



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
HEARING DATE: April 12, 2021

GENERAL INFORMATION

APPLICATION TYPE & NUMBER: Tentative Parcel Map Subdivision (PM-11122); PLN2020-00246

OWNER/APPLICANT: Marvin Lai and Dayna Segner

PROPOSAL: To allow a subdivision of one parcel into three parcels (Parcel Map, PM-11122), resulting in three parcels with net lot sizes of 10,751 square feet (Parcel 1), 5,053 square feet (Parcel 2), and 5,593 square feet (Parcel 3) from an existing 21,360 square foot lot.

ADDRESS AND SIZE OF PARCEL: 4364 Edwards Lane, north side, 220 feet east of Jaydine Street, Castro, Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number 084C-0696-014-00. 21,360 square feet (0.49 acres)

ZONING: R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit and Recreational Vehicle parking is permitted under certain circumstances) Zoning District.

GENERAL PLAN DESIGNATION: This site is within the *Castro Valley General Plan*, Residential Single Family (R-1) General Plan designation.

ENVIRONMENTAL REVIEW: The project is Categorically exempt from the provisions of the California Environmental Quality Act, Section 15315, Class 15 "Minor Land Divisions".

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval to the Planning Director for Tentative Parcel Map, (PM-11122) PLN2020-00246, to allow a three-lot subdivision, based on drawings marked "Exhibit B" on file with the Alameda County Planning Department. If the Council determines that the subdivision is consistent with The Subdivision Map Act, *Castro Valley General Plan*, and Zoning Ordinance, then, the enclosed conditions of approval should be considered.

PARCEL ZONING HISTORY

June 21, 1951, the 12th Zoning Unit, ZU-12 designated the site as R-1-A (Single Family Residential, Agricultural uses permitted) District.

February 15, 1962, the 411th Zoning Unit, ZU-411 rezoned the site to R-1 (Single Family Residential) District.

May 7, 1988, the 1695th Zoning Unit, ZU-1695 rezoned the site to R-1-CSU (Single Family Residential, Secondary unit is permitted) District.

June 4, 1988, the 1812th Zoning Unit, ZU-1812 rezoned the site to R-1-CSU-RV (Single Family Residential, Secondary Unit and Recreational Vehicle Parking is permitted) District.

February 28, 2020, Pre-Application PLN2020-00035, discussed the subdivision of one parcel into three lots. The Fire Department stated that the proposal is feasible from their perspective. The Public Works Agency stated that the stormwater needs to drain from the site to Edwards Lane and an easement through the lot bordering Edwards Lane would need to be recorded. The Permits Sections of Public Works stated that due to the small increase in impervious surface, no C.3 or bio retention requirements are required. The Building Inspections Department stated that the proposal will need to comply with applicable Building Code requirements and would need PV panels installed as well as require garages have EV charging available. Planning considered a reduction of the requirement for separate driveways and 3-foot-wide landscape strips. Guest parking was discussed, and Planning stated that likely the guest parking would be acceptable to use the long driveway aprons, or the turnaround areas on the resulting parcels, and Gregory street public on-street parking, are adequate for guest parking.

SITE AND CONTEXT DESCRIPTION

Physical Features: The property is rectangular in shape, with roughly 60 feet of frontage on Edwards Lane. The property has lot depth of approximately 356 feet. The subject property is moderately flat with less than 10% slope from Edwards Lane to the rear of the lot.

Adjacent Area: Properties to the north and west sides are single family homes with lot sizes ranging from 5,500 square feet to 8,500 square feet. Adjacent to the subject property on the east side, is a flag lot with a single-family home developed at the rear and another single-family dwelling located in the front.

REFERRAL RESPONSES

Public Works Agency, Land Development: In a referral response dated October 15, 2020, Land Development staff stated 19 recommendations for establishing conditions of approval. Recommendations include providing an accessible path of travel, ADA conformance, right-of-way dedication, obtaining encroachment permits as necessary, storm drainage conformance and storm water quality measures. See attached referral letter response.

Public Works Agency, Grading: In a referral letter dated October 15, 2020, the Grading Section Staff stated no specific grading comments and included that no grading work shall be permitted until a grading plan and erosion and sedimentation control plans have been reviewed by the County and grading permit or exemption is obtained from the County in accordance with the provisions of Alameda County Grading Ordinance.

Public Works Agency, Traffic Division: At the time of the writing of the staff report, no comments have been received from the Building Inspections Department.

Public Works Agency, Building Inspection Department: At the time of the writing of this staff report, no comments have been received from the Building Inspection Department. It is expected that the Department would simply require the building permit application would have to meet standards showing occupant load, code analysis and the egress path of travel, as well as those pertaining to accessibility and structural and fire safety. Green Building standards would apply to the construction, and the trash enclosure must have a sanitary sewer connection. In addition, demolition associated with the project would be subject to the Construction & Demolition Debris Management program. Lastly, the project must comply with Building Codes and submittal requirements that are in effect at the time the building permit application is submitted, expected to be the 2019 California Building Code. Solar panels are required to be installed as part of the structures, under current County Ordinances, as well as electric vehicle charging capabilities for resident and guest parking spaces.

Alameda County Fire Department: In a referral letter dated October 14, 2020, the Fire Department stated that the following six conditions shall be met prior to the issuance of a building permit and fire clearance for occupancy:

- Comply with Building and Fire code requirements in effect at the time of Building Permit submittal.
- Deferred 13D system fire sprinkler plans will be required for new homes.
- The proposal must comply with current California Fire Code Section 503, Appendix D.
- A hydrant may need to be installed if requirements in the current California Fire Code Appendix B are not met.
- Provide flow rate if a hydrant is located within the required distance from the property, this shall follow the current California Fire Code Appendix C.
- If road required easements, provide written documentation of approval for emergency vehicle access easement.

Castro Valley Sanitary District: In a referral response letter dated October 8, 2020, the Castro Valley Sanitary District Staff stated no comments for the proposal.

Public Works Agency, Land Survey: At the time of the writing of the staff report, no comments have been received from the Land Survey Department.

Castro Valley Unified School District: In a referral response letter dated October 15, 2020, the Castro Valley Unified School District staff stated no comments for the proposal.

Hayward Area Recreation and Parks District: In a referral response dated October 9, 2020, HARD staff stated no comments for the proposal.

East Bay Municipal Advisory Council (EBMUD): In a referral letter dated October 6, 2020, EDMUD staff stated EDMUD requirements for the installation of new metering and compliance with the Fire Departments for fire flow.

Public Comments: The Planning Department received two comments regarding the opposition of opening Gregory Street as access for the newly created parcels.

PROJECT DESCRIPTION

The project proposal is to allow the subdivision of one parcel measuring 21,360 square feet to three parcels with net lot sizes of 10,751 square feet (Parcel 1), 5,053 square feet (Parcel 2), and 5,593 square feet (Parcel 3). The resulting front lot (Parcel 1) currently has access from Edwards Lane while the two proposed rear lots (Parcel 2 and 3) will have access from a Gregory Street. The two conceptual single-family dwellings are shown on the Tentative Improvement Plans for Parcels 2 and 3. Lot coverage for the conceptual residences is below 40% for each dwelling. The two proposed parcels will have frontage along Gregory Street. The applicants do not have a proposal for the house designs as part of this subdivision. However, the proposed building site locations, and hypothetical house footprints have been shown for purposes of understanding the development potential of the site.

STAFF ANALYSIS

Conformance with the General Plan

This site is within the *Castro Valley General Plan* adopted by Alameda County Board of Supervisors on March 27, 2012. The Plan designates the site as Residential Single Family (R-1). The Residential Single-Family designation provides for and protects established neighborhoods of one-family dwellings. Community facility uses are compatible with low-density residential uses ranging from 6 to 8 units per net acre allowed. The proposed subdivision is under the allowable residential densities within the General Plan; therefore, the project meets the intent of the General Plan.

Neighborhood Character Policies

Several policies within the General Plan are designed to preserve and enhance Castro Valley's community character. Policy prescriptions and how they affect the design and development of the proposed project are discussed below:

Policy 4.3-3 of the General Plan supports residential development if the development has adequate public facilities, including parks and open space, and infrastructure improvements are provided to support new residential development. The subject proposal is close to several recreational parks and schools. The applicant will need to gain approval from different utility providers for the future development of the newly created lots.

Policy 5.2-2 (page 5-8) **Residential Design** - Ensure that residential development projects comply with all adopted design guidelines.

The development will meet the development setbacks as required by Zoning District. If approved, the new single-family homes will be reviewed through a ministerial process for compliance with development standards as listed in the Zoning District as well as reviewed for conformance with the *Residential Design Standards and Guidelines*. Construction of all of structures on each lot would not need to require Variance requests for setbacks or building height requirements. However, should such requests be made in the future, these would be heard through the established public hearing process, with notification as required.

Lot Size Consistency

In addition to Policy 5.2-4 of the *General Plan*, the "Policy Statement for Lot Size Consistency of Single-Family Subdivision in Castro Valley" (adopted 1991), requires all new single-family parcels be consistent with the existing land use pattern of the surrounding neighborhood.

The Policy Statement reads, in part:

New single-family parcels must be consistent with the existing land use pattern of the surrounding neighborhood. Even though subdivision proposals may meet the minimum zoning requirement for lot size or median width, they may not create lots substantially smaller or narrower than the prevailing lots in the neighborhood.

This policy statement gives guidance to decision makers while deciding when and where infill development should take place. It is not intended to preclude infill development which meets County policies.

The applicant has provided an analysis of lot size consistency with the surrounding parcels in the attached Lot Size Consistency Statement.

The applicant has provided the following statement regarding Parcel 1:

Proposed Parcel 1 Size = 10,751-sf (19% larger than the average and 55% larger than the median)

Width = 60-ft (17% narrower than the average and 14% narrower than the median)

Note that the existing lot width is not proposed to change— its size cannot be increased because of the constraint of neighboring parcels.

Conclusion: Being that the proposed Parcel 1 will remain a single-family residential lot that does not radically differ from those of the surrounding neighborhood, the proposal is therefore consistent with the existing land use pattern. In fact, the size of the proposed Parcel 1 will be substantially more consistent with neighboring parcels than the existing 21,397-sf parcel from which it will be divided.

