

**Vesting Tentative Tract Map 8296 & 8297/PLN2015-00180  
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Timing	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date/Initial
The following lists all mitigation measures recommended in the Project EIR as being necessary to reduce and/or avoid environment impacts to a level of less than significant:					
<b>Air Quality</b>					
<p><b>Mitigation Measure Air Quality-2, Construction Management Practices:</b> The Project shall demonstrate compliance with the following BAAQMD-recommended “Basic” and “Enhanced” construction mitigation measures:</p> <p><u>Basic Measures:</u></p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</li> <li>7. All construction equipment shall be maintained and properly</li> </ol>	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	Const. & Dev. Serv. Dept., Land Development Division	

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<p>tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p><u>Enhanced Measures:</u></p> <p>9. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>10. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>11. Windbreaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Windbreaks should have at maximum 50 percent air porosity.</p> <p>12. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>13. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</p> <p>14. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</p> <p>15. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</p>					

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<p>16. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</p> <p>17. Minimize the idling time of diesel powered construction equipment to two minutes.</p> <p>18. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.</p> <p>19. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</p> <p>20. Require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.</p> <p>21. Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.</p>					
<b>Biological Resources</b>					
<p><b>Mitigation Measure Bio-1a, Presence/Absence Surveys:</b> Conduct appropriately-timed surveys for the following special status plant species:</p> <p>I. Bent-flowered fiddleneck (<i>Amsinckia lunaris</i>), March - June</p>	In March or no later than April 30 of the year of construction and	Project Applicant, by consultant biologist	Verify survey was performed and, if CNPS-listed species are	Planning & Zoning Dept., Planning Division, based on Project Applicant's	

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<p>2. Big-scale balsamroot (<i>Balsamorhiza macrolepis</i>), March - June</p> <p>3. Fragrant fritillary (<i>Fritillaria liliacea</i>), February - April</p> <p>4. Diablo helianthella (<i>Helianthella castanea</i>), March - June</p> <p>5. Hairless popcorn flower (<i>Plagiobothrys glaber</i>), March - May</p> <p>If none of these species is found, no further measures are required.</p> <p><b>Mitigation Measure Bio-1b, Salvage of Special-Status Plants:</b> If any special status plants are found on site during the presence/absence surveys per Mitigation Measure Bio-1a, any such special status plants shall be salvaged prior to construction. Salvage shall be conducted in consultation with CDFW, and may consist of seed collection and relocation or plant transplantation.</p>	<p>prior to the issuance of any grading permit or other ground-disturbing activity</p>		<p>present, verify scheduling and location of construction activity to comply with directive.</p>	<p>plant survey</p>	
<p><b>Mitigation Measure Bio-2, Minimize Potential Take of AWS:</b> The Project applicant shall ensure that the following construction-period measures are implemented to minimize the potential take of AWS:</p> <p>1. In order to prevent AWS from entering construction areas during Project development, it is recommended a wildlife exclusion fence be placed at the property boundary at the southern end of the Project Area. The fence should be at least three feet high and should be entrenched three to six inches into the ground. It is recommended that exclusion funnels are included in the fence design so that terrestrial species are able to vacate the Project Area prior to disturbance.</p> <p>2. Monofilament netting, which is commonly used in straw wattle and other erosion preventatives, should not be used on</p>	<p>Prior to the issuance of any Grading permit or other ground-disturbing activity</p>	<p>Project Applicant, with consultant biologist oversight</p>	<p>Verify actions taken</p>	<p>Const. &amp; Dev. Serv. Dept., Land Development Division, verified by Project Applicant's biologist</p>	

