



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

**STAFF REPORT**

**TO:** CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

**HEARING DATE:** July 28, 2025

**GENERAL INFORMATION**

**APPLICATION NUMBER & TYPE:** PLN2025-00078; Site Development Review w/ Historic Assessment and Variance

**OWNER:** Alameda County Fire Department

**APPLICANT:** James Haliburton / BRW Architects (for: Deputy Chief Eric Moore / ACFD)

**PROPOSAL:** Request to consider **Site Development Review w/ Historic Assessment and Variance (required rear yard setback)** to replace Alameda County Fire Station no. 25 by demolition of existing building and construction / operation of new two-story, 14,500 sq ft building featuring three apparatus bays, engine company, truck company, HazMat support unit, and Battalion Chief operations, with accommodations for up to 24 personnel per day; site improvements include new staff and visitor parking, an apparatus storage structure, fuel stations, and secure perimeter fencing on a 1.29-acre lot.

**ADDRESS AND SIZE OF PARCEL:** 20336 San Miguel Ave; Side: East; Distance: 430-ft north of Castro Valley Blvd; Castro Valley area of unincorporated Alameda County, designated Assessor's Parcel Number 084A-0112-017-02. The parcel measures 1.29-acres in area.

**ZONING:** CVCBD-PF, Castro Valley Central Business District-Public Facilities.

**GENERAL PLAN DESIGNATION:** This site is located within the *Castro Valley General Plan* adopted by Alameda County Board of Supervisors in March 2012. The Plan currently designates the site as **CVGP-PF**, Castro Valley General Plan - Public Facilities.

**ENVIRONMENTAL REVIEW:** The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at <https://ceqanet.opr.ca.gov/2024071224>. Alameda County Fire Department is acting as Lead Agency pursuant to CEQA.

**STAFF RECOMMENDATION**

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval to the Planning Director of a Site Development Review with Historic Assessment, and, to the West County Board of Zoning Adjustments of a Variance (required rear yard setback), PLN2025-00078, to replace Alameda County Fire Station no. 25 by demolition of existing building and construction / operation of new two-story, 14,500 sq ft building on a 1.29-acre lot, based on the drawings dated May 22, 2025, and marked Exhibit "B" on file with the Alameda County Planning Department.

## **PARCEL ZONING HISTORY**

1993, Castro Valley Central Business District Specific Plan adopted.

2020, Ord. No. O-2020-66, rezone from Castro Valley Central Business District Specific Plan Subarea 7 to PF Public Facilities.

## **PLANNING HISTORY**

1966, Building constructed.

1990, Courtyard converted to a gym.

2019, Rear detached accessory structure (pre-fabricated classroom unit) installed.

*May 22, 2025, subject Site Development Review w/ Historic Assessment and Variance application, PLN2025-00078, submitted.*

## **SITE AND CONTEXT DESCRIPTION**

Physical Features: The property is a level, rectangular-shaped lot measuring 162-feet in width by 365-feet in depth (1.29 acres in area). The property contains Alameda County Fire Department's Fire Station no. 25 (formerly no. 1), constructed in 1966 and located toward the front center of the lot. The building is one-story, measuring approx. 65-ft in width by 130-ft in depth. Its design consists of concrete block/metal siding with aluminum-frame fixed awnings and sashes. To the left of the building is an attached fire engine garage measuring approx. 60-ft in width by 75-ft in depth, and served by a 56-ft wide driveway. Fronting the main building is a small, landscaped area. To the right of the main building, a 20-ft wide driveway provides access to the lot's right side and rear open parking areas. At the right rear corner is a detached pre-fabricated building used as a classroom. An open parking lot is located to the rear of the main building. The station is currently active; however, the building has been deemed obsolete and in need of replacement.

Adjacent Area: The neighborhood consists of commercial and residential uses situated directly north of downtown Castro Valley.

- To the north: residential neighborhoods consisting of single-family homes and some duplex and apartment buildings;
- To the south: portions of Castro Valley Central Business District featuring a one-story commercial building with educational services and rear open parking lot;
- To the east: portions of Castro Valley Central Business District featuring the Castro Valley Branch Post Office parking lot, and residences; and
- To the west: sports fields at south end of the Castro Valley Elementary School.

## **REFERRAL RESPONSES**

For more detail on the Referral Responses, see Attachment A Referral Comments.

Alameda County Sheriff's Office:

In a referral letter dated June 10, 2025, AC Sheriff's Office indicated: No Comment.

Alameda County Fire Department:

In a referral letter dated June 13, 2025, AC Fire indicated:

Items to be addressed with required re-submittal.

1. On sheet PL-1, Code Information, remove Title 14 California Code of Regulations as this project is not located in the State Responsibility Area and does not apply.
2. On sheet PL-1, Code Information remove 2022 NFPA 101.
3. On sheet PL-1, Deferred Submittals, add Fixed Fire Suppression System (hood and duct suppression system)..
4. On sheet PL-1 provide the code section requiring the fire alarm system as this determines the type of system to be installed.
5. On sheet PL-1 provide the square footage of each building.
6. On the plans identify the required Aerial Fire Apparatus Access Road. (Section D105 of the 2022 California Fire Code)
7. On sheet PL-3 identify all areas/structures as to their use.
8. On sheet PL-3 show the required fire department turnaround as access road is a dead end greater than 150 feet.
9. On sheet PL-3, generator, state the size of the fuel tank and type of fuel.
10. On the plans show how the generator will comply with chapter 12, and either chapter 57 or 58 of the 2022 California Fire Code.
11. On sheet PL-3 clearly show that the gate across the fire department access has a clear opening width of 20 feet. On the plans show how the gate will comply with chapter 5 of the 2022 California Fire Code as to the width and electrical operation restrictions.
12. On the plans show how the fuel station shall comply with chapters 23 and 57 of the 2022 California Fire Code.
13. On the plans show the required occupancy separations per Table 508.4 of the 2022 California Building Code.
14. Provide details of the quick response slide.
15. On the plans show locations of all hazardous storage and provide details of what is to be stored and how it is to be stored.
16. On sheet C3 show the location of the fire sprinkler riser.

The following comments are to be noted as they will be required at the time of the building plan submittal.

- a) Provide documentation from the water purveyor that the required fire flow of 1,000gpm at 20 psi for 2 hours is available.
- b) On the plans show locations of all required smoke detectors.
- c) On the plans show the locations and state ratings of all required fire extinguishers.
- d) On the plans show locations of all required exit signs.
- e) On the plans show the locations of all emergency means of egress illumination.
- f) On the plans show the location of the fire department key box.
- g) Provide a door schedule showing the ratings of all doors and the type of door hardware.
- h) Show the location of the building address.
- i) On the plans show all equipment installed in the kitchen.

***Staff note:** At this time, 15 of 16 items listed are responded; once all items are responded, this will be referred back to ACFD for further review, with outcome reported to the West County Board of Zoning Adjustments at the project's final hearing for decision.*

Public Works Agency, Development Engineering & Permits:

In a referral letter dated June 30, 2025, PWA Development Engineering & Permits indicated:

Development Engineering have reviewed the subject project referral for Site Development Review w/ Historic Assessment + Variance (required rear yard / setback) for replacement AC Fire Station no. 25 @ 20336 San Miguel Ave. and have the following comments to be considered in establishing the conditions of approval for the development of the site:

- Please show clearly on the plan where the collected run-off from the proposed bio-retention areas (BRA) will drain.
- Do not block the runoff from nor augment, concentrate, or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
- Acquire a Roadway Encroachment Permit for all work within the County roadway right-of-way. A Site Improvement Inspection Permit will also be required.
- The plan does not explicitly describe the eventual C.3.h post-construction maintenance agreements that we will require as part of the C.3 Stormwater Permit.

In addition to the above comments, the following should be disclosed to the Applicant:

Submit building permit application with complete construction and demolition document via the

permit portal <https://acpermit.acgov.org/Portal/#/> .

- Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.
- Refer to the following website for construction document requirements <https://www.acpwa.org/permits/forms-and-handouts.page> .

Castro Valley Sanitary District (CV San):

Has yet to respond to the referral request.

California Highway Patrol:

Has yet to respond to the referral request.

## **PROJECT DESCRIPTION**

The request is for Site Development Review with Historic Assessment and Variance (required rear yard setback), PLN2025-00078, to replace Alameda County Fire Station no. 25 by demolition of existing building and construction / operation of new two-story, 14,500 sq ft building featuring three apparatus bays (including rear access), engine company, truck company, HazMat support unit, and Battalion Chief operations, with accommodations for up to 24 personnel per day; site improvements include new staff and visitor parking, an apparatus storage structure, fuel stations, and secure perimeter fencing on a 1.29-acre lot.

The purpose of the project is to replace the current obsolete station building at 20336 San Miguel Dr, as part of a series of fire station improvements throughout the County. These improvements relate to Measure X, a voter-approved Fire Safety Bond, which address the County's goal of upgrading and replacing outdated emergency response infrastructure in unincorporated communities.

The existing building and garage would be replaced near their current location (center and left) with a driveway to remain at the right. An accessory structure would remain in the right rear corner with a 5-ft rear setback, and a new accessory structure (Apparatus Storage Facility) measuring 49'-5" in width by 39-ft in depth would be constructed at the center of rear with a 10-ft rear setback.

In terms of fencing: a new residential horizontal wood board fencing would be installed in the front. Height of fence to align with height of porcelain tile on facade. The fence would be painted to match the color of the porcelain tile. A new 8-inch CMU (Concrete Masonry Unit or "cinder block") wall with an 8-ft tall wood screen on top would be installed along portions of the left side lot line. New plastic fence insets would be installed into the existing chain-link fence around the side and rear of the property. As for landscaping: the proposal includes installation of trees along left side lot line and shrubs along left, rear, and right side lot lines, which should improve privacy to neighboring properties.

The project would adhere to the following development standards as follows:

	<u>Existing</u>	<u>Zoning Ordinance</u>	<u>Proposed</u>
Front Yard		20' min	59'-5"
Side Yard, Left		5' min	5'-1"
Side Yard, Right	Existing accessory bldg to remain: 7'-6"	5' min	30'-5"
Rear Yard	Existing accessory bldg to remain: 5'	20' min	Proposed accessory bldg: 10' (Variance required)
Floor Area Ratio (FAR)		1.5 max	0.36
Height (main building)		45' max	37'-9" to parapet (33' to roof)
Height (accessory buildings)	Existing accessory bldg to remain: 17' (Nonconforming)	15' max	Proposed accessory bldg: 15'
Parking		NA	<u>22 (total spaces)</u> 3 visitor spaces; 2 ADA spaces (1 van); 2 (EVCS / EV ready); 5 (Reserve Vehicle Spaces)
Bicycle Parking			4 racks (visitors) + 4 lockers (staff)

The rebuild is anticipated to require 18-24 months. In anticipation of this project, the ACFD has obtained Planning permits to renovate the former CV San headquarters at 21022-21040 Marshall St as temporary Fire Station no. 25 site, to utilize during construction (Planning permit no. PLN2024-00184).

## STAFF ANALYSIS

### CONFORMANCE with GENERAL PLAN

This site lies within the boundaries of *Castro Valley General Plan*, adopted March 2012. The Plan designates the site as CVGP-PF, Castro Valley General Plan-Public Facilities. Following is the intent of the PF land use area:

*The CVGP-PF Public Facilities land use area designation is to provide locations for uses that support government, civic, cultural, health and infrastructure aspects of the community. These facilities have been located in a manner intended to best serve Castro Valley and the rest of the County. The designation indicates public ownership as well as public use and covers uses such as the water treatment plant, fire stations, police stations, post offices, libraries, hospitals and publicly-owned office buildings. Public uses may include ancillary non-public uses that support the primary use. Public uses are scattered throughout Castro Valley. Public uses are also allowed in areas with residential and commercial designations. The maximum FAR for Public uses is 1.5.*

The proposal conforms to the following General Plan Goal and Policy listed below:

### FIRE AND POLICE SERVICES GOAL

GOAL 9.2-1 Provide and maintain a safe environment for Castro Valley residents, workers, visitors and property owners.

### FIRE AND POLICE SERVICES POLICIES

Policy 9.2-7 Emergency Response. Improve the capability of Alameda County public safety agencies, Eden Medical Center Castro Valley, and other public facilities to respond to public emergencies such as earthquakes and major fires.

The proposal for a rebuilt Fire Station will allow the maintenance and enhancement of public safety, and conforms to the intent of the General Plan.

### CONFORMANCE with ZONING ORDINANCE

This site lies within the zoning district of **CVCBD-PF**, Castro Valley Central Business District-Public Facilities. The intent of the district is: *Public facility districts, hereinafter designated as PF, are established to support existing and proposed public and institutional uses on publicly owned, leased or operated property, including publicly owned land with uses managed and/or operated by a non-profit entity. The PF district implements and is consistent with the Public Facilities land use classification of the Castro Valley General Plan.*

The Zoning Ordinance permits “Public agency facilities” by-right in the PF district (ACMC 17.51.060.B.7).

#### Site Development Review

Under ACMC 17.51.060.G, a Site Development Review is required for additions exceeding 1,000 sq ft in floor area in the PF district. As the proposal features a 14,500 sq ft structure, a Site Development Review will be required. Site Development Reviews are decided by the Planning Director. The proposal features a modern attractive design to replace the existing obsolete facility featuring a more utilitarian design. Findings can be made to approve the Site Development Review as described in a following section of this report.

#### Historic Assessment

An Historic Assessment is required for projects involving demolition of a structure exceeding 50 years in age, such as the subject proposal constructed fifty-nine years ago in 1966, to ensure preservation of special buildings and properties. The Alameda County Fire Department oversaw the assessment by a private consultant who found that there are no historic elements at the site and therefore no endangerment to any such elements would result from the project. (Exhibit “F”)

#### Variance

As the proposal includes a rear accessory building with a rear yard depth (setback) of 10-ft where 20-ft minimum is required, a Variance is required. Variances are decided by the West County Board of Zoning Adjustments. The Zoning Ordinance indicates the purpose of required yards (setbacks) as follows:

#### ***17.52.330 - Yard regulations.***

*In order to secure minimum basic provision for light, air, privacy and safety from fire hazards, it is required that every building hereafter constructed shall be upon a building site of dimensions such as to provide for the yards specified for the district in which the lot is located, and the following sections shall apply and control. Every such yard shall be open and unobstructed from the ground upward...*

The Zoning Ordinance goes on to require any Variance must make three findings beginning with the following:

#### ***17.54.080.A - Variances.***

*There are special circumstances including size, shape, topography, location or surroundings, applicable to the property which deprive the property of privileges enjoyed by other property in the vicinity under the identical zoning classification;*

Staff finds that relief from the full requirement is warranted given the following points:

- The Variance for required rear yard setback does not relate to the primary front building running through the lot; rather, to a detached rear accessory building;
- Provides additional distance separation between ingress apron at rear of new garage and the CalFire staging area in front of the rear apparatus storage building;

- The adjacent structure is set back 5-ft from the rear lot line which abuts a post office parking lot;
- The property to the north (left) is in the RMX Residential zoning district which requires a rear yard setback of 10-ft.; and,
- The Zoning Ordinance exempts accessory structures in Residential zoning districts from the rear yard setback requirement subject to a majority of the yard remaining open (undeveloped).

Based on these points, Findings can be made to approve the Variance (required rear yard “setback”) as further described in the following section of this report.

The proposal for use of the land as a rebuilt Fire Station meets the intent of the Zoning Code.

### **CEQA FOR THE FIRE STATION**

The Fire Department is conducting its own review for potential impacts to the environment for the fire stations, including this rebuilt Fire Station 25. The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at <https://ceqanet.opr.ca.gov/2024071224>.

### **TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING**

#### **17.54.295.E - Design review in Castro Valley.**

#### **1. The proposed project would be harmonious and compatible with existing development and with the overall character of the area;**

This finding is met by this proposal; the project is to replace an obsolete fire station on site with a new, modern, attractive fire station. From the Applicant’s Design Narrative for Alameda County Fire Station 25:

*The building’s design emphasizes clear separation between public, operational, and residential functions, with a prominent public entry and strategic screening for visual privacy. Massing and material choices reflect a civic identity while blending with the adjacent residential scale. Second-floor living areas are oriented toward the rear for privacy and open to a sheltered outdoor patio. The facility will include LEED Silver-targeted sustainable features, photovoltaic power generation, and EV charging to support future electric fire apparatus. Vehicle circulation has been carefully planned to maintain unobstructed emergency egress and pedestrian safety along San Miguel Avenue.*

*The architectural design references traditional fire station forms through red doors, durable brick veneer, and a clearly articulated public entry canopy. Visual connections to the neighborhood are preserved through setbacks, carefully placed openings, and an elevated patio pavilion that maintains residential scale while signaling public purpose. The fire station’s adjacency to Adobe Park and nearby childcare facilities influenced key siting decisions, including visibility from driveways and sound attenuation measures. The project was developed in collaboration with ACFD and the Castro Valley Municipal Advisory Council to reflect community character and operational excellence.*

2. **The location, size, design, and operating characteristics of the proposed project would promote the orderly growth of Castro Valley and would not be detrimental to the public interest, health, safety, convenience, or welfare of neighboring properties or to that of the overall community;**

This finding is met by this proposal; the project takes advantage of this existing site that is therefore appropriate for this use as it was designed for an institutional use with similar large truck traffic, and that is well situated for intended fire-fighting purposes to respond to this part of Castro Valley.

3. **Site and architectural design and functional plan of the structure(s) and related improvements, including landscaping, are of reasonable aesthetic quality and implement the objectives of the Castro Valley General Plan;**

This finding is met by this proposal; the rebuilt fire station takes advantage of an existing obsolete site that has an updated architectural design which will integrate it into the community.

4. **Structure(s) and related improvements, including access and parking, are suitable for the proposed use of the property, consistent with the intent of the applicable zoning district, promote orderly development in the vicinity of the subject site, and provide adequate consideration of the existing and contemplated uses of land; and**

This finding is met by this proposal; the rebuilt fire station takes advantage of an existing vacant site that contains ample parking and space to accommodate additional specialized parking.

5. **The design and layout of the proposed project are consistent with the Castro Valley General Plan, the development standards of this code, and any approved design guidelines.**

With the granting of a setback Variance, this finding is met; the proposal for a rebuilt fire station with a detached rear accessory structure for storage with a 10-ft rear yard depth (setback) where a minimum of 20-feet is required triggers a Variance; findings can be made to grant the Variance as described in the following section of this report.

#### **17.54.080 - Variances.**

- A. **There are special circumstances including size, shape, topography, location or surroundings, applicable to the property which deprive the property of privileges enjoyed by other property in the vicinity under the identical zoning classification;**

This finding is met by this proposal; the project, featuring the demolition and rebuild of an obsolete County fire station with a modern, attractive building, warrants relief from the Zoning Ordinance based on the following points:

- The Variance for required rear yard setback does not relate to the primary front building running through the lot; rather, to a detached rear accessory building;
- Provides additional distance separation between ingress apron at rear of new garage and the CalFire staging area in front of the rear apparatus storage building;
- The adjacent structure is set back 5-ft from the rear lot line which abuts a post office parking lot;

- The property to the north (left) in in the RMX Residential zoning district which requires a rear yard setback of 10-ft.; and,
- The Zoning Ordinance exempts accessory structures in Residential zoning districts from the rear yard setback requirement subject to a majority of the yard remaining open (undeveloped).

**B. The granting of the application will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone;**

This finding is met by this proposal; any use with Public Facility zoning with accessory structures or buildings locates those structures or buildings along the rear property lines to keep them away from the front of the lot, more visible from the public right-of-way and the neighboring properties. Granting of the Variance application for an accessory building located 10 feet away from the rear property line is therefore in keeping with the location of accessory buildings for other properties in the same zoning designation, and in keeping with the accessory buildings on adjacent properties in Residential zoning districts, which are allowed to be located at the zero lot lines for rear and side yard areas.

**C. The granting of the application will not be detrimental to persons or property in the neighborhood or to the public welfare.**

This finding is met by this proposal; the proposal for a rebuilt fire station will maintain and enhance public safety.

**SUMMARY**

This project meets the requirements of the *Castro Valley General Plan* and Zoning Ordinance. The rebuilt Fire Station would provide much needed life-safety services at 20336 San Miguel Ave in Castro Valley.

Public Notification

The application was publicly-noticed to owners of property within or partially within 500-ft of the property boundary, and no correspondence has been received to-date by the Planning Department. The Fire Department has held community outreach meetings in the area.

**RECOMMENDATIONS**

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval to the Planning Director of a Site Development Review with Historic Assessment and to the West County Board of Zoning Adjustments of a Variance, PLN2025-00078, to replace Alameda County Fire Station no. 25 by demolition of existing building and construction / operation of new two-story, 14,500 sq ft building including accessory features at 22306 San Miguel Dr.

**GENERAL CONDITIONS**

1. Approval of the Site Development Review with Historic Assessment and Variance (required rear yard setback), PLN2025-00078, shall be consistent with the accompanying “Exhibit B” dated May 15, 2025, on file with the Alameda County Planning Department.
2. 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.

3. Prior to 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 City of Hayward Fire Department.
4. The Permittee shall comply with all Federal, State and Local Laws Regulations and Alameda County Ordinances.
5. Public Agency Approval. Maintain compliance with the requirements of the following agencies:
  - a. Alameda County Sheriff’s Office
  - b. Alameda County Fire Department
  - c. Alameda County Public Works Agency, Development Permitting and Engineering
  - d. Castro Valley Sanitary District
  - e. California Highway Patrol
6. During Construction, the applicant, owner, or successor shall keep the subject site secure against illegal trespassing with fencing to the satisfaction of the Planning Director.
7. The applicant, owner, or successor shall comply with all other local, state, or federal regulations, laws, and ordinances, during the life of this Permit. Failure to comply with all other local, state, or federal may subject the permit to revocation in accordance with conditions of approval herein and per the Alameda County Zoning Ordinance Section 17.54.030.
8. Indemnification. Applicant, property owner, and 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 PLN2025-00078, Site Development Review with Historic Assessment and Variance, or any subsequent Permit. 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 owner or successor of any such challenge.
9. Negligible or de minimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.
10. Fire Department Approval. Applicant shall contact the Alameda County Fire Department to obtain a fire clearance certificate prior to Final Occupancy.

#### **ACCESS/STREET IMPROVEMENTS**

11. 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.

12. Any right-of-way dedication, relocation of improvements or public facilities, or road improvement shall be accomplished at no expense to the County.

#### **SITE IMPROVEMENTS**

13. It is the responsibility of the applicant to comply with Federal, State, and local water standards and regulations. In order for the County and the Applicant to comply with Alameda County's National Pollution Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both during construction and after construction. Permanent measures to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as rooftops, parking lots and roads. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. The primary references for providing stormwater treatment is the "C.3 Technical Guidance Manual". This and other resources are available at no cost electronically at the ACCWP website, [www.clearwaterprogram.org](http://www.clearwaterprogram.org).
14. 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 this literature.
15. Any grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17.
16. No grading shall be permitted on this site until grading, drainage, erosion, and sedimentation control plans have been approved by the Director of Public Works.
17. Grading shall not augment rate of flow or concentrate runoff to adjacent properties, or block runoff from adjacent properties.
18. Grading operations and construction activities shall be limited to weekdays (Monday through Friday) and the hours of 7:00 a.m. to 6:00 p.m., unless otherwise authorized in writing by the Director of Public Works.
19. Dust shall be controlled and adjoining public street and private drives shall be kept clean of project dirt, mud, materials, and debris, to the satisfaction of the Director of Public Works.
20. The following air pollution controls shall be implemented at the project construction site:
  - A. Water all active construction areas at least twice daily.
  - B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
  - C. Pave, apply water twice daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site.
  - D. Sweep daily (with water sweepers) all paved access roads, driveways, parking areas, and staging areas at the construction site.
  - E. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
21. All large, mature, natural, and introduced trees as defined by the Planning Director shall be

preserved to the satisfaction of the Planning Director.

## **DRAINAGE IMPROVEMENTS**

22. All pavements shall have a minimum 0.5% slope.
23. If the project is determined by the Director of Public Works to be subject to C.3 stormwater pollution prevention standards, runoff from all proposed impervious surface shall be directed to an on-site stormwater treatment feature prior to discharge to the existing stormwater system.

## **PUBLIC WORKS AGENCY**

25. Please show clearly on the tentative plan where the collected run-off from the proposed bio-retention areas (BRA) will drain.
26. Do not block the runoff from nor augment, concentrate, or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
27. Acquire a Roadway Encroachment Permit for all work within the County roadway right-of-way. A Site Improvement Inspection Permit will also be required.
28. The plan does not explicitly describe the eventual C.3.h post-construction maintenance agreements that we will require as part of the C.3 Stormwater Permit.
29. Submit building permit application with complete construction and demolition document via the permit portal <https://acpermit.acgov.org/Portal/#/> .
30. Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.
31. Refer to the following website for construction document requirements <https://www.acpwa.org/permits/forms-and-handouts.page> .

**-- END OF CONDITIONS OF APPROVAL --**

## **ATTACHMENTS**

- Attachment A, Referral Comments
  - Alameda County Sheriff's Office, June 10, 2025
  - Alameda County Fire Department, June 13, 2025
  - Alameda County Public Works Agency, June 30, 2025
- Exhibit "B" Plans dated May 15, 2025
- Exhibit "C" Conditional Use Permit narrative

- Exhibit “D”, Site photographs
- Exhibit “E”, Historic Assessment by Toni Webb dated April 24, 2024

Prepared By: Aubrey Rose, Planner

Reviewed By: Rodrigo Orduña, Assistant Planning Director

**Attachment A, Referral Comments**

**Alameda County Sheriff's Office, June 10, 2025**



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

Sandra Rivera  
Agency Director

Albert Lopez  
Planning Director

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94544

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www.acgov.org/cda

PROJECT REFERRAL

Date: June 10, 2025

RE: Case No.: PLN2025-00058

Site Development Review w/ Historic Assessment + Variance (required rear yard / setback) for replacement AC Fire Station no. 25 @ 20336 San Miguel Ave

Due Date: 06/24/2025

- \* AC PWA DEVELOPMENT ENGINEERING AND PERMITS
- \* AC SHERIFF'S OFFICE
- \* AC FIRE DEPT
- \* CV SANITARY DISTRICT
- \* CALIFORNIA HIGHWAY PATROL

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

**PLN2025-00058 / James Haliburton / BRW Architects, applicant for: Alameda County Fire Dept, owner:** Application for Site Development Review w/ Historic Assessment and Variance to replace Alameda County Fire Station no. 25 by demolition of existing building and construction / operation of new two-story, 14,500-square-foot building featuring three apparatus bays, engine company, truck company, HazMat support unit, and Battalion Chief operations, with accommodations for up to 24 personnel per day; site improvements include new staff and visitor parking, an apparatus storage structure, fuel stations, and secure perimeter fencing on a 1.29-acre lot at **20336 San Miguel Ave**, east side, 430 feet north of Castro Valley Blvd, in the Castro Valley area of unincorporated Alameda County, with a Zoning District of CVCBD-PF, Castro Valley Central Business District-Public Facilities.

APN: 084A-0112-017-02

CEQA: The project relies upon a Mitigated Negative Declaration, State Clearinghouse # 2024071224, which can be viewed at <https://ceqanet.opr.ca.gov/2024071224>. Alameda County Fire Department is acting as Lead Agency pursuant to CEQA.

Receipt of your comments regarding this project by the indicated due date will enable the consideration of your comments in the analysis of the proposal, and inclusion of relevant information in the preparation of a written staff report. If you have no comments on this proposal, 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 510-670-5322, or at the email below.

Sincerely,

Aubrey Rose, AICP  
Planner  
[aubrey.rose@acgov.org](mailto:aubrey.rose@acgov.org)  
510-670-5322

ATT:  
Standard application  
SDR application  
Plans  
Project narrative  
Site photo 1  
Site photo 2

CC:  
Dep Chief Eric Moore / ACFD  
Casey Zipton / ACFD  
Jamal Hemenway / ACFD  
James Haliburton / BRW Architects  
Chris Ford / BRW Architects  
David Banks / Pankow  
Manil Bajracharya / mack5

 No Comment – Response Date 6/10/25

- If “No Comment”, Respondent Initials
- Please note: if comments are not received by deadline with no extension request, then the lack of response will be considered “No Comment”

Attachments: Project Application Information

**Attachment A, Referral Comments**

**Alameda County Fire Department, June 13, 2025**



# Alameda County Fire Department

## Division of Fire Code Administration

### Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

PLN #	PLN2025-00058		
Address	20336 San Miguel Ave., Castro Valley		
Job Description	CUP - New Fire Station		
Reviewed By	Yvonne Fluehr, SAN	Date:	6/12/25
		Review #	1

### APPLICATION NOT COMPLETE FOR FIRE REQUIREMENTS - WITH CUSTOMER FOR RESPONSE

**Fire Staff does not recommend that discretionary approval be given until the following issues are addressed and Fire Conditions are issued.**

**Re-submittal Required.** A re-submittal is required for this project. Submit the revised plan along with a copy of any necessary reference materials, cut sheets, listing sheets and calculations. Include a written itemized response to each comment and where in the re-submittal the specific change or information requested can be found.

**Errors & Omissions.** The purpose of code enforcement is to provide a means to help ensure projects are built to the codes, regulations, and standards applicable to the project. Two methods are used towards this goal. First, is the review of the plans, second, are field inspections associated with the work. Between these two methods, it is hoped that all code deficiencies are discovered and corrected.

It is important to note that approval of the plan does not constitute permission to deviate from any code requirement and shall not be construed to be a permit for, or an approval of, any violation of the applicable statute, regulation, code or standard. Approval of a plan or permit presuming to give authority to violate or cancel the provision of any applicable statute, regulation, code, or standard shall not be valid.

**Alternate Means.** Any alternate means or equivalences shall be submitted in writing explaining the code provision that will be deviated from, the justification for such deviation, and an explanation on how this deviation meets the intent of the code and the equivalent level of safety intended by the code. This letter and supporting documents must be reviewed and approved for the deviation to be considered acceptable.

### Items to be addressed with required re-submittal.

1. On sheet PL-1, Code Information, remove Title 14 California Code of Regulations as this project is not located in the State Responsibility Area and does not apply.
2. On sheet PL-1, Code Information remove 2022 NFPA 101.
3. On sheet PL-1, Deferred Submittals, add Fixed Fire Suppression System (hood and duct suppression system)..
4. On sheet PL-1 provide the code section requiring the fire alarm system as this determines the type of system to be installed.
5. On sheet PL-1 provide the square footage of each building.

6. On the plans identify the required Aerial Fire Apparatus Access Road. (Section D105 of the 2022 California Fire Code)
7. On sheet PL-3 identify all areas/structures as to their use.
8. On sheet PL-3 show the required fire department turnaround as access road is a dead end greater than 150 feet.
9. On sheet PL-3, generator, state the size of the fuel tank and type of fuel.
10. On the plans show how the generator will comply with chapter 12, and either chapter 57 or 58 of the 2022 California Fire Code.
11. On sheet PL-3 clearly show that the gate across the fire department access has a clear opening width of 20 feet. On the plans show how the gate will comply with chapter 5 of the 2022 California Fire Code as to the width and electrical operation restrictions.
12. On the plans show how the fuel station shall comply with chapters 23 and 57 of the 2022 California Fire Code.
13. On the plans show the required occupancy separations per Table 508.4 of the 2022 California Building Code.
14. Provide details of the quick response slide.
15. On the plans show locations of all hazardous storage and provide details of what is to be stored and how it is to be stored.
16. On sheet C3 show the location of the fire sprinkler riser.

**The following comments are to be noted as they will be required at the time of the building plan submittal.**

- a) Provide documentation from the water purveyor that the required fire flow of 1,000gpm at 20 psi for 2 hours is available.
- b) On the plans show locations of all required smoke detectors.
- c) On the plans show the locations and state ratings of all required fire extinguishers.
- d) On the plans show locations of all required exit signs.
- e) On the plans show the locations of all emergency means of egress illumination.
- f) On the plans show the location of the fire department key box.
- g) Provide a door schedule showing the ratings of all doors and the type of door hardware.
- h) Show the location of the building address.

i) On the plans show all equipment installed in the kitchen.

**Attachment A, Referral Comments**

**Alameda County Public Works Agency, June 30, 2025**

---

**RE: Project Referral: PLN2025-00078 / AC Fire Station no. 25 @ 20336 San Miguel Ave**

---

**From** DevEng <DevEng@acpwa.org>  
**Date** Mon 6/30/2025 12:38 PM  
**To** Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>  
**Cc** Gonzales, Fernando <fernando@acpwa.org>

Hi Aubrey,

Development Engineering have reviewed the subject project referral for Site Development Review w/ Historic Assessment + Variance (required rear yard / setback) for replacement AC Fire Station no. 25 @ 20336 San Miguel Ave. and have the following comments to be considered in establishing the conditions of approval for the development of the site:

- Please show clearly on the tentative plan where the collected run-off from the proposed bio-retention areas (BRA) will drain.
- Do not block the runoff from nor augment, concentrate, or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
- Acquire a Roadway Encroachment Permit for all work within the County roadway right-of-way. A Site Improvement Inspection Permit will also be required.
- The plan does not explicitly describe the eventual C.3.h post-construction maintenance agreements that we will require as part of the C.3 Stormwater Permit.