The applicant has provided the following statement regarding the newly proposed Parcels 2 and 3:

Average Neighboring Parcel Size = 6,161-sf Width = 68-ft

Median Neighboring Parcel Size = 5,968-sf Width = 63-ft

Proposed Parcel 2 Size = 5,053 sf (18% smaller than the average and 15% smaller than the median)

Width = 84-ft (24% wider than the average and 33% wider than the median)

Proposed Parcel 3 Size = 5,593 sf (9% smaller than the average and 6% smaller than the median)

Width = 93-ft (37% wider than the average and 48% wider than the median)

Conclusion: Being that the proposed Parcel 2 and 3 are to be single family residential lots that do not radically differ from those of the surrounding neighborhood, the proposal is therefore consistent with the existing land use pattern.

The Policy Statement provides that an applicant “may not create lots substantially smaller or narrower than the prevailing lots in the neighborhood”. Given that the existing parcel, at 21,360 sq. ft. in area, would be subdivided into three lots (the average lot size of the three resulting lots would be 7,120 sq. ft.), the average lot size of the resulting parcels would be larger than the average and median neighboring parcel size of 6,161 and 5,968 sq. ft., respectively. Also, the lot edges exist, so that no additional width is possible for the resulting front parcel (fronting on Edwards lane). The lot orientation of the two resulting

rear parcels (middle and north parcels), means that their resulting lot widths are greater than the average of the surrounding parcels.

The newly proposed parcels are therefore consistent with both Policy 5.2-4 of the *General Plan* and the Policy Statement for Lot Size Consistency of Single-Family Subdivision in Castro Valley.

Conformance with the Zoning Ordinance

The subject property is classified under the R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit and Recreational Vehicle parking is permitted) Zoning District. The proposed parcels meet the 5,000 square foot required minimum building site area as specified in the Zoning Ordinance.

There are no proposed changes to the front and side yard setbacks for the existing single-family residence on Parcel 1. 200 square feet of area will be compensated on the side yard due to the encroachment of 10 feet into the 20 feet required rear yard setback for Parcel 1. The existing wood structure (1,450 sq. ft.), woodshed, paving, retaining walls, portion of an attached shed, fence and gate will be removed to accommodate the proposed parcels.

The setbacks and FAR limit for the proposed parcels are depicted in the table below. The proposed lots conform to the FAR limits for the R-1 Zoning District, applicable only to unincorporated Castro Valley area. Building designs are not proposed at this time for the proposal.

Table 1 – Required and proposed setbacks for Parcel 2 and 3

LOT	FRONT	REAR	Side yard
Required	20 feet	20 feet	6 feet min. for parcel 1 8 feet min. for parcel 2 9 feet min. for parcel 3
Parcel 1	> 30 feet	10 feet (200 sq. ft compensated on side yard)	5 feet 2 inches (existing; no need for a Variance because it is considered legal-nonconforming) 14 feet 5 inches (existing)
Parcel 2	20 feet	20 feet	17 feet (N. side) 9 feet (S. side)
Parcel 3	20 feet	20 feet	11 feet 6 in. (N. side) 10 feet (S. side)

Table 2 – Required and proposed FAR limits

LOT	FAR ¹ Limit	Proposed
Required	Lot sizes between 5,001 – 9,999 SF: 0.3 FAR for every SF of lot area above 5,000, plus 2,500 SF Max FAR (SF) = 3,500 SF Lot sizes between 10,000 and 20,000 SF: 0.40 or 4,500 SF, whichever is less Max FAR (SF) = 4,500 SF	

LOT	FAR ¹ Limit	Proposed
Parcel 1	Lot size = 10,751 SF 0.40 x 10,751 = 4,300 SF allowed	3,002 SF (existing)
Parcel 2	Lot size = 5,053 SF 53SF x 0.3 = 15.9 SF 15.9 SF + 2,500 SF = 2,515.9 SF allowed	1,330 SF
Parcel 3	Lot size = 5,593 SF 593 SF x 0.3 = 177.9 SF 177.9 SF + 2,500 SF = 2,677.9 SF allowed	1,650 SF

1. *Floor Area Ratio (FAR) is the total square feet of floor area divided by the total square feet of lot area. Floor area excludes areas devoted to parking, garages, and covered porches/patios, and areas located below finished grade, if the ceiling does not extend more than five feet above finished grade.*

Parking

Per the Residential Design Standards and Guidelines, each single-family dwelling needs to have 2 covered parking spaces available and 1 guest parking available.

Lot	Required	Proposed	Determination of compliance
Parcel 1	2 + 1 guest	2 covered 1 guest (existing)	Compliant
Parcel 2	2 + 1 guest	2 covered 1 guest	Compliant
Parcel 3	2 + 1 guest	2 covered 1 guest	Compliant

CONCLUSION

The subject application complies with the *Castro Valley General Plan*, County Ordinances, and is Consistent with Section 66474 of the Subdivision Map Act. Staff recommends approval of the proposed subdivision with the following findings:

1. The Map is consistent with the Residential Single-Family Land Use Designation under the *General Plan*, which sets a target density range of 6-8 units per net acre.
2. There is no Specific Plan adopted for this area, and the Map design and improvements are consistent with all applicable *General Plan* policies.
3. The new sites are physically suitable for the future development of a single-family residences.
4. The site is physically suitable for the type of density the Map proposes, which is within the 6-8 dwelling units per acre range prescribed for the Residential Single-Family Land Use Designation under the *Castro Valley General Plan*.
5. The project design will not cause substantial environmental damage, or substantially and avoidable injure fish and wildlife or their habitat.
6. This Map will not cause serious public health problems in that (a) public sewer, water and other services will be made available to each lot created by the Map and there will be no significant impacts

on the provision of public services; and (b) no hazardous or unsafe conditions exist on the site that could present a significant health or safety danger to future residents of the Project or existing residents in the area.

7. The design of the lots will not conflict with easements acquired by the public at large for access through, or for use of, property within the proposed land division in that none are known to exist.

If the Council determines that the subdivision is consistent with the General Plan, Zoning Ordinance, and Subdivision Map Act, the enclosed conditions of approval should be considered:

GENERAL CONDITIONS

1. Approval of the Tentative Map, Parcel Map, PM-11122, shall be consistent with the accompanying "Exhibit B," on file with the Alameda County Planning Department. All conditions must be accomplished prior to or concurrent with filing the Final Map, unless a different timing of compliance is specified below. If conditions or improvements are permitted to be deferred, improvement plans, engineer's estimate and guarantees shall be submitted by the land divider in a form and amount as approved by the Director of Public Works.
2. Per Section 16.08.120 of the Alameda County Subdivision Ordinance, this Tentative Map approval shall be effective for three years. Upon application of the subdivider during the effective period, an extension of the effective period not exceeding three years may be granted by the Planning Director, upon the determination that circumstances under which the map was approved have not changed to the extent which would warrant a change in the design or improvement of the tentative map.
3. A Final Parcel Map prepared by a Civil Engineer or Land Surveyor must be filed before the land division is completed. It will be necessary to comply with the conditions of approval shown on the Tentative Map before the Parcel Map can be filed. The Final Parcel Map must be filed with the Alameda County Public Works Agency prior to the expiration date or a new Tentative Map will be required for this division. The filing of the Final Map will only be accepted by the Alameda County Public Works Agency if it is submitted in a form that can be approved to conform to the Tentative Map requirements.
4. All required plans, specifications, and technical data necessary to complete the Final Map shall be filed with the Director of Public Works. Requirements for filing the map, review, fees, and improvements and inspections of work shall be determined by the director of Public Works.
5. A current title report and copies of the recorded deeds of all parties having record title interest in the property to be divided and if necessary, copies of deeds for adjoining properties shall be submitted to and accepted by the Director of Public Works.
6. Subdivider or successor shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County and its agents, officers and employees to attack, set aside, void, or annul Tentative Map, Parcel Map, PM-11122, or any subsequent discretionary permit relating to the approval of Tentative Map, Parcel Map, PM-11122, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify subdivider or successor of any such challenge.
7. Prior to the release of guarantees, all improvements as specified herein or shown on Exhibit B

shall be installed in accordance with the improvement plans approved by the Director of Public Works. Inspections shall be certified by a registered Engineer or by Public Works Agency staff, at the option of the Director of Public Works. Fire protection improvements shall be inspected and approved by the Alameda County Fire Department.

8. The property owner, Permittee, and their successors, shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.
9. The design and improvement of this land division shall be in conformance with the design and improvement indicated graphically or by statement on Exhibit B, as modified by these conditions.
10. The applicant must obtain approval from the County Fire Department, prior to the issuance of any Building Permits.
11. If the developer/owner decides to defer the construction of all required onsite and offsite improvements, a "Building Restrictions and Conditions Agreement" shall be executed and recorded with the Final Map. A corporate security bond or cash bond, which is 100% of the Engineer's estimate of construction costs for all work indicated on the approved Improvement Plans is required.
12. The future development of the parcels must comply with all Building and Fire Code requirements and current California Fire Code Section 503, Appendix D in effect at the time of Building Permit submittal.
13. A hydrant may be installed if requirements in the current California Fire Code, Appendix B are not met.
14. Deferred 13D system fire sprinkler plans will be required for new homes.
15. Provide flow rate if a hydrant is located within the required distance from the property, this shall follow the current California fire code appendix C.
16. If road required easements, provide written documentation of approval for emergency vehicle access easement.
17. No grading shall be permitted on this site until a grading plan and erosion and sedimentation control plans have been reviewed by the County and a grading permit is issued in accordance with the Alameda County Grading Ordinance.

ACCESS/STREET IMPROVEMENTS

18. Site access and roadway improvements shall be subject to Planning Director, Director of Public Works, and Alameda County Fire Department review and approval, as shown on Exhibit B. Said improvements shall be guaranteed by a cash deposit or an instrument of credit at the option of the Director of Public Works.
19. An Encroachment Permit shall be secured from the Director of Public Works for any work done within the public right-of-way.
20. The applicant shall design the driveway entrance that provides an accessible path. The entrances must be designed to conform to the 20189 version of SD-304 or be designed as a depressed

entrance. If SD-304 or Caltrans Standard A87A is to be used, the construction of driveway entrances will require dedication of property.