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<p>the Project site in order to prevent possible entrapment of both common and special status terrestrial wildlife species.</p> <p>3. Trenches should be backfilled, covered or left with an escape ramp at the end of each workday. Trenches left open overnight should be inspected each morning for trapped wildlife species.</p>					
<p><b>Mitigation Measure Bio-3, Conduct a Pre-Construction Nesting Bird Survey:</b> Pre-construction surveys for nesting birds protected by the Migratory Bird Treaty Act of 1918 and/or Fish and Game Code of California shall be conducted within 30 days prior to initiation of construction, grading or ground-disturbing activities.</p> <p>1. The survey area shall include the Project site and areas within 100 feet of the site, to the extent that access can be obtained.</p> <p>2. If active nests are found, the Project shall follow recommendations of a qualified biologist regarding the appropriate buffer in consideration of species, stage of nesting, location of the nest, and type of construction activity. The buffer shall be maintained until after the nestlings have fledged and left the nest.</p> <p>3. If there is a complete stoppage in construction activities for 30 days or more, a new nesting-survey shall be completed prior to re-initiation of construction activities.</p>	30 days prior to start of ground disturbing construction activity	Project Applicant, by consultant biologist	Verify study was performed and, if owls present, verify provision of buffer zones in construction contracts	Const. & Dev. Serv. Dept., Land Development Division, verified by Project Applicant's biologist	
<b>Cultural Resources</b>					
<p><b>Mitigation Measure Cultural-2, Halt Construction/Assess Significance of Find/Follow Treatment Plan:</b> Prior to the initiation of ground-disturbing activities (including clearing vegetation and demolition procedures), the developer or contractor shall inform all supervisory personnel and all contractors whose activities may have subsurface soil impacts of</p>	During construction if resources are encountered	Project Applicant through General Contractor and consultant archaeologist if necessary	Verify requirements are included in construction contracts and track outcome if	Const. & Dev. Serv. Dept., Land Development Division County Planning Director and	

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<p>the potential for discovering archaeological resources, paleontological resources, tribal cultural resources and/or human remains, and of the procedures to be followed if these previously unrecorded cultural resources are discovered. These procedures shall include:</p> <ol style="list-style-type: none"> <li>1. halting all ground-disturbing activities within 100 feet of the area where a potential cultural resource has been found;</li> <li>2. notifying a qualified archaeologist of the discovery; and</li> <li>3. following a treatment plan prescribed by the appropriate professional if the cultural resource is deemed significant, in accordance with federal or state law</li> </ol> <p>In the event cultural resources as defined above are encountered during ground disturbing activities, the developer shall, subject to approval by the County of Alameda, retain an on-call archaeologist to review the excavation work, assess the significance of the potential cultural resource and prescribe a treatment plan. The archaeologist will consult with a paleontologist or tribal cultural resource specialist as required. The archaeologist shall report any finds in accordance with current professional protocols. The archaeologist shall meet the Professional Qualifications Standards mandated by the Secretary of the Interior and the California Office of Historic Preservation.</p> <p>In the event that any human remains are uncovered at the Project site during construction, there shall be no further excavation or disturbance of the site or any nearby area until after the Alameda County Coroner has been informed and has determined that no investigation of the cause of death is required, and (if the remains are determined to be of Native American origin) the descendants from the deceased Native American(s) have made a recommendation to the person responsible for the excavation work, for means of treating or disposing of, with appropriate</p>			triggered	County Coroner (if human remains are discovered)	

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dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98					
<b>Land Use</b>					
<p><b>Mitigation Measure Land Use-2, Topography Preservation:</b> The grading of the Project sites shall provide for split pads on Lots 1, 2, 8 and 15 of Tract 8297. Custom grading with the same effect, or pier and grade beam construction may be substituted on all or a portion of these lots, to the satisfaction of the Planning Director.</p>	Prior to issuance of Final Parcel Map	Project Applicant	Verify requirements are included on Final Map and all related construction documents	Planning Director review of Final Map Const. & Dev. Serv. Dept., Building Inspection Division, verify Building permit compliance	
<b>Noise</b>					
<p><b>Mitigation Measure Noise-1, Reduce Construction Noise Levels:</b> The following mitigation shall be implemented to reduce construction noise emanating from the Project site to the surrounding sensitive land uses:</p> <ol style="list-style-type: none"> <li>1. Comply with construction hours established within the Noise Ordinance to limit hours of exposure. The County's Municipal Code limits construction activities to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on weekends.</li> <li>2. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>3. Unnecessary idling of internal combustion engines should be strictly prohibited.</li> <li>4. Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors. Construct temporary noise barriers</li> </ol>	Prior to Issuance of Grading Permits	Applicant	Verify requirements are included in grading contracts	Const. & Dev. Serv. Dept., Land Development Division	

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<p>or partial enclosures to acoustically shield such equipment where feasible.</p> <p>5. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.</p> <p>6. Erect temporary noise control blanket barriers, if necessary, along building façades facing construction sites. Noise control blanket barriers can be rented and quickly erected.</p> <p>7. Utilize "quiet" air compressors and other stationary noise sources where technology exists.</p> <p>8. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the Project site.</p> <p>9. Route construction-related traffic along major roadways and away from sensitive receptors where feasible</p> <p>10. The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.</p> <p>11. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule</p>					



