project with all applicable guidelines. The general lighting guidelines for County projects include the following items:</p> <ul style="list-style-type: none"> • Applicant shall design public area lighting so as to evenly illuminate areas of concern, but so as not to intrude upon private areas any more than necessary. Public areas not essential to security should be illuminated only when necessary for occupation by use of timers or motion detector circuits. • Applicant shall use the lowest wattage lamps reasonable for illumination of the area of concern. • Applicant shall install only full cutoff-shielded lights for illumination of public areas. Non-shielded lighting presently in place shall be replaced when required only with shielded fixtures. • Applicant shall design and place night time lighting and security lighting so that it is no higher than necessary to illuminate the area of concern for security or visual comfort, and that the lighting is directed toward the area of concern, and always below the horizontal. • Applicant shall not position night lighting to illuminate areas beyond the site boundaries, nor shall the applicant 	Prior to issuance of building permits for construction of houses	Project Applicant and County Planning Director	Verify compliance with approved lighting design plan	County Building Inspection Department	

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<p>position general lighting to radiate above the horizontal, but shall place lights or install shielded lights to illuminate only the area of concern.</p> <ul style="list-style-type: none"> Residents shall extinguish any lights not required for onsite security reasons. For any lighting on areas nonessential for security or active operations, applicant shall place lights on a motion detector circuit so illumination only occurs when required for occasional visibility. The Homeowners Association shall enforce these conditions through CC&Rs for the Project. Applicant shall submit a lighting plan for review and approval by the Planning Director prior to issuance of building permits. 					
Air Quality					
<p><i>Mitigation Measure 3-2A: Implement Site-Specific Dust Abatement Programs.</i> The Project Applicant shall demonstrate compliance with all applicable County regulations and operating procedures prior to issuance of building or grading permits, including standard dust control measures. The effective implementation of dust abatement programs, incorporating all of the following dust control measures, would reduce the temporary air quality impact associated with construction dust.</p> <ul style="list-style-type: none"> During excavation, the construction area shall be watered using equipment and staff that are provided by the 	Prior to issuance of building or grading permits	Project Applicant and Construction Contractor	Verify requirements are included in construction contracts and are met during construction	County Building Inspection Department	

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<p>Project Applicant or prime contractor, as needed, to avoid visible dust plumes. Appropriate non-toxic dust palliative or suppressant, added to water before application, may be used.</p> <ul style="list-style-type: none"> • All trucks hauling soil, sand and other loose materials shall be covered or shall maintain at least two feet of freeboard. • All unpaved access roads, parking areas and construction staging areas shall be either paved, watered as necessary to avoid visible dust plumes, or subject to the application of (non-toxic) soil stabilizers. • All paved access roads, parking areas and staging areas at the construction site shall be swept daily with water sweepers. • If visible soil material is carried onto adjacent public streets, these streets shall be swept daily with water sweepers. • All stockpiles of debris, soil, sand or other materials that can be blown by the wind shall either be covered or watered as necessary to avoid visible dust plumes. • An off-pavement speed limit of 15 miles per hour for all construction vehicles shall be incorporated into the construction contract and enforced by the prime contractor. • All inactive portions of the Project site (those areas which have been previously graded, but inactive for a period of ten days or more) shall be watered with an appropriate dust suppressant, covered or seeded. 					

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<ul style="list-style-type: none"> All earth-moving or other dust-producing activities shall be suspended when the above dust control measures prove ineffective in avoiding visible dust plumes during periods of high winds. The wind speed at which this suspension of activity will be required may vary, depending on the moisture conditions at the Project site, but suspension of such activities shall be required in any case when the wind speed exceeds 25 miles per hour. 					
<p><i>Mitigation Measure 3-2B: Implement Site-Specific Diesel Reduction Programs.</i> The Project shall demonstrate compliance with all applicable County regulations and operating procedures prior to issuance of building or grading permits, and shall use its best efforts to adhere to the following diesel reduction efforts:</p> <ul style="list-style-type: none"> Diesel powered equipment shall be maintained in good working condition, with manufacturer-recommended mufflers, filters, and other equipment. Diesel powered equipment shall not be left inactive and idling for more than ten minutes, and shall comply with applicable BAAQMD rules. Use alternative fueled construction equipment. Limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use. 	Prior to issuance of building or grading permits	Project Applicant and Construction Contractor	Verify requirements are included in construction contracts and are met during construction	County Building Inspection Department	
Biological Resources					
<p><i>Mitigation Measure 3-4: Raptor Survey and Buffer Zones.</i> If tree removal or major trimming activities (i.e., including removal of large limbs with a diameter of 6" or more at the</p>	30 days prior to start of ground disturbing	Project Applicant through	Verify study was performed and, if owls present,	County Building Inspector and CDFW if owl nests	