21. Install Portland cement concrete curb, gutter, and sidewalk along the entire street frontage of the property on Edwards Lane to provide accessibility across the entire frontage.
22. All new concrete driveways, sidewalks and pedestrian ramps are to conform to the ADA requirements.
23. Any right-of-way dedication, road improvements, and necessary relocation of utility facilities shall be at no cost to the County. The property owner shall be responsible for the installation of Portland cement concrete curb, gutter and sidewalk, and pavement tie-in.
24. Acquire an Encroachment Permit from Alameda County for all work within the right-of-way.
25. Existing and proposed landscaping and embankment along the public street frontage should not create sight obstructions at the driveway. Provide adequate sight distance for vehicles exiting and entering the site.

SITE IMPROVEMENTS

26. The proposed improvement plans shall include a minimum two cross sections showing NS-EW direction, and show the location of roof downspouts. The plan should clearly address how the site will drain to the proposed vegetated areas.
27. The proposal must comply with 15.08.180 of the Building Code (incorporation of at least one side design measure)
28. At least one of the following site design measures shall be incorporated in regulated projects and in all other development projects that create or replace 2,500 square feet or more of impervious surface, including detached single-family home projects:
 - a) Direct roof runoff into cisterns or rain barrels for reuse.
 - b) Direct roof runoff onto vegetated areas.
 - c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e) Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f) Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
29. Any grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17.
30. In the event that cultural or archaeological resources, including human remains are encountered during trenching for utilities or other grading activities, excavation or disturbance of the site or portions expected to overlie the resources (to the satisfaction of the Planning Director) shall cease until the following procedures are completed:
 - A. The Alameda County Coroner shall be contacted to determine if cause of death must be investigated, and if determined to be of Native American origin, the Coroner shall contact the California Native American Heritage Commission, who shall in turn notify the most likely descendants, as designated by the Commission.

- B. If such remains are identified as Native American in origin, the most likely descendants designated by the Commission shall make recommendations to the landowner or contractor for means of treating or disposing of the remains, and associated grave goods, in an appropriate, dignified manner. If the Commission is unable to ascertain the identity of the most likely descendants, the descendent does not make a recommendation, or following mediation by the Commission of a disagreement on procedures between the landowner and the most likely descendant (s), the landowner or their representative shall rebury the remains and any associated grave goods with appropriate dignity on the property in a location not subject to further surface disruption.
- C. In the event that other cultural resources are located on the site, the contractor shall contact a qualified archaeologist to inspect the site. If the archaeologist determines that potentially significant archaeological materials or human remains are encountered, the archaeologist must record, recover, retrieve, rebury and/or remove appropriate archaeological materials.
- D. The archaeologist must study any archaeological resources found onsite and publish data concerning these resources, and shall provide a copy of documentation of all recovered data and materials found on-site to the regional information center of the California Archaeological Inventory (CAI) for inclusion in the permanent archives, and another copy shall accompany any recorded archaeological materials and data.
- E. Monitoring for these measures must be performed by the applicant on a continual basis during construction. At the completion of work, the applicant will submit a summary of findings to the Planning Director for review and for the final record.

DRAINAGE

- 31. Do not augment or concentrate runoff to adjacent properties to the rear or side of the development area.
- 25. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County’s Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.
- 26. All roadway and storm drain facilities are to conform to Alameda County’s Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County Ordinances, guidelines, and permit requirements.

STORM WATER QUALITY MEASURES

- 27. The developer shall design all landscaping irrigation, so runoff is minimized. Design of landscaping shall consider that the use of pesticides and fertilizers shall be minimized to prevent storm water contamination (i.e., native and/or pest resistant plants).
- 28. The developer shall provide the Alameda County Clean Water Program brochure entitled “The Bay Begins At Your Front Door,” available to initial property buyers/occupants at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at (510)-670-5543 for information on obtaining the above-mentioned literature.

29. In order to help discourage the disposal of litter and other pollutants into the drains, the developer shall stencil, emboss the concrete, or affix an iron placard on all storm drain inlets where storm water runoff from the site may enter the storm drain system with the message “NO DUMPING! DRAINS TO THE BAY,” or other approved wording.
30. Site planning practices such as limiting disturbed areas, limiting impervious areas, avoiding areas with water quality benefits and susceptibility to erosion, protection of existing vegetation and topography, and clustering to structures should be employed.

UTILITIES

31. A minimum 20-foot wide right-of-way is required for the installation of new replacement water mains as required by the East Bay Municipal Utilities Department (EBMUD). A main extension, at the project sponsor's expense, may be required depending on EBMUD metering requirements and fire flow requirements set by the local fire department. Utilities to be installed in the right-of-way with the water mains must be located such that the new water mains meet the minimum horizontal and vertical separation distances with other utilities as set forth in the California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains within a right-of-way
32. The East Bay Municipal Utilities District water supply system shall be extended to provide water services for the proposed lots in the land division at the expense of the land divider in accordance with the requirements of the said district.
33. The developer and owner shall obtain all necessary utilities required for the future development of the proposed parcels.


---END OF CONDITIONS OF APPROVAL---

ATTACHMENTS

- Referrals
- Exhibit B, Tentative Parcel MAP (PM-11122)
- Lot Size Consistency Statement
- Public comments received

Prepared By: William Chin, Planner
 Reviewed By: Rodrigo Orduña, Assistant Planning Director

M E M O R A N D U M

DATE: October 15, 2020
TO: William Chin, Development Planning Division
FROM:  Kyin Yin, Development Services
SUBJECT: Tentative Parcel Map 11122, 4364 Edwards Lane, Castro Valley

We received and reviewed your exhibit and transmittal letter dated October 5, 2020, regarding the application for Tentative Parcel map 11122, located at 4364 Edwards Lane, unincorporated area of Castro Valley, bearing County Assessor's designation: APN 084C-0696-014-00. This project application is to subdivide one parcel into three parcels.

Due to the limited information provided, we completed only the preliminary review. When grading, drainage, and road improvement plans are submitted, the detailed review can begin.

Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval:

GENERAL COMMENTS

1. Design the driveway entrance that provides an accessible path. The entrances must be designed to conform to the 2018 version of SD-304 – or be designed as a depressed entrance. If SD-304 or Caltrans Standard A87A is to be used, the construction of driveway entrances will require dedication of property.
2. Install portland cement concrete curb, gutter, and sidewalk along the entire street frontage of the property on Edwards Lane to provide accessibility across the entire frontage.
3. All new concrete driveways, sidewalks and pedestrian ramps are to conform to the ADA requirements.
4. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County. The property owner shall be responsible for the installation of portland cement concrete curb, gutter and sidewalk, and pavement tie-in.
5. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
6. Obtain approval from the County Fire Department.
7. The proposed improvement plans should include the following:
 - a) A minimum of two cross sections showing NS-EW direction.
 - b) Show location of roof downspouts. The plan should clearly address how the site will

- drain to the proposed vegetated areas.
8. The current plans show a new building footprint of 1087 sq. ft. on Parcel 2, a new pavement and public sidewalk area of 1040 sq. ft., and new impervious surface of about 2633 sq. ft. on parcel 3 – for a total of about 4760 sq. ft. of new on-site and off-site impervious surface. We will require compliance with 15.08.180 of the Building Code (incorporation of at least one site design measure).
 9. At least one of the following site design measures shall be incorporated in regulated projects and in all other development projects that create or replace 2,500 sq. ft. or more of impervious surface, including detached single-family home projects:
 - a) *Direct roof runoff into cisterns or rain barrels for reuse.*
 - b) *Direct roof runoff onto vegetated areas.*
 - c) *Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.*
 - d) *Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.*
 - e) *Construct sidewalks, walkways, and/or patios with permeable surfaces.*
 - f) *Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.*
 10. If the developer/owner decides to defer the construction of all required onsite and offsite improvements, a “Building Restrictions and Conditions Agreement” shall be executed and recorded with the Final Map. A corporate security bond or cash bond, which is 100% of the Engineer’s estimate of construction costs for all work indicated on the approved Improvement Plans is required.
 11. Existing and proposed landscaping and embankment along the public street frontage should not create sight obstructions at the driveway. Provide adequate sight distance for vehicles exiting and entering the site.
 12. No grading shall be permitted on this site until a grading plan and an erosion and sedimentation control plans have been reviewed by the County and a grading permit is issued in accordance with the Alameda County Grading Ordinance.

STORM DRAINAGE

13. It is not clear how the rear yard areas will drain. Do not augment or concentrate runoff to the adjacent properties to the rear or side of the development area.
14. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County’s Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.
15. All roadway and storm drain facilities are to conform to Alameda County’s Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.

STORM WATER QUALITY MEASURES

16. The developer shall design all landscaping irrigation so runoff is minimized. Design of landscaping shall consider that the use of pesticides and fertilizers shall be minimized to prevent storm water contamination (i.e., native and/or pest resistant plants).
17. The developer shall provide the Alameda Countywide Clean Water Program brochure entitled "The Bay Begins At Your Front Door," available to initial property buyers/occupants at the time of property sales/move-in. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 for information on obtaining the above-mentioned literature.
18. In order to help discourage the disposal of litter and other pollutants into the drains, the developer shall stencil, emboss the concrete, or affix an iron placard on all storm drain inlets where storm water runoff from the site may enter the storm drain system with the message "NO DUMPING! DRAINS TO BAY," or other approved wording. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 to obtain stencils.
19. Site planning practices such as limiting disturbed areas, limiting impervious areas, avoiding areas with water quality benefits and susceptibility to erosion, protection of existing vegetation and topography, and clustering to structures should be employed.

If you have any questions, please call Kyin Yin at 510- 670-5954.

COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
INTER-OFFICE COMMUNICATION

DATE : October 15, 2020
TO : William Chin, Development Planning Division
FROM : Andy Cho, Grading Section, Construction and Development Services
SUBJECT : **Case No. PLN 2020-00246, Parcel Map**



This office is in receipt of your referral letter dated October 5, 2020 for review and comment regarding the subject application. Per the referral letter, this application is to allow the subdivision of one parcel into three parcels at the site, at 4364 Edwards Lane, in an unincorporated Castro Valley area, Alameda County, bearing APN 084C-0696-014-00.

