



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

HEARING DATE: January 22, 2018

GENERAL INFORMATION

**APPLICATION
TYPE AND**

NUMBER: PLN2017-00178

**OWNER/
APPLICANT:** Rodger & Catherine Eckhardt

PROPOSAL: To allow continued operation of a community facility (child care) for 51 children, ages 5-11 years old.

**ADDRESS AND
SIZE OF PARCEL:** 20166 Wisteria Street, east side, 1,100-feet, south of Somerset Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's number: 084A-0130-066-00. The parcel is approximately 0.31 acres in area (13,482 Sq. Ft.).

ZONING: R-S-D-15 (Suburban Residence, 1,500 square feet per dwelling unit) Zoning District

GENERAL PLAN

DESIGNATION: The site lies within the boundaries of the *Castro Valley General Plan* adopted by the County of Alameda Board of Supervisors, March 2012. Designated RMX (Residential Mixed Density, 8-29 du/ac). This land use category is intended to provide a variety of housing types near commercial business districts while maintaining the existing character and development pattern of the neighborhood. The housing types include one-family dwellings, duplexes, townhomes, and two-story multi-family residential uses. Residential densities range from 8 to 29 units per net acre based on the lot width, depth, and size.

ENVIRONMENTAL

REVIEW: This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15301, Class 1, Existing Facilities, involving negligible or no expansion of a use beyond that existing at the time of permit application.

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council (MAC) take testimony for this

application to allow the continued operation of the community facility, and make the recommendation to the West County Board of Zoning Adjustments (WBZA) to approve the application, with the determination that this is an appropriate land use at this location, and that the enclosed findings and conditions of approval should be considered.

PARCEL ZONING HISTORY

June 21, 1951, the 12th Zoning Unit, designated the site and the Castro Valley area as a "R-1-A" (Single Family Residence, Agricultural) District.

September 28, 1952, the 26th Zoning Unit, designated the site and the Castro Valley area from "R-1-A" to "R-S-D-3" (Suburban Residence, 2,500 Sq. Ft. per Dwelling Unit).

April 26, 1995, Conditional Use Permit, C-6557, approved the operation of a community facility (private pre-school) for 45 children.

April 12, 2000, Conditional Use Permit, C-7575, approved the continued operation of a community facility (private pre-school) for 45 children, and expansion of the facility to allow an additional 5 children.

December 12, 2007, Conditional Use Permit, C-8582, approved the continued operation of a day care facility for 50 children for ages 5 – 11 years, subject to nine conditions, and a termination date of December 17, 2017.

SITE AND CONTEXT DESCRIPTION

Physical Features: The site is a level, generally rectangular-shaped lot, with a single-story, 2,414 square foot single family home converted for the child care use, an access driveway, parking and pick-up/drop-off area at the front of the property, and a play area to the rear. The front yard is landscaped. The 12 foot wide drop-off area at the middle of the site is used for after school van arrivals. There are four on-site client parking spaces, with a turnaround area in front. There is additional parking for facility vehicles behind an existing fence adjacent to the client parking area.

Facility Operation: The property is occupied by the Growing Years Day Camp, which provides child care services year-round, Monday through Friday, from 6:30am until 6pm. Operation of a child care facility with 50 children aged 5-11 years, open from 6:30am-6pm, was previously authorized by Conditional Use Permit (CUP) C-8582 in December of 2007. Prior to 2007 the facility operated under CUPs C-6557 and C-7575. There are no changes to the operation proposed at this time. The facility has been in continuous use since 1995. Currently, 69 children are enrolled at the facility, but a maximum of 51 students are present on-site at any one time. The current state license is for a maximum of 51 children, and the facility has been operating at that capacity since around 2007.

Children are dropped off in the morning between 6:30-9am and picked up between 3:30-6pm. Facility staff includes six teachers and one teachers' aide. Although student enrollment is consistent, attendance fluctuates during summer and holiday seasons when fewer children attend class. Based on staff's conversations with the applicant, there are three facility vehicles, which are stored in a secure area on-site but outside of the client parking area, that are used to transport children from their respective schools to the Day Camp during the school year. There are no mid-day pick-ups or drop-offs involving personal vehicles unless there is a special circumstance.

Adjacent Area: The subject property is surrounded on all sides by single and multi-family residential development, with medical, office and commercial land uses located nearby.