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point of cutting, or as determined by a qualified wildlife biologist), occurs in the months between February and August (inclusive), a qualified wildlife biologist will conduct a survey to determine the presence or absence of nesting raptors. If occupied nests are observed, the tree or limb removal activity will not proceed until the biologist has confirmed that the nest is no longer in use and the young have fledged. In addition, tree removal or other tree-trimming activities would be prohibited within a 500-foot buffer zone around the nest tree while the nest is in use. The Applicant or future homeowner's association shall be responsible for procuring a qualified wildlife biologist to conduct such surveys.	construction activity	Consultant biologist	verify provision of buffer zones in construction contracts	are found and set-back requirements are implemented	
<i>Mitigation Measure 3-4B: Pre-construction Surveys for Birds.</i> Preconstruction surveys should be initiated within 14 days prior to earth-disturbing activities during the breeding season. The breeding season begins February 15 and ends August 15. Breeding bird surveys should be conducted for species that could nest in the grassland, blackberry, and eucalyptus trees. If a nesting bird is encountered, a buffer approximately 250 feet from the nest should be established for raptors and 25 feet for other bird species. People, construction equipment, and any human activity should be prohibited within the buffer area. Nevertheless, if the biologist determines that the nesting birds are acclimated to human activity, the buffer may be reduced. If the buffer is reduced, the birds should be periodically observed to ensure that human activity is not causing stress or otherwise disrupting their normal behavior. The buffer can be removed from the nest once the young birds have fledged.	Within 14 days prior to initiation or ground disturbing construction activities if construction is to start between February 15 and August 15.	Project Applicant through consultant biologist	Verify study was performed and, if birds present, verify provision of buffer in construction contracts.	County Building Inspector and Project Applicant's biologist	

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<p>Mitigation Measure 3-5: Survey for CNPS-Listed Plant Species. The Applicant shall provide for two additional focused surveys of the Project site by a qualified botanist to determine the presence or absence of CNPS-listed plant species during the blooming periods of the remaining potentially-occurring target species. These focused surveys should be conducted in early-spring (March) and mid-spring; If the plants are found, construction in that portion of the Project area will be delayed until the plants reach the appropriate point in their growth, phenologically and physiologically, to be re-located. Either the plants would set seed that would be collected, or in the case of the species which is a bulb, the bulbs would be collected when the plants reach dormancy. Plants would be moved to a suitable location on-site or off-site for planting.</p>	<p>In March or no later than April 30 of the year of construction and prior to the issuance of any grading permit or other ground-disturbing activity.</p>	<p>Project Applicant through consultant biologist</p>	<p>Verify survey was performed and, if CNPS-listed species are present, verify scheduling and location of construction activity to comply with directive.</p>	<p>County Building Inspector and Project Applicant's biologist</p>	
<p>Mitigation Measure 3-6: Pre-construction Surveys for Bats. The structure on the project site should be surveyed for bats prior to demolition. If a maternity colony of bats occurs in the structure, then demolition should occur after the young bats are able to leave their parents (demolition can typically occur between September 1 and October 15 that is before a wintering colony of bats may begin hibernation). If a wintering colony of bats occurs in the structure, then demolition should occur after the weather warms in the spring but before young are born (demolition can typically occur between March 1 and April 15). Female bats begin to have their pups after April 15 and any maternity roost should not be destroyed if pups are present.</p>	<p>Prior to commencement of demolition activity on the existing residential structure</p>	<p>Project Applicant through consultant biologist</p>	<p>Verify study was performed and, if bats are present, verify that demolition was postponed until after young bats had left and potential impacts averted</p>	<p>Project Applicant through consultant biologist and County Building Inspection Department</p>	