Considering the limited grading information provided, this office has no specific grading comments at this time in regard to this application. Should this application receive favorable consideration by the Planning Department, please consider the following general recommendations in establishing the conditions of approval:

1. No grading work shall be permitted until a grading plan and erosion and sedimentation control plans have been reviewed by the County and a grading permit or exemption is obtained from the County in accordance with the provisions of Alameda County Grading Ordinance.

Feel free to contact me at andyhjc@acpwa.org or (510) 670-6451 if you have any questions.



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

399 Elmhurst Street, Room 120 , Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

October 14, 2020

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	William Chin	PLN #	2020-00246
Address	4364 Edwards Ln		
Job Description	Parcel divide, construction of 2 homes		
Reviewed By	Rian Evitt -Deputy Fire Marshal	Review 1	

Review of Planning referrals are usually based on information and plans that lacking details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

- 1. Must comply with all building and fire code requirements in effect at time of building submittal.**
- 2. Deferred 13D system fire sprinkler plans will be required for new homes.**
- 3. Must comply with current California fire code section 503, appendix D**
- 4. A hydrant may need to be installed if requirements in the current California fire code appendix B are not met.**
- 5. Provide flow rate if a hydrant is located within the required distance from the property, this shall follow the current California fire code appendix C.**
- 6. If road required easements, provide written documentation of approval for emergency vehicle access easement.**



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFERRAL

Date: October 5, 2020
RE: Case No. PLN2020-00246
Parcel Map

Albert Lopez
Planning Director

Due Date: October 16, 2020

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

ACPWA Building Department
ACPWA Land Development/A.
Valderrama
ACPWA Grading Division/Andy Cho
ACPWA Traffic Control Division
Alameda Co. Fire Department
Alameda County Code Enforcement

Hayward Area Recreation District
East Bay Municipal Utility District
ACPWA Land Survey/Ian Wilson
Castro Valley Unified School District
Castro Valley Sanitary District

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

To allow the subdivision of one parcel into three parcels (Parcel Map, PM-11122), in the "R1-CSU-RV" (Single Family Residence, Conditional Secondary Unit, RV Parking allowed under certain circumstances) Zoning District, located at 4364 Edwards Lane, north side, 220 feet, east of cross street Jaydine Street, unincorporated Castro Valley Area of Alameda County, with Assessor's Parcel number: 084C-0696-014-00

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines (Section 15315 – Class 15, Minor Land Divisions), as the project is limited to the division of property into four or fewer parcels in an urbanized area zoned for residential, commercial or industrial use, the division conforms to zoning and General Plan requirements, no variances or exceptions are required, all services and access to proposed parcels meeting the local standards are available, the average slope of the parcel is less than 20 percent and the parcel was not created by a subdivision of a larger parcel in the previous two years..

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

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

If you have any questions, please contact me at the above number or the e-mail shown below.

PROJECT REFERRAL
PLN2020-00246 –Parcel Map
October 5, 2020
Page 2

Sincerely,



William Chin,
Development Planning Division
william.chin@acgov.org

attachments: Plans
Stormwater requirements checklist (for relevant agencies and organizations)

No Comment CVSAN Date 10/8/20



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFERRAL

Date: October 5, 2020
RE: Case No. PLN2020-00246
Parcel Map

Albert Lopez
Planning Director

Due Date: October 16, 2020

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.785.8793

www.acgov.org/cda

ACPWA Building Department
ACPWA Land Development/A.
Valderrama
ACPWA Grading Division/Andy Cho
ACPWA Traffic Control Division
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PROJECT REFERRAL
PLN2020-00246 –Parcel Map
October 5, 2020
Page 2

Sincerely,



William Chin,
Development Planning Division
william.chin@acgov.org

attachments: Plans
Stormwater requirements checklist (for relevant agencies and organizations)

No Comment  Date 10/15/20

Chin, William, CDA

From: Meghan Tiernan <tiem@haywardrec.org>
Sent: Friday, October 9, 2020 2:41 PM
To: Chin, William, CDA
Subject: Re: Planning referral letter for a subdivision application_PLN2020-00246

Thanks William,

HARD has no comments on this project.



Explore
Play
Learn

Meghan Tiernan

Capital Planning and Development Director
Hayward Area Recreation & Park District
1099 E Street | Hayward, CA | 94541
510-881-6712 (p) | 510-888-5758 (f)

tiem@haywardrec.org

WWW.HAYWARDREC.ORG

Enjoy life with H.A.R.D.!

From: Chin, William, CDA <William.Chin@acgov.org>
Sent: Monday, October 5, 2020 5:41 PM
To: Meghan Tiernan <tiem@haywardrec.org>
Subject: Planning referral letter for a subdivision application_PLN2020-00246

Greetings Meghan,

Please see the attached Planning referral letter for a subdivision application. The subject site is located at 4364 Edwards Lane, Castro Valley.

Regards,



William Chin

Planner | Alameda County Community Development Agency | Planning Department
224 West Winton Avenue, Suite 111 - Hayward, CA 94544
(510) 670-6519 | William.Chin@acgov.org | www.acgov.org/cda

The Planning Department is working normal business hours and remotely in compliance with the Shelter in Place Order issued by the County Public Health Officer

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed and may contain confidential and /or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

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REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES			
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY			
DATE: 10/06/2020	EBMUD MAP(S): 1545B440	EBMUD FILE:S-10983	
AGENCY: Alameda County Planning Department Attn: William Chin 224 West Winton Avenue, Room 111 HAYWARD, CA 94544	AGENCY FILE: PLN2020-00246	FILE TYPE: Development Plan	
APPLICANT: Marvin Lai & Dayna Segner 4346 Edwards Lane Castro Valley, CA 94546		OWNER: same	
DEVELOPMENT DATA			
ADDRESS/LOCATION: 4364 Edwards Lane City:CASTRO VALLEY Zip Code: 94546			
ZONING:R-1-CSU-RV PREVIOUS LAND USE:			
DESCRIPTION: Requesting subdivision of one parcel into three parcels.		TOTAL ACREAGE:0.48 ac.	
TYPE OF DEVELOPMENT: Single Family Residential:3 Units			
WATER SERVICES DATA			
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 240-255	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 230-260	
Part of development may be served from existing main(s) Location of Main(s):Gregory Street, Edwards Lane		Part of development may be served from main extension(s) Location of Existing Main(s):Gregory Street, Edwards Lane	
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE	SERVICE ELEVATION RANGE
C2A	200-350	C2A	200-350
COMMENTS			
<p>Once the property is subdivided, separate meters for each lot will be required. A main extension, at the project sponsor's expense, may be required depending on EBMUD metering requirements and fire flow requirements set by the local fire department. A minimum 20-foot wide right-of-way is required for installation of new and replacement water mains. Utilities to be installed in the right-of-way with the water mains must be located such that the new water mains meet the minimum horizontal and vertical separation distances with other utilities as set forth in the California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains within a right-of-way. These minimum horizontal separation distance requirements include, but are not limited to, 10 feet between the water main and sewer, 5 feet between the water main and storm drain, 7 feet from the face of curb, and 5 feet from the edge of the right-of-way. In addition, water mains must be vertically located a minimum of one foot above sewers and storm drains. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p>			
VDL			
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.			
<hr/> Jennifer L Mcgregor, Senior Civil Engineer; DATE WATER SERVICE PLANNING SECTION			

SPRUCE STREET

TBM
231.40'

JAYDINE STREET

BENCHMARK:

TEMPORARY BENCHMARK "TBM" ELEVATION = 231.40' (NAVD 1988):
ESTABLISHED ON THE TOP OF A STANDARD COUNTY "PIN" MONUMENT IN
MONUMENT WELL AT THE INTERSECTION OF EDWARDS LANE AND SPRUCE
STREET, WAS ESTABLISHED BY GPS METHODS FOR THIS PROJECT.

BASIS OF BEARINGS:

THE BEARING N 81°20'48" W FOR THE MONUMENT LINE OF EDWARDS
LANE, ESTABLISHED BETWEEN FOUND STREET MONUMENTS AS SHOWN ON
THAT CERTAIN MAP ENTITLED "PARCEL MAP 5398", FILED IN BOOK 182
OF MAPS, AT PAGE 80, WAS USED AS THE BASIS FOR THIS MAP.

NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. PROPERTY ADDRESS: 4364 EDWARDS LANE, CASTRO VALLEY, CA
3. THE TOTAL AREA OF THE SUBJECT PROPERTY: 21,386± S.F.
4. FEMA FLOOD ZONE: (ZONE X - UNSHADED): "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
5. A TITLE REPORT (OLD REPUBLIC TITLE COMPANY, DATED APRIL 5, 2018, ORDER NO. 1113032440-BR) FOR THE SUBJECT PROPERTY WAS PROVIDED BY THE OWNER AND EXAMINED BY KEITH NOFIELD PROFESSIONAL LAND SURVEYING. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT INCLUDED IN THE REPORT OR SHOWN ON THIS MAP.
6. ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S SEAL AND SIGNATURE, IS NOT CONSIDERED AN ORIGINAL MAP.