PROJECT DESCRIPTION

The applicant is requesting renewal/approval of a Conditional Use Permit (CUP) for the continued operation of an existing childcare facility with 51 children. This is a slight change from the previous CUP, which allowed 50 children. However, the facility has been accommodating 51 children at the site for some time, and the state license authorizes the facility to care for up to 51 children at one time. No physical changes or expansion to the facility are proposed, and there is no change proposed to the facility's operation activities or hours.

REFERRAL RESPONSES

Alameda County Fire Department, Fire Prevention Bureau: Response received on March 10, 2017: Fire Department requires that the operation must comply with Community Care Licensing requirements.

Public Works, Land Development: Response received on on March 13, 2017: "No comment".

Building Inspection Department: Response received on March 15, 2017: the Department has no objection to this existing facility proceeding with the planning process. Building Permits will be required if new work is done in the future.

Public Works, Grading: Response on November 8, 2017: "No comment".

Code Enforcement Department: Response on August 16, 2017: "No comment".

Neighboring Properties: As of this writing, staff has not received a response from any neighbors regarding this project.

Code Enforcement: There is no history of complaints or violations related to the operation of the pre-school.

STAFF ANALYSIS

Compliance with Castro Valley General Plan Goals/Policy, March 2012: Castro Valley has the highest proportion of children with parents in the workforce among all of Alameda County's cities and unincorporated towns, according to the 2000 census. Accordingly, the General Plan includes the following child care related goals and policy:

Goal 4.4-1: Provide civic uses and community facilities such as churches, schools, and day care within residential neighborhoods while minimizing the impacts of those facilities on residences in the immediately surrounding area.

Goal 8.5-1: Provide a variety of affordable childcare facilities to meet the needs of the present and future Castro Valley residents and those who work in the community.

The subject child care facility is located within a residential neighborhood, is equipped with five (5) readily accessible parking stalls, has been in operation without complaint since 1995, and serves the needs of those who work and live in the community. There are no known adverse impacts to surrounding land uses.

Compliance with Zoning Ordinance: Community Facilities, including nursery schools, are recognized as

being part of the public life of the community. Code section 17.12.040 (a) allows such uses within the R-S (Suburban Residence) Zoning District upon issuance of a conditional use permit (CUP) by the Board of Zoning Adjustments [17.12.040 (a)]. The subject property is located within the R-S zoning district and a CUP has been approved and renewed twice for this use at the subject property.

The applicant submitted the subject CUP renewal application in October 2017. The previous CUP expired in December 2017. The applicant has continued to maintain a valid state license and has been operating in good standing with the community since 1995. The state license allows for 51 children to be accommodated on-site at one time and the applicant has indicated that there are times when 51 children are in attendance on-site. The previous CUP allowed 50 children, but staff recommends that the permit be modified to reflect the state license and actual Day Camp attendance. There is no history of complaints about the facility. With approval of the subject CUP, the facility will be in compliance with all permitting and licensing requirements.

Childcare Facilities Policy: The County policy requires issuance of a CUP for childcare facilities with 15 or more children. The policy establishes performance standards which generally require that the property be maintained in good condition, that hours of operation be on weekdays between 6:30am and 6pm, that adequate parking be provided, and that the CUP be renewed periodically.

The property is in good condition, the facility hours of operation are within the policy parameters, and adequate parking is provided, as evidenced by lack of complaints over the past two decades. With issuance of the requested CUP, the facility will be in compliance with the above referenced performance standards.

The Policy also contains recommended conditions of approval. Applicable conditions are included with the current proposal.

Facility Operation: Drop-off and pick-up areas for children are located in front of the property, and the main client parking is on the south side of the property, at the side of the building. The parking area is accessed by a 16-foot driveway from Wisteria Street, and is designed to provide four client parking spaces and additional parking for facility vehicles behind an existing fence.

Parents must park and stay with their children to sign-in until they are acknowledged by a teacher. The average time to accomplish this is between three and five minutes. The applicant reports that congestion is not a problem because the drop-off and pick-up times are staggered between 6:30-9am and 3:30-6pm, and anyone making a pick-up or drop-off is asked to park on or off-site and walk-in if they will spend longer than five minutes at the facility. There would be a total of four full-time teachers on site during capacity operation. There are six teachers and one assistant director employed by the owner/director. Since no complaints about parking/congestion have been filed against the property and the applicant reports no related issues, it appears that site parking facilities and policies are sufficient to support the use of the site as a day camp for 51 children and its related staff. A copy of the facility's parking policy is attached.

Staff visited the site to report the condition of the landscaping and outdoor areas. These areas were found to be in good condition. The location of the landscaping provides some buffer of noise generated by the children during outdoor activities. No noise related complaints have been submitted to staff as of this writing.