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<p><b>Mitigation Measure Noise-2, Best Management Practices to Assure Acceptable Vibration Levels:</b> The following mitigation shall be implemented into the Project to avoid structural damage due to construction vibration and to reduce the perceptibility of vibration levels at nearby sensitive land uses:</p> <ol style="list-style-type: none"> <li>1. Minimize or avoid using clam shovel drops, vibratory rollers, and tampers near the shared property lines of the adjacent land uses.</li> <li>2. When vibration-sensitive structures are within 25 feet of the site, survey condition of existing structures and, when necessary, perform site-specific vibration measurements to direct construction activities. Contractors shall continue to monitor effects of construction activities on surveyed sensitive structures and offer repair or compensation for damage.</li> <li>3. Construction management plans shall include predefined vibration reduction measures, notification of scheduled construction activities requirements for properties adjoining the site, and contact information for on-site coordination and complaints.</li> </ol>	Prior to Issuance of Grading Permits	Applicant	Verify requirements are included in grading contracts	Const. & Dev. Serv. Dept., Land Development Division	
<b>Transportation</b>					
<p><b>Mitigation Measure Transportation-7, County Review of Construction Plan:</b> The Project applicant shall prepare a Construction Operations Plan detailing the anticipated schedule of trips involving construction workers and equipment, and delivery of materials and supplies to and from the Project site during the various stages of construction activity. The Plan will be reviewed by the County of Alameda for compliance with applicable regulations.</p>	Prior to issuance of Grading permits	Project Applicant through general contractor	Verify compliance	Const. & Dev. Serv. Dept., Land Development Division	



Regulatory Requirements and/or Project-specific Recommendations	Timing	Implementation Responsibility	Verification		
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<p>The following is a list of other requirements or recommendations made by technical experts, and that have been identified in the EIR as either:</p> <ol style="list-style-type: none"> <li>1. Regulatory requirements that, when implemented as required, would effectively reduce or avoid environmental impacts to a level of less than significant, or</li> <li>2. Project-specific implementation strategies pursuant to such regulatory requirements, indicating best practices for regulatory compliance, or</li> <li>3. Other professional recommendation not required as mitigation for an identified environmental impact, but that are recommended to reduce potential adverse conditions that might otherwise occur.</li> </ol>					
<b>Aesthetics/Visual</b>					
Lighting quality, intensity and design are reviewed as a part of the <i>County's Design Review</i> process to ensure that potential light and glare impacts on neighbors is minimized.	Prior to issuance of building permits for construction of houses	Applicant	Verify compliance with approved lighting design plan	Planning Director	
<b>Geology &amp; Soils</b>					
All future homes constructed at the Project site will be required to be designed in accordance with all seismic provisions of the most recent version of the <i>California Building Code (CBC, 2016, in effect in January 1, 2017)</i> , and with County of Alameda and State of California Standards for seismic construction.	Prior to the Issuance of Building Permits	Applicant	Review of Building Permit applications		
<b>Hazardous Materials</b>					
It is recommended that the Project applicant and construction contractor implement feasible <i>Best Management Practices (BMPs)</i> during construction to ensure conformity with applicable hazardous materials regulations and to minimize the potential negative effects of routine use of hazardous materials.	Prior to issuance of Grading and Building Permits	Applicant, construction contractor	Review of Improvement Plans and verify BMPs are included in construction contracts	Const. & Dev. Serv. Dept., Land Development Division (grading) and Building Inspection Division (building)	
<b>Hydrology and Water Quality</b>					
The Project would disturb more than one acre and therefore the Project applicant is required to comply with the NPDES Construction General Permit issued by the SWRCB. The Project will be required to comply with those regulations and related					