ENGINEER
Lawrence M. Johmann, PE
Alaco Engineering

OWNER / APPLICANT
Marvin Lei & Dayna Segner
4364 Edwards Lane
Castro Valley, CA 94546
650-435-1412

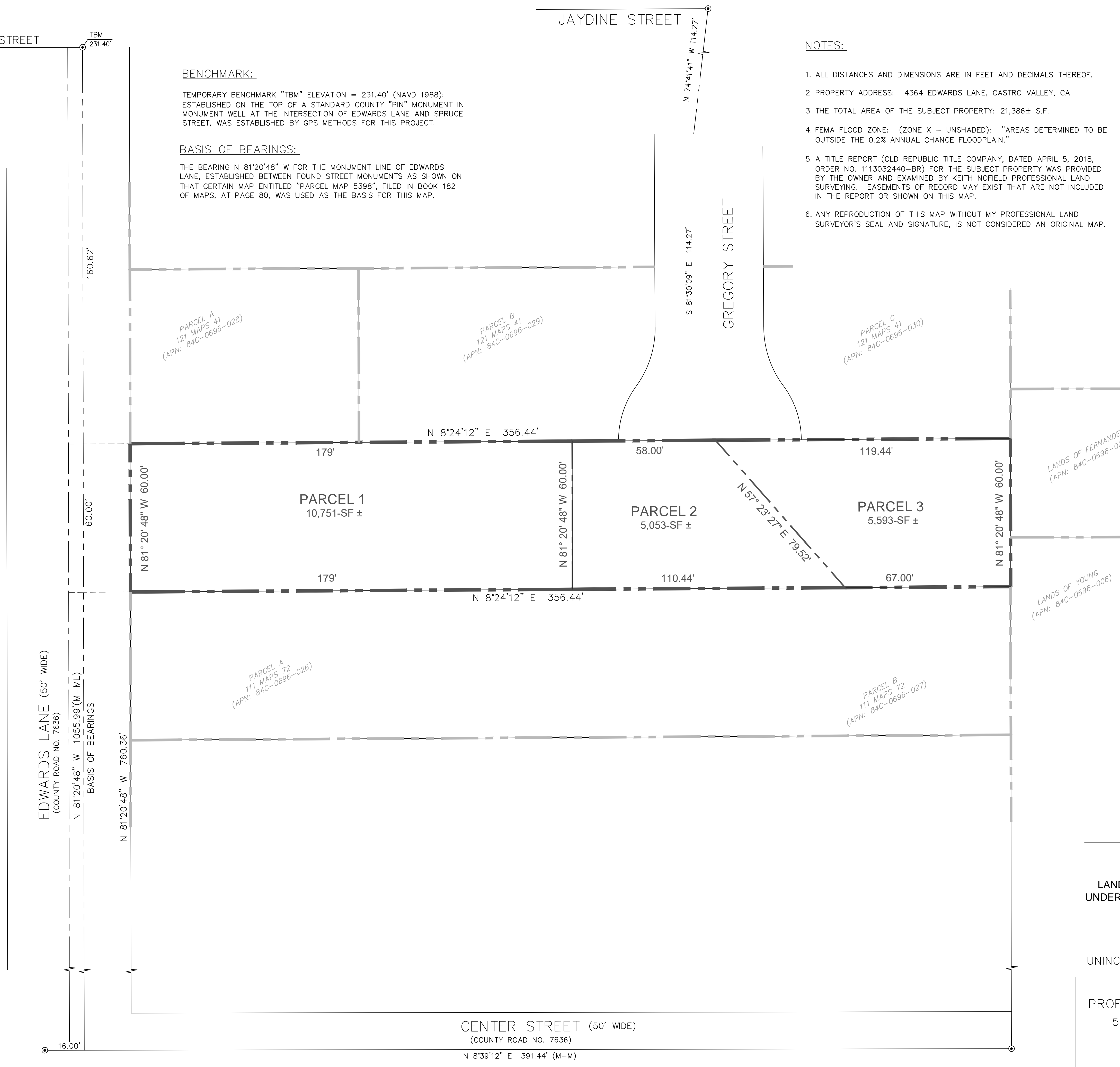
ZONING
Present: R-1
Proposed: R-1

ALACO ENGINEERING
612 B ST., HAYWARD, CA 94541
www.alaco.us 510-200-8414

DATE
2020-09-08 FOR PLANNING DEPT APPROVAL - DESIGNED & DRAWN BY: L.M. JOHMAN, P.E.

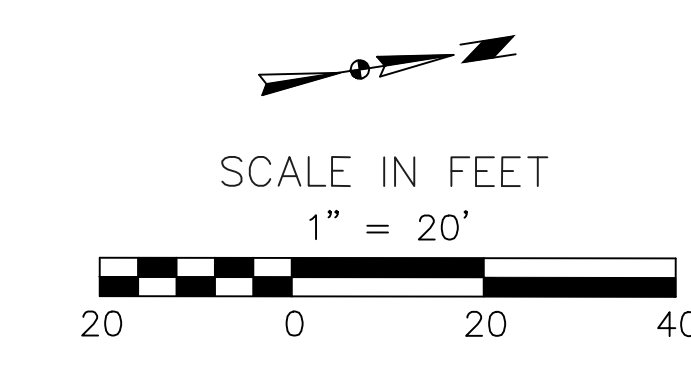
Tentative Parcel Map 11122
Subdivision of APN 84C-0690-014
Tentative Map - Proposed Parcels

P7



LEGEND:

	SUBJECT PROPERTY LINE (EXISTING)
	SUBJECT PROPERTY LINE (PROPOSED)
	PROPERTY LINES / RIGHT OF WAY
	MONUMENT LINE



PARCEL SURVEY
LANDS OF LAI
LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED
UNDER DOCUMENT NO. 2018104496, ALAMEDA COUNTY RECORDS.

APN: 84C-0690-014
MAY 2020
UNINCORPORATED, ALAMEDA COUNTY, CALIFORNIA

KEITH NOFIELD, PROFESSIONAL LAND SURVEYING 5178 MOWRY AVE., STE. 2151 FREMONT, CA 94538 510/468-2703	DATE: MAY 26, 2020 SCALE: 1" = 20' DRAWN BY: KN CHECKED BY: KN JOB NUMBER: 20-038
--	---

SPRUCE STREET

JAYDINE STREET

GREGORY STREET

EDWARDS LANE (50' WIDE)
(COUNTY ROAD NO. 7636)

CENTER STREET (50' WIDE)

BENCHMARK:

TEMPORARY BENCHMARK "TBM" ELEVATION = 231.40' (NAVD 1988): ESTABLISHED ON THE TOP OF A STANDARD COUNTY "PIN" MONUMENT IN MONUMENT WELL AT THE INTERSECTION OF EDWARDS LANE AND SPRUCE STREET, WAS ESTABLISHED BY GPS METHODS FOR THIS PROJECT.

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NOTES:

- UTILITY LOCATIONS ARE ONLY APPROXIMATE AND NOT INTENDED FOR USE WITH CONSTRUCTION. INFORMATION WAS ACQUIRED FROM A FIELD SURVEY. CONTACT "USA" AT 1-800-642-2440, LOCAL UTILITY COMPANIES, AND THE COUNTY OF ALAMEDA FOR ASSISTANCE WITH LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- BUILDING LOCATIONS ARE MEASURED AT GROUND LEVEL, AT THE EXISTING STUCCO/PANELING OF THE STRUCTURE.
- PROPERTY ADDRESS: 4364 EDWARDS LANE, CASTRO VALLEY, CA
- THE TOTAL AREA OF THE SUBJECT PROPERTY: 21,386± S.F.
- FEMA FLOOD ZONE: (ZONE X - UNSHADED): "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
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- ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S SEAL AND SIGNATURE, IS NOT CONSIDERED AN ORIGINAL MAP.

LEGEND:

---	SUBJECT PROPERTY LINE
---	PROPERTY LINES / RIGHT OF WAY
---	MONUMENT LINE
---	SS --- SANITARY SEWER LINE (CASTRO VALLEY SANITARY)
---	OH --- OVERHEAD LINES
---	WL --- WATERLINE (EBMUD)
---	1' --- 1' CONTOUR LINE
---	5' --- 5' CONTOUR LINE
x	FENCE (AS NOTED)
⊙	FOUND STREET MONUMENT (33 MAPS 62)
AC	ASHPALT CONCRETE
ACB	ASHPALT CONCRETE BERM
ACU	AIR CONDITIONING UNIT
AP	AESBESTOS PIPE - (WATERLINE)
C-L	CHAIN LINK
CLF	CHAIN LINK FENCE
EM	ELECTIC METER
EP	EDGE OF PAVEMENT
EVGRN	EVERGREEN (TREE)
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GA	GUY ANCHOR
GM	GAS METER
INV	INVERT
JP	JOINT POLE
L.F.	LINEAR FEET
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
PP	POWER POLE
RW-C	RETAINING WALL - (CYNDERBLOCK)
RW-W	RETAINING WALL - (WOOD)
S.F.	SQUARE FEET
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST.S	STREET SIGN
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TR	TREE (SPECIE UNKNOWN)
VCP	VITRIFIED CLAY PIPE
WDF	WOOD FENCE
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
8"	TREE DIAMETER
+	TREE DRIPLINE, SIZE AND TYPE NOTED (IF KNOWN)
+54.5	GROUND ELEVATION
▨	CONCRETE

MAP PREPARED BY:
KEITH NOFIELD, PLS 7393
LICENSE EXPIRES: 12-31-21



Keith Nofield 5-27-20

TOPOGRAPHIC SURVEY

LANDS OF LAI

LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED UNDER DOCUMENT NO. 2018104496, ALAMEDA COUNTY RECORDS.