In addition to the above comments, the following should be disclosed to the Applicant:

- Submit building permit application with complete construction and demolition document via the permit portal <https://acpermit.acgov.org/Portal/#/>.
- Construction documents shall comply with the current Alameda County Building Ordinance, California Building Standards Codes and Regulations.
- Refer to the following website for construction document requirements <https://www.acpwa.org/permits/forms-and-handouts.page>.

Let me know should you have questions.

Thanks,

Rosemarie L. De Leon  
Assistant Engineer  
Development Engineering & Permits | Alameda County Public Works Agency



399 Elmhurst Street | Hayward, CA 94544  
e-mail: [roseld@acpwa.org](mailto:roseld@acpwa.org) | (510) 670-5209

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---

**From:** Rose, Aubrey, CDA <Aubrey.Rose@acgov.org>  
**Sent:** Tuesday, June 10, 2025 3:52 PM  
**To:** DevEng <DevEng@acpwa.org>; Thompson, Stephen L., Sheriff <SIThompson@acgov.org>; CountyFP, ACFD <countyfp@acgov.org>; Plan Review <planreview@cvsan.org>; jholeman@chp.ca.gov  
**Cc:** Moore, Eric, ACFD <Eric.Moore@acgov.org>; Zipton, Casey, ACFD <Casey.Zipton@acgov.org>; Hemenway, Jamal, ACFD <jamal.hemenway@acgov.org>; James Haliburton <jhaliburton@brwarch.com>; Chris Ford <cford@brwarch.com>; David Banks <dbanks@pankow.com>; Manil Bajracharya <ManilB@mack5.com>  
**Subject:** Project Referral: PLN2025-00058 / AC Fire Station no. 25 @ 20336 San Miguel Ave

## PROJECT REFERRAL

Date: June 10, 2025

RE: Case No.: PLN2025-00078

**Site Development Review w/ Historic Assessment + Variance (required rear yard / setback) for replacement AC Fire Station no. 25 @ 20336 San Miguel Ave**

**Due Date: 06/24/2025**

- \* AC PWA DEVELOPMENT ENGINEERING AND PERMITS
- \* AC SHERIFF'S OFFICE
- \* AC FIRE DEPT
- \* CV SANITARY DISTRICT
- \* CALIFORNIA HIGHWAY PATROL

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

If you have any questions, please contact me at 510-670-5322, or at the email below.

Sincerely,

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Planner  
[aubrey.rose@acgov.org](mailto:aubrey.rose@acgov.org)  
510-670-5322

ATT:

Standard application  
SDR application  
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Site photo 1  
Site photo 2

CC:

Dep Chief Eric Moore / ACFD  
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Jamal Hemenway / ACFD  
James Haliburton / BRW Architects  
Chris Ford / BRW Architects  
David Banks / Pankow  
Manil Bajracharya / mack5

-

\_\_\_\_\_ **No Comment – Response Date** \_\_\_\_\_

- **If “No Comment”, Respondent Initials**
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Attachments: Project Application Information

**Aubrey Rose, AICP**

*Planner*

Alameda County Planning Department

[aubrey.rose@acgov.org](mailto:aubrey.rose@acgov.org)

510-670-5322

**Exhibit "B" Plans dated May 15, 2025**



# ALAMEDA COUNTY FIRE DEPARTMENT FIRE STATION 25

20336 SAN MIGUEL AVE  
CASTRO VALLEY, CA. 94546

APN: 84A-112-17-2

BRW PROJECT NO.: 224133.00  
MAY 22, 2025



DESIGN ARCHITECT: DLR GROUP

### RENDERINGS

RENDERINGS ARE FOR INFORMATION ONLY. THESE RENDERINGS ARE AN ARTISTIC REPRESENTATION OF THE PROJECT. THESE IMAGES ARE INTENDED FOR CONCEPTUAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY MISSING DETAILS, MATERIALS, COLORS, ETC. ARE SUBJECT TO CHANGE.

### OWNER

## ALAMEDA COUNTY FIRE DEPARTMENT

6363 CLARK AVE  
DUBLIN, CA. 94568  
510.632.3473

### ARCHITECT

## BROWN REYNOLDS WATFORD ARCHITECTS, INC.

1620 MONTGOMERY STREET, SUITE 320  
SAN FRANCISCO, CA. 94111  
415.749.2970

### GENERAL CONTRACTOR

## CHARLES PANKOW BUILDERS

1111 BROADWAY, SUITE 200  
OAKLAND, CA. 94607  
510.893.5170

### CONSTRUCTION MANAGEMENT

## MACK5

1000 BROADWAY, SUITE 260  
OAKLAND, CA. 94607  
510.595.3020

### CIVIL / LANDSCAPE

## CSWST2

5870 STONERIDGE MALL ROAD #207  
PLEASANTON, CA 94588  
415.883.9850

### SYMBOL LEGEND

**12 TITLE**  
1/8" = 1'-0"

**A1.1**  
RE: 1 / A1.1

**VIEW TITLE**  
SHEET NUMBERING:  
SHEET NUMBER  
SHEET TYPE DESIGNATION  
DISCIPLINE DESIGNATION  
VIEW REFERENCES:  
SHEET NUMBER  
DETAIL NUMBER  
REVISIONS  
NORTH ARROWS  
PROPERTY LINE / LIMITS OF CONSTRUCTION  
BUILDING SETBACK / EASEMENT  
EXISTING CONTOURS  
REVISED CONTOURS  
EXISTING SPOT GRADE  
REVISED SPOT GRADE  
WORKING CONTROL OR DATUM POINT  
NEW CONSTRUCTION  
DEMOLITION  
EXISTING WALL TO REMAIN  
GLAZING  
TEMPERED GLAZING

**ROOM NAME**  
100  
ROOM NAME AND NUMBER  
20.2  
COLUMN DESIGNATION  
RE: 1 / A1.1A  
MATCHLINE  
1 SIM  
BUILDING SECTION  
1 SIM  
WALL SECTION  
A2.1  
EXTERIOR ELEVATION  
A5.1  
INTERIOR ELEVATION  
1 SIM  
DETAIL CALLOUT  
1'-0"  
ALIGN  
FACE OF FINISH DIMENSION  
ALIGN FACE OF FINISH  
DIMENSION TO CENTERLINE  
KEYNOTE  
WALL TYPE  
DOOR NUMBER  
WINDOW / CURTAINWALL / STOREFRONT TYPE  
FINISH

### ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MNTD.	MOUNTED
B.O.	BOTTOM OF	NOM.	NOMINAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	O.C.E.W.	ON CENTER EACH WAY
DIA.	DIAMETER	O.H.	OPPOSITE HAND
DN	DOWN	RE/REF.	REFERENCE
E.J.	EXPANSION JOINT	REQ./REQD.	REQUIRED
EQ.	EQUAL	R.O.	ROUGH OPENING
F.F.	FINISH FLOOR	SIM.	SIMILAR
F.V.	FIELD VERIFY	T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
M.O.	MASONRY OPENING	W.	WITH
MAX.	MAXIMUM	W.B.	WIND BRACE
MIN.	MINIMUM	W.P.	WORKING POINT

NOTE: ADDITIONAL SYMBOLS OR ABBREVIATIONS MAY BE INCLUDED IN SHEET SPECIFIC LEGENDS. NOT ALL SYMBOLS OR ABBREVIATIONS LISTED ABOVE MAY BE USED IN THE PROJECT

### CODE INFORMATION

**BUILDING CODES AND STANDARDS**

BUILDING: 2022 CALIFORNIA BUILDING CODE (CBC) WITH COUNTY OF ALAMEDA AMENDMENTS  
FIRE: 2022 CALIFORNIA FIRE CODE (CFC) WITH COUNTY OF ALAMEDA AMENDMENTS  
LIFE SAFETY: 2022 NFPA 101 LIFE SAFETY CODE (LSC) EDITION ADOPTED BY STATE FIRE MARSHALL  
ENERGY: 2022 CALIFORNIA ENERGY CODE (CEC) WITH COUNTY OF ALAMEDA AMENDMENTS  
PLUMBING: 2022 CALIFORNIA PLUMBING CODE (CPC) WITH COUNTY OF ALAMEDA AMENDMENTS  
MECHANICAL: 2022 CALIFORNIA MECHANICAL CODE (CMC) WITH COUNTY OF ALAMEDA AMENDMENTS  
ELECTRICAL: 2022 CALIFORNIA ELECTRIC CODE (CEC) WITH COUNTY OF ALAMEDA AMENDMENTS  
GREEN: 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN) WITH COUNTY OF ALAMEDA AMENDMENTS

FIRE PROTECTION: NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM  
(SEE SEPARATION OF TELECOM ROOM)

TITLE 14 CALIFORNIA CODE OF REGULATIONS

**ACCESSIBILITY STANDARDS**

AMERICANS WITH DISABILITIES ACT (ADAAG) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
2022 CBC CHAPTER 11B

### PROJECT DESCRIPTION

DEMOLITION OF EXISTING FIRE STATION. NEW 2-STORY FIRE STATION, APPARATUS STORAGE BUILDING, TRASH ENCLOSURE, AND EXISTING CLASSROOM TRAINING BUILDING.

### PLANNING INFORMATION

APN: 84A-112-17-2

ADDRESS: ALAMEDA COUNTY FIRE DEPARTMENT STATION 25  
20336 SAN MIGUEL AVE.  
CASTRO VALLEY, CA. 94546

OCCUPANCY (CBC CHAPTER 3): B (OFFICE), R-2 (RESIDENTIAL), S-1 (STORAGE)

CONSTRUCTION TYPE: V-B (STATION AND APP STORAGE BUILDING)

ZONE: CVCBD-PF: CASTRO VALLEY CENTRAL BUSINESS DISTRICT - PUBLIC FACILITIES

GENERAL PLAN: CVGP-PF-CASTRO VALLEY GENERAL PLAN-PUBLIC FACILITIES

SETBACKS:	FRONT	SIDE	REAR
17.51.060 E	20 FT	5 FT	20 FT

HEIGHT (17.51.060 F):	PROVIDED	MAXIMUM
HEIGHT OF STORAGE:	37-9 FT	45 FT
	15 FT	15 FT

BUILDING STORIES: 2-STORY 3-STORIES

LOT SIZE: 55,388 SF (0.95 ACRE)

TOTAL BUILDING AREA: 8,951 SF (FOOTPRINT)  
19,908 SF (TOTAL)

LOT COVERAGE: 26.2% (14,502 SF LOT COVERAGE)  
(PER ALAMEDA ZONING CODE 17.52.380)

FLOOR AREA RATIO (17.51.060 D): 1.5 MAX. 0.36 PROVIDED

ACCESSORY BUILDING AREA: 5,504 SF / 55,388 SF = 0.099 9.9% SITE COVERAGE

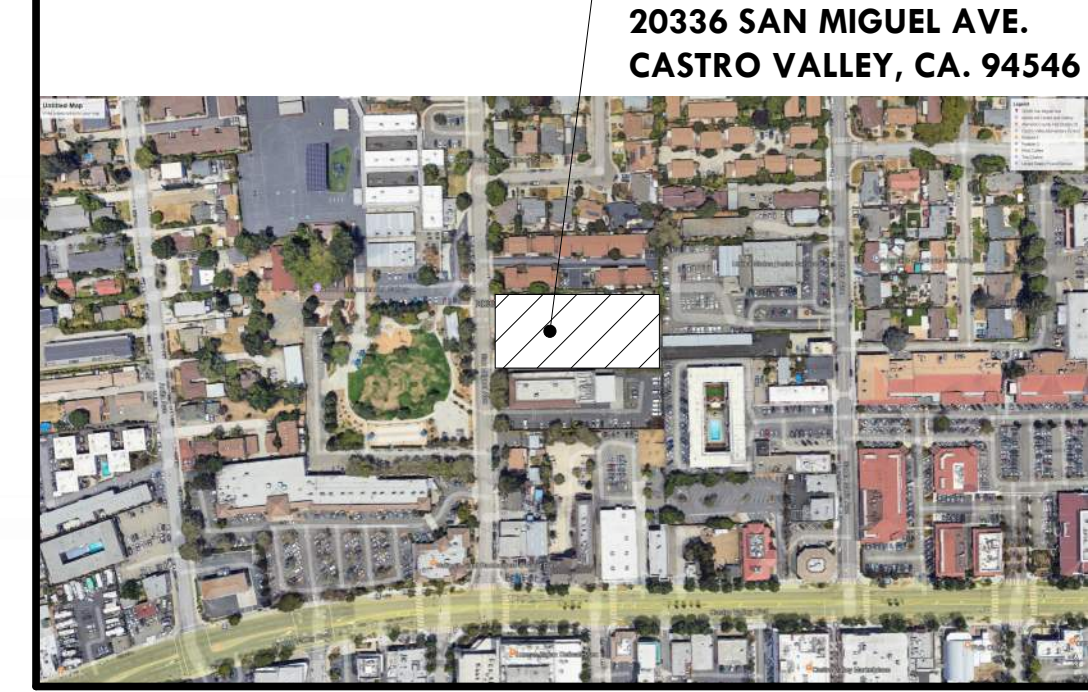
PARKING: 22 (TOTAL SPOTS)  
3 VISITOR SPACES  
2 ADA SPOTS - BOTH EV READY (1 VAN SPOT)  
19 CREW SPOTS  
2 ADA SPOTS (1 VAN)  
2 (EVCS / EV READY)  
5 (RESERVE VEHICLE SPOTS)

REQUIRED EV READY SPOTS: 4

BIKE PARKING: 4 RACKS (VISITOR) + 4 TYPE-2 LOCKERS (CREW)

SPRINKLERS: YES (FIRE STATION)  
APP. BAY STORAGE BUILDING (TO BE DETERMINED BY D.B.E.)

### VICINITY MAP



### AREA TABULATION

ALL SITE AND BUILDING AREA TABULATIONS SHOWN ARE FOR OWNER AND GOVERNING AUTHORITY REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN QUANTITY AND AREA CALCULATIONS.

### BUILDING ENVELOPE REQUIREMENTS

2022 CALIFORNIA ENERGY CODE SUBCHAPTER 2 SECTIONS 110.6A, 110.6B, 110.6A, AND SUBCHAPTER 5 TABLES 140.3-B.

CALIFORNIA CLIMATE ZONE:	3
SLAB-ON-GRADE INSULATION:	R-5
TYPICAL WALL ASSEMBLY:	U0.071
TYPICAL ROOF ASSEMBLY:	U0.034
AGED SRI:	0.83
THERMAL EMITTANCE:	0.75
TYPICAL FENESTRATION:	0.36
U-FACTOR (FIXED):	0.41
U-FACTOR (OPERABLE):	0.46
SHGC:	0.22
VISIBLE TRANSMITTANCE:	0.32
TYPICAL SKYLIGHTS:	0.58
CURB MOUNT. U-FACTOR:	0.25
CURB MOUNT. SHGC:	0.25
CURB MOUNT. VIS. TRANS:	0.49

### DEFERRED SUBMITTALS

- FIRE SPRINKLERS BY C-16 CONTRACTOR
- FIRE ALARM SYSTEM

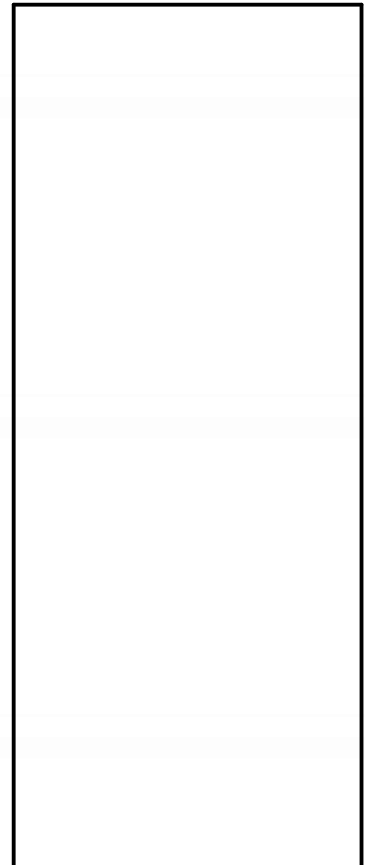
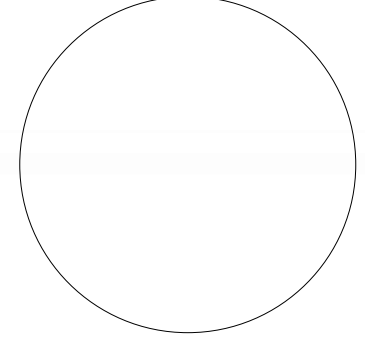
### INDEX OF DRAWINGS

PL-1	TITLE SHEET AND DRAWING INDEX
PL-2	ARCHITECTURAL SITE PLAN - EXISTING
PL-3	ARCHITECTURAL SITE PLAN - PROPOSED
PL-4	FLOOR PLANS
PL-6	ROOF PLAN
PL-7	3D VIEWS
PL-8	EXTERIOR ELEVATIONS
C1.0	COVER SHEET
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C2.1	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C3.1	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.1	PRELIMINARY STORMWATER CONTROL PLAN
C5.0	CROSS SECTIONS & DETAILS
L-1.0	MATERIALS PLAN
L-2.0	SITE FURNISHING
L-3.0	LANDSCAPE CONSTRUCTION DETAILS
L-4.0	IRRIGATION PLAN
L-4.1	IRRIGATION PLAN
L-4.2	IRRIGATION DETAILS
L-4.3	IRRIGATION DETAILS
L-5.0	PLANTING PLAN
L-5.1	PLANTING PLAN
L-5.3	PLANT LIST, PLANT IMAGES, & NOTES
E001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL
E002	LUMINAIRE CUTSHEETS - ELECTRICAL
E101	SITE PLAN - LIGHTING
TOTAL SHEETS: 28	



**BRWARCHITECTS**

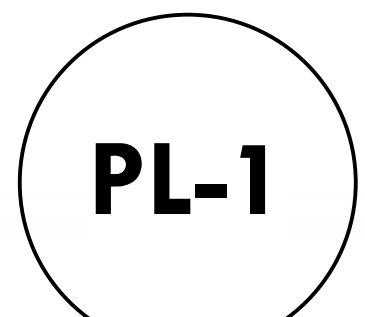
1620 MONTGOMERY STREET, SUITE 320  
SAN FRANCISCO, CA 94111  
415.749.2970  
BRWARCHITECTS.COM



COPYRIGHT © 2025  
BROWN REYNOLDS WATFORD ARCHITECTS, INC.  
MAY 22, 2025  
DATE  
DRAWN BY: BM  
CHECKED BY: JH / CF  
BRW PROJECT NUMBER: 224133.00

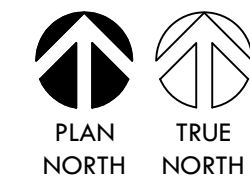


NO.	REVISION	DATE



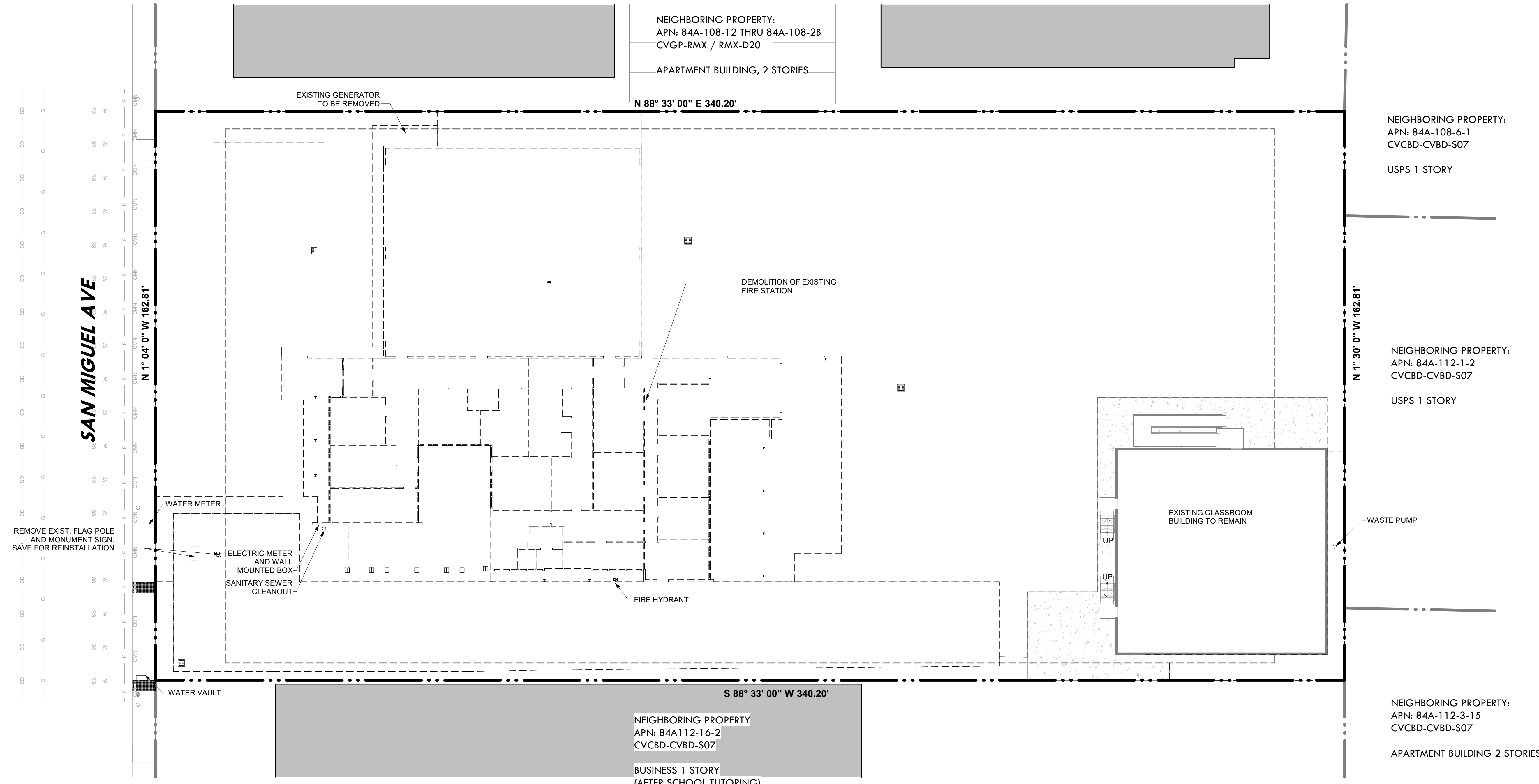
## PLANNING REVIEW

TITLE SHEET AND DRAWING INDEX



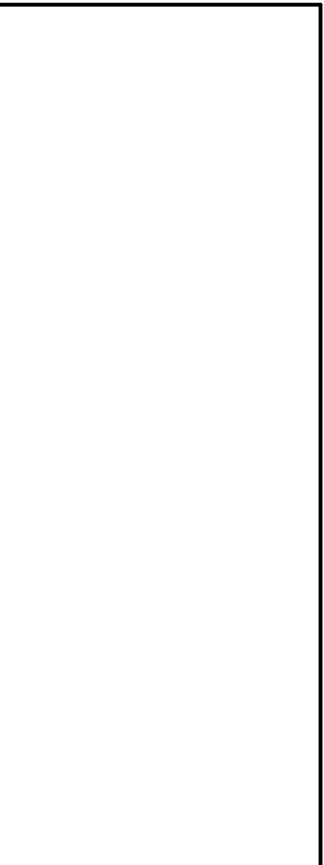
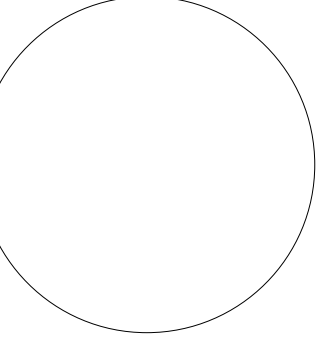
**1 ARCHITECTURAL SITE -EXISTING /DEMOLITION PLAN**

1/16" = 1'-0"  
 0' 5' 10' 20'



INTERNAL REVIEW  
 DOCUMENTS  
 NOT FOR REGULATORY  
 APPROVAL OR PERMITTING  
 OR CONSTRUCTION  
 F. Christopher Ford  
 CA REG. #C-17582

**BRWARCHITECTS**  
 1620 MONTGOMERY AVENUE  
 SUITE 520  
 SAN FRANCISCO, CA 94111  
 415-749-2670  
 BRWARCH.COM



COPYRIGHT © 2025  
 BROWN REYNOLDS WATFORD ARCHITECTS, INC.  
 DATE: MAY 22, 2025  
 DRAWN BY: BM  
 CHECKED BY: JH / CF  
 BRW PROJECT NUMBER: 224133.00

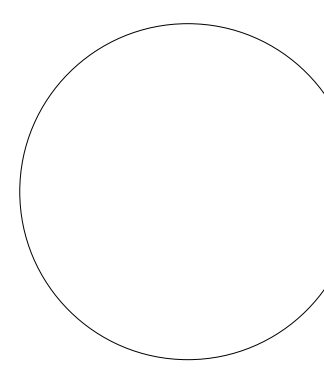
**ALAMEDA C.F.D.**  
**FIRE STATION 25**  
 20336 SAN MIGUEL AVE  
 CASTRO VALLEY, CA. 94546  
 APN: 84A-112-17-2

NO.	REVISION	DATE

**PL-2**

ARCHITECTURAL SITE  
 PLAN - EXISTING

**PLANNING REVIEW**



NO.	REVISION	DATE

**SITE LEGEND**

PATTERN	DESCRIPTION
---	PROPERTY LINE
- - - -	ZONING SETBACK
- O - O -	NEW WOOD FENCE
EX - EX	EXISTING CHAIN LINK FENCE
[Diagonal Lines]	NEW CONSTRUCTION
[Solid Grey]	EXISTING BUILDING
[Triangle]	ACCESSIBLE ENTRANCE
[Triangle]	ENTRANCE
[Cross-hatch]	PAVING (RE: CIVIL)
[Grid]	LINEAR UNIT PAVERS
[Stippled]	COLORED CONCRETE
[Dotted]	CONCRETE SIDEWALK
[Stippled]	CONCRETE PAVING
[Stippled]	LANDSCAPE (RE: LANDSCAPE)
[Stippled]	LANDSCAPE PLANTING
[Stippled]	BIORENTENTION PLANTING AREA
[Stippled]	GRAVEL
[Square]	AREA DRAIN
[Circle]	BIKE RACKS
[Circle]	ADA PARKING SIGN
[Square]	TRUNCATED DOMES

**SITE AREA SCHEDULE**

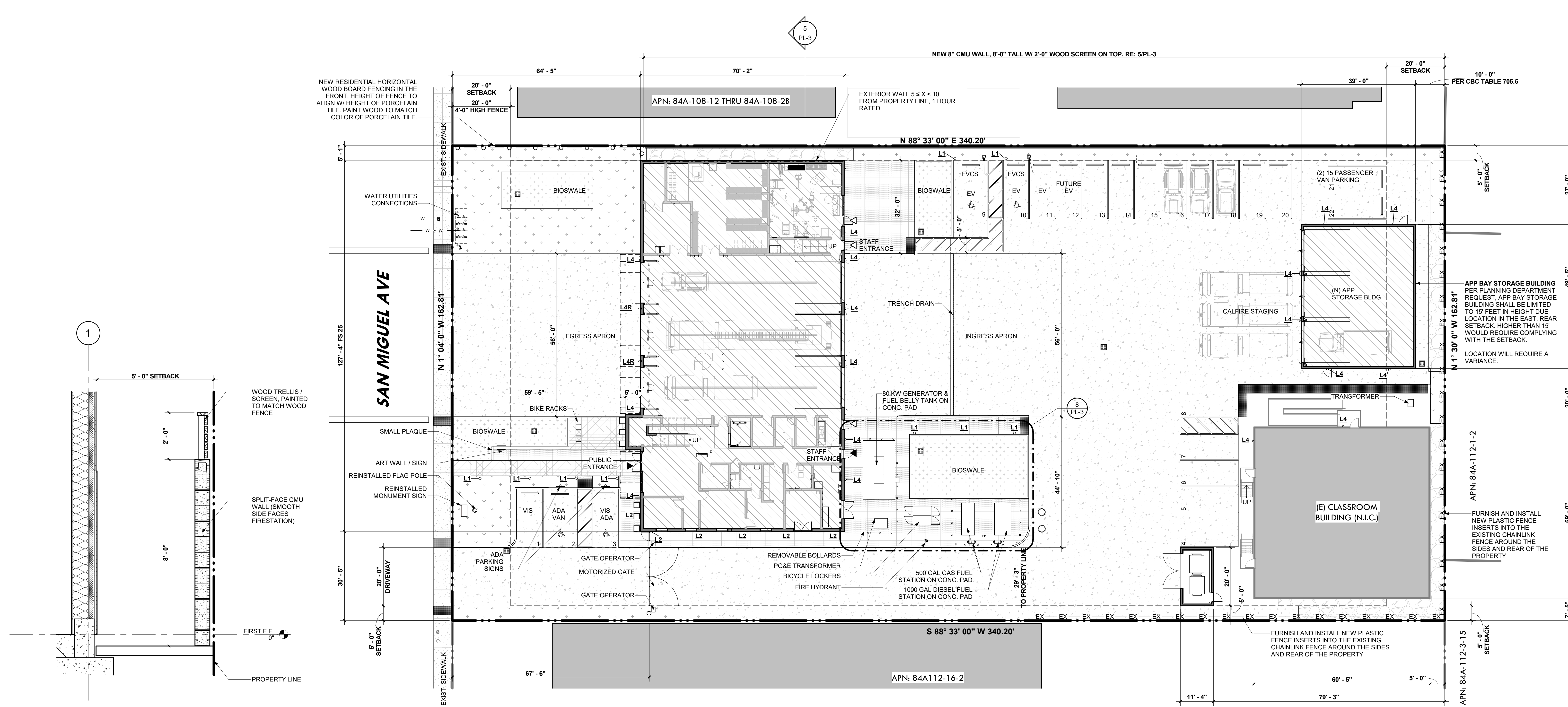
Name	Area
(E) CLASSROOM BUILDING	3,580 SF
(E) CONCRETE	1,677 SF
APPARATUS STORAGE	1,924 SF
BIOSWALE	2,239 SF
CONCRETE PAVING	30,594 SF
GRAVEL	1,314 SF
GROSS BUILDING AREA	8,998 SF
LANDSCAPE	4,270 SF
PAVERS	565 SF
R2	5,717 SF
TRASH ENCLOSURE	228 SF
<b>TOTAL</b>	<b>61,105 SF</b>

**ZONING NOTES**

ZONING: CVCBD-PF PUBLIC FACILITIES DISTRICT  
FLOOR AREA RATIO (FAR): 1.5  
ALAMEDA COUNTY CASTRO VALLEY MUNICIPAL CODE 17.51.060  
E YARDS: THE YARD REQUIREMENTS IN PF DISTRICTS ARE AS FOLLOWS, SUBJECT TO THE GENERAL PROVISIONS OF SECTION 17.52.330:  
1. DEPTH OF FRONT YARD: NOT LESS THAN TWENTY (20) FEET.  
2. DEPTH OF REAR YARD: NOT LESS THAN TWENTY (20) FEET.  
3. WIDTH OF SIDE YARD: NOT LESS THAN FIVE FEET.  
F. HEIGHT OF BUILDINGS: HEIGHT MUST NOT EXCEED FORTY-FIVE (45) FEET EXCEPT AS OTHERWISE PROVIDED IN SECTION 17.52.090.  
APP BAY STORAGE BUILDING PER PLANNING DEPARTMENT REQUEST, APP BAY STORAGE BUILDING SHALL BE LIMITED TO 15 FEET IN HEIGHT DUE TO LOCATION IN THE EAST, REAR SETBACK. HIGHER THAN 15' WOULD REQUIRE COMPLYING WITH THE SETBACK.