CONCLUSION

The proposed facility meets General Plan, Zoning, and Childcare Facilities Policy requirements.

Additionally, the facility has been in operation for over 30 years without complaint, which indicates there are no adverse impacts within the project vicinity. Moreover, the establishment fulfills a public need by providing care for 51 children from the community.

This application is being submitted in a timely manner, with the previous CUP for the site approved in 2007 for ten years. Staff recommends that the current CUP also be issued for a period of ten years, since the operation is in good standing, with no complaints.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

1. Is the use required by the public need?

Yes. The use is required by the public need as there continues to be a shortage of after-school facilities in Castro Valley. Single parent and dual income households, which are common in the project area, generate and sustain a demand for this type of operation in the community.

2. Will the use be properly related to other land uses and transportation and service facilities in the vicinity?

Yes. The use is properly related to other land uses and transportation and service facilities in the vicinity. Such uses include medical and professional offices, retail and service establishments, and a variety of residential land uses, which contribute to the demand for childcare services in the project area.

3. Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood?

No. The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as no significant problems are known to be associated with the pre-school facility on the property. Outdoor play areas are located where they can be well supervised and the hours of operation do not disrupt adjoining residential land uses. In addition, the facility itself provides a safe place for children to be cared for during the day.

4. Will the use be contrary to the character or performance standards established for the District in which it is to be considered?

No. The use will not be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered as properly reviewed and conditioned to avoid potential impacts. Further, child care and educational support facilities are suitable land uses within single family residential districts.

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council (MAC) make the recommendation to the West County Board of Zoning Adjustments (WBZA) to approve the application, with the determination that this is an appropriate land use at this location, and that the enclosed findings and

conditions of approval should be considered.

CONDITIONS OF APPROVAL

1. Approval of this permit authorizes the continued operation of a community facility (child care) for 51 children, ages 5-11, located at 20166 Wisteria Street, in unincorporated Castro Valley area of Alameda County, designated Assessor's number: 084A-0130-066-00. The facility shall be operated in general conformity with the plans as indicated on "Exhibit A" on file with the Alameda County Planning Department, and all requirements herein.
2. This permit authorizes the operation of this child care facility for up to 51 children, ages 5 - 11 years old.
3. The facility program shall be limited to a maximum total of 50 children and those educational activities described in the application. No weekend or evening hours are permitted, except as needed for occasional special events (e.g. PTA meeting, open house, etc.).
4. All requirements of the following County and State agencies shall be met:
 - Alameda County Fire Department;
 - State Department of Social Services;
 - Health Care Services Agency.
5. The permit shall expire ten (10) years from the effective date of CUP PLN2017-00178.
6. Pursuant to Section 17-52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.
7. There shall be secure fencing in conformance with County requirements around all outdoor play areas.
8. One (1) sign conforming to the Alameda County Zoning Ordinance is allowed for the site.
9. The entire premises, including driveways, patios, structures, and landscaping, shall be maintained in a functional manner and in an attractive manner to the standards of the Neighborhood Preservation Ordinance.
10. It is the responsibility of the operator to assure that pick-up and drop-off of the children is safe, convenient, and considerate of the neighborhood. The operator shall have a flyer or newsletter describing the procedures for pick-up and drop-off of children that is given to all parents of children at the facility. This information shall also be given to parents in orientation sessions and any regular parent meetings. The flyer shall be subject to approval by the Planning Director prior to distribution and use and shall contain at least the following instructions:
 - a) The proper parking space(s) in order of priority are as follows. Private, off-street parking, such as in the driveway apron, shall be utilized first. If private parking is not available at the moment, the parent shall be instructed to utilize on-street parking directly in front of the facility, and then on-street parking farther away if the parking in front is occupied.
 - b) Under no circumstances shall a parent=s car block the driveway of any other property in the neighborhood.

- c) To the extent possible, parent arrivals shall be staggered during the day.
- d) As they use the facility, parents shall observe all State and local laws related to the operation and parking of their cars.
- e) Parents shall not honk their horns to signal their arrival at the facility.
- f) The flyer will advise parents that they must be respectful of the fact that the day care facility is located in a residential neighborhood. Particularly as to the operation of their car, safe speed, parking, etc., parents should conduct themselves as if in their own neighborhood. Repeated failure of an individual parent to follow these instructions shall be grounds for dismissal of their child from the facility. Failure of the facility to achieve neighborhood compatibility can jeopardize the permit to operate.