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<p>Mitigation Measure 3-7: Future Tree Replacement. In the event that removal of large, mature native or introduced trees is approved by the Planning Commission as part of the Project, the Applicant or homeowners' association shall conform to the requirements of the <i>Fairview Area Specific Plan</i> to reestablish at least five, 15-gallon sized trees or one boxed, native specimen tree for every large tree removed, as defined by the <i>Specific Plan</i>. The species, location and method of installation shall be approved by the County Planning Director.</p>	<p>If removal of large mature trees as defined in the <i>Specific Plan</i> is required or made a condition of approval, tree replacement to be shown on Final Landscape Plan, prior to issuance of grading permit</p>	<p>Project Applicant through Landscape Architect; or the homeowners' association if tree removal is conducted at any later time under its covenants, codes and restrictions (CC&Rs).</p>	<p>Planning Dept. review of Final Landscape Plan; homeowners' association obligations under its CC&Rs, to be approved by the Planning Dept.</p>	<p>Planning Dept. & Project Applicant through Landscape Architect, or homeowners' association</p>	
Cultural Resources					
<p>Mitigation Measure 3-8: Cultural Resource Protection Procedures. The developer shall inform all personnel connected with the Project of the possibility of finding archaeological resources (e.g. human remains, artifacts, bedrock, bone or shell). If during construction such resources are encountered, all work will be halted within a 30-foot radius of the findings and a qualified archaeologist shall be retained to ascertain the nature of the discovery. Mitigation measures recommended by the archaeologist and approved by the Planning Director will be implemented.</p> <p>Additionally, if human remains are found within the Project Area, State law (CEQA Section 15064.5 and the Health and Safety Code Section 7050.5) requires the following steps to be taken:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to 	<p>During construction if resources are encountered</p>	<p>Project Applicant through General Contractor and consultant archaeologist if necessary</p>	<p>Verify requirements are included in construction contracts and track outcome if triggered</p>	<p>Project Applicant through consultant archaeologist, County Planning Director and County Coroner if human remains are discovered.</p>	

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<p>overlie adjacent human remains until the County Coroner is contacted;</p> <ul style="list-style-type: none"> • If the coroner determines the remains to be Native American in origin, the coroner shall contact the Native American Heritage Commission within 24 hours; • The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent; • The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. 					
Geology/Soils					
<p><i>Mitigation Measure 3-9: Conformance with Uniform Building Code.</i> The Project shall be designed in accordance with all seismic provisions of the Uniform Building Code (UBC) (the most currently adopted revision), and with County of Alameda and State of California Standards for construction to withstand seismic shaking and related hazards.</p>	Prior to issuance of building permits	Project Applicant	Verify compliance with UBC	County Building Inspection Department	
<p><i>Mitigation Measure 3-10: Conformance with the County Grading Ordinance.</i> The Project Applicant shall conform to all requirements and provisions of the Alameda County Grading Ordinance, and the State of California. Under the State requirements, the Project Applicant must obtain a water quality certification or waiver from the Regional</p>	Prior to issuance of building permits	Project Applicant	Verify compliance with County Grading Ordinance.	County Building Inspection Department	

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Water Quality Control Board. This process ensures conformance to best management practices during construction to control wind and water erosion that could affect surface and ground water quality.					
<i>Mitigation Measure 3-11A: Conformance with Geotechnical Report.</i> The Project shall incorporate the recommendations of the Geotechnical Report into the design and construction of the Project.	Prior to issuance of building permits	Project Applicant	Verify compliance with Geotechnical Report	County Building Inspection Department	
<i>Mitigation Measure 3-11B: Site Plan Review.</i> The final site plan for the Project shall be reviewed by the appropriate regulatory agencies to ensure that the applicant has incorporated the recommendations of the Geotechnical Report into the design and construction of the Project.	Prior to issuance of building permits	Project Applicant	Verify that the project design has incorporated the recommendations of the Geotechnical Report	County Building Inspection Department	
Hazardous Materials					
<i>Mitigation Measure 3-12: Lead and Asbestos Protection Procedures.</i> Lead and asbestos surveys should be reviewed/performed and a Demolition Plan for safe demolition of existing structures at the Project site should be prepared. All transportation of hazardous or contaminated materials from the site shall be performed in accordance with an approved Demolition Plan and Removal Action Workplan. The Demolition Plan should address both on-site worker protection and off-site resident protection from both chemical and physical hazards. All contaminated building materials shall be disposed of at appropriate licensed landfill facilities. Prior to whole-scale demolition, hazardous building materials such	Prior to issuance of demolition permit	Project Applicant	Verify compliance with Demolition Plan and Removal Action Workplan	County Building Inspection Department	