**GENERAL PLANNING NOTES**

- MOTOR FUEL-DISPENSING FACILITIES WILL CONFORM TO THE REQUIREMENTS OF CHAPTER 23 OF THE CALIFORNIA FIRE CODE.
  - THE FUEL DISPENSING DEVICES SHALL BE LOCATED AS FOLLOWS:
    - 10'-0" OR MORE FROM LOT LINES
    - 10'-0" OR MORE FROM FROM BUILDINGS WITH COMBUSTIBLE EXTERIOR WALL SURFACES
    - VEHICLES BEING FUELED MUST BE COMPLETELY ON PREMISES WHEN FUELING
    - THE NOZZLE AND HOSE WHEN FULLY EXTENDED ARE NOT WITHIN 5'-0" FROM BUILDING OPENINGS
    - 5'-0" FROM FIXED SOURCES OF IGNITION
  - FUEL DISPENSING DEVICES SHALL BE PROTECTED BY BOLLARDS CONFORMING TO 2303.1.1
  - EMERGENCY DISCONNECT SWITCHES SHALL BE LOCATED WITHIN 100'-0" BUT NOT LESS THAN 20'-0" EMERGENCY DISCONNECT SHALL BE LABELED WITH A SIGN "EMERGENCY FUEL SHUTOFF" AND MOUNTED BETWEEN 42" AND 48" AFF.
  - DISPENSING OPERATIONS SHALL CONFORM TO SECTION 2304.
  - OPERATIONAL REQUIREMENTS SHALL CONFORM TO SECTION 2305 AND CHAPTER 57 OF THE CFC.
- MOTOR FUEL-DISPENSING FACILITIES STORAGE SHALL CONFORM TO SECTION 2306
- ALL MOTOR FUEL STORAGE TANKS SHALL CONFORM TO CFC CHAPTER 57 AND CHAPTER 58.
- EMERGENCY GENERATOR SHALL CONFORM TO UL2200, NFPA 37, CFC CHAPTER 27, CFC CHAPTER 12 AND CHAPTER 57.
- SOLAR PHOTOVOLTAIC POWER SYSTEM SHALL CONFORM TO CFC CHAPTER 12 SECTION 1205.
- ELECTRICAL ENERGY STORAGE SYSTEMS (ESS) SHALL CONFORM TO CFC CHAPTER 12 SECTION 1207.

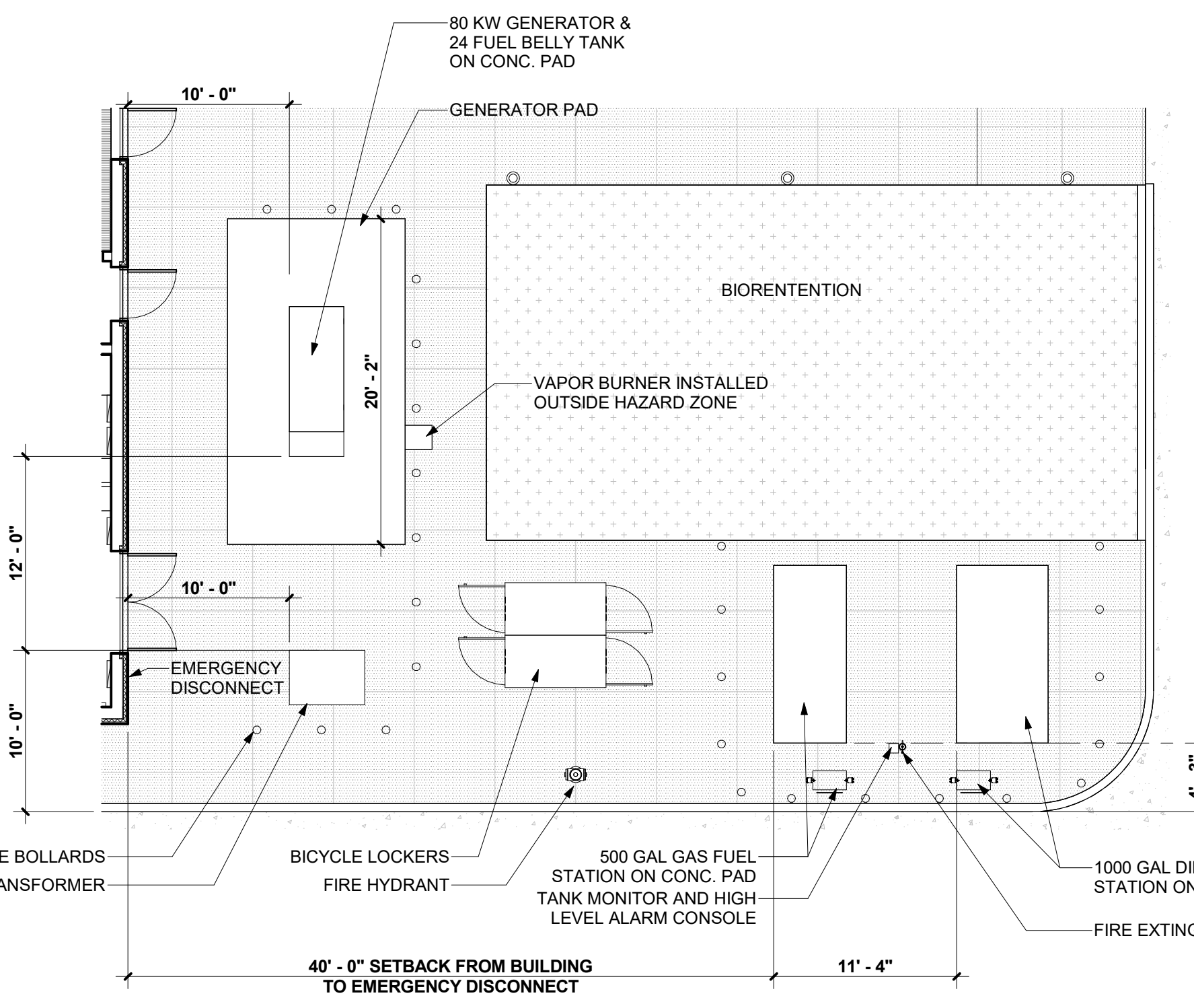


**5 CMU SCREEN WALL**  
1/2" = 1'-0"

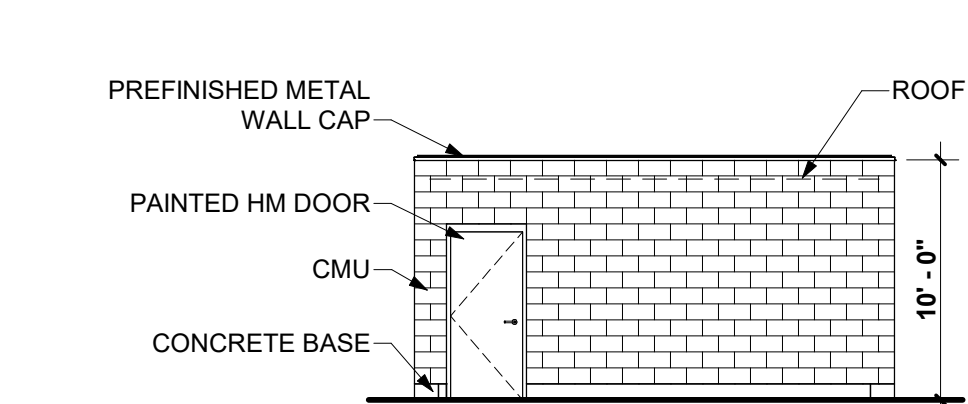
**1 ARCHITECTURAL SITE PLAN**  
1/16" = 1'-0"  
0' 8' 16' 32'

**EXTERIOR LIGHTING FIXTURE SCHEDULE**

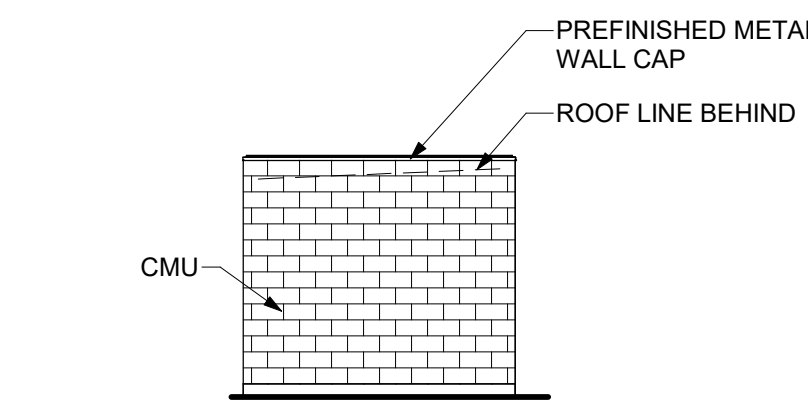
MARK	MANUFACTURER	MODEL NO.	QTY.
L1	GARDCO	PBL-42-14L-100-WW-G2-Type S-UNV	9
L2	KUZCO	CASA KUZCO EW27907-BK	6
L3	BEGA	B84 210-K3 + 71 118 (SWITCHABLE FOR VEHICLE CLEANING ONLY)	6
L4	GARDCO	GCS-A02-830-T4M	21
L4R	TMSLIGHTING	SEAWIND SSW-15LED-39K-120V-F15-GX	2



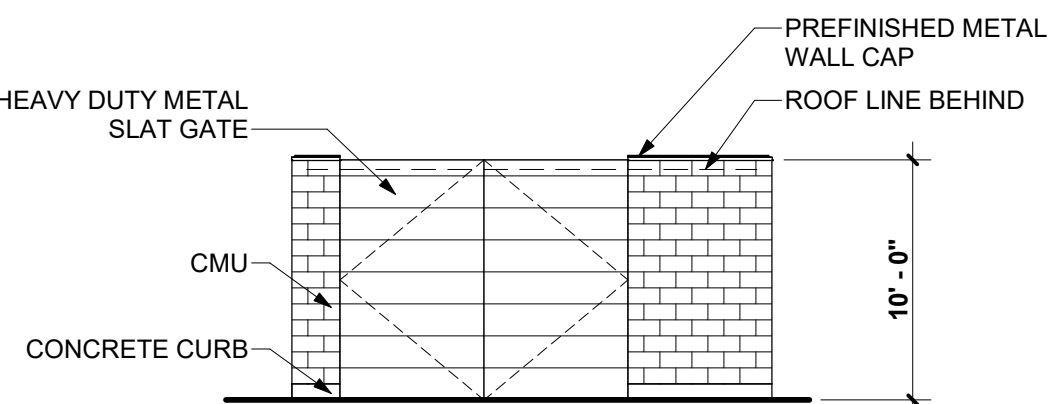
**8 ENLARGED SITE PLAN**  
1/8" = 1'-0"



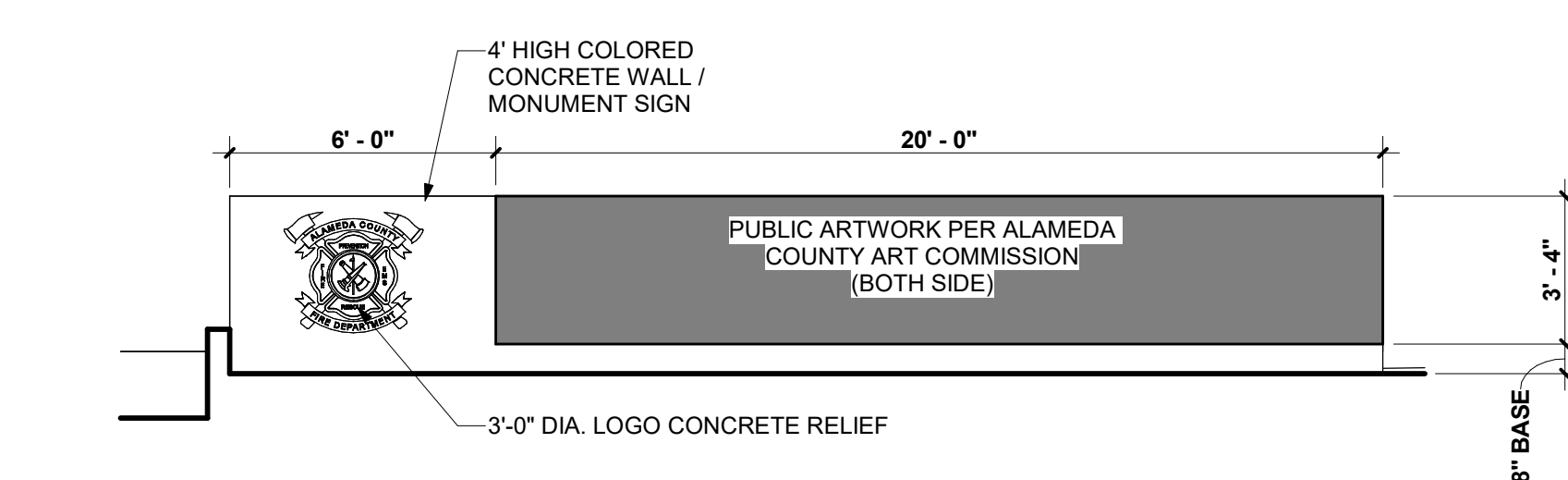
**4 TRASH EAST ELEVATION**  
1/8" = 1'-0"



**3 TRASH N/S ELEVATION**  
1/8" = 1'-0"

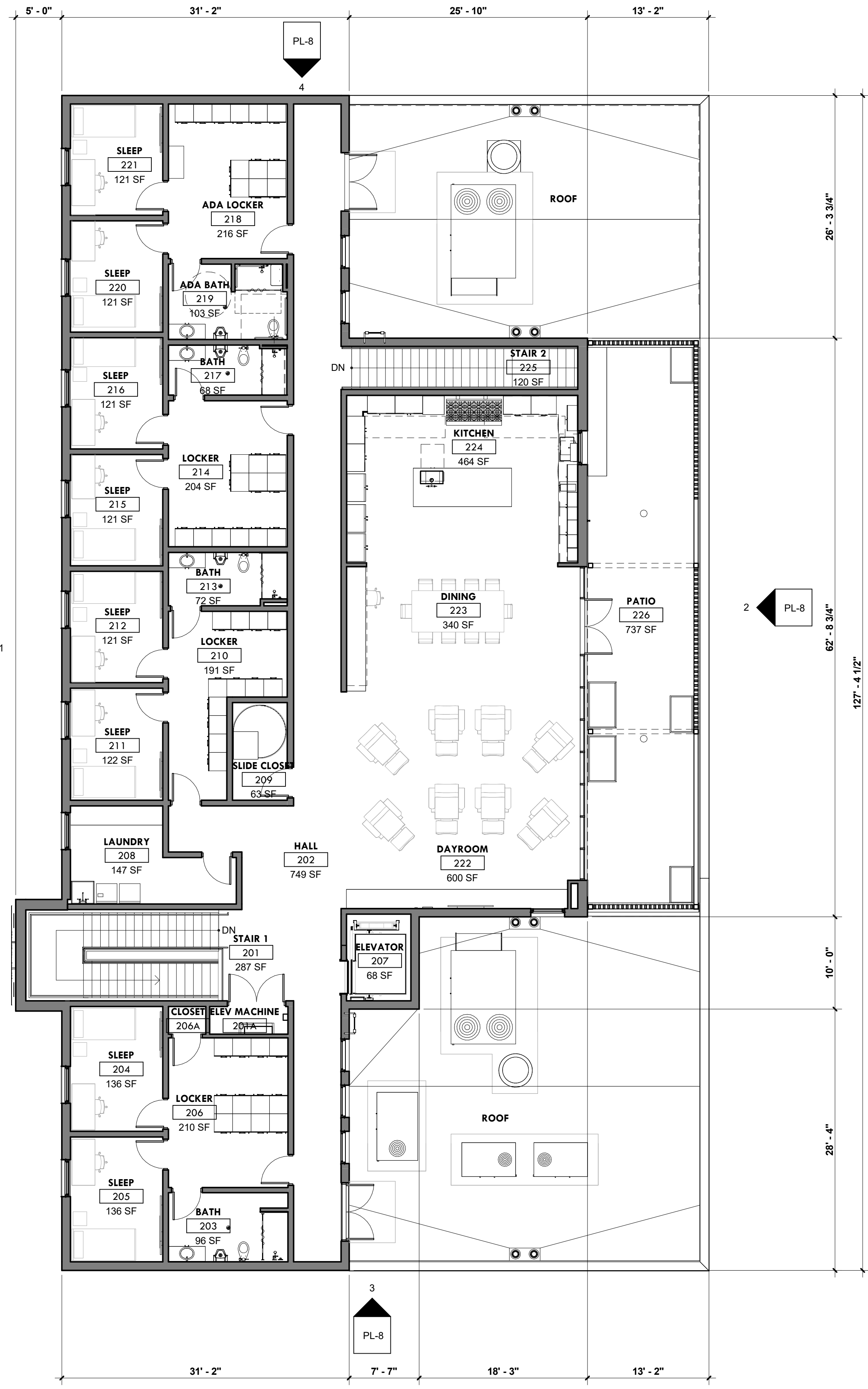


**2 TRASH WEST ELEVATION**  
1/8" = 1'-0"

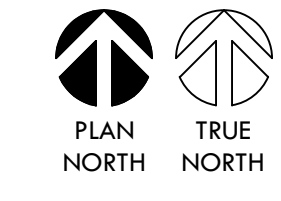


**7 PUBLIC ART WALL ELEVATION**  
1/4" = 1'-0"

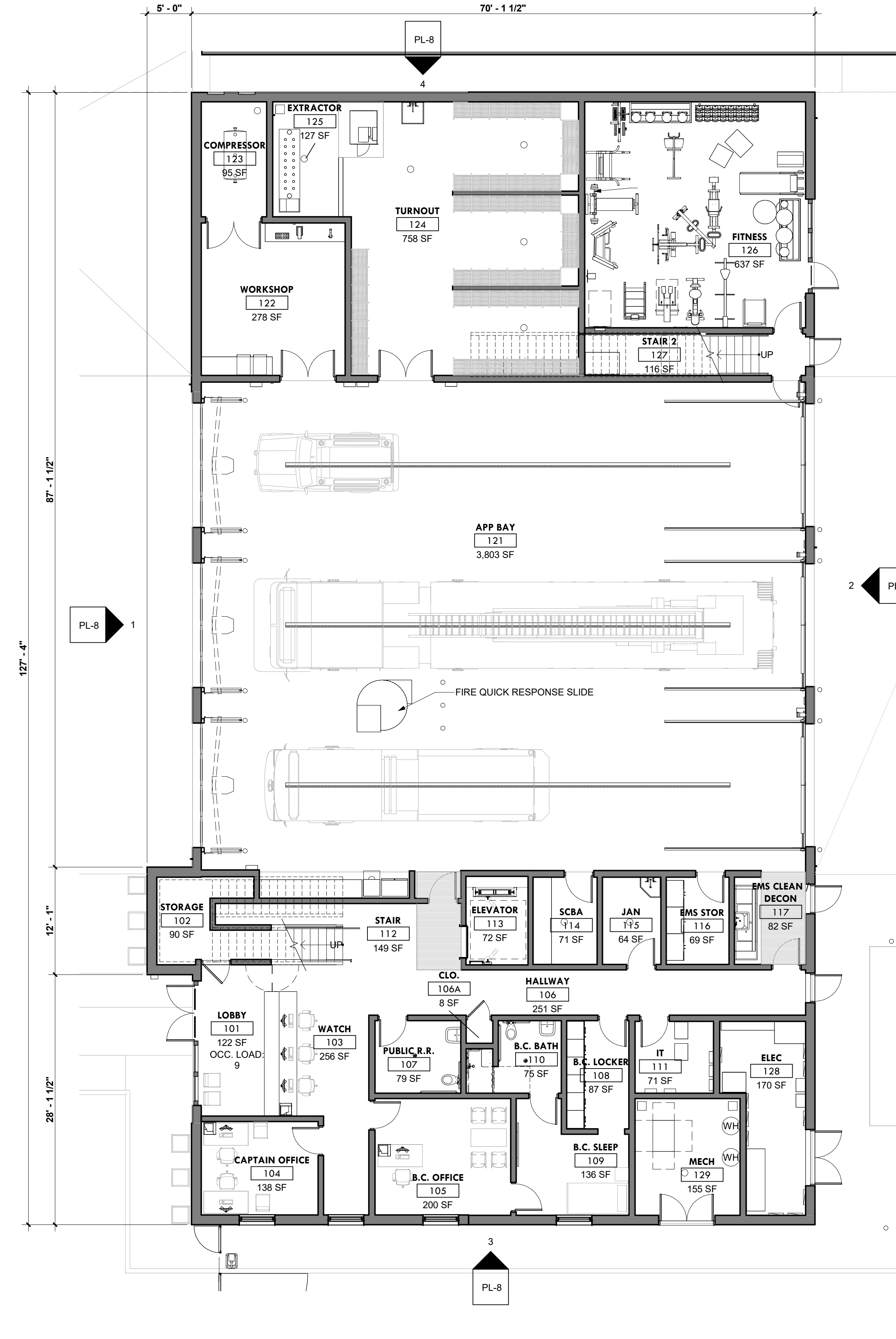
**PLANNING REVIEW**



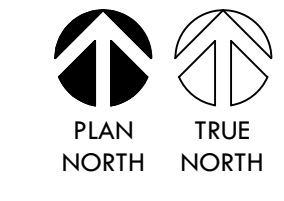
**2 SECOND FLOOR PLAN**  
1/8" = 1'-0"



ROOM OCCUPANT SCHEDULE - OCCUPANT CALCULATIONS						
NO.	ROOM NAME	AREA	OCCUPANCY	FUNCTION	OCCUPANT LOAD FACTOR	TOTAL OCCUPANT LOAD
201	STAIR 1	287 SF	R-2	Unoccupied	0 SF	0
201A	ELEV MACHINE	26 SF		Unoccupied	0 SF	0
202	HALL	749 SF	R-2	Unoccupied	0 SF	0
203	BATH	96 SF	R-2	Unoccupied	0 SF	0
204	SLEEP	136 SF	R-2	Residential (Gross)	200 SF	1
205	SLEEP	136 SF	R-2	Residential (Gross)	200 SF	1
206	LOCKER	210 SF	R-2	Locker Rooms (Gross)	50 SF	5
206A	CLOSET	12 SF		Unoccupied	0 SF	0
207	ELEVATOR	68 SF	R-2	Unoccupied	0 SF	0
208	LAUNDRY	147 SF	R-2	Residential (Gross)	200 SF	1
209	SLIDE CLOSET	63 SF	R-2	Unoccupied	0 SF	0
210	LOCKER	191 SF	R-2	Locker Rooms (Gross)	50 SF	4
211	SLEEP	122 SF	R-2	Residential (Gross)	200 SF	1
212	SLEEP	121 SF	R-2	Residential (Gross)	200 SF	1
213	BATH	72 SF	R-2	Unoccupied	0 SF	0
214	LOCKER	204 SF	R-2	Locker Rooms (Gross)	50 SF	5
215	SLEEP	121 SF	R-2	Residential (Gross)	200 SF	1
216	SLEEP	121 SF	R-2	Residential (Gross)	200 SF	1
217	BATH	68 SF	R-2	Unoccupied	0 SF	0
218	ADA LOCKER	216 SF	R-2	Locker Rooms (Gross)	50 SF	5
219	ADA BATH	103 SF	R-2	Unoccupied	0 SF	0
220	SLEEP	121 SF	R-2	Residential (Gross)	200 SF	1
221	SLEEP	121 SF	R-2	Residential (Gross)	200 SF	1
222	DAYROOM	600 SF	R-2	Residential (Gross)	200 SF	3
223	DINING	340 SF	R-2	Residential (Gross)	200 SF	2
224	KITCHEN	464 SF	R-2	Residential (Gross)	200 SF	3
225	STAIR 2	120 SF	R-2	Unoccupied	0 SF	0
226	PATIO	737 SF	R-2	Residential (Gross)	200 SF	4
						107



**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"



ROOM OCCUPANT SCHEDULE - OCCUPANT CALCULATIONS						
NO.	ROOM NAME	AREA	OCCUPANCY	FUNCTION	OCCUPANT LOAD FACTOR	TOTAL OCCUPANT LOAD
101	LOBBY	122 SF	B	Assembly - Unconcentrated (tables and chairs)	15 SF	9
102	STORAGE	90 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
103	WATCH	256 SF	B	Business area (gross)	150 SF	2
104	CAPTAIN OFFICE	138 SF	B	Business area (gross)	150 SF	1
105	B.C. OFFICE	200 SF	B	Business area (gross)	150 SF	2
106	HALLWAY	251 SF	B	Unoccupied	0 SF	0
106A	CLO	8 SF	B	Unoccupied	0 SF	0
107	PUBLIC R.R.	79 SF	B	Unoccupied	0 SF	0
108	B.C. LOCKER	87 SF	R-2	Unoccupied	0 SF	0
109	B.C. SLEEP	136 SF	R-2	Residential (Gross)	200 SF	1
110	B.C. BATH	75 SF	R-2	Unoccupied	0 SF	0
111	IT	71 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
112	STAIR	149 SF	B	Unoccupied	0 SF	0
113	ELEVATOR	72 SF	B	Unoccupied	0 SF	0
114	SCBA	71 SF	S-1	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
115	JAN	64 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
116	EMS STOR	69 SF	S-1	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
117	EMS CLEAN / DECON	82 SF	S-1	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
121	APP BAY	3,803 SF	S-1	Parking Garages (Gross)	200 SF	20
122	WORKSHOP	278 SF	S-1	Education Shop areas (Net)	50 SF	6
123	COMPRESSOR	95 SF	S-1	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
124	TURNOUT	758 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	3
125	EXTRACTOR	127 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
126	FITNESS	637 SF	B	Exercise Rooms (Gross)	50 SF	13
127	STAIR 2	116 SF	R-2	Unoccupied	0 SF	0
128	ELEV	170 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1
129	MECH	155 SF	B	Accessory Storage gross area, mechanical equipment room (Gross)	300 SF	1

INTERNAL REVIEW  
NOT FOR REGULATORY  
APPROVAL  
F. Christopher Ford  
CA REG. #C-17582

**BRW ARCHITECTS**  
1628 MONTGOMERY AVENUE  
SUITE 520  
SAN FRANCISCO, CA 94111  
415-749-2670  
BRWARCHITECTS.COM

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DATE: MAY 22, 2025  
DRAWN BY: JH / CF  
CHECKED BY: JH / CF  
BRW PROJECT NUMBER: 224133.00

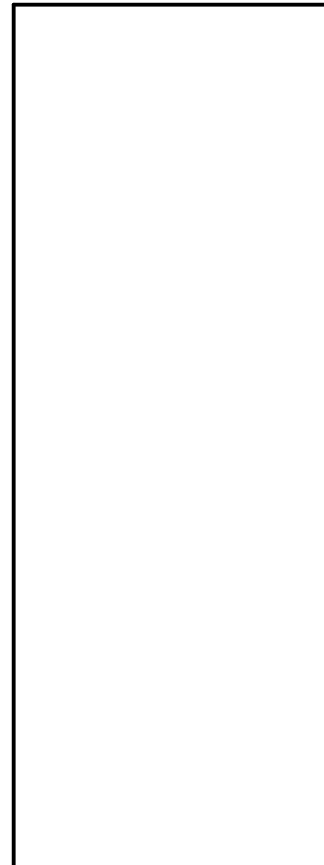
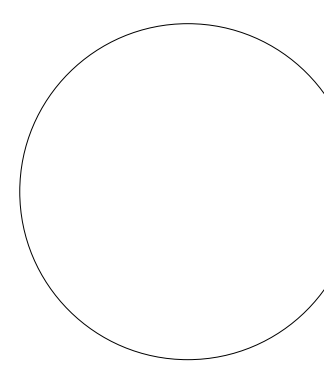
**ALAMEDA C.F.D.**  
**FIRE STATION 25**  
20336 SAN MIGUEL AVE  
CASTRO VALLEY, CA. 94546  
APH: 84A-112-17-2

NO.	REVISION	DATE

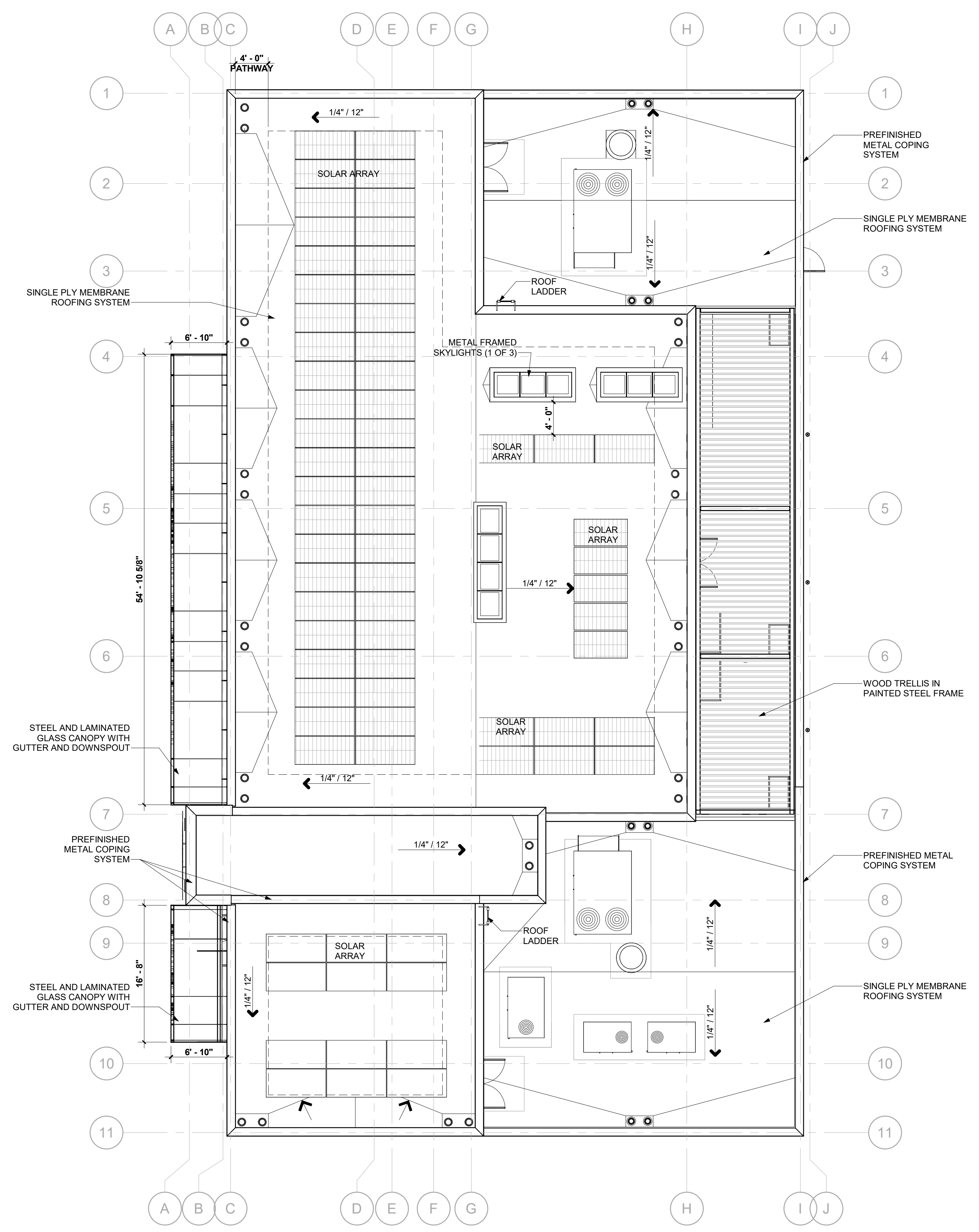
**PL-4**

**PLANNING REVIEW**

FLOOR PLANS



NO.	REVISION	DATE



**1 ROOF PLAN**  
 1/8" = 1'-0"

**PV SYSTEM NOTES**

1. CBC 1205.3 - ROOF ACCESS AND PATHWAYS ARE REQUIRED
  - A. 1205.3.1 EXCEPTION - 4'-0" CLEAR PERIMETER AROUND EDGES OF ROOF.
  - B. 1205.3.2 INTERIOR PATHWAYS
    - a. PATHWAYS SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 150 FEET (45 720 MM) THROUGHOUT THE LENGTH AND WIDTH OF THE ROOF.
    - b. A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE IN A STRAIGHT LINE TO ROOF STANDPIPES OR VENTILATION HATCHES.
    - c. A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE AROUND ROOF ACCESS HATCHES, WITH NOT FEWER THAN ONE SUCH PATHWAY TO A PARAPET OR ROOF EDGE.
  - C. 1205.3.3 SMOKE VENTILATION
    - a. PATHWAY OF 48" MIN AT NON-GRAVITY SMOKE VENTS ON ALL SIDES
    - b. PATHWAY OF 48" ON ONE SIDE OF GRAVITY SMOKE AND HEAT VENTS
    - c. SMOKE VENTILATION BETWEEN ARRAY SECTIONS:
      - PATHWAY NOT LESS THAN 8'-0" WIDE
      - A PATHWAY NOT LESS THAN 4'-0" WIDE BORDERING 4-FOOT BY 8-FOOT VENTING CUTOUTS EVERY 20 FEET ON ALTERNATING SIDES OF THE PATHWAY.
  - D. 1205.3.4 LOCATIONS OF DC CONDUCTORS IN OCCUPANCIES OTHER THAN R-3 SHOULD BE LOCATED AS CLOSE AS POSSIBLE TO RIDGE OR HIP OR VALLEY



1 NORTHWEST CORNER FROM SAN MIGUEL AVE



2 SOUTHWEST CORNER FROM SAN MIGUEL AVE



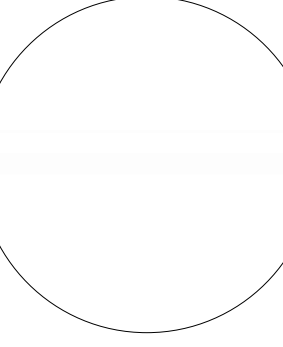
4 REAR PERSPECTIVE



3 BIRD'S EYE VIEW

INTERNAL REVIEW  
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 APPROVAL OR PERMITTING  
 OR CONSTRUCTION  
 F. Christopher Ford  
 CA REG. #C-17582