APN: 84C-0690-014
MAY 2020

UNINCORPORATED, ALAMEDA COUNTY, CALIFORNIA

KEITH NOFIELD,
PROFESSIONAL LAND SURVEYING
5178 MOWRY AVE., STE. 2151
FREMONT, CA 94538
510/468-2703

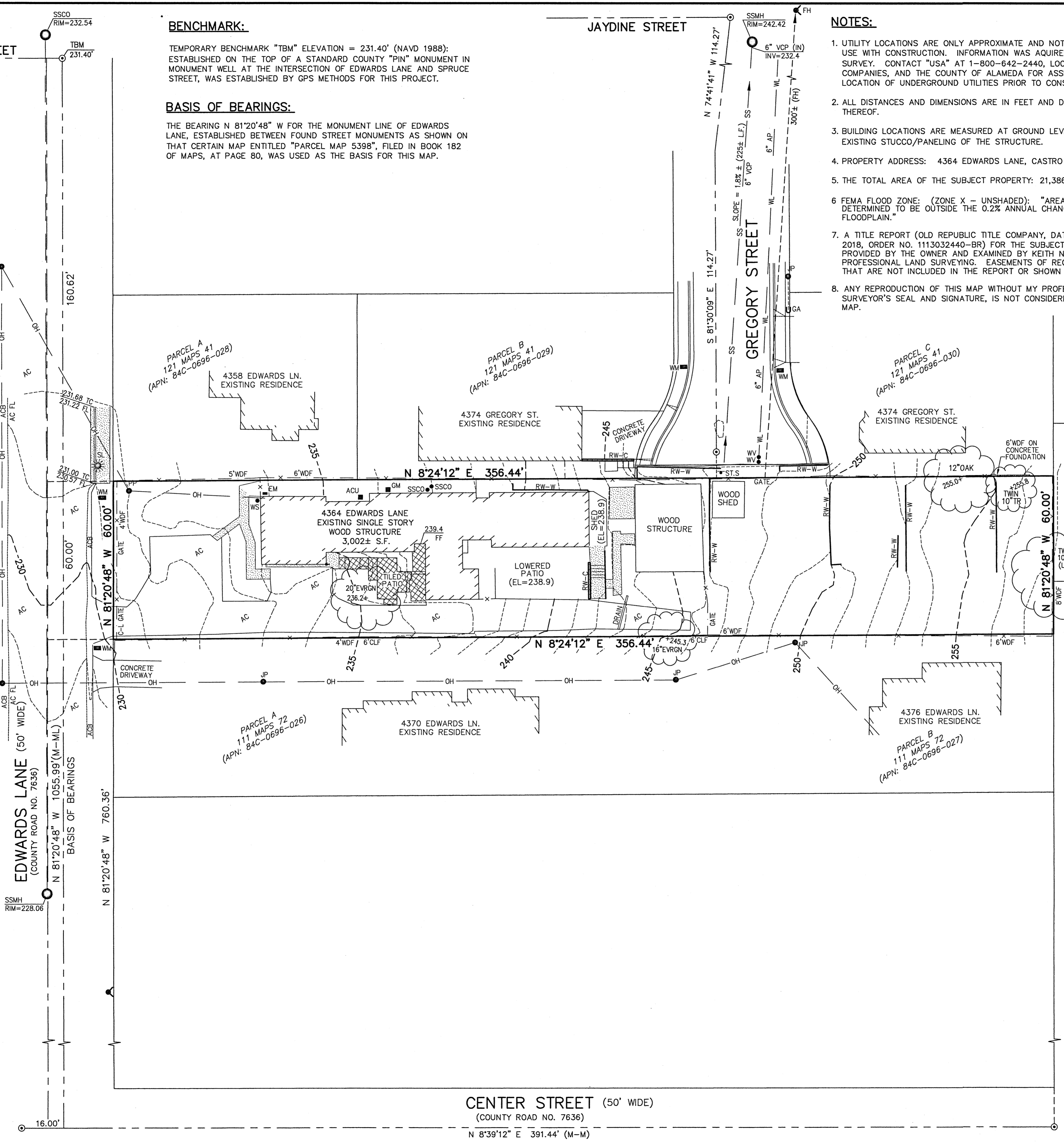
DATE: MAY 26, 2020
SCALE: 1" = 20'
DRAWN BY: KN
CHECKED BY: KN
JOB NUMBER: 20-038

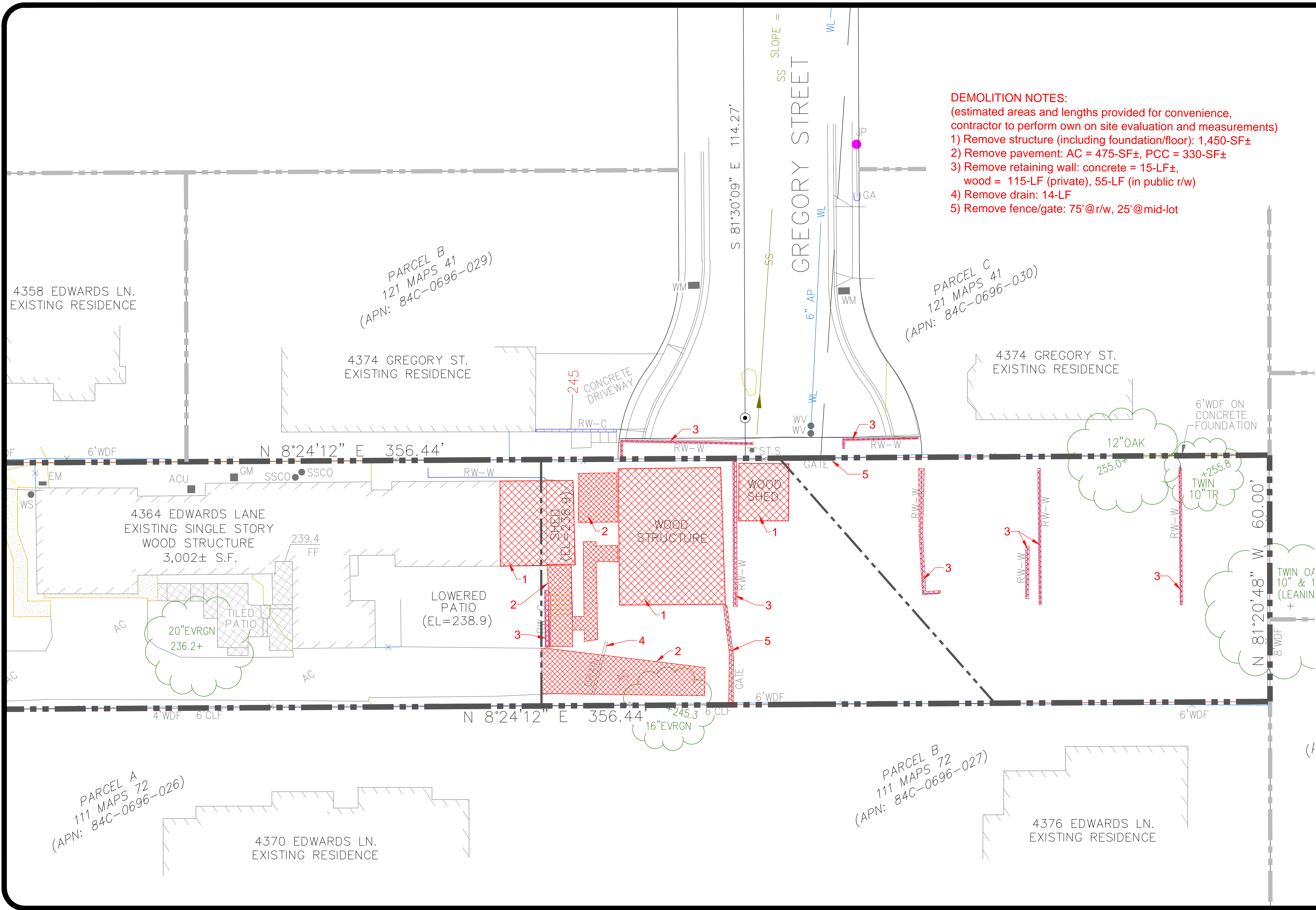
SCALE IN FEET

1" = 20'



N 8°39'12" E 391.44' (M-M)

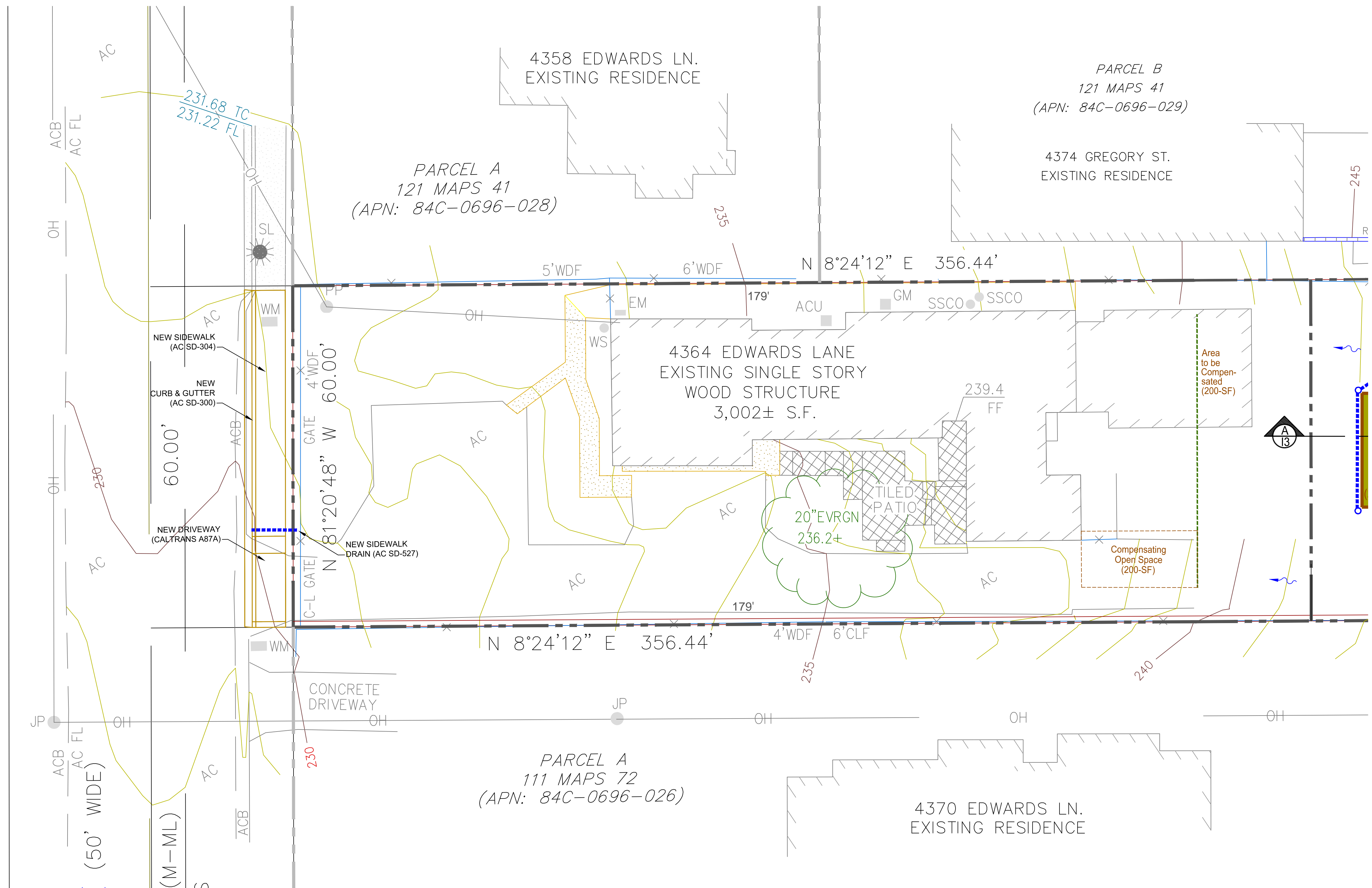




DEMOLITION NOTES:
 (estimated areas and lengths provided for convenience, contractor to perform own on site evaluation and measurements)