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<p>as peeling, chipping and friable lead-based paint and asbestos containing building materials should be removed in accordance with all applicable guidelines, laws and ordinances. The Demolition Plan should include a program of air monitoring for dust particulates and attached contaminants. Dust control and suspension of work during dry windy days should be addressed in the Demolition Plan.</p> <p>A licensed asbestos contractor must perform all asbestos related work if there is more than 100 square feet of asbestos involved. If less than 100 square feet is involved, the contractor is not legally required to have the asbestos licensing. However, the contractor must have proper training and utilize the same engineering controls, protective equipment, exposure monitoring, etc. that are required of a licensed asbestos contractor. For this reason, it is recommended that licensed asbestos contractors perform any asbestos related work regardless of the quantity. This is due to the fact that most of the non-asbestos contractors do not have trained asbestos workers or the specialized tools and equipment required to perform asbestos related work.</p> <p>For the impact of flaking and peeling lead paint the requirements of Title 8, California Code of Regulations, Section 1532.1 (T8 CCR 1532.1) must be followed. These requirements include (but are not limited to) the following:</p> <ul style="list-style-type: none"> • Loose and peeling lead-containing paint should be removed prior to building demolition. Workers conducting removal of lead paint must receive training in accordance with T8 CCR 1532.1. • The lead paint removal project should be designed by a 					

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<p>DHS certified lead project designer, project monitor or supervisor.</p> <ul style="list-style-type: none"> Workers conducting removal of lead paint must be certified by DHS in accordance with T8 CCR 1532.1. Workers that may be exposed above the Action Level must have blood lead levels tested prior to commencement of lead work and at least quarterly thereafter for the duration of the Project. Workers that are terminated from the Project should have their blood lead levels tested within 24 hours of termination. A written exposure assessment must be prepared in accordance with T8 CCR 1532.1. Any amount of lead waste generated from painted building components must be characterized for proper disposal in accordance with Title 22, Section 66261.24. 					
<p>Mitigation Measure 3-13: Conformance with the Uniform Fire Code. The Project shall be designed in accordance with all provisions of the Uniform Fire Code (UFC) (the most currently adopted revision), and with County of Alameda and State of California Standards for fire safety.</p>	Prior to issuance of building permits	Project Applicant	Verify compliance with Uniform Fire Code	County Building Inspection Department	
<p>Mitigation Measure 3-14A: Storm Water Pollution Prevention Plan. The following measure should be used prior to commencement of construction activities:</p> <ul style="list-style-type: none"> The developer shall submit a Notice of Intent (NOI) to the State and Regional Water Quality Control Board and prepare and implement a Storm Water Pollution 	Prior to issuance of building permits	Project Applicant through engineering consultants and general contractor	Verify acceptance of SWPPP by Alameda County Flood Control and Water Conservation District	County Building Inspection Department	

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<p>Prevention Plan (SWPPP), as required by the National Pollution Discharge Elimination System General Permit.</p> <ul style="list-style-type: none"> The SWPPP shall be consistent with the terms of the General Permit, the Manual of Standards for Erosion and Sedimentation Control Measures by the Association of Bay Area Governments (ABAG), policies and recommendations of the local urban runoff program (County of Alameda) and the Staff Recommendations of the RWQCB. <p>The SWPPP shall incorporate specific measures to reduce and treat runoff from developed areas of the site by means of vegetative buffers, grassy swales, or other means, to be effective for the life of the Project, and shall incorporate Best Management Practices (BMPs) to control sediment and erosion, both during the building process and in the long-term.</p> <ul style="list-style-type: none"> A copy of the SWPPP shall be made available at the Project site, but is not required to be submitted to the RWQCB. 			<p>(ACFCWCD) and that Notice of Intent was submitted to State and Regional Water Quality Control Boards.</p> <p>Verification of Construction General Permit from the State Water Resources Control Board and inclusion of BMPs in construction contracts.</p>		
<p><i>Mitigation Measure 3-14B: Storm Water Quality Control Plan (SWQCP).</i> Best Management Practices (BMPs) will be utilized during construction to ensure that erosion, runoff, and the alteration of existing drainage patterns from grading activities and construction would be minimized. The applicant would submit a SWQCP Plan to the County for review, which would include details on the BMPs</p>	<p>Prior to issuance of grading and building permits and continuously during the construction period</p>	<p>Project Applicant through engineering consultants and general contractor</p>	<p>Verify compliance with SWQCP and use of BMPs throughout construction period</p>	<p>County Building Inspection Department</p>	