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**ALAMEDA C.F.D.**  
**FIRE STATION 25**  
 20336 SAN MIGUEL AVE  
 CASTRO VALLEY, CA. 94546  
 AP# 84A-112-17-2

NO.	REVISION	DATE

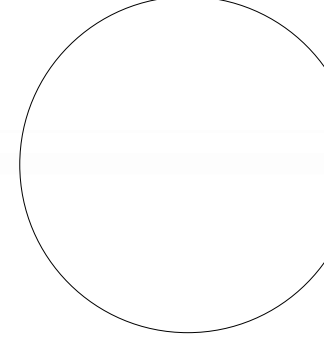
**PL-7**

**PLANNING REVIEW**

3D VIEWS

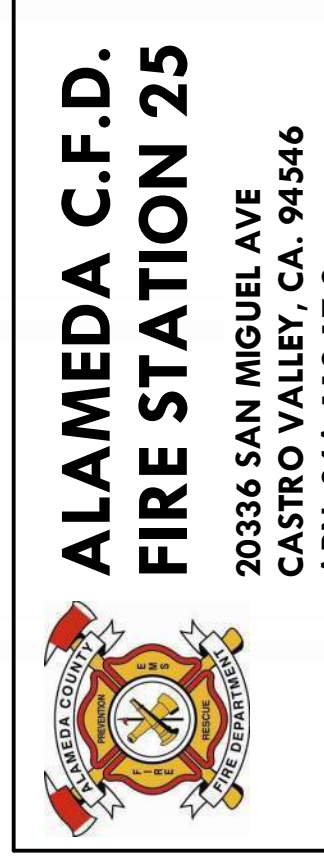


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**ALAMEDA C.F.D.**  
**FIRE STATION 25**  
 20336 SAN MIGUEL AVE  
 CASTRO VALLEY, CA. 94546  
 APN: 84A-112-17-2



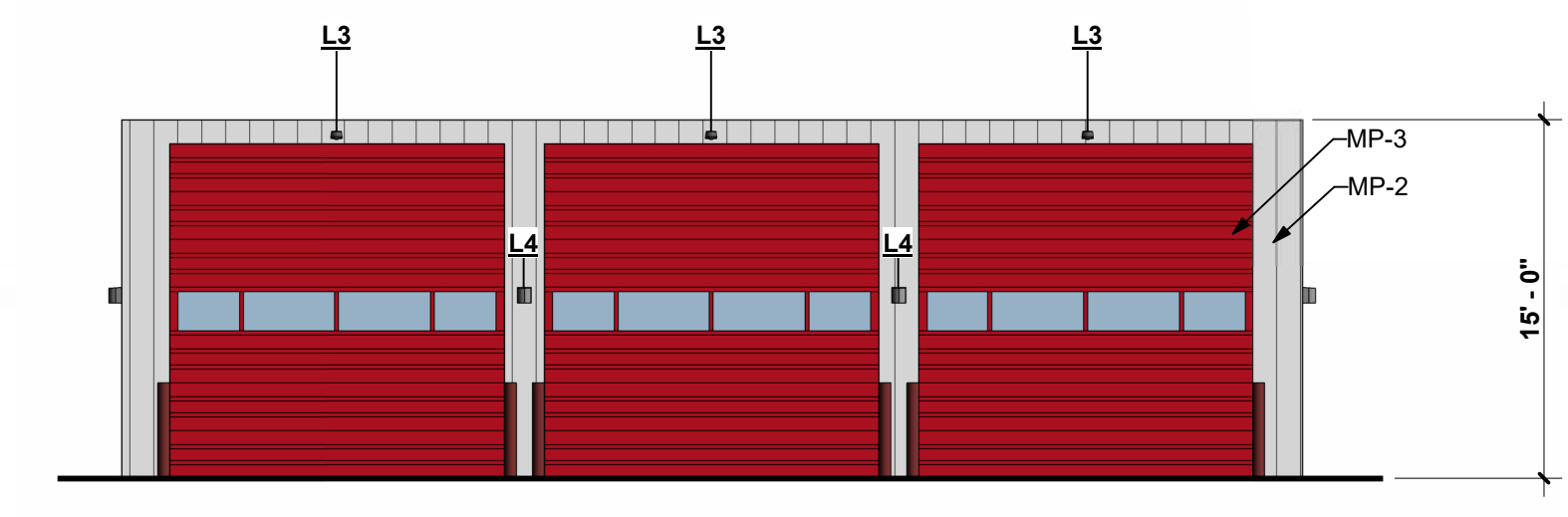
NO.	REVISION	DATE

**PL-8**

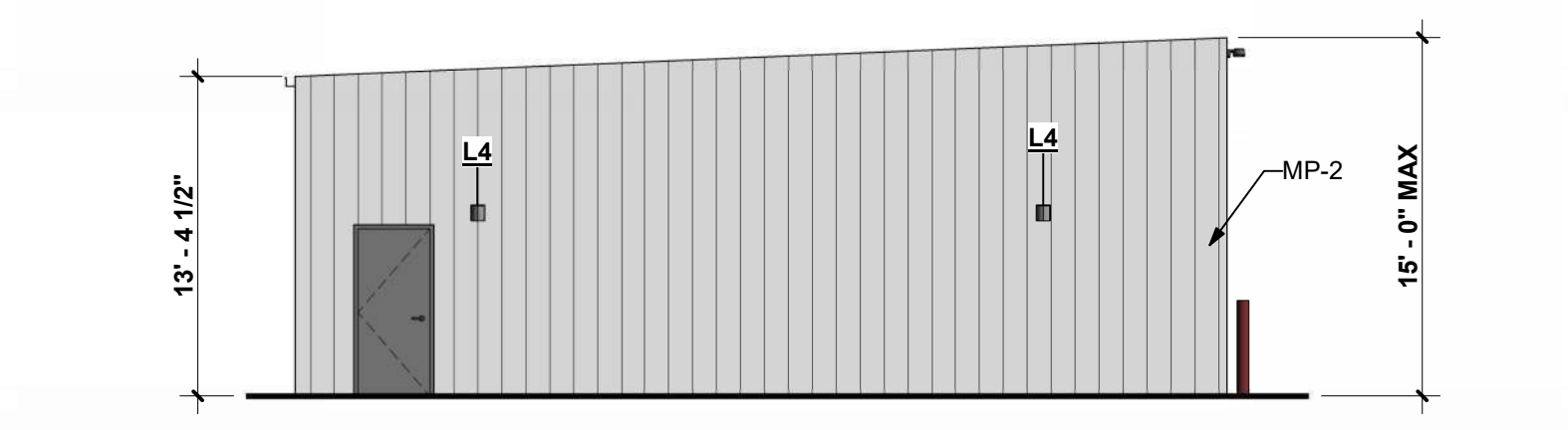
EXTERIOR ELEVATIONS

**MATERIAL LEGEND**

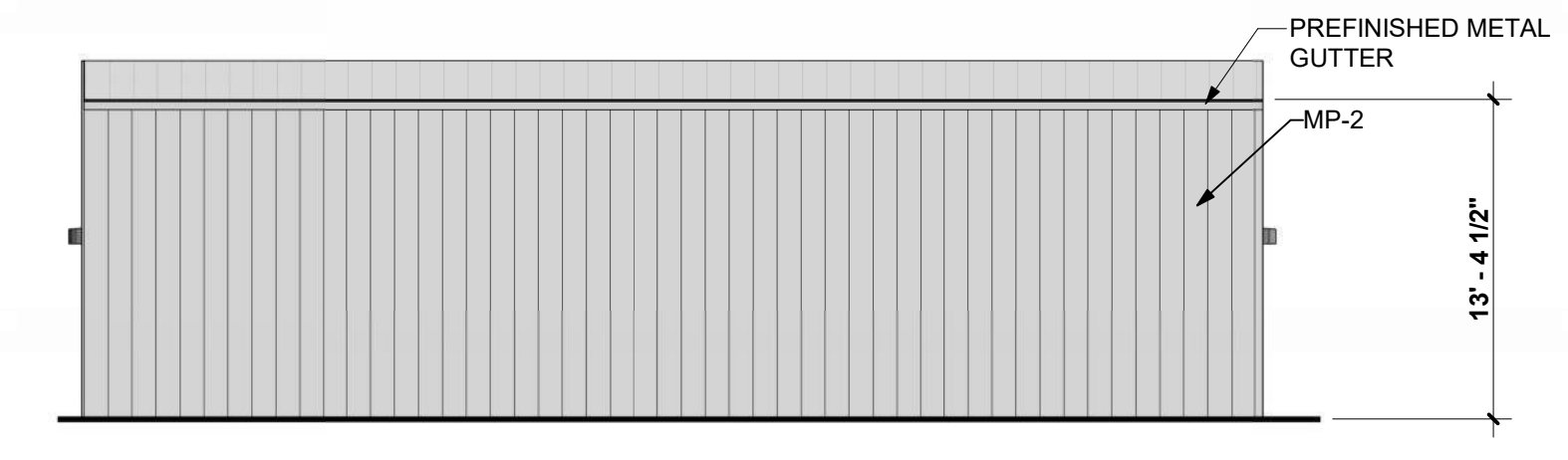
PATTERN	DESCRIPTION
AC	ARCHITECTURAL COATING
AC-1	CENTRIA - DURAGARD PLUS (INSTALLED OVER METAL WALL PANEL) COLOR: 992 LEE IVORY
M	MASONRY
M-1	ADHERED EXTERIOR THIN BRICK CENTURION, DARK VARIEGATED SURFACE, 3/8" x 2-1/4" x 8" GROUT COLOR: TBD
M-2	ADHERED EXTERIOR THIN SOLDIER BRICK VENEER CENTURION, DARK VARIEGATED SURFACE, 3/8" x 2-1/4" x 8" GROUT COLOR: TBD
M-3	CMU 8"x8"x16" UNITS BASALITE - STANDARD - LIGHTWEIGHT - GROUND FACE COLOR: 421 UNPAINTED
MP	METAL PANEL
MP-1	ARCHITECTURAL INSULATED METAL PANEL CENTRIA - TOTALCLAD - HEAVY EMBOSSED - 36" PANELS HORIZONTAL JOINT COLOR: 363TC BRITTE RED
MP-2	METAL PANEL BUTLER - BUTLERII II WALL SYSTEM 26 GAUGE - 16" WIDE PANEL COLOR: WHITE - TO BE COORDINATED WITH ARCHITECT
MP-3	METAL PANEL BAKED ENAMEL FINISH COLOR: RED TO BE COORDINATED WITH ARCHITECT
MP-4	METAL FINISH / PAINT BAKED ENAMEL FINISH COLOR: DARK RED TO BE COORDINATED WITH ARCHITECT
AL	ALUMINUM
AL-1	DOUBLE-HUNG ALUMINUM WRAPPED WOOD WINDOWS ANDERSEN WINDOWS "DARK ASH" BAKED-ON ENAMEL ALUMINUM FINISH
SS	STEEL
SS-1	EXTERIOR PAINTED STEEL (AESS) DARK PAINTED STEEL, COLOR FIELD-PAINTED ARCHITECTURALLY EXPOSED STEEL, HIGH PERFORMANCE COATING SYSTEM COLOR TO MATCH ANDERSEN WINDOWS "DARK ASH" (APV COATINGS NEVERFADE)
ST	STUCCO
ST-1	PORTLAND CEMENT PLASTER W / ELASTOMERIC COATING PORTLAND CEMENT PLASTER WITH 3-STAGE ACRYLIC-MODIFIED FINISH COAT, STEEL TROWELED SMOOTH, FINISH: ELASTOMERIC, MATTE. COLOR: TO MATCH PORCELAIN TILE
ST-2	PORTLAND CEMENT PLASTER W / ELASTOMERIC COATING PORTLAND CEMENT PLASTER WITH 3-STAGE ACRYLIC-MODIFIED FINISH COAT, STEEL TROWELED SMOOTH, FINISH: ELASTOMERIC, MATTE. COLOR: TO MATCH BRICK
T	TILE
T-1	PORCELAIN TILE VENEER 12"x24" PORCELAIN TILE VENEER, TYP.
WD	WOOD
WD-1	CEDAR FENCE WESTERN RED CEDAR - GRADE C 3/4" x 12" PLANKS PAINTED TO MATCH ADJACENT PORCELAIN TILE
WD-2	WOOD SLAT CANOPY STAINED REDWOOD



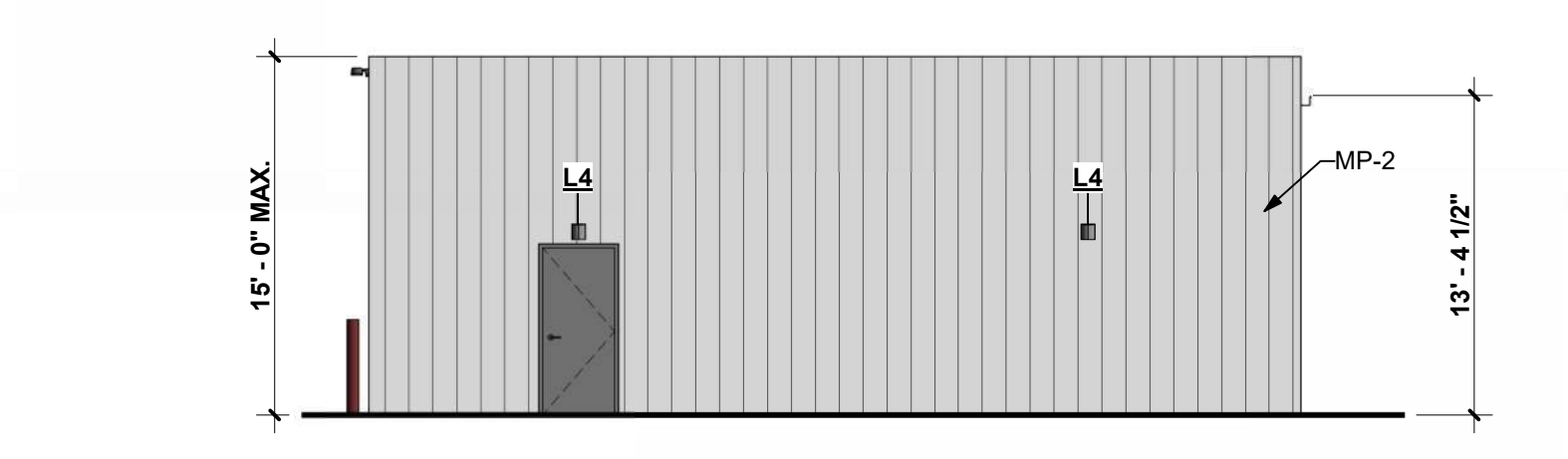
**5 WEST ELEVATION - APP. STORAGE**  
 1/8" = 1'-0"



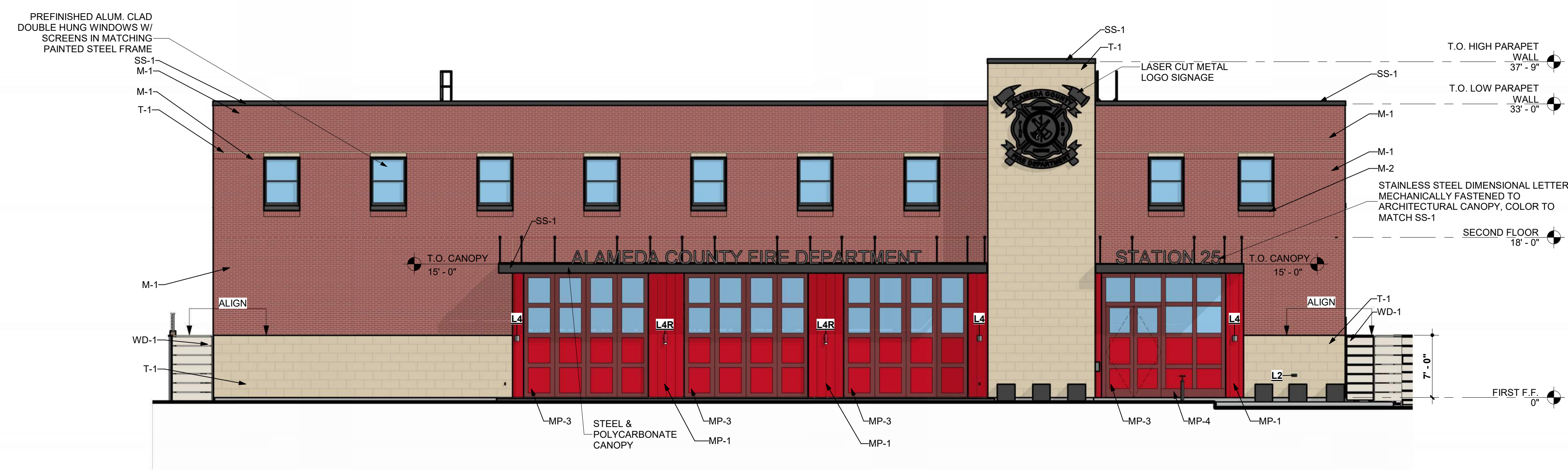
**6 NORTH ELEVATION - APP. STORAGE**  
 1/8" = 1'-0"



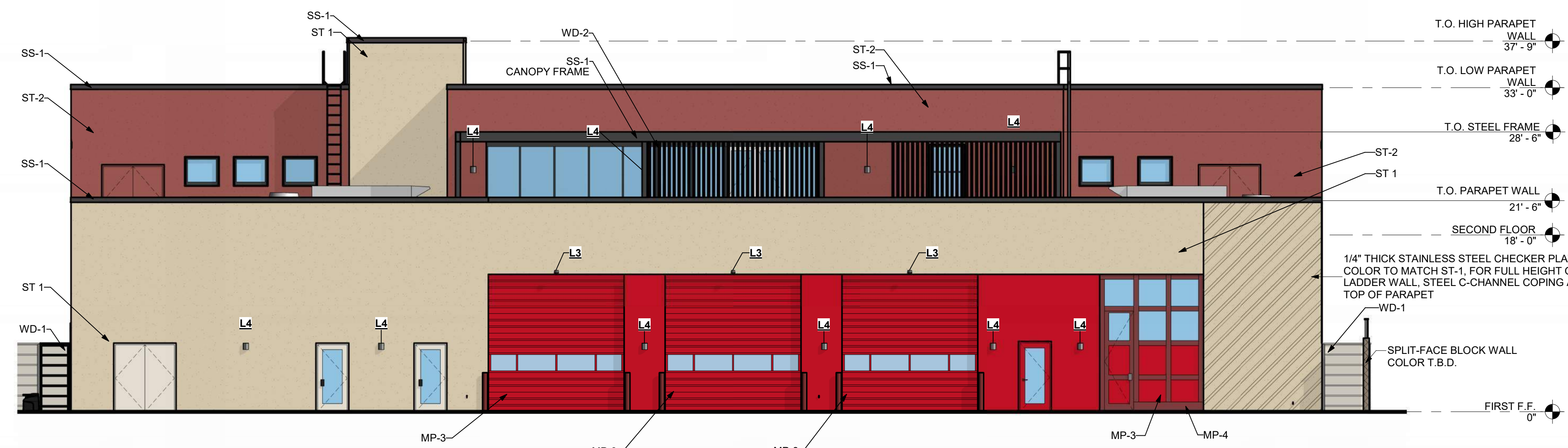
**7 EAST ELEVATION - APP. STORAGE**  
 1/8" = 1'-0"



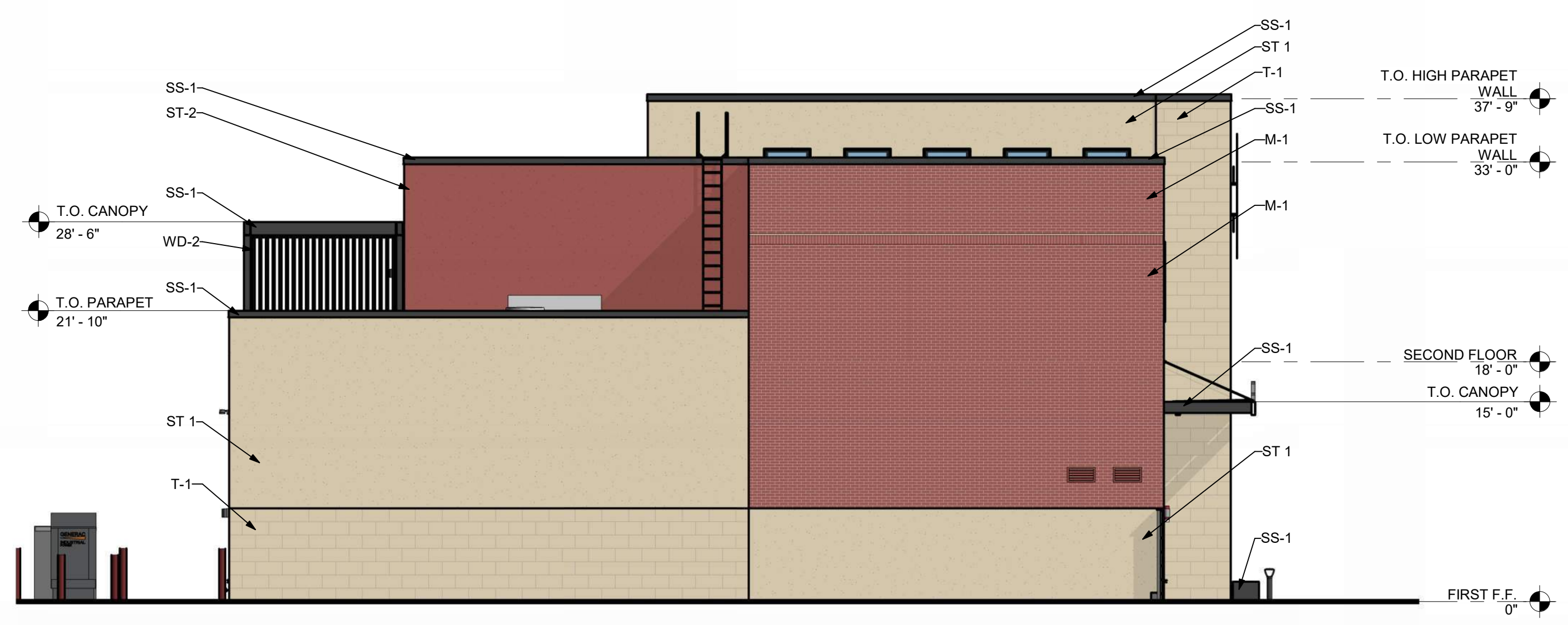
**8 SOUTH ELEVATION - APP. STORAGE**  
 1/8" = 1'-0"



**1 WEST ELEVATION**  
 1/8" = 1'-0"



**2 EAST ELEVATION**  
 1/8" = 1'-0"



**4 NORTH ELEVATION**  
 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
 1/8" = 1'-0"

EXTERIOR LIGHTING FIXTURE SCHEDULE			
MARK	MANUFACTURER	MODEL NO.	QTY.
L1	GARDCO	PBL-42-14L-100-WW-G2-Type 5-UNV	9
L2	KUZCO	CASA KUZCO EW279797BK	6
L3	BEGA	B84 210-K3 - 71 118 (SWITCHABLE FOR VEHICLE CLEANING ONLY)	6
L4	GARDCO	GCS-A02-830-T4M	21
L4R	TMSLIGHTING	SEAWIND SSW-15LED-39K-120V-F15-GX	2

**PLANNING REVIEW**

# ALAMEDA COUNTY FIRE DEPARTMENT FIRE STATION 25

20290 SAN MIGUEL AVENUE, CASTRO VALLEY, CA 94546



VICINITY MAP  
SCALE: NTS

## LINETYPES

EXISTING		PROPOSED
	BLDG. ENVELOPE	
	BLDG. SETBACK LINE	
	BOUNDARY LINE	
	CABLE TELEVISION	
	CENTERLINE	
	CHILLED WATER - RETURN	
	CHILLED WATER - SUPPLY	
	CLOSED CAPTION SECURITY	
	CONDUIT LINE	
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	DIRT ROAD	
	EASEMENT	
	ELECTRICAL LINE	
	FENCE	
	FIRE WATER	
	FLOWLINE / SWALE	
	GAS LINE	
	HIGH PRESSURE WATER	
	HOT WATER - RETURN	
	HOT WATER SUPPLY	
	IRRIGATION	
	JOINT TRENCH	
	LIGHTING	
	LIMITS OF CONSTRUCTION	
	LOW PRESSURE WATER	
	MONUMENT LINE	
	OVERHEAD UTILITY	
	PROPERTY / LOT LINE	
	PUMPED CONDENSATE	
	RECLAIMED WATER	
	RETAINING WALL	
	RIGHT OF WAY	
	SANITARY SEWER	
	SANITARY SEWER - LATERAL	
	STEAM	
	STORM DRAIN	
	TELEPHONE LINE	
	TIES	
	TOE OF BANK	
	TOP OF BANK	
	TREE DRIPLINE	
	UNDERGROUND UTILITY	
	WATER	
	WATER LATERAL	

## SYMBOLS

EXISTING		PROPOSED
	BOLLARD	
	SIGN	
	TREE / TREE TO BE REMOVED	
	LIGHT - POST MOUNTED	
	STREETLIGHT	
	TRAFFIC LIGHT	
	JOINT POLE	
	JOINT POLE (WITH GUY)	
	POWER POLE	
	POWER POLE (WITH GUY)	
	SANITARY SEWER - CLEANOUT	
	SANITARY SEWER - MANHOLE	
	STORM DRAINAGE - AREA DRAIN	
	STORM DRAINAGE - CLEANOUT	
	STORM DRAINAGE - CATCH BASIN	
	STORM DRAINAGE - CURB INLET	
	STORM DRAINAGE - DROP INLET	
	STORM DRAINAGE - MANHOLE	
	ELECTRIC METER	
	GAS METER	
	GAS VALVE	
	UTILITY MANHOLE - ELECTRIC	
	UTILITY MANHOLE - POWER	
	UTILITY MANHOLE - TELEPHONE	
	UTILITY MANHOLE - UTILITY	
	PULLBOX	
	VAULT - CABLE TELEVISION	
	VAULT - ELECTRIC	
	VAULT - TELEPHONE	
	VAULT - UTILITY	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	POST INDICATOR VALVE	
	WATER METER	
	WATER VALVE	
	FOUND / SET AERIAL PANEL TARGET	
	FOUND / SET - BENCHMARK	
	FOUND / SET - CONTROL POINT	
	FOUND / SET - HUB AND TACK	
	FOUND / SET - MONUMENT AS NOTED	
	FOUND / SET - SURVEY STREET MONUMENT	
	FOUND / SET - SCRIBED CROSS OR 'X'	

## ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE PIPE
AC	ASPHALT CONCRETE	FL	FLOWLINE	R	RADIUS
AD	AREA DRAIN	FS	FINISH SURFACE	RCP	REINFORCED CONCRETE PIPE
ACR	ACCESS COMPLIANT RAMP	GB	GRADE BREAK	RD	ROAD
BC	BEGIN CURVE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RP	RADIAL POINT
BCR	BEGIN CURB RETURN	HP	HIGH POINT	RW	RIGHT OF WAY
BF	BOTTOM OF FOOTING	INV	INVERT	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	JB	JUNCTION BOX	SDCO	STORM DRAIN CLEANOUT
BVC	BEGIN VERTICAL CURVE	JP	JOINT POLE	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	JT	JOINT TRENCH	SS	SANITARY SEWER
CJ	CONTROL JOINT	L	LENGTH	SSCO	SANITARY SEWER CLEANOUT
CL	CENTERLINE / CONTROL LINE	LN	LANE	SSFM	SANITARY SEWER FORCE MAIN
CP	CONTROL POINT	LP	LOW POINT	SSMH	SANITARY SEWER MANHOLE
CR	CURB RETURN	MAX	MAXIMUM	SW	SIDEWALK
DI	DROP INLET	MH	MANHOLE	TC	TOP OF CURB
DL	DAYLIGHT	MIN	MINIMUM	TF	TOP OF FOOTING
DR	DRIVE	NTS	NOT TO SCALE	TG	TOP OF GRATE
DWY	DRIVEWAY	O.C.E.W.	ON CENTER EACH WAY	TF	TOP OF FOOTING
(E)	EXISTING	PB	PULLBOX	TW	TOP OF WALL
EC	END CURVE	PC	POINT ON CURVE	tw	TOE OF WALL
EGR	END CURB RETURN	PC	POINT ON CURVE	TYP	TYPICAL
EG	EXISTING GRADE	P.C.C.	PORTLAND CEMENT CONCRETE	UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	P.O.C.	POINT OF CONNECTION	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	P.C.C.	POINT OF CONNECTION	VIF	VERIFY IN FIELD
EX	EXISTING	PRC	POINT OF REVERSE CURVE	WML	WALL MOUNTED LIGHT
EVC	END OF VERTICAL CURVE	PRO	PROPOSED	WL	WATER LINE
FC	FACE OF CURB	PT	POINT OF TANGENCY		
FF	FINISH FLOOR				
FG	FINISH GRADE				

## HATCH LEGEND

PATTERN	DESCRIPTION
	CONCRETE
	ASPHALT
	PEDESTRIAN CONCRETE
	BIORETENTION

## SHEET INDEX

SHEET NO.	SHEET TITLE
C1.0	COVER SHEET
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C3.1	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.1	PRELIMINARY STORMWATER CONTROL PLAN
C5.0	PRELIMINARY CROSS SECTIONS AND DETAILS

## SURVEY NOTES

- EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS. UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
  - CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
  - TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL. SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT. AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNK CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 11 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.
- DATES OF FIELD SURVEY: 07/25/2023 AND 07/28/2023

## BENCHMARK

- THE SITE BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT ON THE WEST SIDE OF OUR SITE, 44' ± SOUTHEASTERLY FROM THE WEST CATCH BASIN IN THE S CURB ON SAN MIGUEL DRIVE  
ELEVATION: 176.64 FEET NAVD 88

## UNDERGROUND UTILITY NOTE

- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATING WAS NOT PERFORMED. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

## BOUNDARY NOTE

- BOUNDARY SHOWN HEREON IS ACCORDING TO PARCEL LINES DEPICTED IN THE TOPOGRAPHIC SURVEY FOR FIRE STATION NO.25 PREPARED BY SANDIS DATED 7/28/2023.

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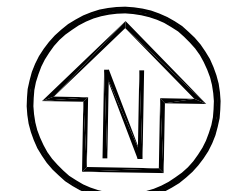
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NO.	REVISION	DATE

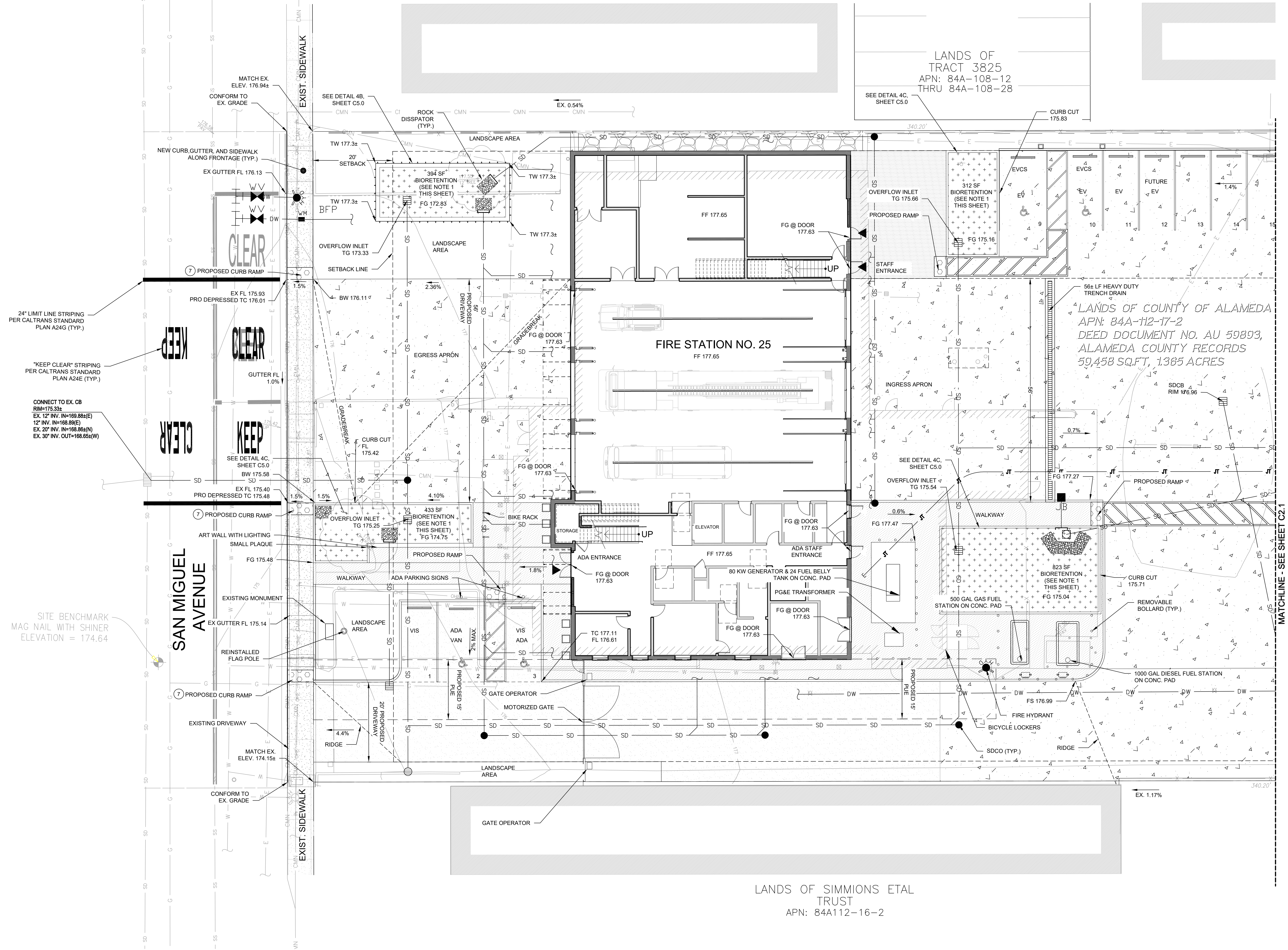
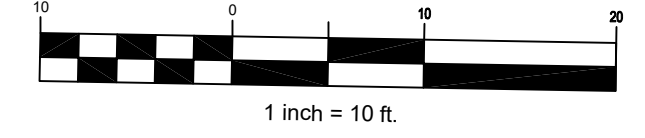
C1.0

**NOTES**

1. BIORETENTION PLANTER SHAPE IS SUBJECT TO CHANGE AS PLANS ARE BROUGHT TO A LEVEL COMMENSURATE FOR CONSTRUCTION AND MINOR ADJUSTMENTS MAY BE MADE TO BIORETENTION PLANTER LOCATION.