ATTACHMENTS

Project Description
Facility Parking Policy
Referral Responses
Photographs
Plans

EXHIBITS

Prepared by: Richard Tarbell
Reviewed by: Christina Horrisberger, Senior Planner

**RESOLUTION NO. Z-18-XX OF
THE WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF FEBRUARY XX, 2018 CONCERNING CONDITIONAL
USE PERMIT, PLN2017-00178**

WHEREAS Rodger & Catherine Eckhardt have filed for CONDITIONAL USE PERMIT, PLN2017-00178, continued operation of a community facility (child care) for 51 children, ages 5-11, located at 20166 Wisteria Street, east side, 1,100-feet, south of Somerset Avenue, unincorporated Castro Valley area of Alameda County, designated Assessor's number: 084A-0130-066-00; and

WHEREAS the Board did hold a public hearing on said application at the hour of 1:30p.m. on the XXth day of XX 2018, in the Alameda County Building, 224 West Winton Avenue, Public Hearing Room, Hayward, California; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 19, Section 15301, Class 1, Existing Facilities, involving negligible or no expansion of a use beyond that existing at the time of permit application; and

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

WHEREAS the Applicants appeared at said public hearing on behalf of the Applicant and presented testimony in support of the application; and

WHEREAS the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

NOW THEREFORE

BE IT RESOLVED that the Board finds that:

- (a) The use is required by the public need as there continues to be a shortage of after-school facilities in Castro Valley. Single parent and dual income households, which are common in the project area, generate and sustain a demand for this type of operation in the community.
- (b) The use will be properly related to other land uses and transportation and service facilities in the vicinity. Such uses include medical and professional offices, retail and service establishments, and a variety of residential land uses, which contribute to the demand for childcare services in the project area.
- (c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as no significant problems are known to be associated with the pre-school facility on the property.

Outdoor play areas are located where they can be well supervised and the hours of operation do not disrupt adjoining residential land uses. In addition, the facility itself provides a safe place for children to be cared for during the day.

- (d) The use will not be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered as properly reviewed and conditioned to mitigate known project impacts, educational support facilities are suitable land uses within single family residential districts.

NOW THEREFORE

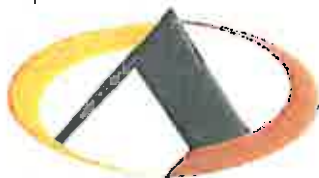
BE IT FURTHER RESOLVED that the Board does hereby approve the said application as shown by materials labeled Exhibit "A", dated October 5, 2017, on file with the Alameda County Planning Department subject to the following conditions:

CONDITIONS OF APPROVAL

1. Approval of this permit authorizes the continued operation of a community facility (child care) for 51 children, ages 5-11, located at 20166 Wisteria Street, Castro Valley. The facility shall be operated in general conformity with the plans as indicated on "Exhibit A" on file with the Alameda County Planning Department, and all requirements herein.
2. This permit authorizes the operation of this community facility for up to 51 children, ages 5-11 years old.
3. The facility program shall be limited to a maximum total of 51 children and those educational activities described in the application. No weekend or evening hours are permitted, except as needed for occasional special events (e.g. PTA meeting, open house, etc.).
4. All requirements of the following County and State agencies shall be met:
 - Alameda County Fire Department;
 - State Department of Social Services;
 - Health Care Services Agency.
5. The permit shall expire ten (10) years from the effective date of CUP PLN2017-00178.
6. There shall be secure fencing in conformance with County requirements around all outdoor play areas.
7. One (1) sign conforming to the Alameda County Zoning Ordinance is allowed for the site.
8. The entire premises, including driveways, patios, structures, and landscaping, shall be maintained in a functional manner and in an attractive manner to the standards of the Neighborhood Preservation Ordinance.
9. It is the responsibility of the operator to assure that pick-up and drop-off of the children is safe, convenient, and considerate of the neighborhood. The operator shall have a flyer or newsletter describing the procedures for pick-up and drop-off of children that is given to all parents of children at the facility. This information shall also be given to parents in orientation sessions and any regular parent meetings. The flyer shall be subject to approval by the Planning Director prior to distribution and use and shall contain at least the following instructions:

- a) The proper parking space(s) in order of priority are as follows. Private, off-street parking, such as in the driveway apron, shall be utilized first. If private parking is not available at the moment, the parent shall be instructed to utilize on-street parking directly in front of the facility, and then on-street parking farther away if the parking in front is occupied.
- b) Under no circumstances shall a parent's car block the driveway of any other property in the neighborhood.
- c) To the extent possible, parent arrivals shall be staggered during the day.
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**WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ALAMEDA COUNTY PLANNING DEPARTMENT**