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Hydrology/Water Quality					
<p>appropriate for this type of construction. Stormwater drainage connections and runoff controls shall be designed and constructed prior to beginning demolition in order to control any additional stormwater runoff created during construction activities. Connections and flow controls shall be established based on estimated natural or current runoff, if needed. The following practices have been shown to be efficient, cost effective, and versatile for small construction site operators to implement. The practices are divided into two categories: non-structural and structural. This list is intended as an outline summary; additional requirements may be imposed by the Alameda County Clean Water Division.</p> <p>Non-Structural BMPs</p> <ul style="list-style-type: none"> • Minimizing Disturbance • Preserving Natural Vegetation (where possible) • Good Housekeeping <p>Structural BMPs</p> <ul style="list-style-type: none"> • Erosion Controls Mulch • Grass Stockpile Covers • Sediment Controls: <ul style="list-style-type: none"> ▪ Silt Fence ▪ Inlet Protection ▪ Check Dams ▪ Stabilized Construction Entrances ▪ Sediment Traps 					

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<i>Mitigation Measure 3-16: Storm Drain Design.</i> The Applicant shall design the storm drain system to slow and detain runoff so that storm water is released into the drainage system at a rate no greater than the existing, pre-Project peak flow rate.	Prior to issuance of grading and building permits	Project Applicant through engineering consultants	Verify compliance with C.3 requirements of County Clean Water Program	County Building Inspection Department	
Noise					
<i>Mitigation Measure 3-17A: Construction Equipment.</i> Mufflers shall be used on all heavy equipment during construction activities.	During construction	Project Applicant through the general contractor	Verify use of mufflers on all construction equipment	County Building Inspection Department and Environmental Health Department	
<i>Mitigation Measure 3-17B: Construction Hours.</i> The Project should limit the operation of excessively noisy tools or equipment use in construction to the period between 7 a.m. and 7 p.m. on weekdays (except legal holidays) and between 8 a.m. and 5 p.m. on weekends. Additionally, adequate muffling and proper maintenance of all construction equipment use at the Project site shall be required. Signs shall be posted to notify the adjacent residents of the period of construction with a name and phone number to call for excessive noise complaints.	During construction	Project Applicant through the general contractor	Verify compliance with construction work hours	County Building Inspection Department and Environmental Health Department	
Recreation					
<i>Mitigation Measure 3-18: Alameda County Park Dedication Ordinance Fee.</i> The Applicant shall pay the required park fee in order to ensure that the Project bears the individual incremental share of improvements to accommodate the cumulative demand for park and recreation facilities resulting from the increase in population.	Prior to release of utility services for each dwelling unit	Project Applicant through	Verify timely receipt of park fees	County Planning Department	

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Traffic					
Mitigation Measure 3-19A: Routing Plan. The Applicant shall develop and submit a precise route of access to the property for construction vehicles for the term of construction. Alternative routes that minimize traffic past local residences and passive recreation area should be used if available.	Prior to issuance of grading and building permits	Project Applicant through engineering consultants and general contractor	Verify receipt and approval of construction vehicle routing plan	County Public Works Agency to review Routing Plan. Sheriff's Office and Calif. Highway Patrol may fine for violations	
Mitigation Measure 3-19B: Conformance with County Construction Traffic Policy. The Applicant shall conform with all County requirements with regard to construction traffic, such as warning signage and flag-person controls, as well as pilot cars / escorts for large loads.	Prior to issuance of grading and building permits and continuously during construction	Project Applicant through engineering consultants and general contractor	Verify compliance with construction vehicle routing plan	County Public Works Agency, Planning Department and Sheriff's Office	
Mitigation Measure 3-20: Remove the Visual Obstruction (Tree). The tree currently located just east of the proposed driveway should be removed if it is found to obstruct the easterly view of drivers exiting the Project Site.	Prior to issuance of grading permits	Project Applicant through general contractor	Verify compliance	County Building Inspection Department and Public Works Agency	