- 1) Remove structure (including foundation/floor): 1,450-SF±
- 2) Remove pavement: AC = 475-SF±, PCC = 330-SF±
- 3) Remove retaining wall: concrete = 15-LF±, wood = 115-LF (private), 55-LF (in public r/w)
- 4) Remove drain: 14-LF
- 5) Remove fence/gate: 75'@r/w, 25'@mid-lot

<p>ALACO ENGINEERING 612 B ST, HAYWARD, CA 94541 www.alaco.us 510-200-8414</p>	<p>FOR PLANNING DEPT APPROVAL - DESIGNED & DRAWN BY: L.M. JOHANN, P.E. DATE: 2020-09-08</p>
<p>Tentative Parcel Map 11122 Subdivision of APN 84C-0690-014</p>	
<p>Demolition Plan Scale: 1" = 10'</p>	
<p>D1</p>	

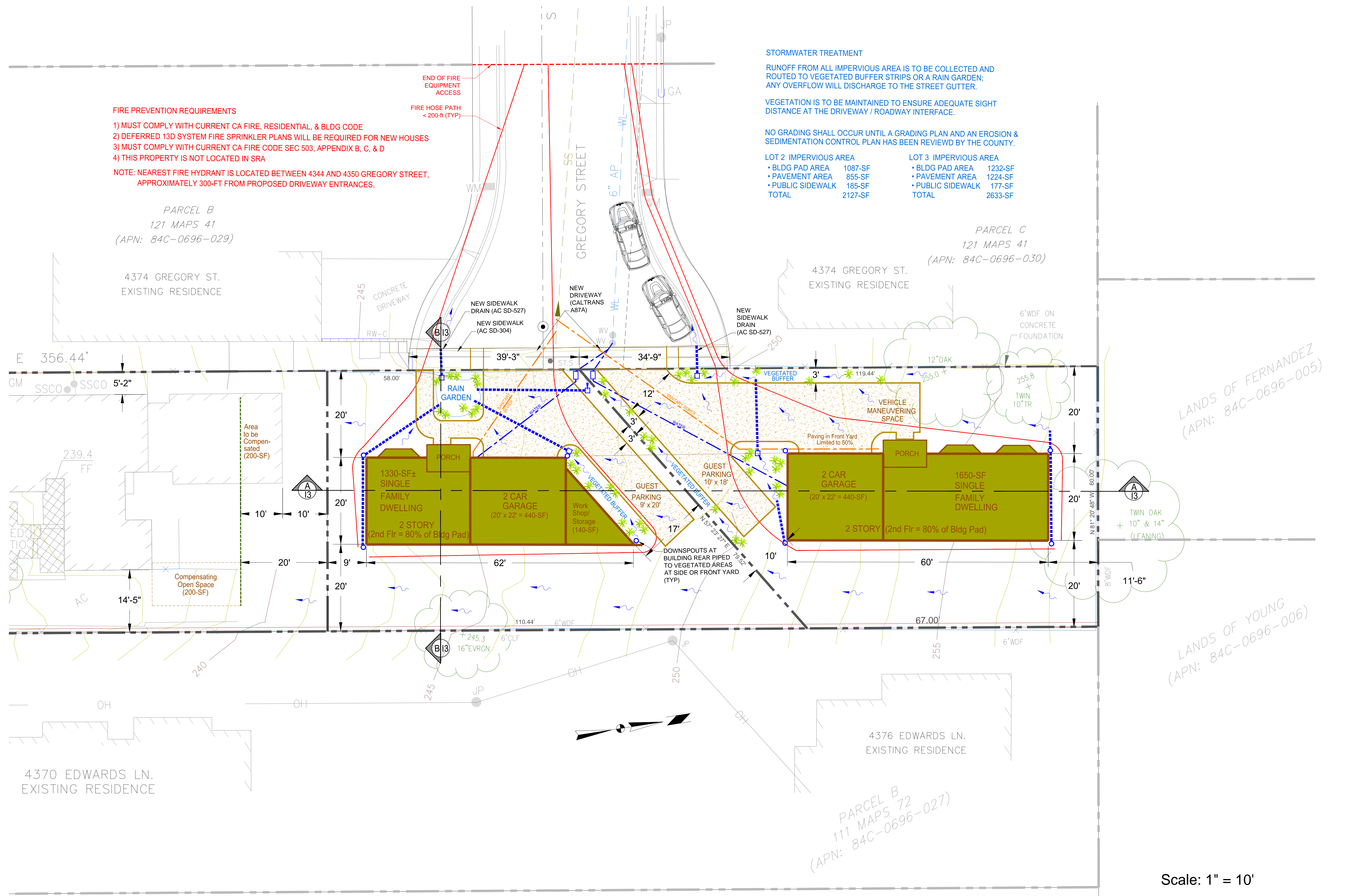


Scale: 1" = 10'

ALACO ENGINEERING
 612 B ST, HAYWARD, CA 94541
 www.alaco.us 510-200-8414

DATE
 2020-09-08 FOR PLANNING DEPT APPROVAL - DESIGNED & DRAWN BY: L.M. JOHANN, P.E.
 2021-01-05 FRONTAGE IMPROVEMENTS ADDED

Tentative Parcel Map 11122
 Subdivision of APN 84C-0690-014
 Tentative Improvement Plan - Lot 1



FIRE PREVENTION REQUIREMENTS

- 1) MUST COMPLY WITH CURRENT CA FIRE, RESIDENTIAL, & BLDG CODE
- 2) DEFERRED 13D SYSTEM FIRE SPRINKLER PLANS WILL BE REQUIRED FOR NEW HOUSES
- 3) MUST COMPLY WITH CURRENT CA FIRE CODE SEC 503, APPENDIX B, C, & D
- 4) THIS PROPERTY IS NOT LOCATED IN SRA

NOTE: NEAREST FIRE HYDRANT IS LOCATED BETWEEN 4344 AND 4350 GREGORY STREET, APPROXIMATELY 300-FT FROM PROPOSED DRIVEWAY ENTRANCES.

STORMWATER TREATMENT

RUNOFF FROM ALL IMPERVIOUS AREA IS TO BE COLLECTED AND ROUTED TO VEGETATED BUFFER STRIPS OR A RAIN GARDEN; ANY OVERFLOW WILL DISCHARGE TO THE STREET GUTTER.

VEGETATION IS TO BE MAINTAINED TO ENSURE ADEQUATE SIGHT DISTANCE AT THE DRIVEWAY / ROADWAY INTERFACE.

NO GRADING SHALL OCCUR UNTIL A GRADING PLAN AND AN EROSION & SEDIMENTATION CONTROL PLAN HAS BEEN REVIEWED BY THE COUNTY.

LOT 2 IMPERVIOUS AREA		LOT 3 IMPERVIOUS AREA	
• BLDG PAD AREA	1087-SF	• BLDG PAD AREA	1232-SF
• PAVEMENT AREA	855-SF	• PAVEMENT AREA	1224-SF
• PUBLIC SIDEWALK	185-SF	• PUBLIC SIDEWALK	177-SF
TOTAL	2127-SF	TOTAL	2633-SF

PARCEL B
121 MAPS 41
(APN: 84C-0696-029)

PARCEL C
121 MAPS 41
(APN: 84C-0696-030)

4374 GREGORY ST.
EXISTING RESIDENCE

4374 GREGORY ST.
EXISTING RESIDENCE

4370 EDWARDS LN.
EXISTING RESIDENCE

4376 EDWARDS LN.
EXISTING RESIDENCE

PARCEL B
111 MAPS 72
(APN: 84C-0696-027)

LANDS OF FERNANDEZ
(APN: 84C-0696-005)

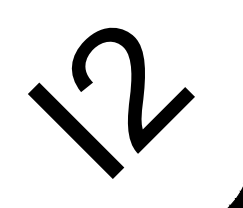
LANDS OF YOUNG
(APN: 84C-0696-006)

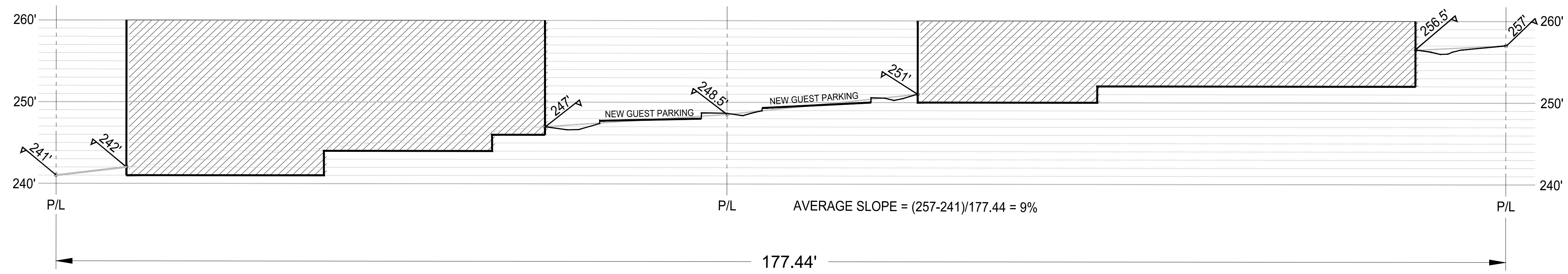
Scale: 1" = 10'