Graphic Scale (in feet)



LANDS OF TRACT 3825  
APN: 84A-108-12  
THRU 84A-108-28

**FIRE STATION NO. 25**  
FF 177.65

LANDS OF COUNTY OF ALAMEDA  
APN: 84A-112-17-2  
DEED DOCUMENT NO. AU 59893,  
ALAMEDA COUNTY RECORDS  
59,458 SQ.FT., 1365 ACRES

LANDS OF SIMMIONS ETAL TRUST  
APN: 84A112-16-2

24" LIMIT LINE STRIPING  
PER CALTRANS STANDARD  
PLAN A24G (TYP.)

"KEEP CLEAR" STRIPING  
PER CALTRANS STANDARD  
PLAN A24E (TYP.)

CONNECT TO EX. CB  
RIM=175.33z  
EX. 12" INV. IN=169.88z(E)  
EX. 12" INV. IN=169.91z(E)  
EX. 20" INV. IN=168.86z(N)  
EX. 30" INV. OUT=168.65z(W)

SITE BENCHMARK  
MAG NAIL WITH SHINER  
ELEVATION = 174.64

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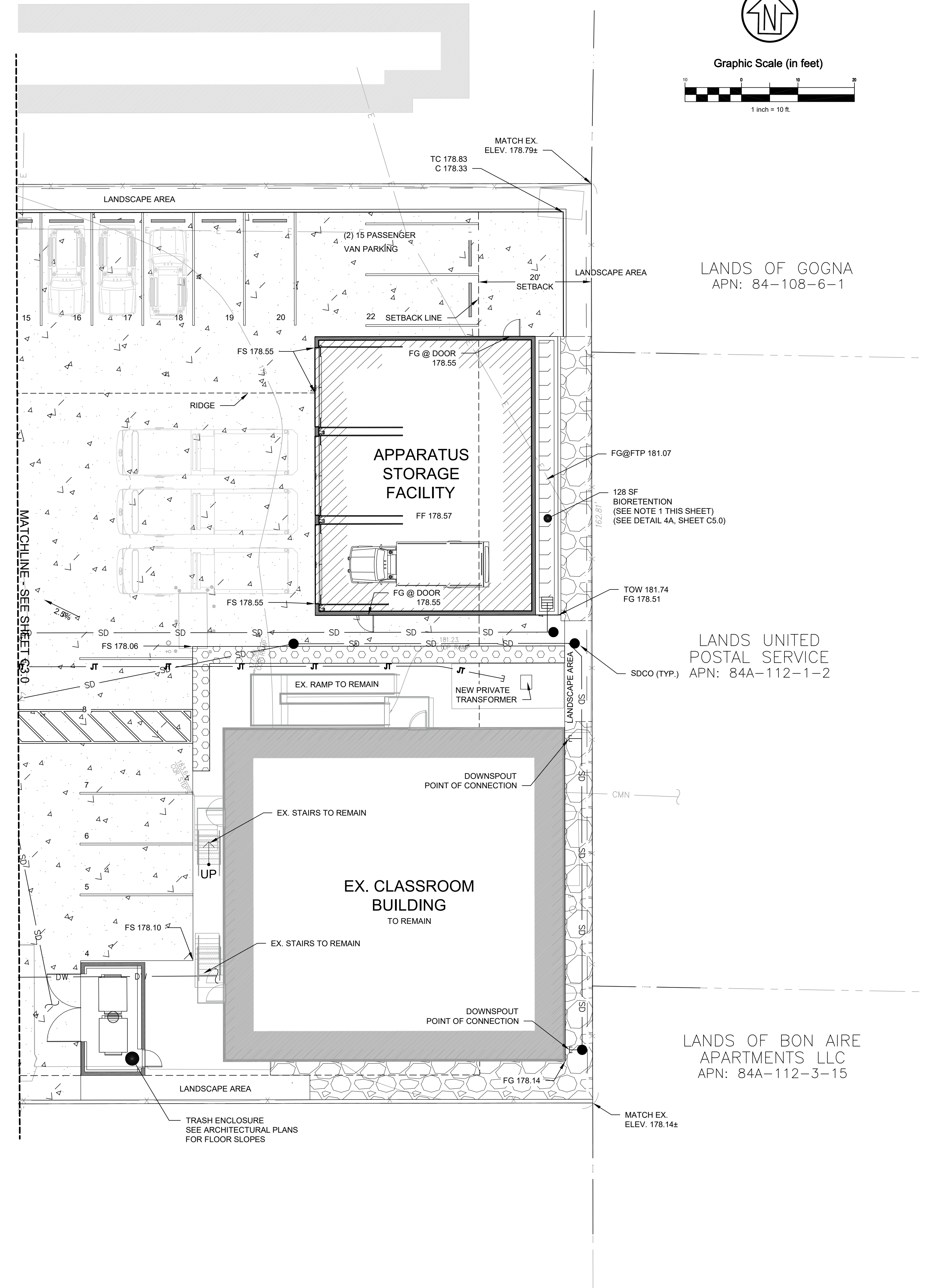
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PRELIMINARY GRADING  
AND DRAINAGE PLAN

**PLANNING PERMIT**

**NOTES**

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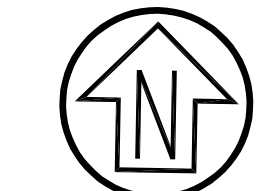
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**PLANNING PERMIT**

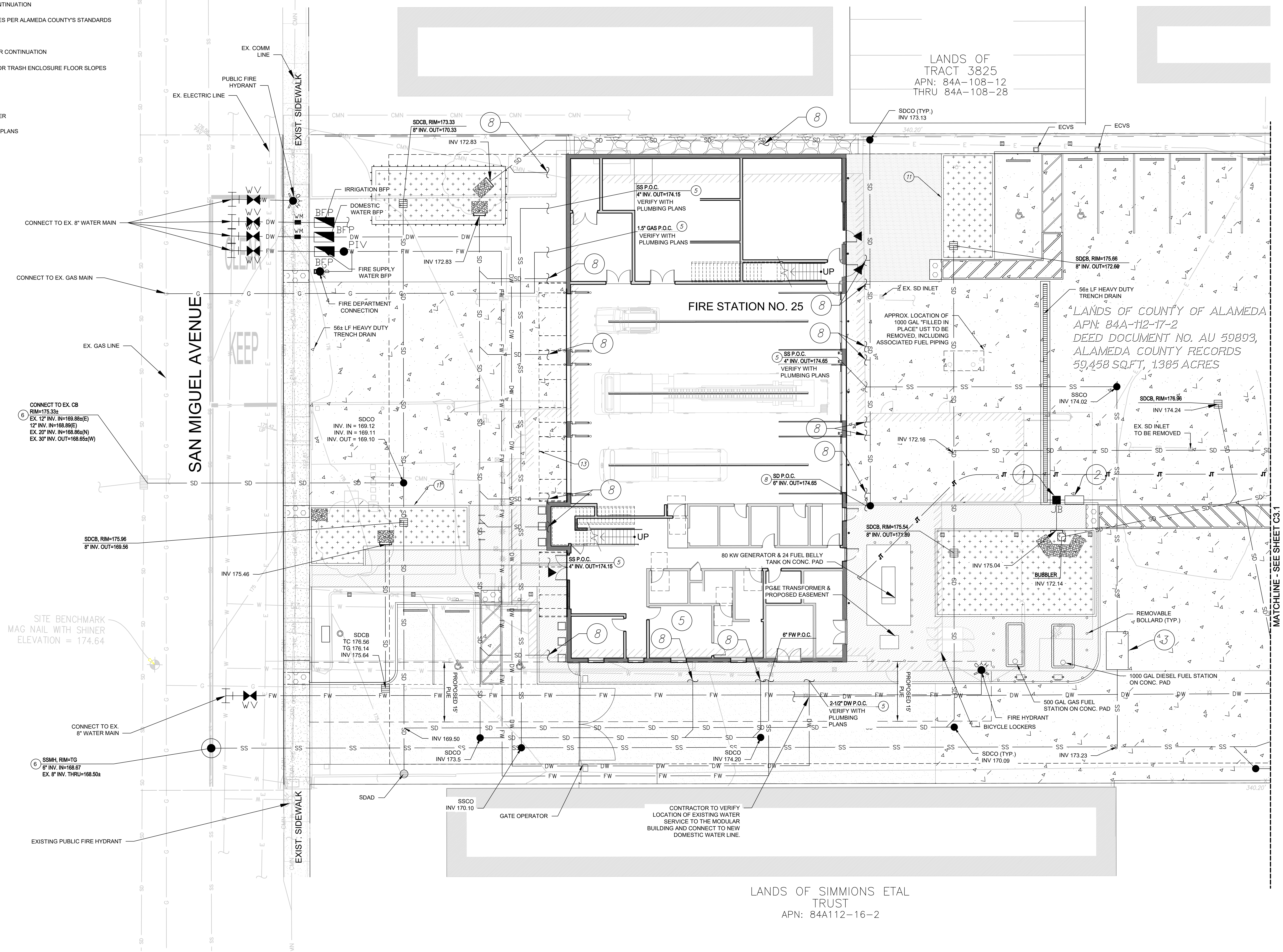
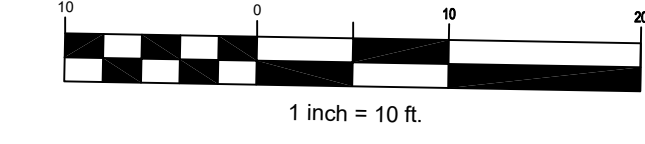
PRELIMINARY GRADING AND DRAINAGE PLAN

**KEYNOTES**

- 1 SSSD DIVERTER SYSTEM FOR TRUCK WASHING ACTIVITIES
- 2 TRAP AND VENT
- 3 SAND/OIL INTERCEPTOR. SEE PLUMBING PLANS
- 4 GUTTER AND DOWNSPOUT DISCHARGE INTO BIO AREA. SEE ARCHITECTURAL PLANS
- 5 SEE PLUMBING PLANS FOR CONTINUATION
- 6 CONNECT TO EXISTING UTILITIES PER ALAMEDA COUNTY'S STANDARDS
- 7 OMITTED
- 8 RWL. SEE PLUMBING PLANS FOR CONTINUATION
- 9 SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE FLOOR SLOPES
- 10 BIKE STORAGE
- 11 WALLED BIORETENTION AREA
- 12 RAISED FLOWTHROUGH PLANTER
- 13 CANOPY, SEE ARCHITECTURAL PLANS



Graphic Scale (in feet)



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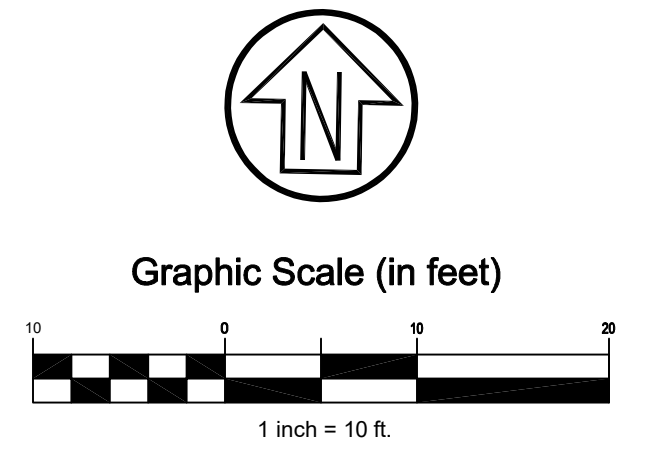
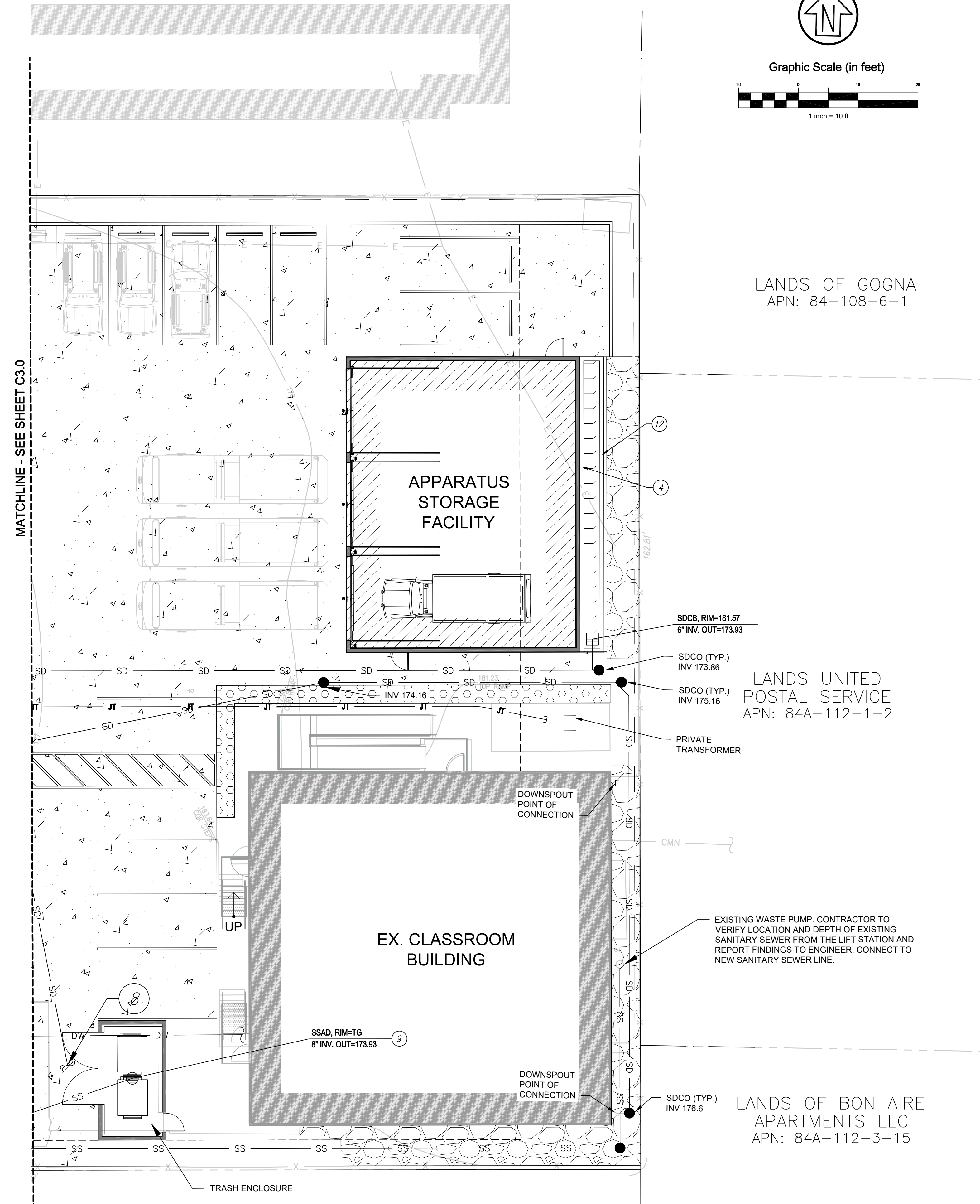
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PRELIMINARY UTILITY PLAN

**PLANNING PERMIT**

**KEYNOTES**

- ① SS/SD DIVERTER SYSTEM FOR TRUCK WASHING ACTIVITIES
- ② TRAP AND VENT
- ③ SAND/OIL INTERCEPTOR. SEE PLUMBING PLANS
- ④ GUTTER AND DOWNSPOUT DISCHARGE INTO BIO AREA. SEE ARCHITECTURAL PLANS
- ⑤ SEE PLUMBING PLANS FOR CONTINUATION
- ⑥ CONNECT TO EXISTING UTILITIES PER ALAMEDA COUNTY'S STANDARDS
- ⑦ OMITTED
- ⑧ RWL. SEE PLUMBING PLANS FOR CONTINUATION
- ⑨ SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE FLOOR SLOPES
- ⑩ BIKE STORAGE
- ⑪ WALLED BIORETENTION AREA
- ⑫ RAISED FLOWTHROUGH PLANTER
- ⑬ CANOPY. SEE ARCHITECTURAL PLANS



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**C3.1**

PRELIMINARY UTILITY PLAN

**PLANNING PERMIT**

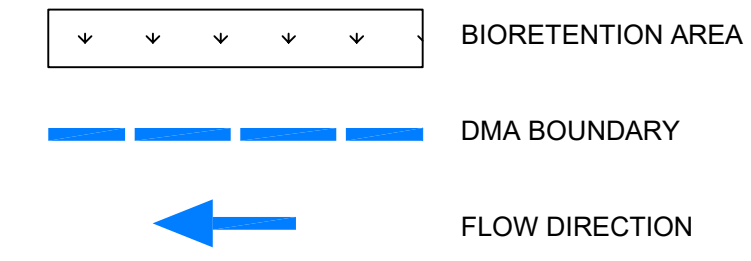
DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 1	9754	PAVEMENT / ROOF	1.0	9754	IMP SIZING FACTOR	MIN. SIZE REQUIRED(SF)	PRO. SIZE (SF)
	1962	LANDSCAPE	0.1	196			
	TOTAL:						

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 3	20391	PAVEMENT / ROOF	1.0	20391	IMP SIZING FACTOR	MIN. SIZE REQUIRED(SF)	PRO. SIZE (SF)
	1190	LANDSCAPE	0.1	119			
	TOTAL:						

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 2	10665	PAVEMENT / ROOF	1.0	10665	IMP SIZING FACTOR	MIN. SIZE REQUIRED(SF)	PRO. SIZE (SF)
	1035	LANDSCAPE	0.1	103			
	TOTAL:						

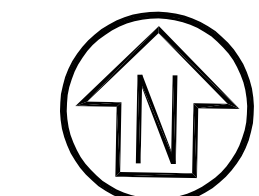
DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 5	6072	PAVEMENT / ROOF	1.0	6072	IMP SIZING FACTOR	MIN. SIZE REQUIRED(SF)	PRO. SIZE (SF)
	1050	LANDSCAPE	0.1	105			
	TOTAL:						

**LEGEND**

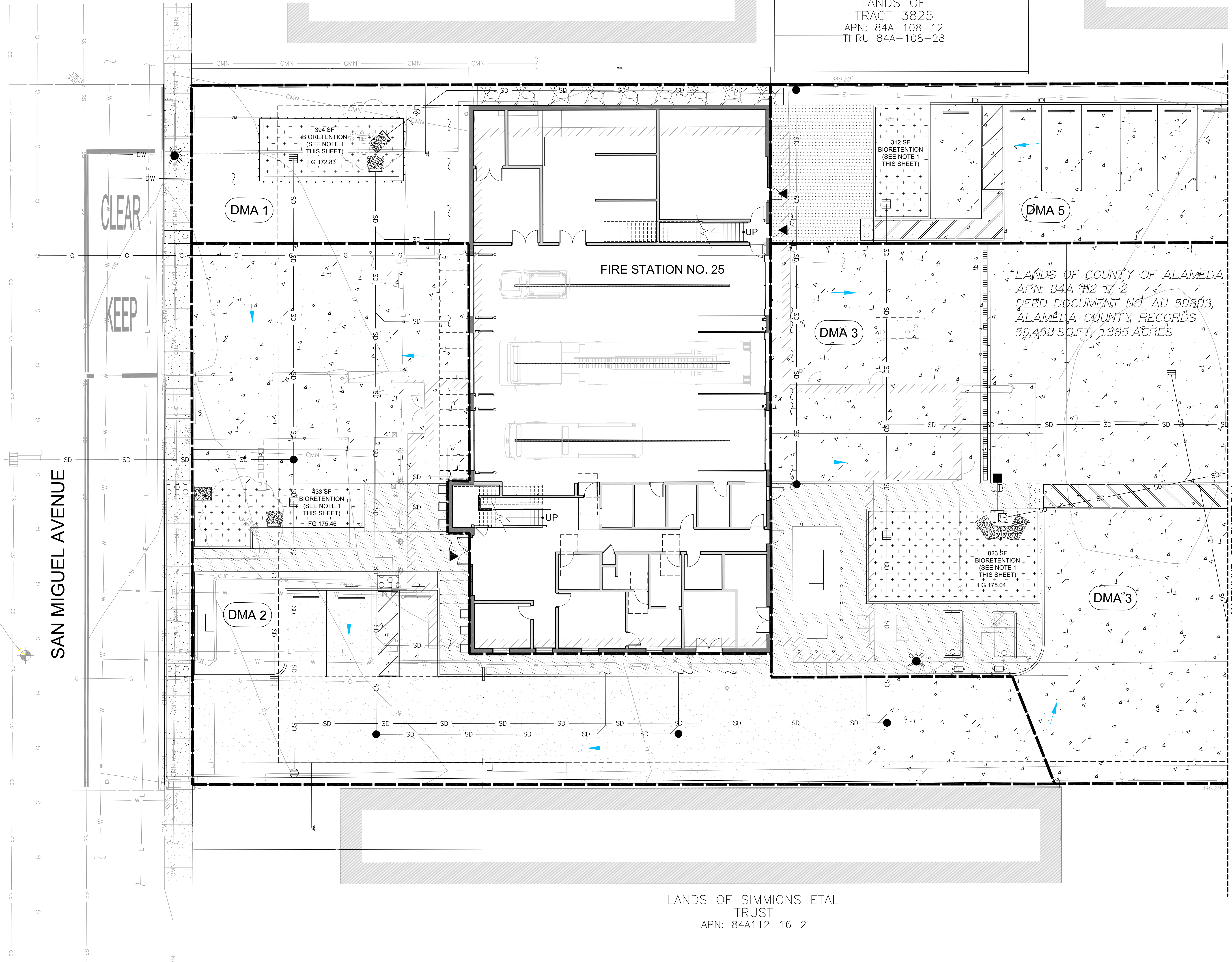
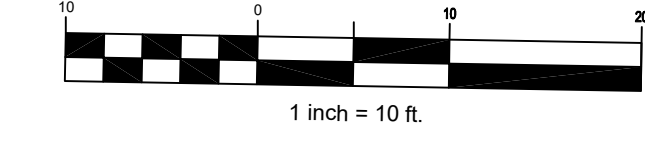


**NOTES**

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Graphic Scale (in feet)

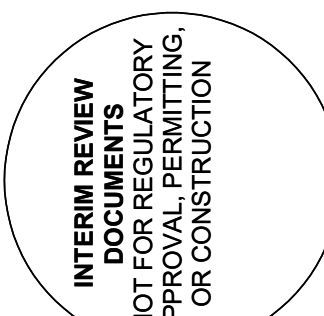


SITE BENCHMARK  
MAG NAIL WITH SHINER  
ELEVATION = 174.64

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THRU 84A-108-28

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ALAMEDA COUNTY RECORDS  
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LANDS OF SIMMIONS ETAL  
TRUST  
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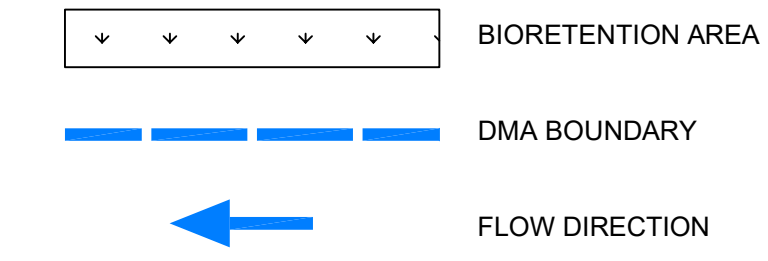
PRELIMINARY STORMWATER CONTROL PLAN

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. SIZE REQUIRED (SF)	PRO. SIZE (SF)
DMA 3	20391	PAVEMENT / ROOF	1.0	20391	0.04	821	823
	1190	LANDSCAPE	0.1	119			
TOTAL:				20510			

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. SIZE REQUIRED (SF)	PRO. SIZE (SF)
DMA 5	6072	PAVEMENT / ROOF	1.0	6072	0.04	247	312
	1050	LANDSCAPE	0.1	105			
TOTAL:				6177			

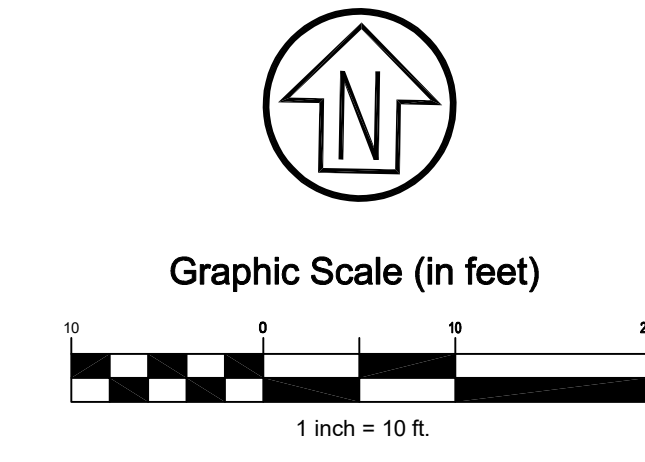
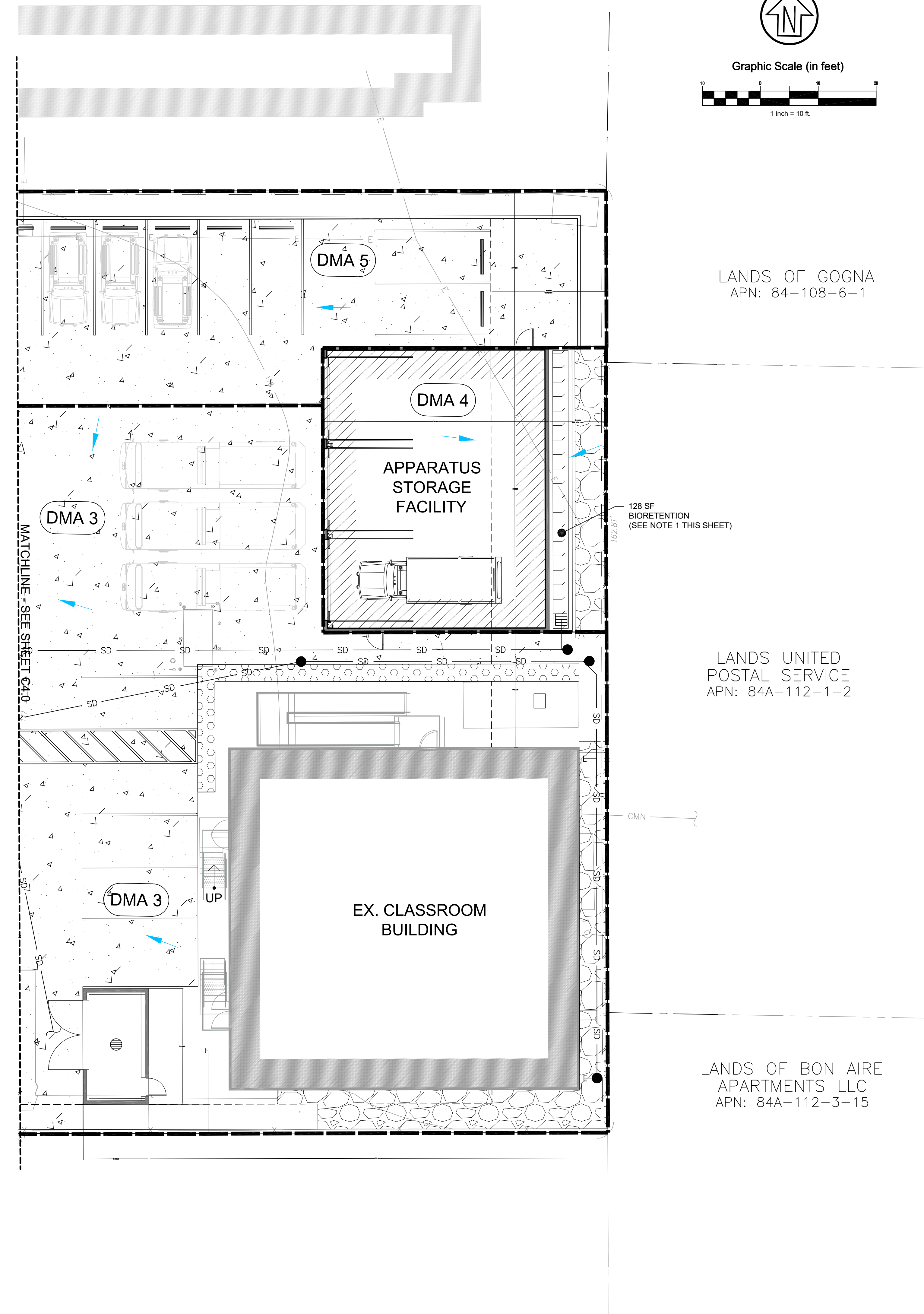
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					IMP SIZING FACTOR	MIN. SIZE REQUIRED (SF)	PRO. SIZE (SF)
DMA 4	2394	PAVEMENT / ROOF	1.0	2394	0.04	96	128
	0	LANDSCAPE	0.1	0			
TOTAL:				2394			

**LEGEND**



**NOTES**

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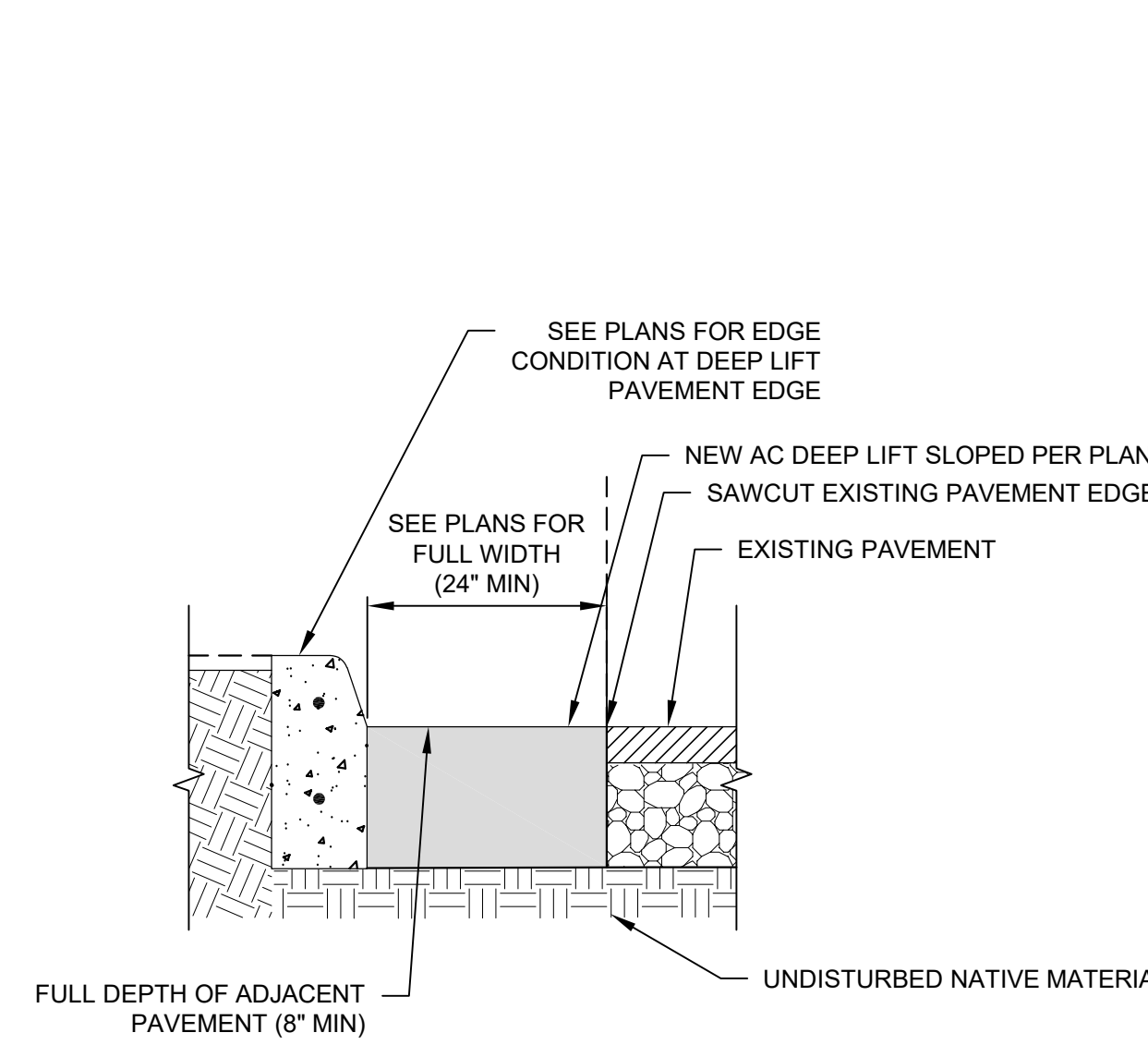
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NO.	REVISION	DATE