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<p>state and federal laws that the SWRCB and the County consider necessary to avoid substantial adverse water quality and stormwater flow impacts.</p> <p><i>Construction General Permit:</i> The Project applicant shall submit a Notice of Intent to the SWRCB, indicating their intention to be covered under the Construction General Permit, and providing necessary information on the types of construction activities that are proposed to occur on the site.</p>	Prior to issuance of Grading Permit and/or any earth-moving activity on site	Project Applicant	Verify Notice of Intent submitted to SWRCB. Verify issuance of Construction General Permit from the SWRCB	Const. & Dev. Serv. Dept., Land Development Division	
<p><i>SWPPP:</i> As required by the NPDES General Construction Permit and prior to any grading activity on the site, the Project applicant shall prepare and implement a SWPPP. The SWPPP shall be consistent with:</p> <ol style="list-style-type: none"> <li>1. terms of the Construction General Permit,</li> <li>2. recommendations of the RWQCB staff,</li> <li>3. the Manual of Standards for Erosion and Sedimentation Control Measures by the Association of Bay Area Governments, and</li> <li>4. Local policies, regulations, and recommendations of the County of Alameda (Chapter 13.08: Stormwater Management and Discharge Control, and Chapter Ch. 15.36, Grading, Erosion and Sediment Control).</li> </ol>	Prior to issuance of Grading Permit and/or any earth-moving activity on site	Project Applicant	Verify acceptance of SWPPP by Ala. County Clean Water Program, with Permit file number	Const. & Dev. Serv. Dept., Land Development Division	
<p><i>SWPPP BMPs:</i> BMPs shall be utilized during construction to prevent excessive stormwater runoff, to prevent stormwater runoff from carrying materials onto adjacent properties, public streets or to creeks, and to minimize contamination of stormwater runoff. These detailed BMP shall be included as part of the SWPPP to be submitted to the County, and shall be implemented at the site during grading and construction. Typical BMPs may include, but are not limited to:</p> <ol style="list-style-type: none"> <li>1. Stormwater drainage connections and runoff controls shall be designed and constructed prior to beginning demolition</li> </ol>	Prior to issuance of Grading Permit	Project Applicant, through engineering consultants and general contractor	Verify inclusion of BMPs in construction contracts.	Const. & Dev. Serv. Dept., Land Development Division	

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<p>and/or grading in order to control any stormwater runoff created during these activities. Connections and flow controls shall be established based on estimated natural or current runoff, if needed.</p> <ol style="list-style-type: none"> <li>2. Only clear land which will be actively under construction in the near term (e.g., within the next 6-12 months), minimize new land disturbance during the rainy season, and avoid clearing and disturbing sensitive areas (e.g., steep slopes and natural watercourses) and other areas where site improvements will not be constructed.</li> <li>3. Provide temporary stabilization of disturbed soils whenever active construction is not occurring on a portion of the site through water spraying or application of dust suppressants, and gravel covering of high-traffic areas. Provide permanent stabilization during finish grade and landscape the Project site.</li> <li>4. Safely convey runoff from the top of the slope and stabilize disturbed slopes as quickly as possible.</li> <li>5. Delineate the Project site perimeter to prevent disturbing areas outside the Project limits. Divert upstream run-on safely around or through the construction.</li> <li>6. Sediment controls shall be provided at the edge of disturbed areas including such facilities as silt fences, inlet protections, sediment traps and check dams. Silt fences or straw wattles shall be installed prior to any grading at the project site and shall be operable during the rainy season (October 15 to April 15).</li> <li>7. Between October 15 and April 15, all paved areas shall be kept clear of earth materials and debris, and all sediment barriers shall be inspected and repaired at the end of each working day and, in addition, after each storm.</li> <li>8. Runoff from the Project site should be free of excessive sediment and other constituents.</li> <li>9. Control tracking at points of ingress to and egress from the Project site.</li> </ol>					

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<p>10. Retain sediment-laden waters from disturbed, active areas within the Project site.</p> <p>11. Perform construction activities in a manner to keep potential pollutants from coming into contact with stormwater or being transported off site to eliminate or avoid exposure.</p> <p>12. Store construction, building, and waste materials in designated areas, protected from rainfall and contact with stormwater runoff. Dispose of all construction waste in designated areas, and keep stormwater from flowing onto or off these areas. Prevent spills and clean up spilled materials.</p>					
<p>Pursuant to the <i>Municipal Regional Stormwater NPDES Permit (MRP)</i>, the Project is required to meet performance standards for new development as defined in the NPDES Provision C.3 requirements. These C.3 provisions require the Project to implement source controls and stormwater treatment measures in the Project's plans and designs to address soluble and insoluble stormwater runoff pollutant discharges.</p>	Prior to approval of Final Map	Project Applicant and their engineering consultants	Verify NPDES C.3 requirements as part of Final Map improvement documents	Const. & Dev. Serv. Dept., Land Development Division  ACCWP	
<p><i>Post-Construction BMPs:</i> The Project shall implement Tier 2 post-construction BMPs as defined in Table 2 of the <i>Regional Board Staff Recommendations for New and Redevelopment Controls for Stormwater Programs section of Alameda County's Stormwater Management Plan</i>. Under Tier 2 BMPs, drainage from all paved surfaces, including streets, parking lots, driveways and roofs should be routed through an appropriate treatment mechanism before being discharged into the storm drain system. The BMPs are designed to meet the "maximum extent practicable" definition of treatment as specified in the federal Clean Water Act. Specific post-construction BMPs to be implemented at the Project site should include, but are not limited to the following:</p> <p>1. Minimize directly connected impervious area at residential lots. All rainfall from residential rooftops and in-lot impervious surfaces should be routed through lawn areas or other pervious surfaces within yards, where infiltration can filter pollutants through the soil before such runoff reaches the storm drain system. Although existing soils on the</p>	Prior to approval of Final Map	Project Applicant and their engineering consultants and general contractor	Verify NPDES BMPs are included in Final Map improvement documents Verify that NPDES BMPs are installed as designed and approved	Const. & Dev. Serv. Dept., Land Development Division  Ala. County Clean Water Program	