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8783

www.acgov.org/cda

PROJECT REFERRAL

Date:

RE: Case No. PLN2017-00178
Conditional Use Permit

Due Date: November 9, 2017

ACPWA JOHN ROGERS
ACPWA GRADING DIVISION
ALAMEDA CO. FIRE DEPT.
CASTRO VALLEY MUNICIPAL ADVISORY
COUNCIL

ACPWA BUILDING DEPARTMENT
JUSTIN LAURENCE
PLANNING TECHNICIAN

The following application is referred to you for your information and recommendation:

to allow continued operation of a community facility (child care) for 50 children, ages 5-11., located at 20166 Wisteria St (Castro Valley), Side: East; Distance: 1,100 ft.; Direction: South; Of Cross Street: Somerset Ave., unincorporated area of Castro Valley.

APN: 084A-0130-066-00

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines (Section 15301 - Class 1, Existing Facilities), as the project is limited to the operation, maintenance, and permitting of an existing use, structure(s) or facilities with minor repair or alteration, involving negligible or no expansion of the use beyond that existing at the time that the County takes action on this project, or is otherwise consistent with CEQA Guidelines for Class 1 projects.

The Building Department has no objection
for the proposed planning process
Building permit (s) will be required for new work
Submit plans that are in compliance with the
California Building Codes and Alameda County
Ordinances to the Building Department
for review and approval

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below your organization, department or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at the above number.

Sincerely,

Richard Tarbell
Development Planning Division
richard.tarbell@acgov.org

Applicant: CATHERINE ECKHARDT 4631 Proctor Rd., Castro Valley, Ca 94546

PROJECT REFERRAL

Date:

RE: Case No. PLN2017-00178

Owner: ECKHARDT RODGER A & CATHERINE J TRS 4631 Proctor Rd, Castro Valley,

_____ No Comment - Date _____

Attachments

PROJECT REFERRAL

Date:

RE: Case No. PLN2017-00178

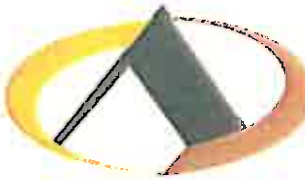
Owner: ECKHARDT RODGER A & CATHERINE J TRS 4631 Proctor Rd, Castro Valley,

✓ No Comment - Date 11/8/17

Attachments

Andy Lee

GRADING



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

PROJECT REFERRAL

Date:

RE: Case No. PLN2017-00178
Conditional Use Permit

Due Date: November 9, 2017

ACPWA JOHN ROGERS

ACPWA GRADING DIVISION

ALAMEDA CO. FIRE DEPT.

CASTRO VALLEY MUNICIPAL ADVISORY
COUNCIL

ACPWA BUILDING DEPARTMENT

JUSTIN LAURENCE

PLANNING TECHNICIAN

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APN: 084A-0130-066-00

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines (Section 15301 - Class 1, Existing Facilities), as the project is limited to the operation, maintenance, and permitting of an existing use, structure(s) or facilities with minor repair or alteration, involving negligible or no expansion of the use beyond that existing at the time that the County takes action on this project, or is otherwise consistent with CEQA Guidelines for Class 1 projects.

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

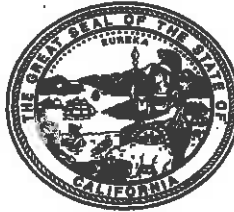
If you have any questions, please contact me at the above number.

Sincerely,

Return to →

Richard Tarbell
Development Planning Division
richard.tarbell@acgov.org

cc: Applicant: CATHERINE ECKHARDT 4631 Proctor Rd., Castro Valley, Ca 94546



State of California

Department of Social Services

Facility Number: 013420533

Effective Date: 05/12/2010

Total Capacity: 51

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

CATHERINE ECKHARDT

to operate and maintain a

SCHOOL AGE DAY CARE CENTER

Name of Facility

GROWING YEARS DAY CAMP

20166 WISTERIA ST

CASTRO VALLEY, CA 94546

This License is not transferable and is granted solely upon the following:

AGES SERVED: 4.9 YEARS TO 12 YEARS. OPERATES IN ONE BUILDING. HOURS OF OPERATION: 6:30 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY.

Client Groups Served:

CHILDREN

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(510) 622-2602

Jeffrey Hiratsuka
Deputy Director,
Community Care Licensing Division


Authorized Representative of Licensing Agency

OCT 05 2017
CUF

EXHIBIT A