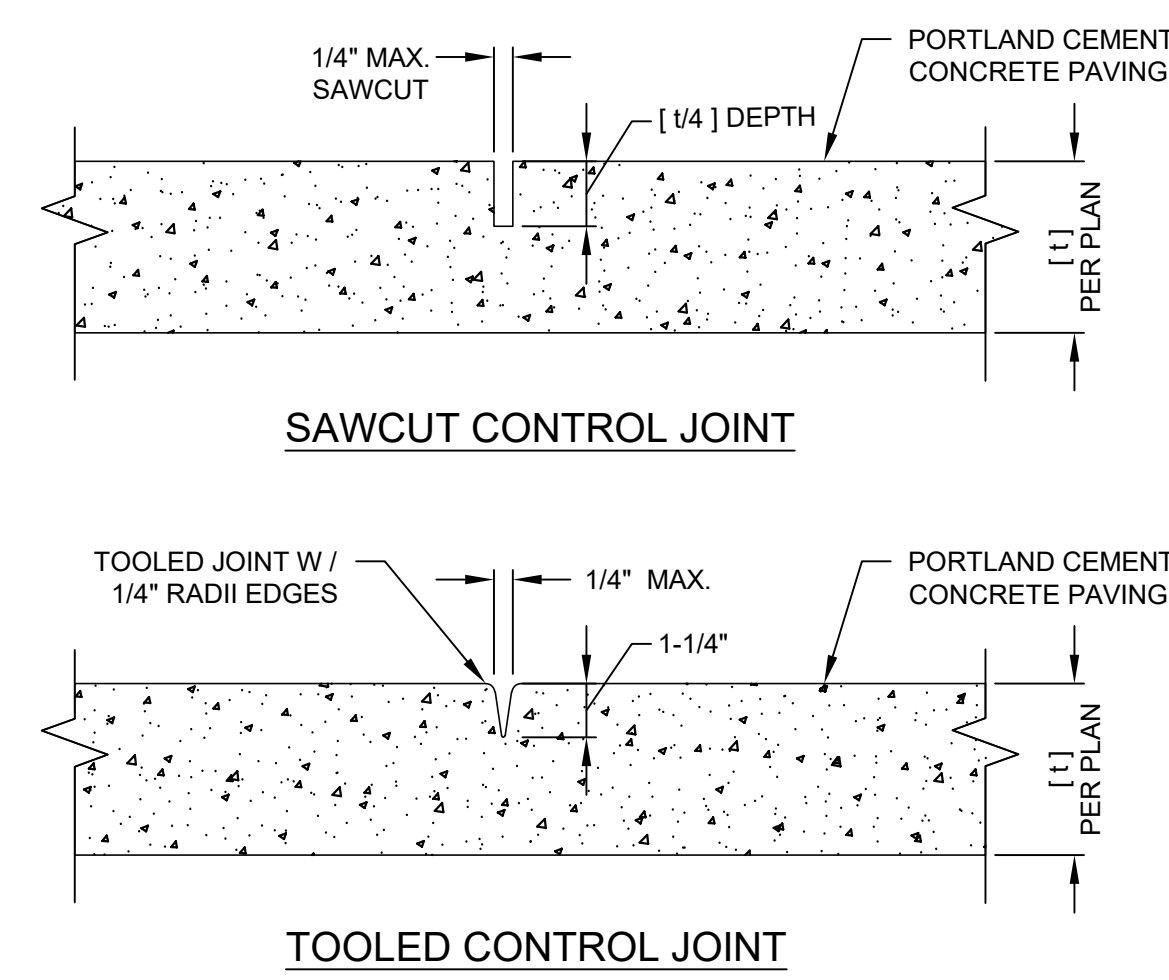
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**PLANNING PERMIT**

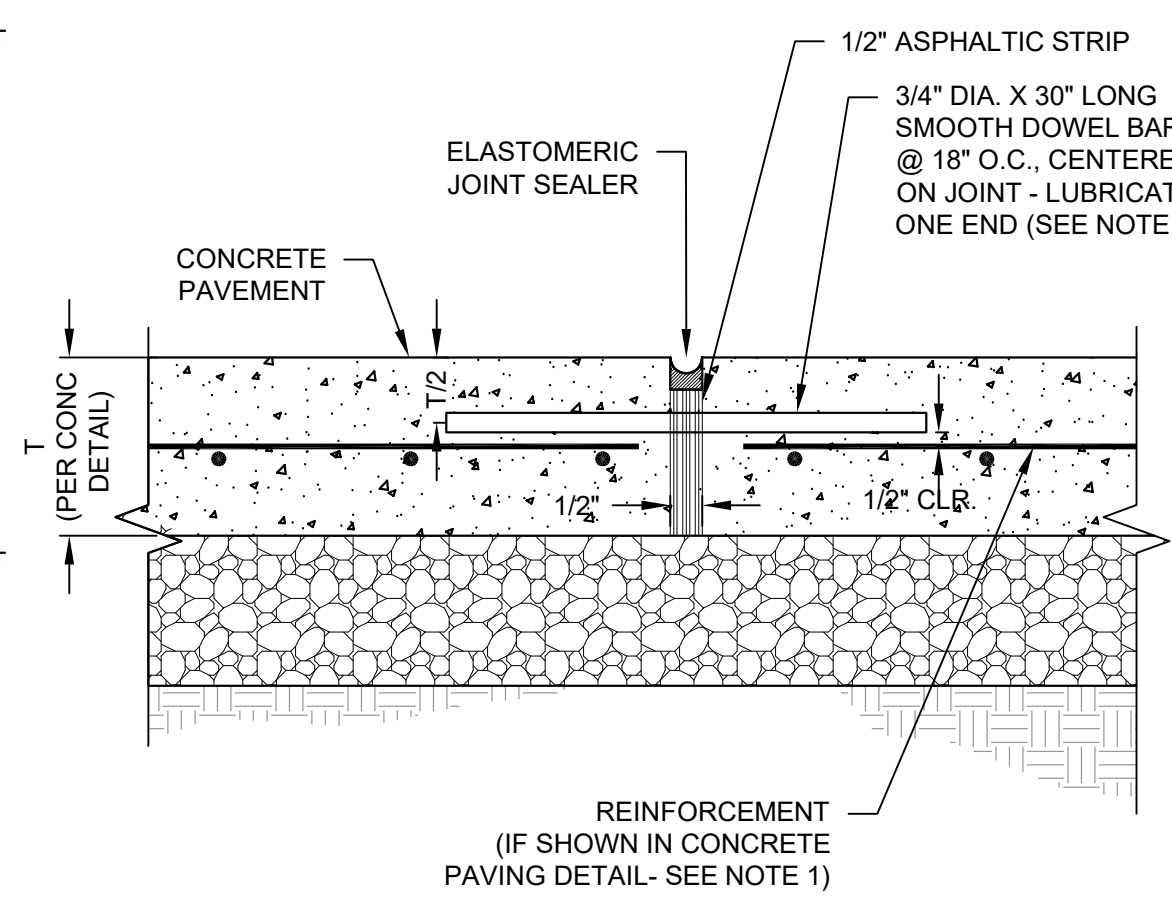
PRELIMINARY STORMWATER CONTROL PLAN



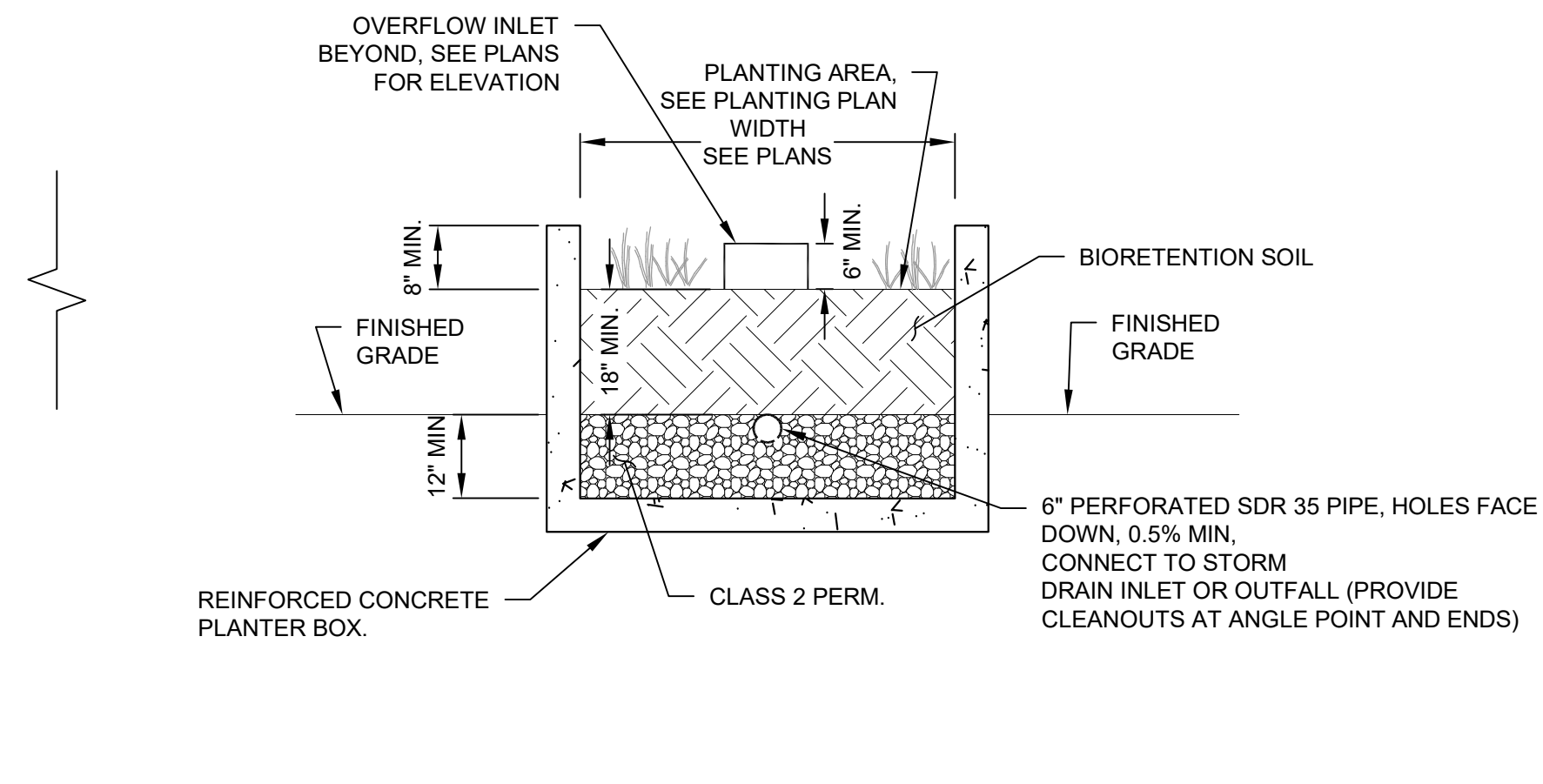
1 ASPHALT DEEP LIFT  
SCALE: NTS



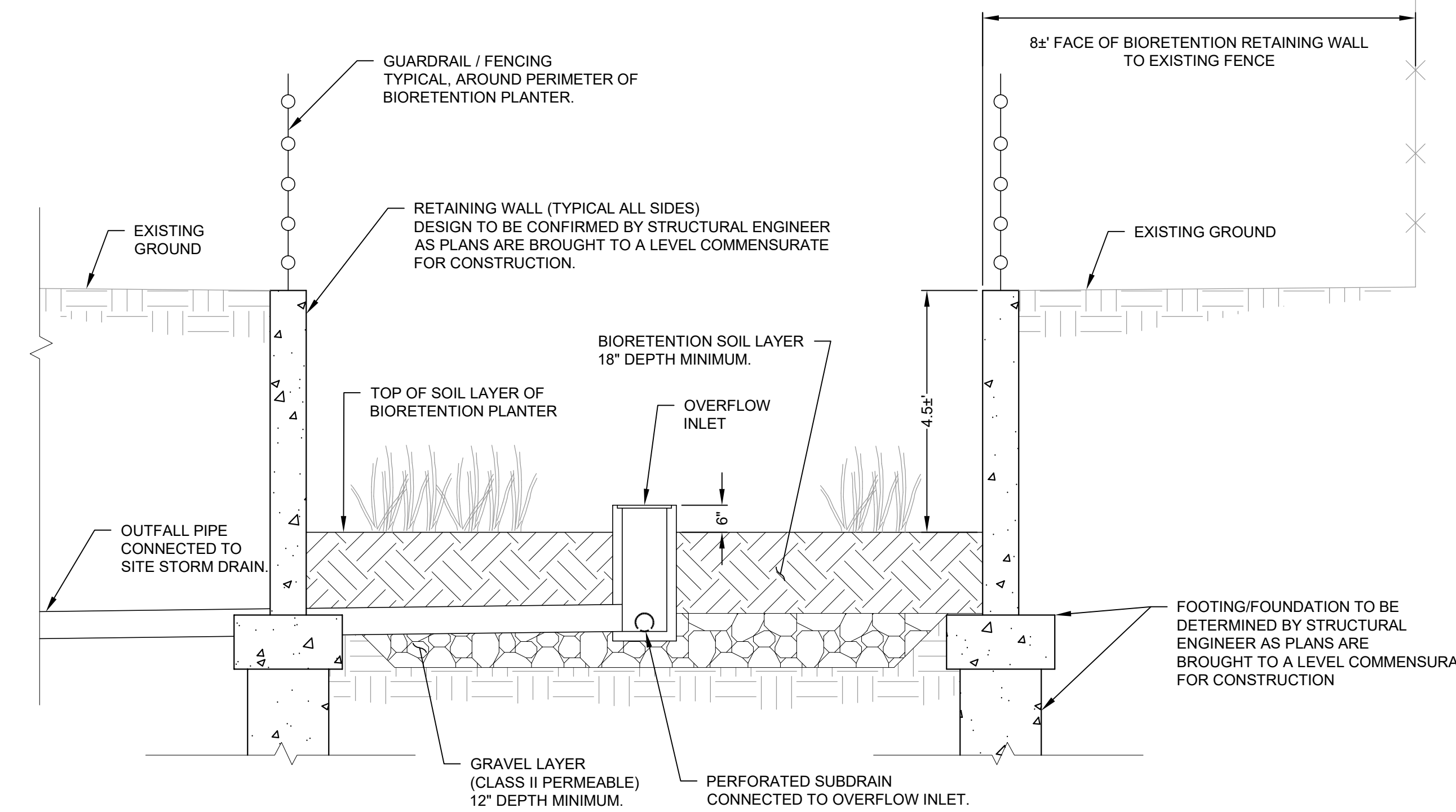
2 CONTROL JOINT FOR PEDESTRIAN CONCRETE PAVEMENT  
SCALE: 1" = 1'



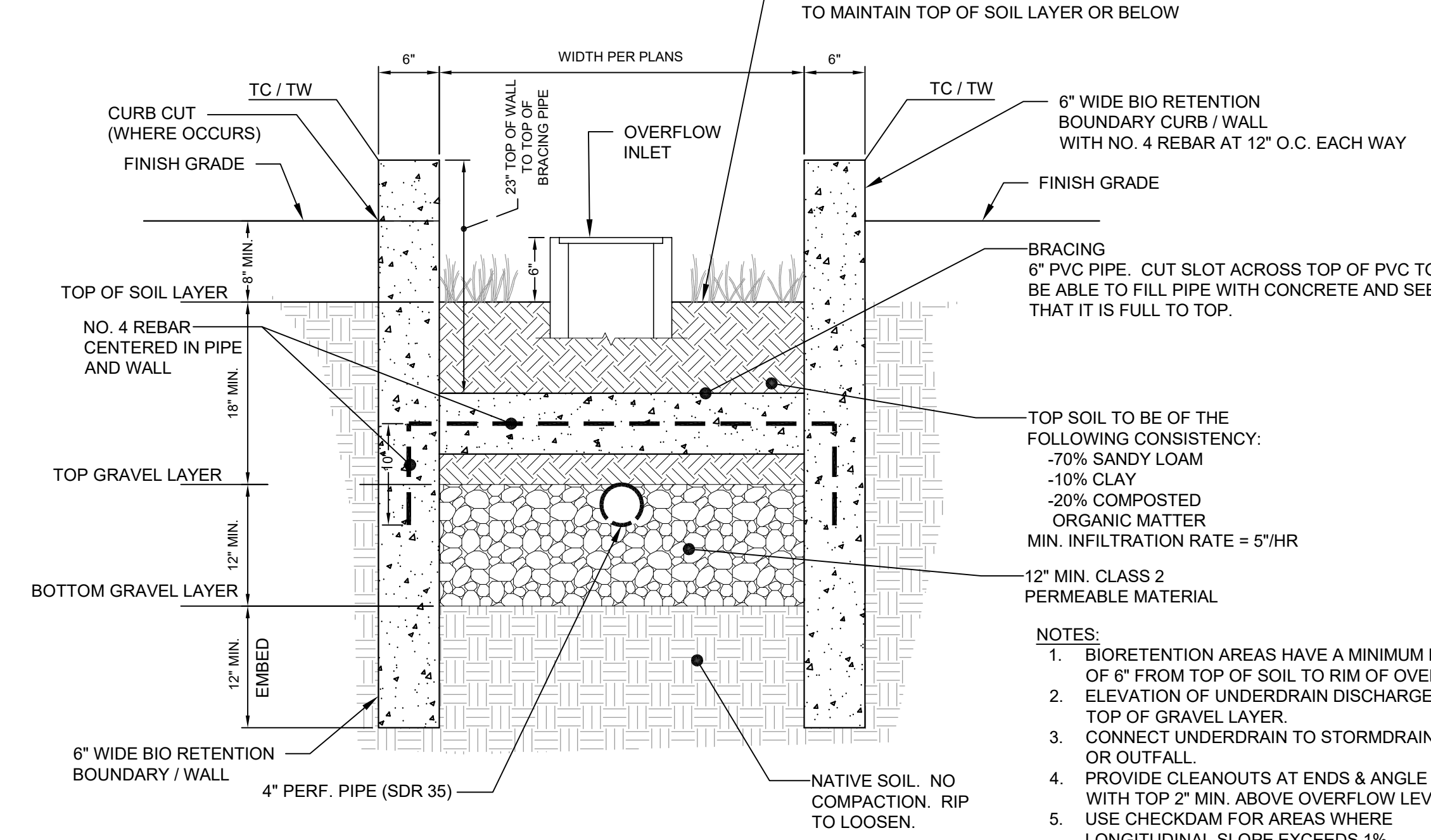
3 EXPANSION JOINT FOR CONCRETE PAVEMENT  
SCALE: NTS



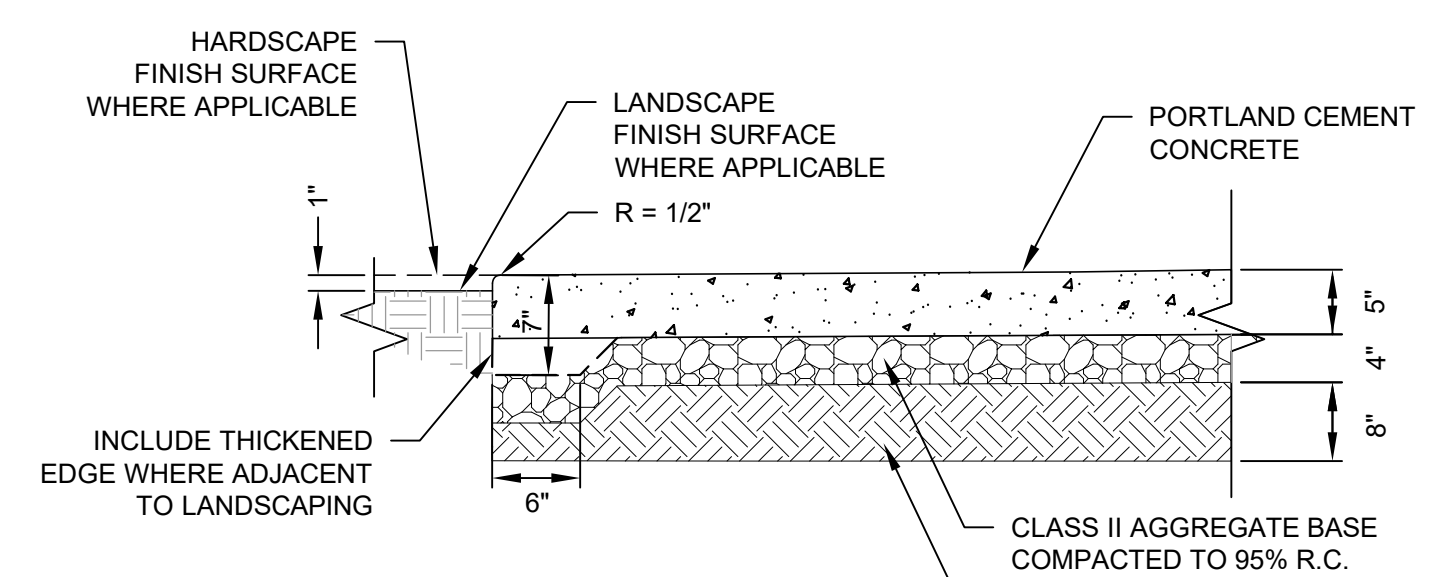
4A BIORETENTION AREA DETAIL  
SCALE: NTS



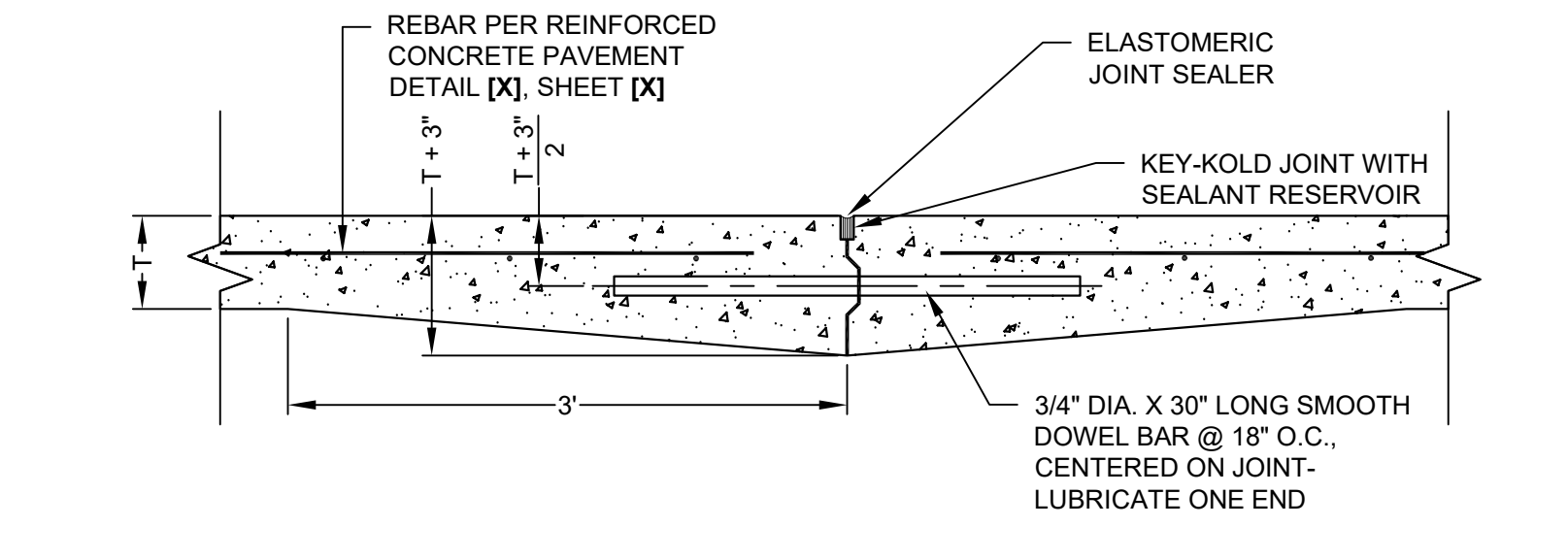
4B BIORETENTION PLANTER WITH RETAINING WALL PERIMETER  
SCALE: NTS



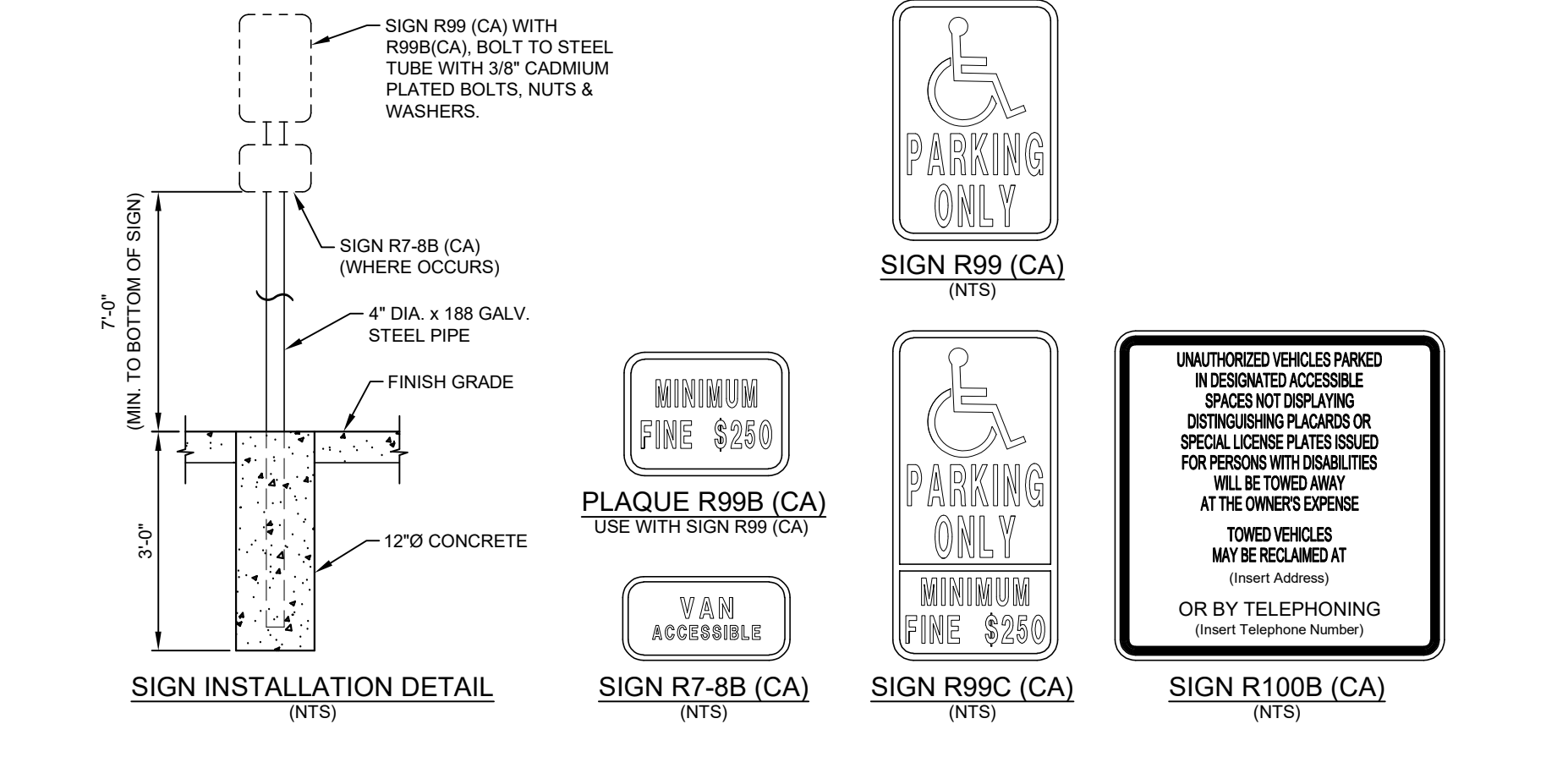
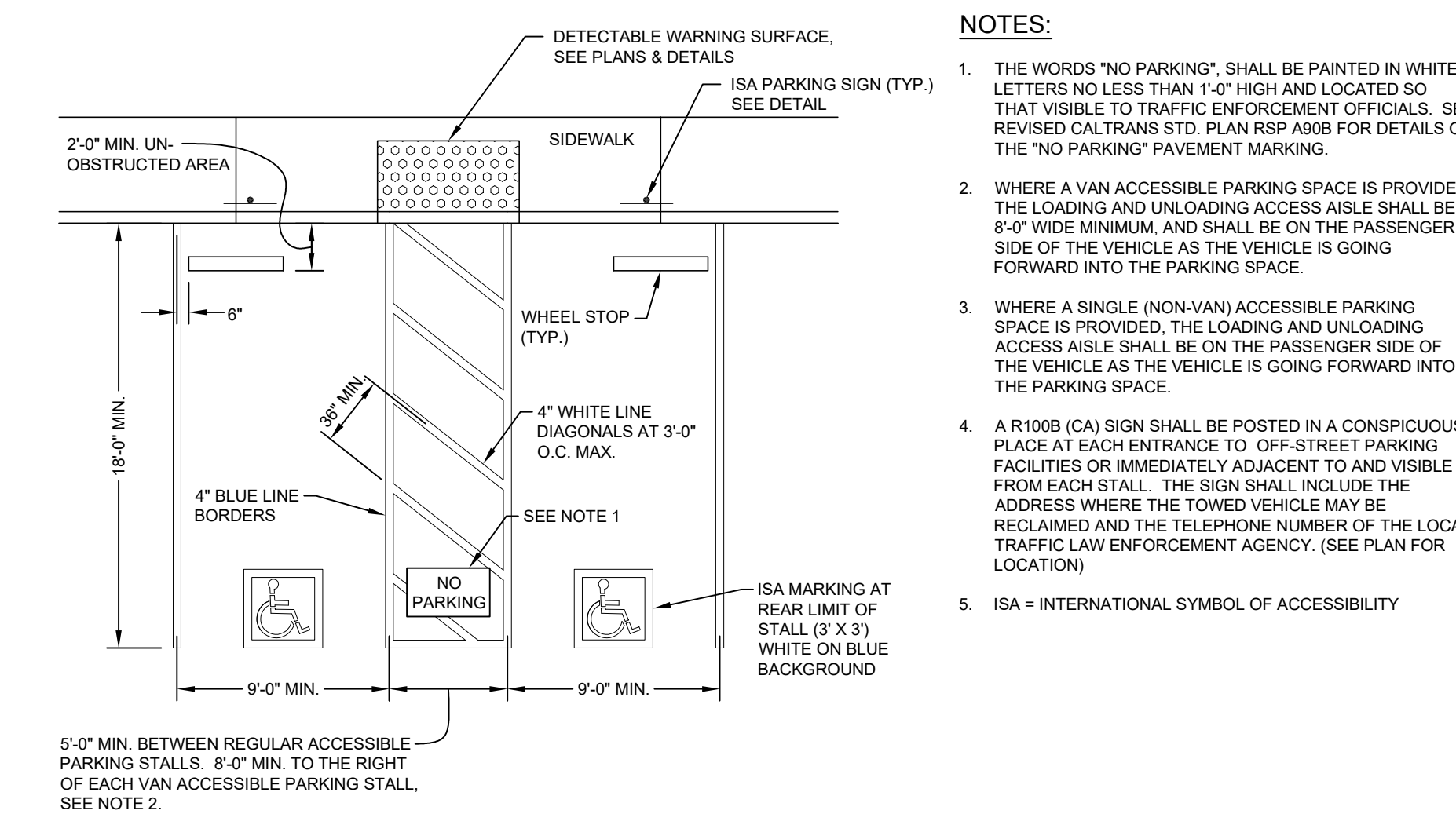
4C BIORETENTION AREA IN CURB DETAIL  
SCALE: NTS