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<p>Project sites have been identified as having moderate to moderately slow infiltration rates, the upper layers of soils generally consist sandy and silty clays for which infiltration-based stormwater management solutions can be effective.</p> <p>2. Biofilters, also known as vegetated swales are vegetated slopes and channels that should be designed into the Project to transport shallow depths of runoff slowly over vegetation. Biofilters can be effective at the site if flows are slow and depths are shallow. This can generally be achieved by grading the site and sloping pavement in a way that promotes sheet flow of runoff. For biofilter systems, features that concentrate storm flows (such as curb and gutter, paved inverts, and long drainage pathways across pavement) must be minimized. The slow movement of runoff through the vegetation will provide an opportunity for sediments and particulates to be filtered and degraded through biological activity. A biofilter system may also provide an opportunity for stormwater infiltration which can further remove pollutants and reduce runoff volumes.</p> <p>3. Retention and detention systems should be designed primarily to store runoff for one to two days after a storm, prior to discharge into the storm drain system. A properly designed retention/detention system will release runoff slowly enough to reduce downstream peak flows, allow fine sediments to settle, and uptake dissolved nutrients from the runoff in wetland vegetation.</p>					
<p><i>Post-Construction BMP Design Criteria:</i> The post-construction water quality treatment BMPs shall be designed and constructed to incorporate, at a minimum, the hydraulic sizing design criteria as published in the <i>Alameda County Clean Water Program's C.3 Technical Guidance Manual</i> for treatment of stormwater runoff.</p>	Prior to approval of Final Map	Project Applicant through engineering consultants and general contractor	Verify that applicable design BMPs are used in Final Map improvement documents Verify that post-construction water quality treatment BMPs	Const. & Dev. Serv. Dept., Land Development Division  Ala. County Clean Water Program	

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			are installed pursuant to designed and approved criteria		
Detention of Increased Stormwater Flows: The Project's storm drain system shall be designed to provide for over-sized underground conduits (pipes) and/or detention basin that provide for the detention of increased storm water flows attributable to the Project. The amount of required detention storage shall be equal to the difference in volume of the increased runoff attributed to the Project, less the volume of existing runoff from the site(s). Assurances shall be provided for the continued maintenance of these storage facilities. <i>The Municipal Regional Stormwater NPDES Permit (MRP) performance standards and the 2008 Engineering Design Guidelines</i> prepared by the County Public Works Department apply to required flow controls for the typical 10-year design storm, as well as for larger (i.e., 100-year) design storms.	Prior to the approval of the Final Map	Applicant	Verify design calculation for detention basin design pursuant to Final Map design documents	Const. & Dev. Serv. Dept., Land Development Division  Ala. County Clean Water Program	
<b>Geology and Soils</b>					
Pursuant to the <i>Project's Geotechnical Investigation Report</i> , grading procedures in Tract 8297 should commence with an over-excavation of fill, soft soils deposits and residual soils from the area of Lots 4 thru 6.	Prior to the Issuance of Grading Permits	Applicant	Review of Grading Permit	Const. & Dev. Serv. Dept., Land Development Division	
Pursuant to the <i>Project's Geotechnical Investigation Report</i> , construction of all residential building foundations and slabs within the Project should conform as follows: 1. <i>Foundations in Cut Pads</i> : In excavated, level building pads that expose bedrock materials at the surface, geotechnical conditions would be acceptable for implementation of conventional strip footing foundations that are structurally integrated to slab-on-grade floors. 2. <i>Foundations in Fill Pads</i> : It is recommended that where level building pad grades have been established by the placement of fill, a foundation system that employs drilled, cast-in-place reinforced concrete piers that extend into the underlying	Prior to the Issuance of Building Permits	Applicant	Review foundation designs as included in Building Permit application	Const. & Dev. Serv. Dept., Building Inspection Division	