ALACO ENGINEERING
612 B ST, HAYWARD, CA 94541
www.alaco.us 510-200-8414

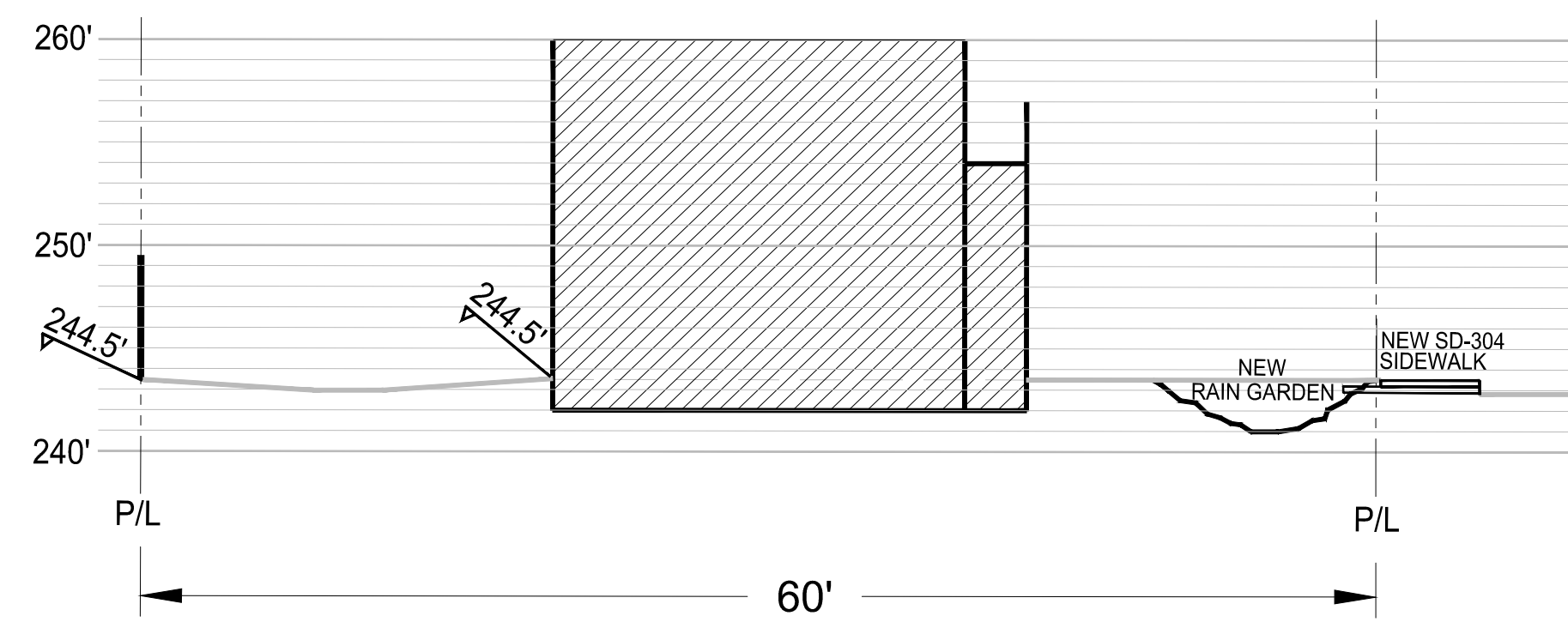
DATE: 2020-09-08 FOR PLANNING DEPT APPROVAL - DESIGNED & DRAWN BY: L.M. JOHANN, P.E.
2021-01-05 FRONTAGE DIMS & DOWNSPOUT DRAINAGE PIPES ADDED

Tentative Parcel Map 11122
Subdivision of APN 84C-0690-014
Tentative Improvement Plan Lots 2&3





A. CONCEPTUAL LONGITUDINAL CROSS-SECTION



B. CONCEPTUAL TRANSVERSE CROSS-SECTION

Lot Size Consistency

Tentative Parcel Map 11122



Per the “Policy Statement for Lot Size Consistency of Single Family Subdivision in Castro Valley” new single family parcels must be consistent with the existing land use pattern of the surrounding neighborhood.

Tentative Parcel Map 11122 proposes to create three new single family parcels:

Parcel 1 - 4364 Edwards Lane

Pertinent data for the surrounding neighborhood—properties along Edwards Lane within 500-feet of the subject parcel—are listed in the table below.

#	Address	Area (sf)*	Lot Width		
			at front	at rear	average
1	4322 Edwards Lane	10,497	88	85	86.5
2	19603 Fern Way	9,789	88	98	93.0
3	19606 Fern Way	9,844	102	87	94.5
4	4328 Edwards Lane	11,326	87	86	86.5
5	4334 Edwards Lane	6,838	92	85	88.5
6	4346 Edwards Lane	7,069	76	76	76.0
7	4352 Edwards Lane	6,490	70	70	70.0
8	4358 Edwards Lane	6,534	71	70	70.5
9	4370 Edwards Lane	15,682	60	60	60.0
10	4376 Edwards Lane	5,924	100	100	100.0
11	19551 Mel Lane	14,810	75	75	75.0
12	19563 Mel Lane	8,232	110	110	110.0
13	4408 Edwards Lane	11,761	50	75	62.5
14	4420 Edwards Lane	31,799	0	142	71.0
15	4432 Edwards Lane	9,450	90	29	59.5
16	4438 Edwards Lane	6,664	50	50	50

17	4442 Edwards Lane	26,136	179	137	158.0
18	4446 Edwards Lane	10,105	75	75	75.0
19	4450 Edwards Lane	8,276	50	50	50.0
20	4456 Edwards Lane	8,300	50	50	50.0
21	4457 Edwards Lane	4,965	50	50	50.0
22	4451 Edwards Lane	4,965	50	50	50.0
23	4447 Edwards Lane	6,229	76	76	76.0
24	4439 Edwards Lane	4,835	109	109	109.0
25	4435 Edwards Lane	4,965	50	50	50.0
26	4431 Edwards Lane	6,969	56	56	56.0
27	4415 Edwards Lane	8,232	76	66	71.0
28	4395 Edwards Lane	6,882	55	54	54.5
29	4377 Edwards Lane	6,229	50	50	50.0
30	4359 Edwards Lane	6,229	50	50	50.0
31	4357 Edwards Lane	5,301	50	50	50.0
32	4353 Edwards Lane	4,312	48	48	48.0
33	19701 Spruce Street	5,183	64	70	67.0
34	4331 Edwards Lane	6,098	74	71	72.5

*Source: Zillow, citing public records

Average Neighboring Parcel Size = 9,027-sf Width = 72-ft

Median Neighboring Parcel Size = 6,926-sf Width = 70-ft

Proposed Parcel 1 Size = 10,751-sf (19% larger than the average and 55% larger than the median)

Width = 60-ft (17% narrower than the average and 14% narrower than the median)

Note that the existing lot width is not proposed to change—its size cannot be increased because of the constraint of neighboring parcels.

Conclusion: Being that the proposed parcel 1 will remain a single family residential lot that does not radically differ from those of the surrounding neighborhood, the proposal is therefore consistent with the existing land use pattern. In fact, the size of the proposed parcel 1 will be substantially more consistent with neighboring parcels than the existing 21,397-sf parcel from which it will be divided.

Parcels 2 and 3 - 4379 and 4380 Gregory Street, respectively (presumed)

Pertinent data for the surrounding neighborhood—properties within Tract 2388 and Parcel Map 3202 (properties on Jaydine and Gregory Streets)—are listed in the table below.

#	Address	Area (sf)*	Lot Width		
			at front	at rear	average
1	19562 Jaydine Street	5,183	58	58	58
2	19563 Jaydine Street	5,052	58	51	54.5
3	4345 Gregory Street	6,621	64	73	68.5
4	4339 Gregory Street	6,098	63	63	63
5	4333 Gregory Street	6,141	64	64	64
6	4327 Gregory Street	6,621	74	63	68.5
7	4321 Gregory Street	7,274	103	90	96.5
8	4315 Gregory Street	7,840	117	106	111.5
9	4314 Gregory Street	7,840	115	105	110
10	4320 Gregory Street	6,272	70	84	77
11	4326 Gregory Street	5,532	58	68	63
12	4332 Gregory Street	5,183	58	58	58
13	4338 Gregory Street	5,400	60	56	58
14	4344 Gregory Street	5,227	62	62	62
15	4350 Gregory Street	5,140	60	60	60
16	4356 Gregory Street	5,309	59	59	59
17	4362 Gregory Street	5,140	59	47	53
18	4368 Gregory Street	5,357	53	54	53.5
19	4374 Gregory Street	7,056	65	70	67.5
20	4373 Gregory Street	8,712	65	70	67.5
21	4367 Gregory Street	6,708	56	56	56
22	19554 Jaydine Street	5,837	70	62	66

*Source: Zillow, citing public records

Average Neighboring Parcel Size = 6,161-sf Width = 68-ft
Median Neighboring Parcel Size = 5,968-sf Width = 63-ft

Proposed Parcel 2 Size = 5,053 sf (18% smaller than the average and 15% smaller than the median)
Width = 84-ft (24% wider than the average and 33% wider than the median)

Proposed Parcel 3 Size = 5,593 sf (9% smaller than the average and 6% smaller than the median)
Width = 93-ft (37% wider than the average and 48% wider than the median)

Conclusion: Being that the proposed parcel 2 and 3 are to be single family residential lots that do not radically differ from those of the surrounding neighborhood, the proposal is therefore consistent with the existing land use pattern.

Prepared by:
Lawrence M. Johmann, PE

12/2/2020



Chin, William, CDA

From: [REDACTED]
Sent: Monday, October 19, 2020 8:52 AM
To: Chin, William, CDA
Subject: Tentative Parcel Map Subdivision PLN2020-00246 application to subdivide Parcel 084C-0696-014-00

Dear Mr. Chin,

I received a card in the mail regarding the subdivision of parcel at 4364 Edwards Lane in Castro Valley. I live at [REDACTED] Gregory Street near the end of Gregory St. I would like to know what they have planned for this property since I am 2 houses from their fence. They do not have an entrance to Gregory St and I would appose any in the future.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****

Chin, William, CDA

From: [REDACTED]
Sent: Friday, October 9, 2020 8:44 AM
To: Chin, William, CDA
Cc: [REDACTED]
Subject: Tentative Parcel Map

Mr Chin,

Thanks so much for the courtesy notice. I [REDACTED] I, along with my neighbors are very concern with the subdividing of parcel 084c-0696-014-00 owned by Marvin Lai and Dayna Segner. We do not want our dead end street to be opened up for traffic. Parking is already and issue right now. I would very much like to view plans and materials for this application.

Thanks so much,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. ****