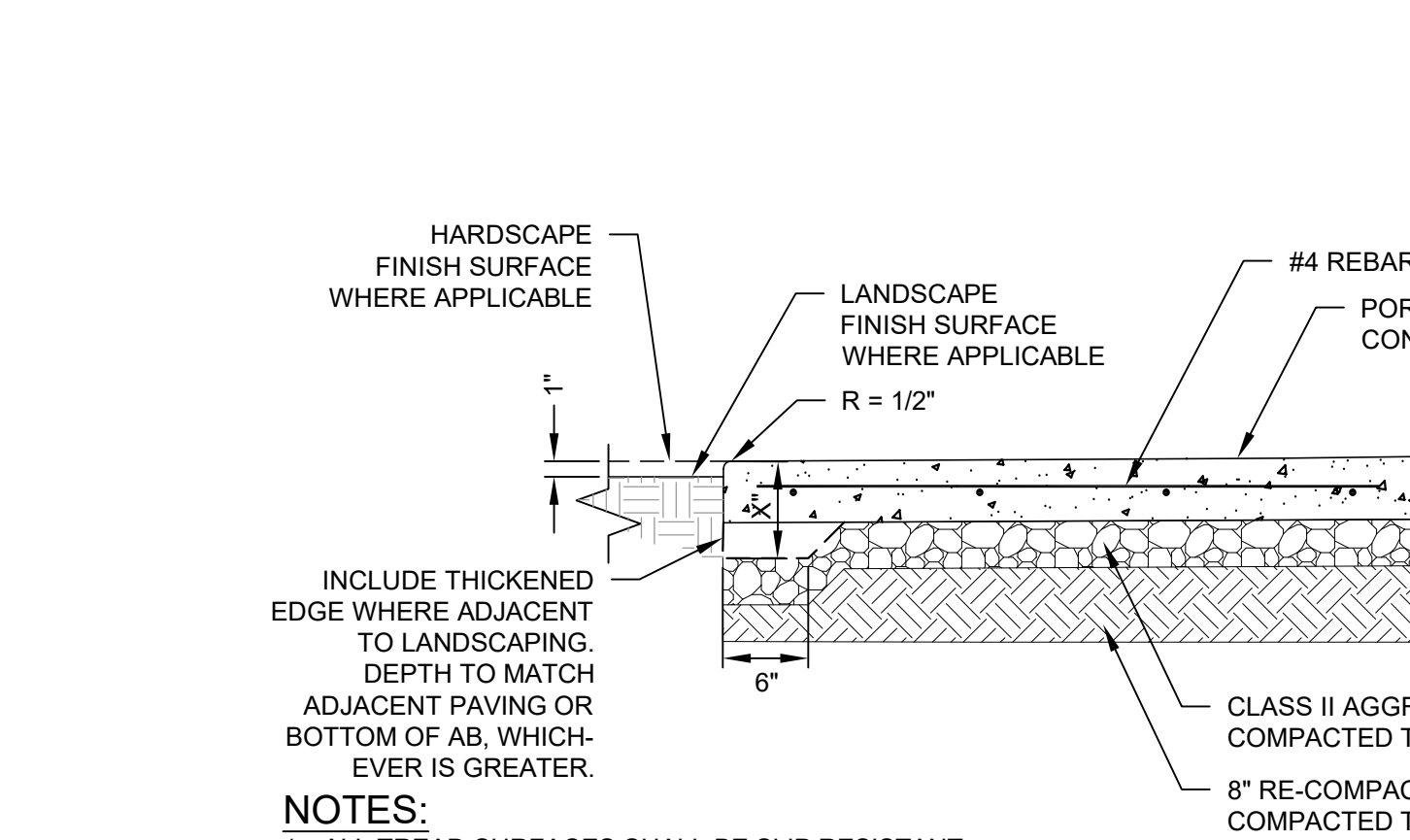
5 PEDESTRIAN CONCRETE SECTION  
SCALE: NTS



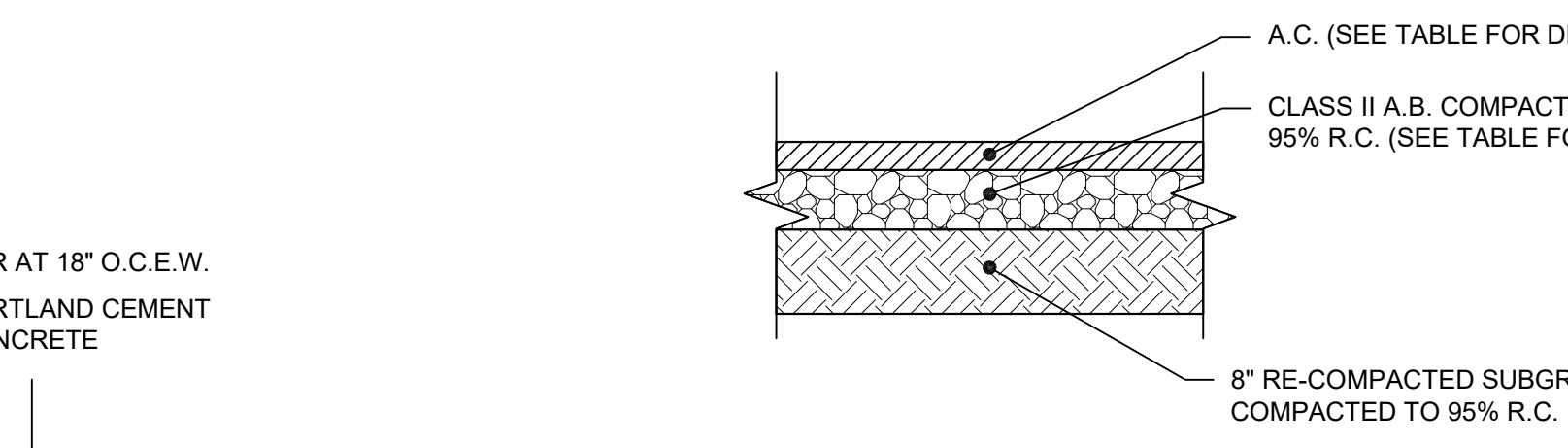
6 DOWELED CONSTRUCTION JOINT FOR VEHICULAR PAVING  
SCALE: 1" = 1'



9 DOUBLE ACCESSIBLE PARKING STALL  
SCALE: 1" = 5'



7 VEHICULAR CONCRETE SECTION  
SCALE: NTS



8 ASPHALT PAVEMENT SECTION  
SCALE: 1" = 1'

PAVEMENT TYPE	T.I.	A.C. THICKNESS (INCHES)	A.B. THICKNESS (INCHES)
ASPHALT PAVEMENT	8	5	17.5
PASSENGER VEHICLE ASPHALT PAVEMENT	5	3	10

NOTES:  
1. PAVEMENT SECTIONS ARE BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND ARE BASED ON A MINIMUM "R" VALUE OF 40. ADJUST DIMENSIONS PER FIELD CONDITIONS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND COORDINATED WITH ALAMEDA COUNTY FIRE DEPARTMENT.

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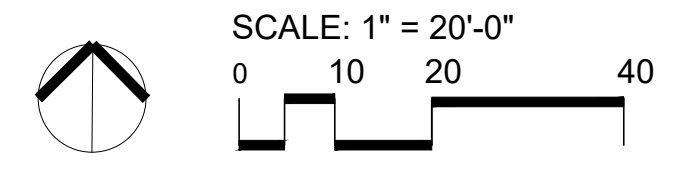
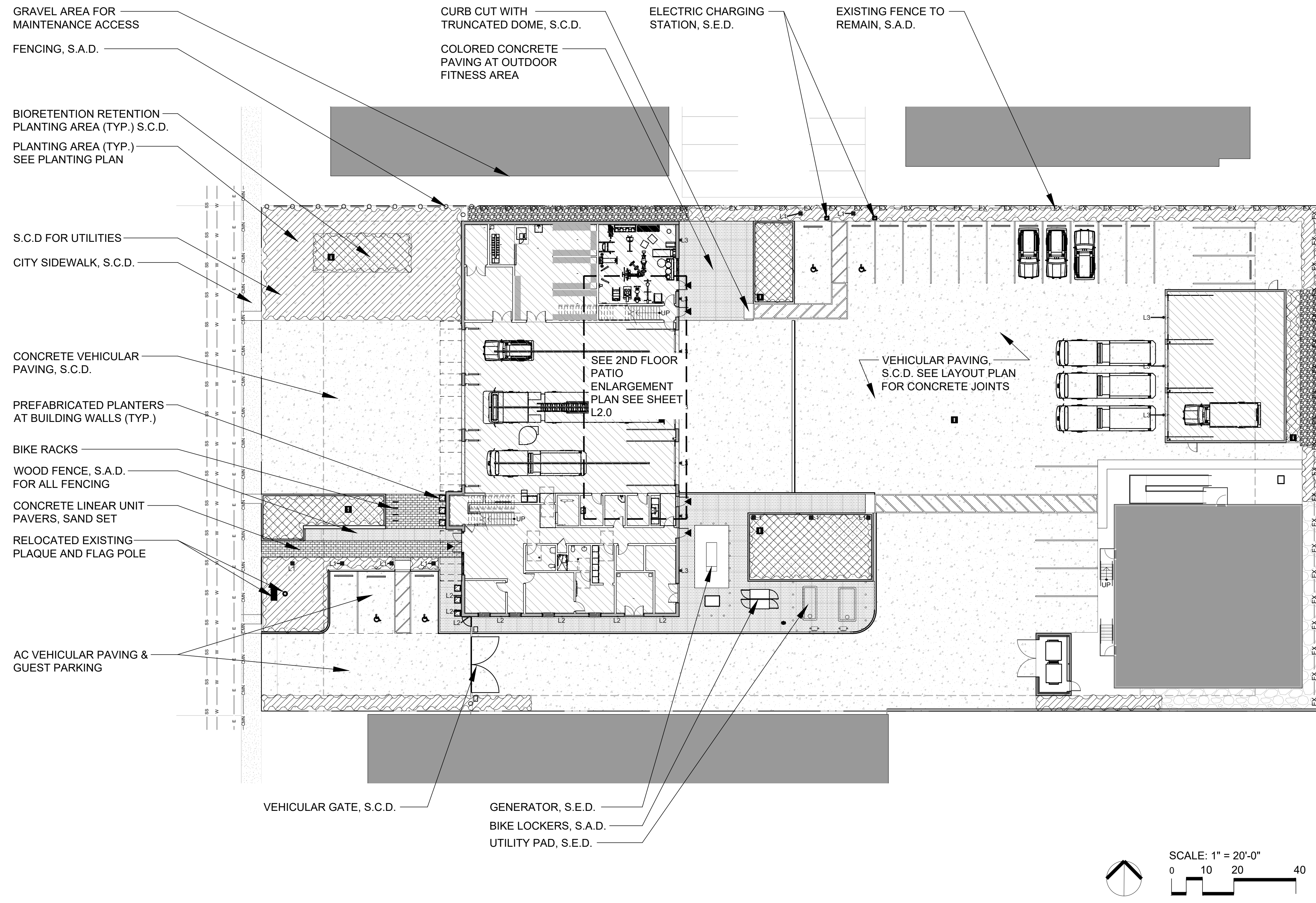
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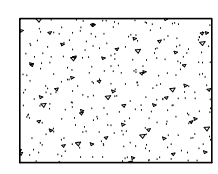
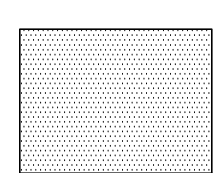
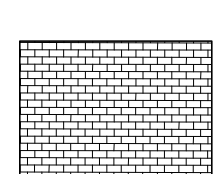
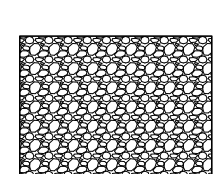
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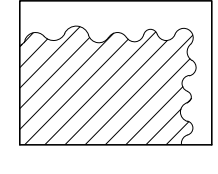
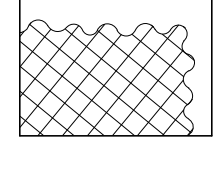
**C5.0**  
PRELIMINARY CROSS SECTIONS AND DETAILS




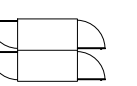
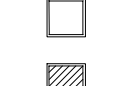
**LANDSCAPE HARDSCAPE MATERIAL LEGEND**

- 
**CONCRETE PAVING (TYP.)** 1 / L3.0  
 NATURAL COLOR CONCRETE FINISH TO BE MEDIUM BROOM PERPENDICULAR TO DIRECTION OF TRAVEL. SEE SPECS. SUBMIT SAMPLE FOR ACCEPTANCE.
- 
**COLORED CONCRETE PAVING (TYP.)** 1 / L3.0  
 COLOR SANDSTONE BY DAVIS COLOR OR APPROVED EQUAL FINISH TO BE MEDIUM BROOM PERPENDICULAR TO DIRECTION OF TRAVEL. SEE SPECS. SUBMIT SAMPLE FOR ACCEPTANCE.
- 
**LINEAR UNIT PAVERS** 1 / L3.0  
 MFR: ACKERSTONE [www.ackerstone.com](http://www.ackerstone.com)  
 MODEL: LUCCA 3"x18", THICKNESS 100mm  
 COLOR: RED RIVER  
 NOTE: SUBMIT COLOR CHARTS AND MANUFACTURER'S CUT SHEETS FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT.
- 
**GRAVEL PAVING** 1 / L3.0  
 MFR: LYNGSO GARDEN MATERIALS  
 SIZE: 3/8" CRUSHED ROCK CLEAN  
 COLOR: DESERT GOLD  
 NOTE: SUBMIT COLOR CHARTS AND MANUFACTURER'S CUT SHEETS FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT.

**LANDSCAPE SOFTSCAPE MATERIAL LEGEND**

- 
**PLANTING AREA (TYP.)**  
 SEE PLANTING PLAN
- 
**STORMWATER TREATMENT AREA (TYP.)**  
 SEE CIVIL AND PLANTING PLAN

**SITE FURNISHING LEGEND**

- 
**BIKE RACK - 4 TOTAL** 1 / L3.0  
 MFR: DU MOR SITE FURNISHINGS  
 REP: JON BAWDEN  
 ROSS RECREATIONAL EQUIPMENT  
 (530) 345-5072  
 MODEL: 125-20  
 MOUNTING: DIRECT BURY. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE SPECS.  
 COLOR: POWDER COATED FRAME IN STANDARD BLACK COLOR  
 NOTE: SUBMIT COLOR CHARTS AND MANUFACTURER'S CUT SHEETS FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT.
- 
**BIKE LOCKERS - 2 TOTAL** 1 / L3.0  
 MFR: (800) 448-7931  
 MODEL: MAD LOCKER WITH 2 DOORS  
 MOUNTING: SURFACE MOUNT. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE SPECS.  
 COLOR: STANDARD POWDER-COATED COLOR, TBD  
 NOTE: SUBMIT COLOR/MATERIAL CHARTS AND MANUFACTURER'S CUT SHEETS FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT.
- 
**PREFABRIC PLANTERS - 6 TOTAL** 1 / L3.0  
 MFR: TOURNSOL SITENWORKS  
 MODEL: WILSHIRE PLANTERS, FRP  
 SIZE: TBD  
 FINISH: ORANGE PEEL  
 COLOR: CHOCOLATE  
 NOTE: SUBMIT COLOR CHARTS AND MANUFACTURER'S CUT SHEETS FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT.

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ACFD STATION 25  
 20290 SAN MIGUEL AVENUE,  
 CASTRO VALLEY, CA 94546

L-1.0  
 MATERIALS PLAN

L-1.0  
 MATERIALS PLAN

PAVING

COLORED CONCRETE



**DAVIS COLOR** Customer Service 1-844-341-4780  
<https://www.daviscolors.com/>  
 Number: 5237 Name: Sandstone Hex: 9c8c63  
 Powder Dose Rate: 0.75 lbs per 94 lb sack of cement

LINEAR UNIT PAVERS



**ACKERSTONE** 1-951-674-0047  
<https://www.ackerstone.com/>  
 3"W X 18"L X 100mm D, NOMINAL  
 RIVER RED STANDARD COLOR

GRAVEL



**LYNGSO GARDEN MATERIALS** 1-650-364-1730  
<https://www.lyngsogarden.com/>  
 3/8" CRUSHED ROCK, DESERT GOLD

EDGER FOR PAVERS



**PERMALOC** 1-616-399-9600  
<https://permaloc.com/>  
 1/8" W X 2 1/4" D STRUCTUREDGE PERMALOC  
 SUSTAINABLE EDGING  
 STANDARD MILL FINISH

EDGER FOR GRAVEL



REDWOOD HEADER PER DETAIL

SITE FURNISHINGS

PLANTER



**TOURNESOL SITEWORKS** 1-888-740-1610  
<https://tournesol.com/>  
 WILSHIRE RECTANGULAR FIBERGLASS  
 PLANTER, MODEL: WR602418 FRP  
 - (4) 2' W X 6' L X 18" T,  
 CHOCOLATE STANDARD COLOR, WITH  
 ORANGE PEEL FINISH

BIKE RACK



**DUMOR SITE FURNISHINGS** 1-800-598-4018  
<https://dumor.com/>  
 2 1/2" SCHEDULE 40 BIKE RACK, 2 PEAKS,  
 MODEL: 125-20, POWDER-COATED, STANDARD  
 BLACK COLOR, EMBED MOUNTED

BIKE LOCKER

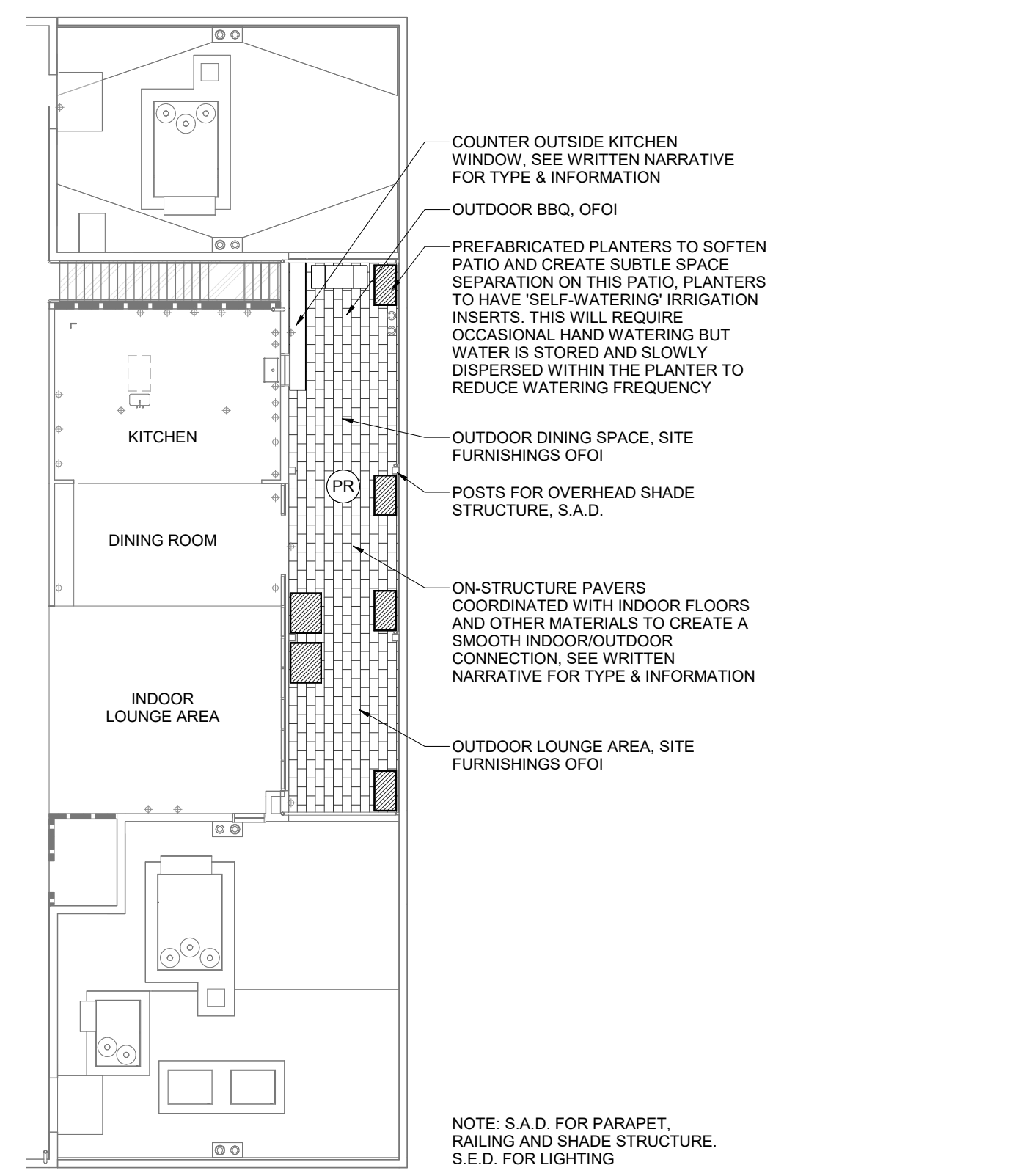


**MADRAX BICYCLE SECURITY** 1-800-448-7931  
<https://www.madrax.com/>  
 MADLOCKER™ DIVIDED WITH 2 DOORS (2 BIKE CAPACITY)  
 POWDER COATED FINISH, BLACK

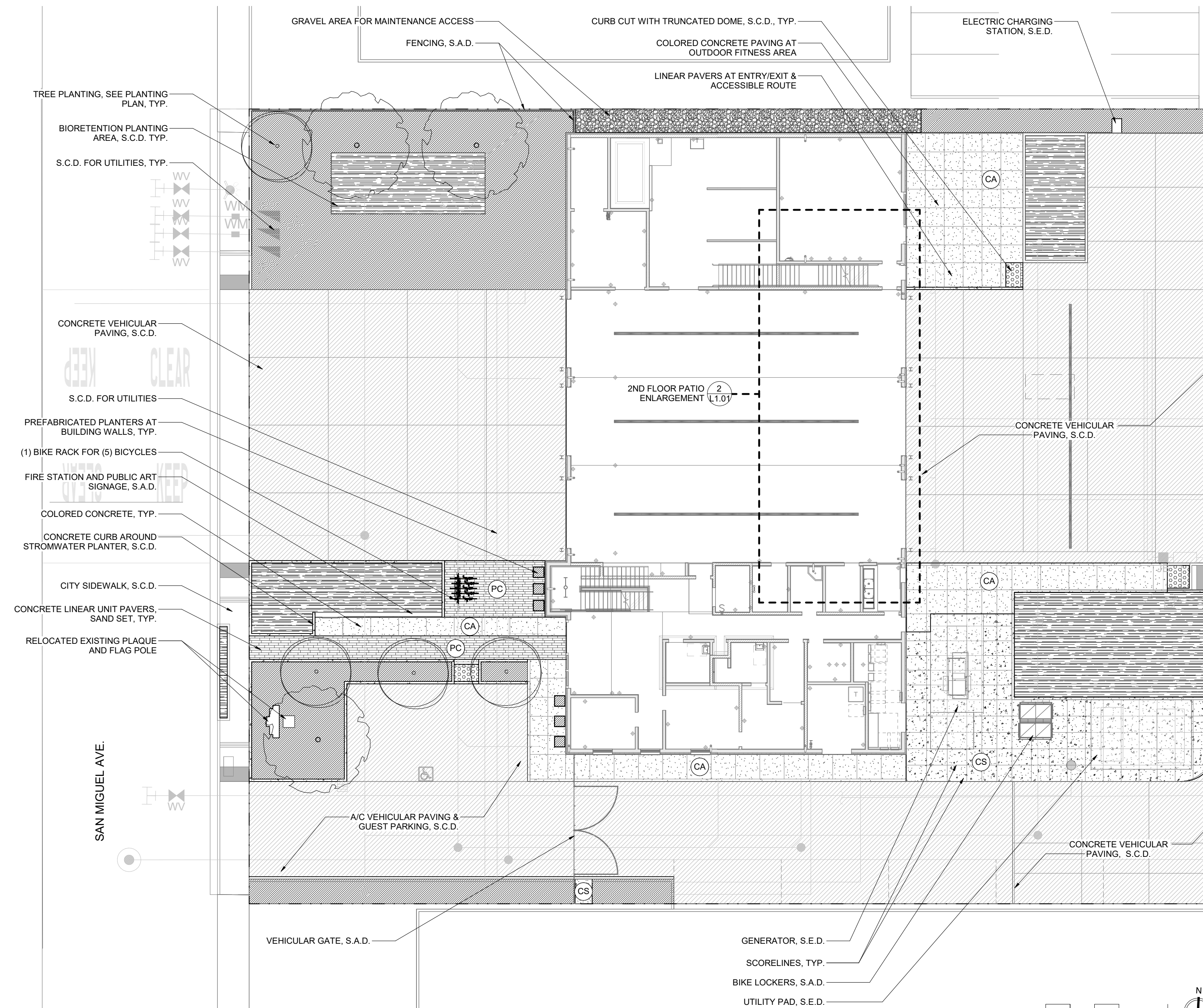
COUNTERTOP



**COSENTINO**  
<https://www.cosentino.com/>  
 DEKTRON SERIES, OUTDOOR BUILT-IN  
 COUNTERTOP, STANDARD COLOR: TRILIUM,  
 INDUSTRIAL COLLECTION, 2cm THICKNESS,  
 VENEER ON COUNTER WALLS: PORTLAND  
 CEMENT PLASTER WITH 3-STAGE ACRYLIC-  
 MODIFIED FINISH COAT, FINISH: STEEL TROWELED  
 SMOOTH, COLOR: TBD ELASTOMERIC MATTE  
 TO MATCH THE ADJACENT PLASTER BUILDING  
 FACADE. SEE DETAILS



LANDSCAPE MATERIALS ENLARGEMENT 2ND FLOOR PATIO



LANDSCAPE MATERIALS ENLARGEMENT PLAN

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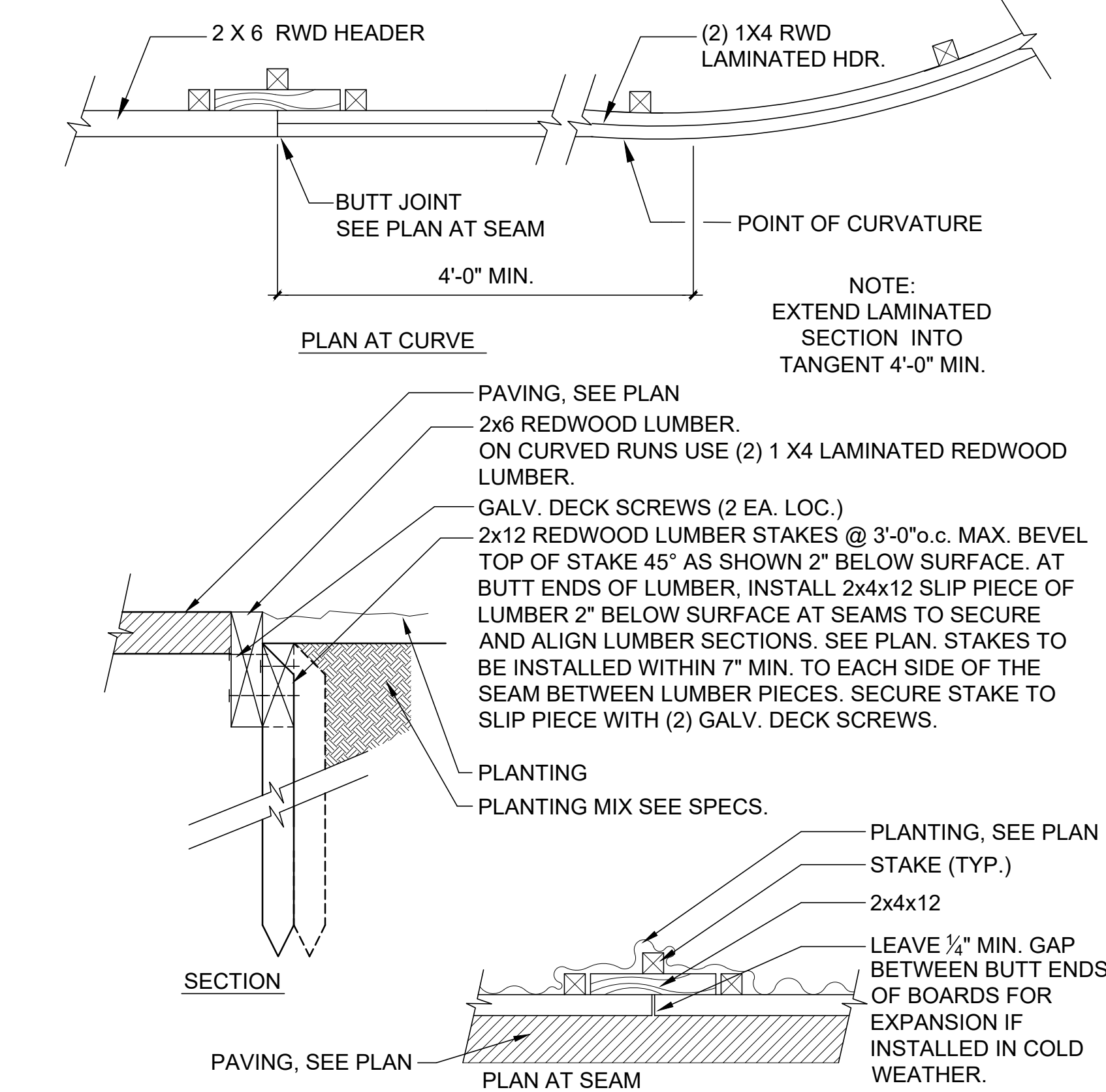
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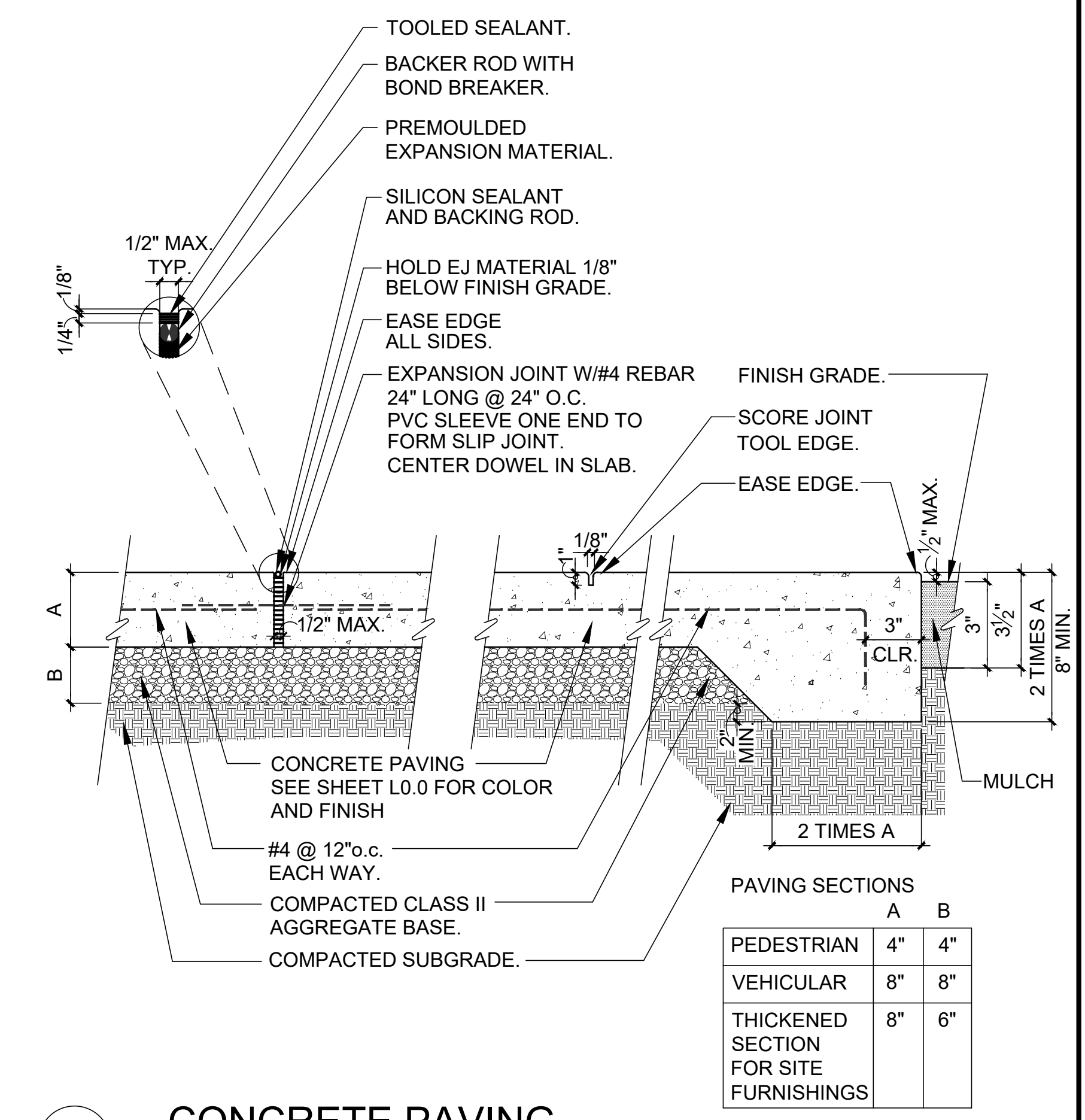
**L-2.0**  
 SITE FURNISHING