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<p>bedrock materials, be utilized. Structural loads should determine pier spacing. The piers should contain steel reinforcement over their entire length, with reinforcement as directed by the project Structural Engineer.</p> <p>3. <i>Concrete Slab-On-Grade</i>: Concrete slabs-on-grade will provide satisfactory floor area for the garage and patio areas. In order to reduce the potential for slab cracking, detailed recommendations are presented.</p>					
<p>Pursuant to the <i>Project's Geotechnical Investigation Report</i>, construction of all retaining walls within the Project should conform as follows:</p> <ol style="list-style-type: none"> <li>All retaining walls shall have a drain blanket consisting of Class II Permeable material (conforming to Caltrans specifications) of minimum 12-inches in width or a Geo-composite drain, extending for the full height of the wall, except for 18-inches of compacted soil cover at the surface.</li> <li>Retaining walls at the base of cut at rear of Lots 7, 8 and 9 (Tract 8297) shall be designed to the base of a cut into the hillside that would expose bedrock, and designed for a drained condition capable of resisting lateral pressures exerted from soils having an equivalent fluid weight of 40 pcf.</li> <li>The retaining wall at top of cut and below existing retaining wall on Lots 1, 2 and 3 (Tract 8296) should be designed as a "soldier beam wall", as it is able to be constructed in phases. This would avoid undermining of the wall above, and the drilled pier support can be designed neglecting the upper portion of pier embedment.</li> <li>Mechanically stabilized earth retaining walls at the base of fill at Lots 10 through 15 (Tract 8296) using modular concrete unit walls with geo-grid reinforced backfill (i.e., Keystone, Allan Block, etc.) should be designed by the Soils Engineer of Record for the Project.</li> <li>Structural retaining walls at the split level transition in building pads at Lots 9 through 16 (Tract 8296) and Lots 1, 2, 8 and 15 (Tract 8297), where the interior foundation</li> </ol>	Prior to the Issuance of Grading Permit and/or Building Permits for retaining walls	Applicant	Review of Grading/Building Permit	Const. & Dev. Serv. Dept., Land Development Division	

Regulatory Requirements and/or Project-specific Recommendations	Timing	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date/Initial
footprint is used to retain a vertical configuration in the step between upper and lower pads, should be designed for a drained condition and to resist lateral pressures exerted from soils having an equivalent fluid weight of 55 pcf					
<b>Public Schools</b>					
The Project would be subject to and would be required to pay the appropriate amount pursuant to the County School Impact Fee applicable to new residential development in Alameda County. Payment of the fee would ensure that the Project would fund its incremental share of school improvements to accommodate the cumulative student demand for schools and school facilities resulting from the increase in population.	Prior to approval of Building Map	Applicant	Verify payment of School fees	Planning Department	
<b>Noise</b>					
Residential units located adjacent to D Street on Tract No. 8296 should be provided with forced-air mechanical ventilation, so that windows can be kept closed at the occupant's discretion to maintain interior noise levels at or below 45 dBA Ldn.	Prior to approval of Building Permits	Applicant	Review Building permit for compliance	Const. & Dev. Serv. Dept., Building Inspection Division	
<b>Traffic and Transportation</b>					
The Project's proposed design, including its proposed access roads, does not pose significant hazard constituting a CEQA impact, particularly given the low-volume of cross-traffic on this segment of D Street. However, the Traffic Engineer recommends enhancing the sight distance for vehicles exiting the Project sites, by prohibiting on-street parking on the south side of D Street for a distance of more than 300 feet, from approximately 30 feet east of the Tract 8297 intersection to 30 feet west of the Tract 8296 intersection.	Prior to approval of Final Map	Applicant	Review Final Map for compliance	Planning Department	
The Traffic Engineer recommends providing "bulbouts" to reduce the curb-to-curb roadway width to 24 feet at the intersections of the Project's proposed internal access streets with D Street. Such a reduction in width on the northern-most 10 to 20 feet of both local access streets would allow for a reduction in pedestrian crossing distances for pedestrians on D Street,	Prior to approval of Final Map	Applicant	Review Final Map for compliance	Planning Department	

Regulatory Requirements and/or Project-specific Recommendations	Timing	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date/Initial
thereby improving pedestrian circulation and safety.					