PLANNING REVIEW

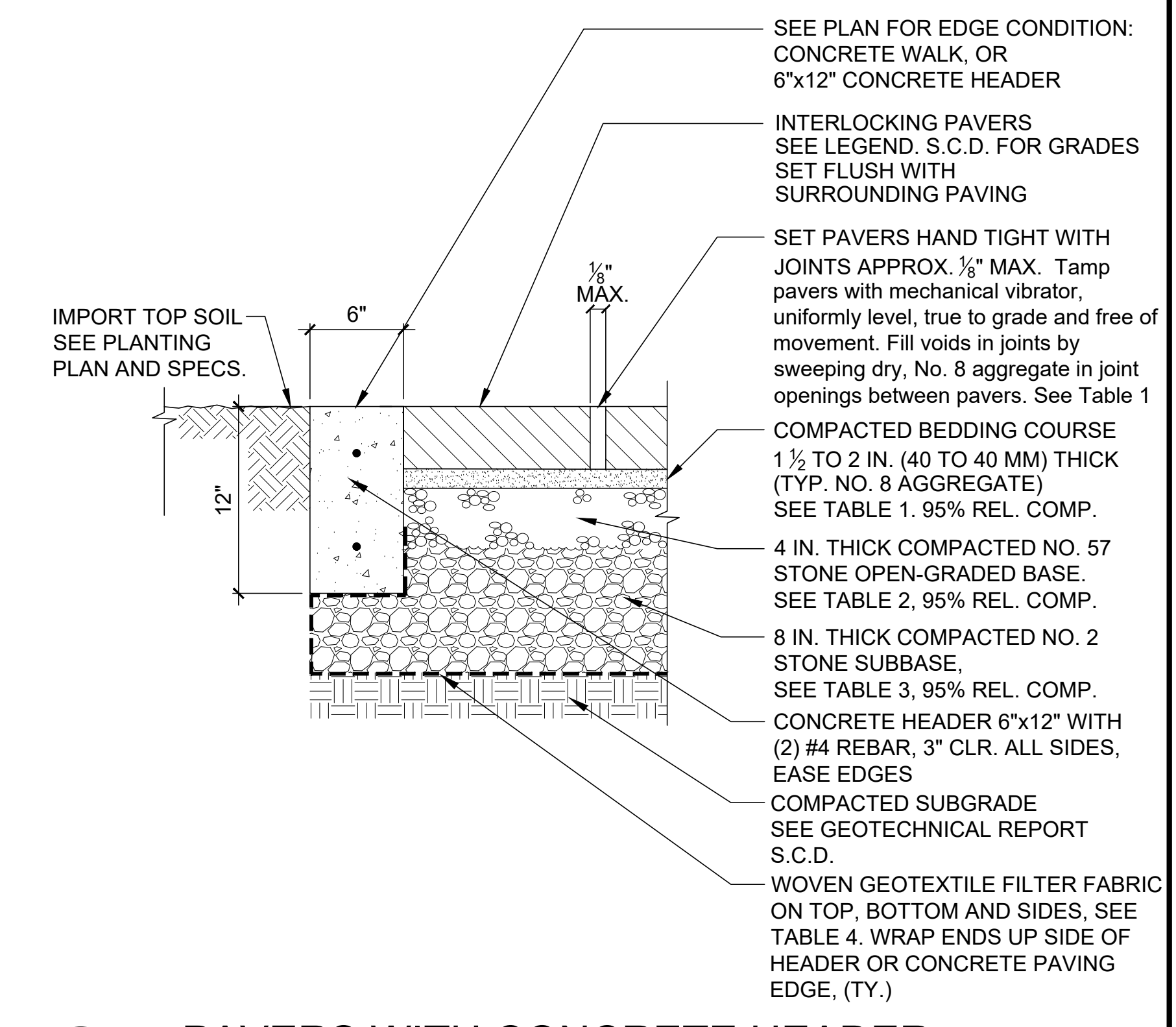


**4 REDWOOD HEADER**  
SCALE: 1" = 1'-0"

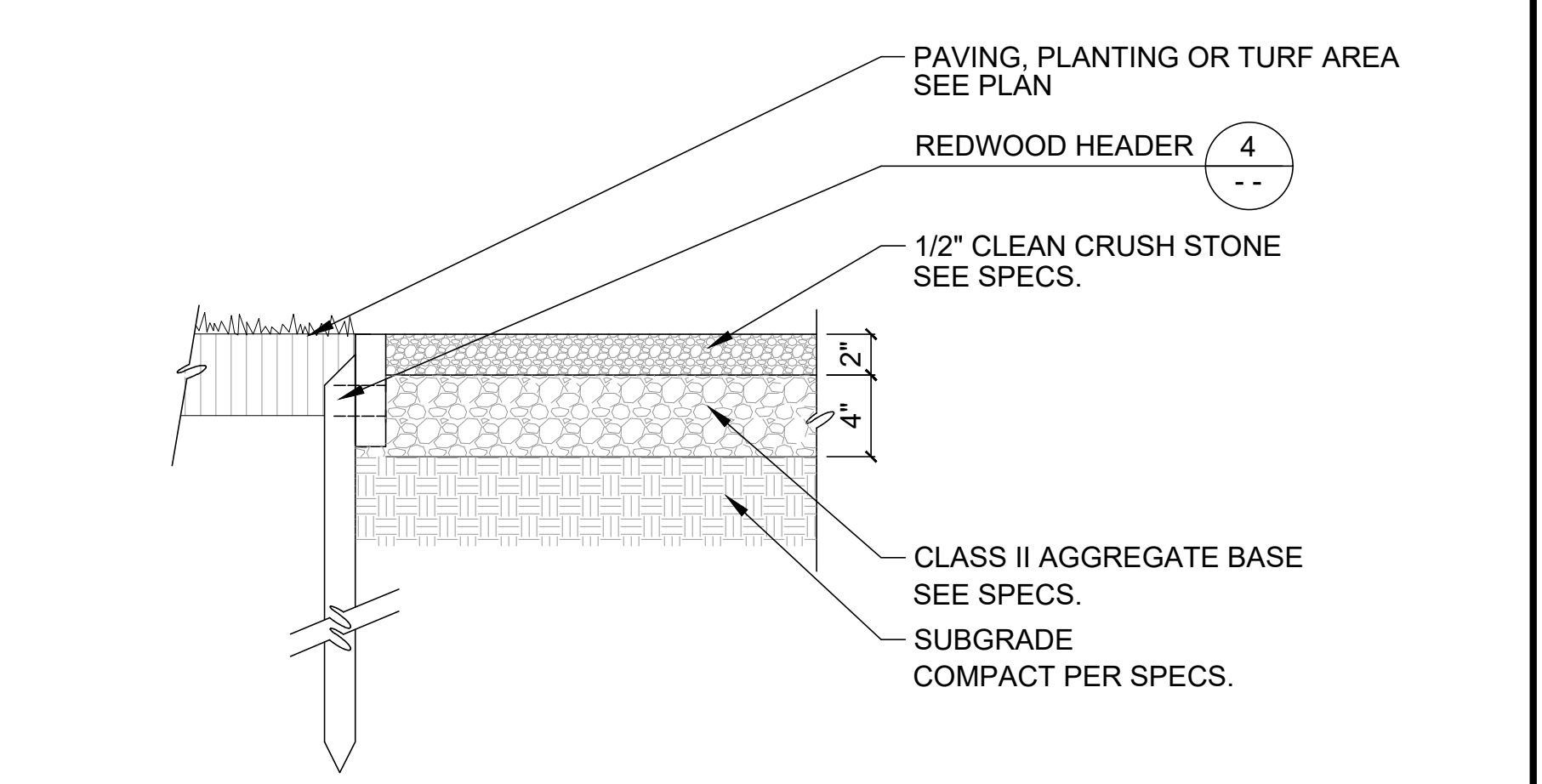
- NOTES:
- FOR CURBS USE TWO SLIP JOINTS 3" CLR. FROM EDGES (TYP.)
  - EXPANSION JOINT WHERE PAVING MEETS WALLS AND BUILDING.
  - S.C.D. FOR FINISH GRADE.
  - WHERE NEW PAVEMENT MEETS EXISTING OR EARLIER POUR, DOWEL INTO CONCRETE 12" DEEP WITH 24" #4 REBAR @ 24" o.c. INSTALL EXPANSION JOINT AND POUR NEW.
  - EXPANSION JOINTS TO RECEIVE SLIP DOWELS.



**1 CONCRETE PAVING**  
NOT TO SCALE



**2 PAVERS WITH CONCRETE HEADER**  
NOT TO SCALE



**3 GRAVEL PAVING**  
NOT TO SCALE

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DATE

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LANDSCAPE CONSTRUCTION DETAILS

**L-3.0**

BACKFLOW, FLOW METER AND MASTER VALVE. COORDINATE FINAL LOCATION WITH CITY REPRESENTATIVE. SEE LEGEND SHEET L4.1

CONNECT TO NEW WATER METER. S.C.D.

SUBSURFACE DRIPLINE 1"

BUBBLER 1"

SUBSURFACE DRIPLINE 1"

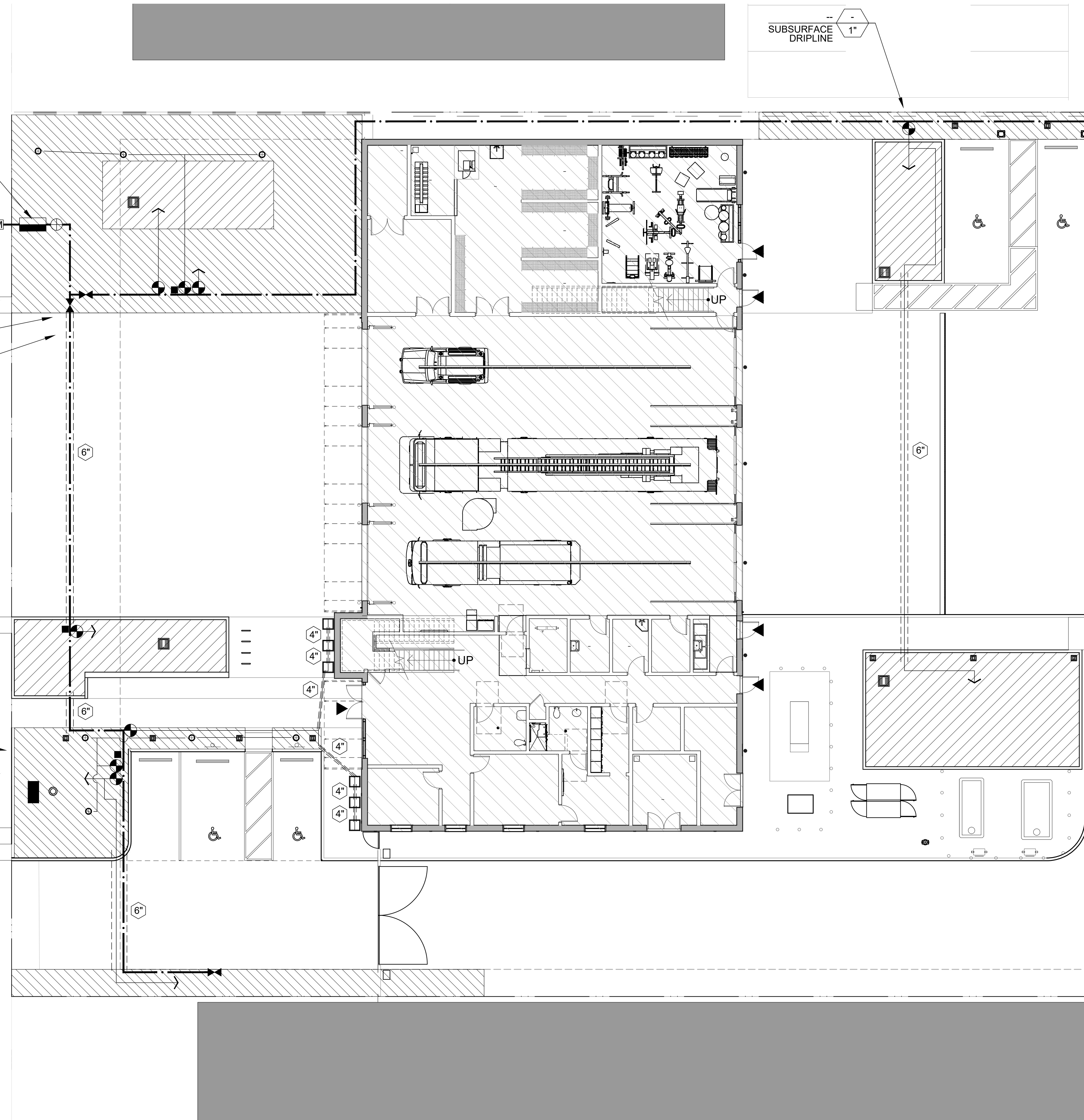
SUBSURFACE DRIPLINE 1"

SUBSURFACE DRIPLINE 1"

BUBBLER 1"

SUBSURFACE DRIPLINE 1"

SUBSURFACE DRIPLINE 1"

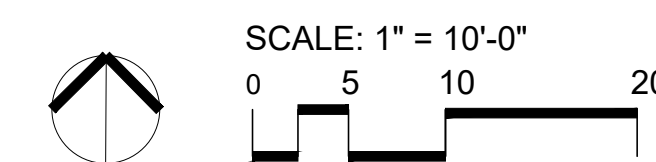


**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION	PSI	GPM
	PRESSURE COMPENSATING BUBBLER - INSTALL ON FLEX PVC RISER	30	0.25
	PRE-ASSEMBLED DEEP ROOT WATERING SYSTEM, 0.25 GPM RAIN BIRD TWS, HUNTER RWS, OR APPROVED EQUAL	30	0.25
	ADJUSTABLE MINI STREAM BUBBLER	30	TO 10 GPH
	IRRIGATION CONTROLLER - WALL MOUNT		
	SATELLITE CONTROLLER COMPATIBLE WITH COUNTY CENTRAL SYSTEM		
	SOIL MOISTURE SENSOR - COMPATIBLE WITH CONTROLLER		
	RP TYPE BACKFLOW PREVENTER - SIZE 1-1/2" FEBCO, WATTS, OR APPROVED EQUAL		
	NORMALLY OPEN MASTER REMOTE CONTROL VALVE SUPERIOR 3000, GRISWOLD 2160, OR APPROVED EQUAL		
	FLOW SENSOR - COMPATIBLE WITH CONTROLLER		
	ISOLATION BALL VALVE - LINE SIZE, BRONZE, FULL PORT		
	REMOTE CONTROL VALVE HUNTER ICV SERIES, TORO 252 SERIES, RAIN BIRD PEB SERIES, OR APPROVED EQUAL		
	SUBSURFACE IRRIGATION CONTROL VALVE ASSEMBLY, TO INCLUDE: REMOTE CONTROL VALVE PRESET 30# PRESSURE REGULATOR DRIP FILTER - 150 MESH STAINLESS STEEL SCREEN QUICK COUPLING VALVE - RAIN BIRD, HUNTER, OR APPROVED EQUAL		
	MAINLINE: WATER METER TO BACKFLOW PREVENTER, 1-1/2" COPPER TYPE 'K'.		
	MAINLINE: SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER. ALL MAINLINE TO BE SIZE 1-1/2".		
	LATERAL LINE: SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER. ALL LATERAL LINE TO BE SIZE 3/4" UNLESS OTHERWISE NOTED ON PLAN.		
	LINE SOURCE DRIP IRRIGATION: TORO DL2000, RAIN BIRD XFS OR APPROVED EQUAL. 0.6 GPH EMITTER FLOW, 18" EMITTER SPACING, 18" LINE SPACING.		
	LINE SOURCE DRIP IRRIGATION AT STORMWATER TREATMENT AREAS: 0.6 GPH EMITTER FLOW, 12" EMITTER SPACING, APPROX. 14" LINE SPACING.		
	IRRIGATION SLEEVE		
	STATION NUMBER		
	GPM		
	ZONE TYPE		
	VALVE SIZE		

**IRRIGATION NOTES**

- IRRIGATION SYSTEM DEMAND IS 20 GPM AT 60 PSI MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION. CONFIRM STATIC PRESSURE PRIOR TO START OF WORK. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN STATED DEMAND. IF STATIC PRESSURE IS HIGHER THAN 80 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO 60 PSI.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL IRRIGATION CONTROLLER WHERE INDICATED ON PLAN. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOBSITE BY OWNER'S REPRESENTATIVE. 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.
- INSTALL FLOW SENSOR CABLE IN PVC CONDUIT FROM SENSOR TO CONTROLLER CABINET. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION ON CABLE TYPE AND INSTALLATION REQUIREMENTS.
- THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND EQUIPMENT WITHIN PLANTING AREAS UNLESS OTHERWISE NOTED ON PLANS.
- LOCATE VALVE BOXES IN PLANTING AREAS WHERE SHOWN. STAKE PROPOSED LOCATIONS OF ALL VALVE BOXES AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE TRENCHING WITHIN DRIP LINE IS UNAVOIDABLE REVIEW WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. USE AIR SPADE OR HAND TRENCH ONLY WITHIN THESE AREAS.
- INSTALL PIPE AND WIRE UNDER PAVING IN SLEEVE BENEATH ALL PAVED AREAS. SLEEVES TO BE CORRUGATED HIGH DENSITY POLYETHYLENE (CHDPE) BENEATH VEHICLE BEARING PAVED AREAS; PVC SCH. 40 BENEATH OTHER PAVED AREAS. SLEEVES TO BE SIZED MINIMUM TWO PIPE SIZES LARGER THAN COMBINED DIAMETER OF SLEEVED PIPES.
- INSTALL EMITTER TUBING AS REQUIRED TO PROVIDE IRRIGATION TO ALL NEW PLANTS AS SHOWN ON PLANTING PLAN.
- LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. THOROUGHLY FLUSH ALL PIPELINES, SUPPLY & EXHAUST HEADERS PRIOR TO INSTALLATION.
- STAKE EMITTER TUBING IN PLACE AND BURY AS NOTED IN SPECIFICATIONS.



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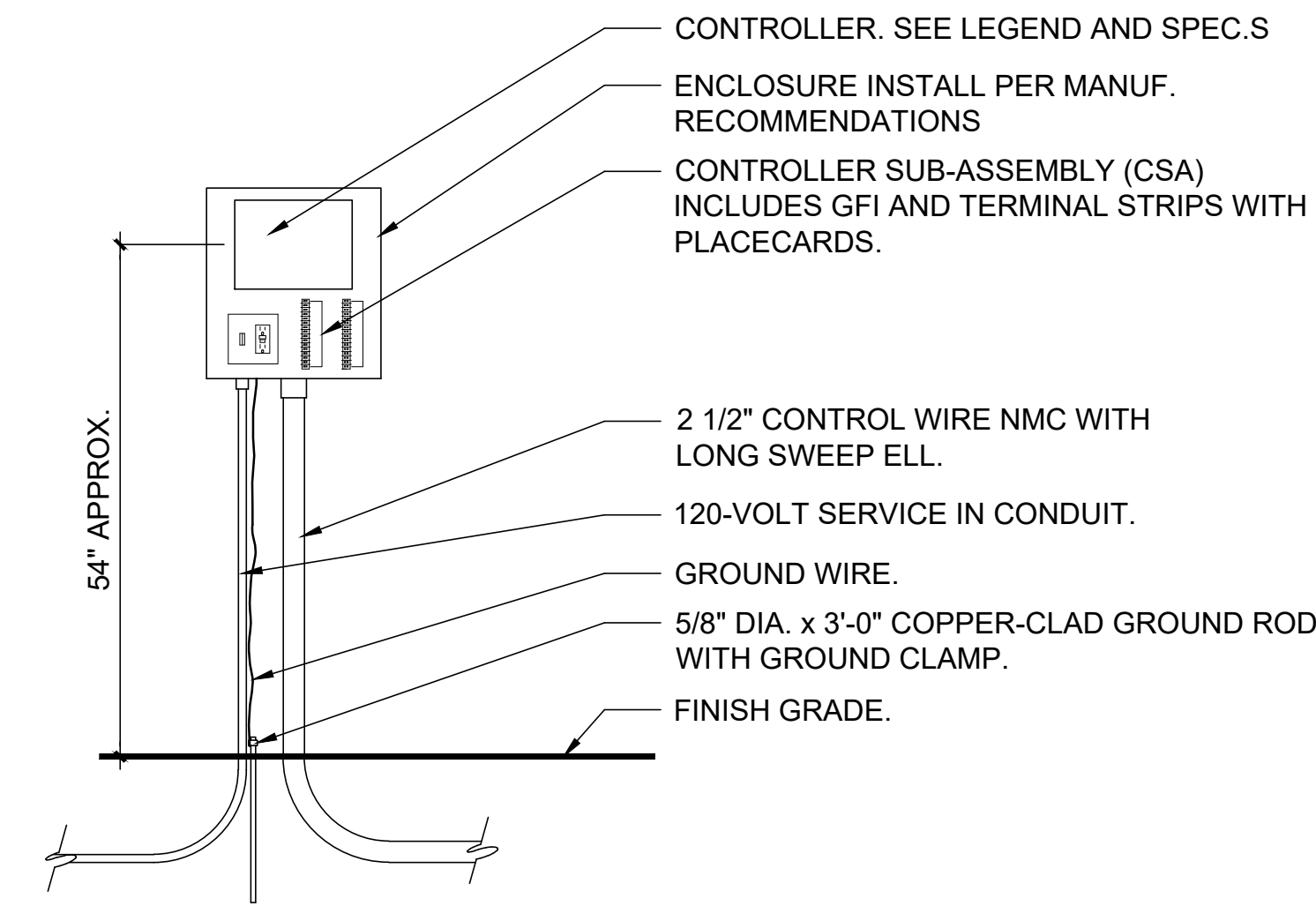


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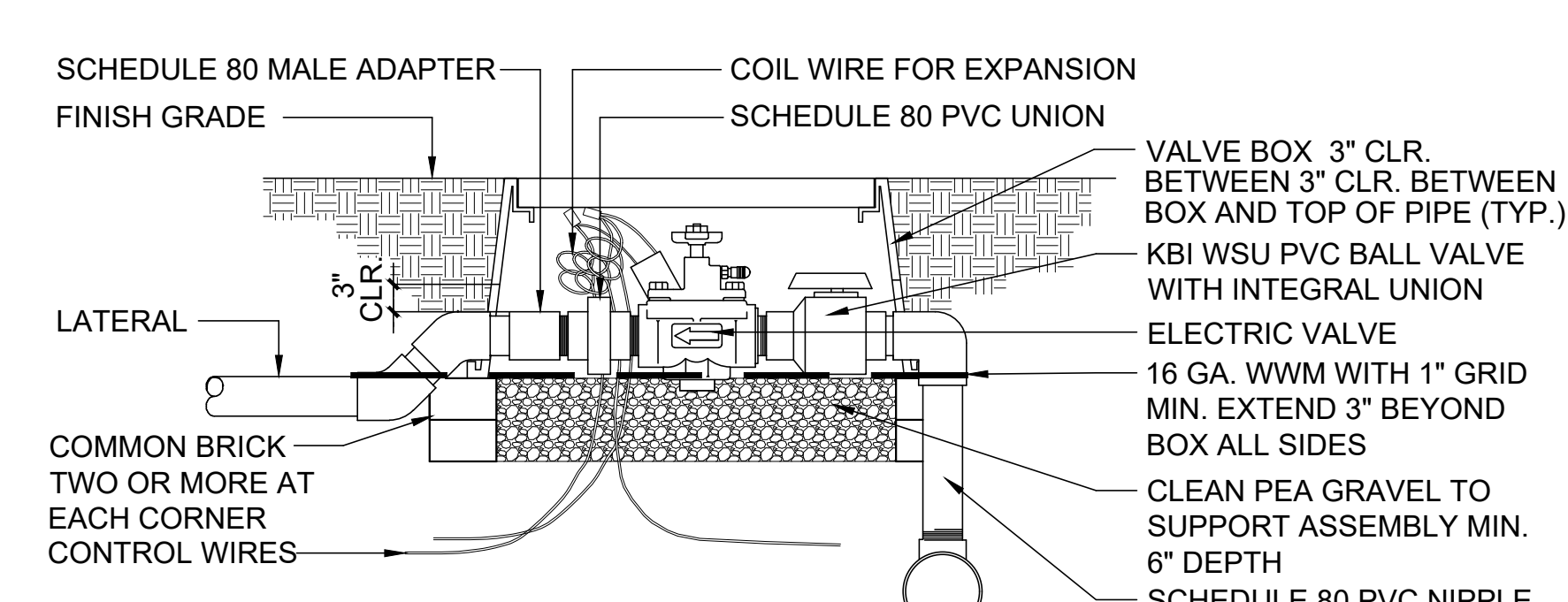
**L-4.0**  
 IRRIGATION PLAN

**PLANNING REVIEW**



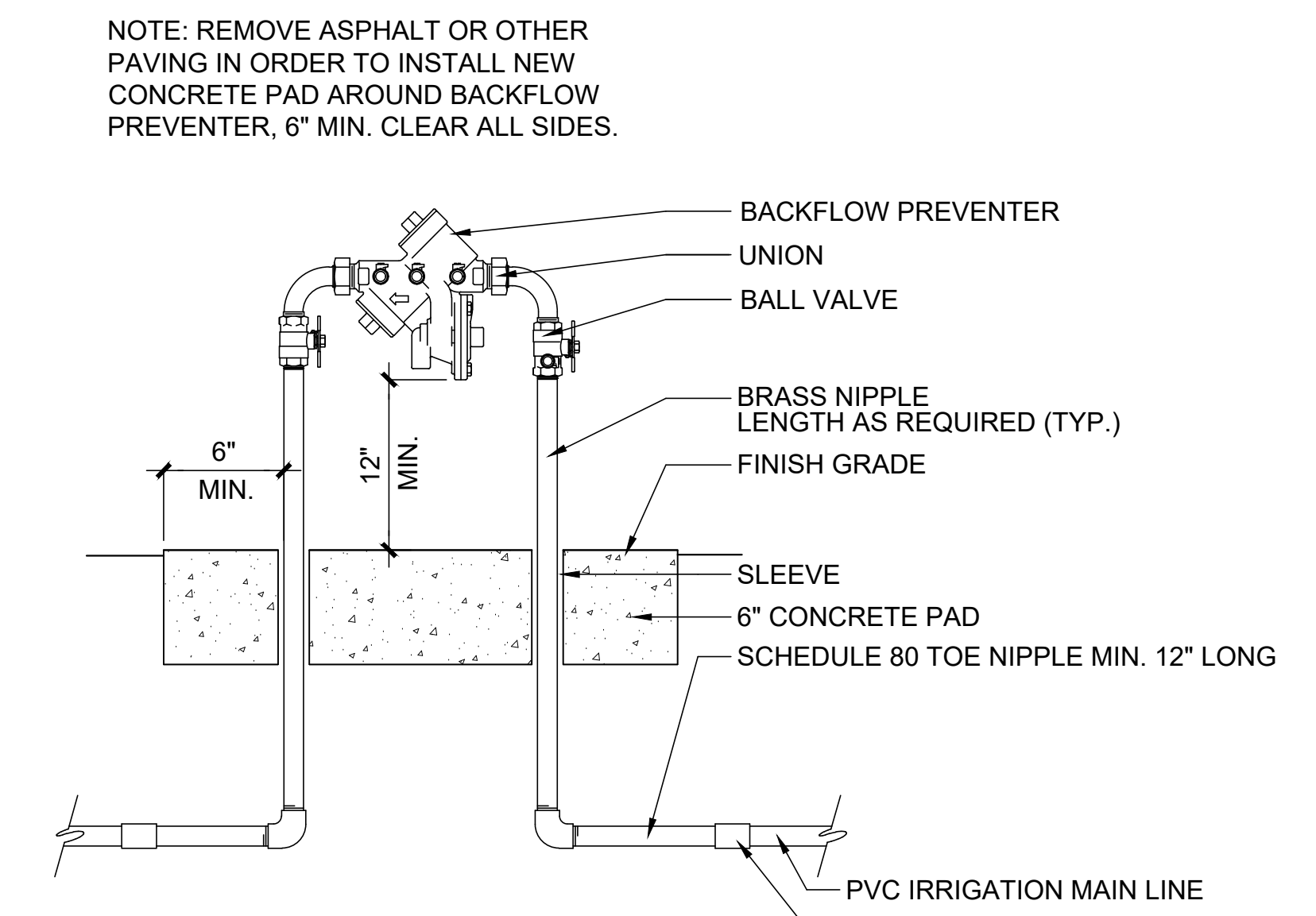


**9** CONTROLLER - WALL MOUNT  
 NOT TO SCALE

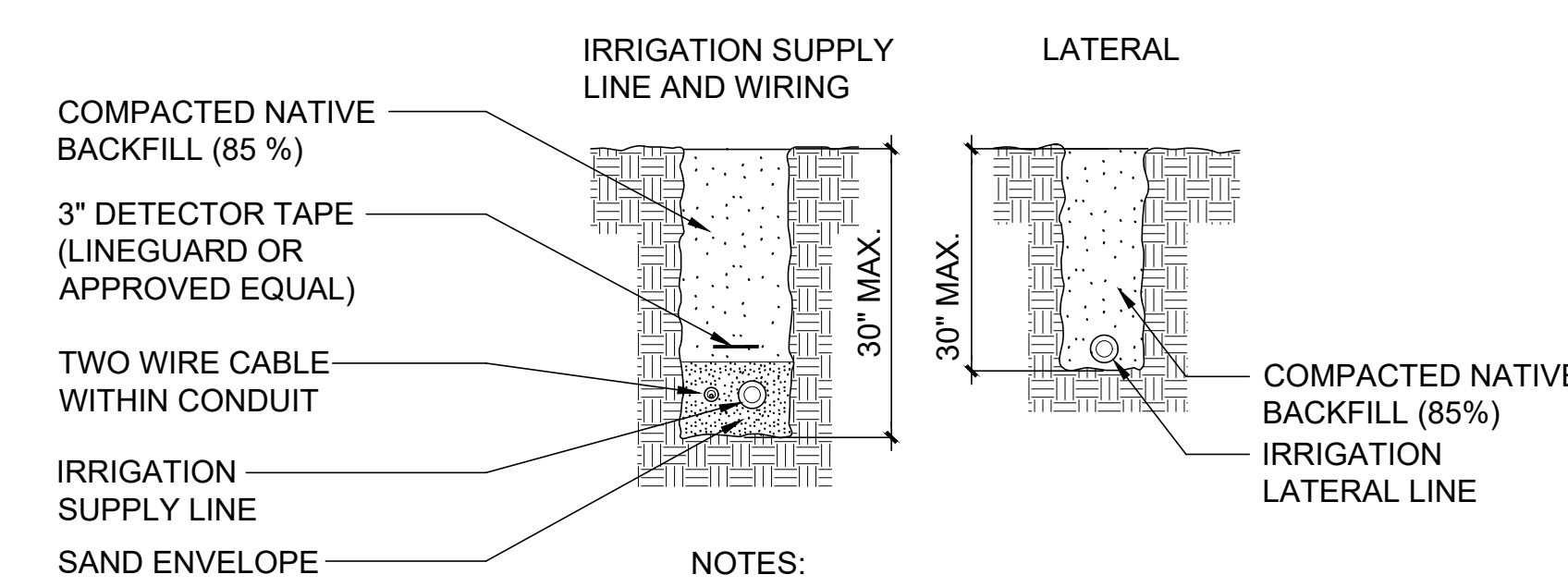


- NOTES:  
 1. BUNDLE AND TAPE WIRE EVERY 10 FEET  
 2. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTION  
 3. ELBOWS - SCH. 80 PVC, NIPPLES - THREADED SCH. 80 PVC  
 4. WIRE SPLICE KIT  
 5. VALVE BOX (CARSON #1419-12B OR APPROVED EQUAL) SIZE VALVE BOX TO ALLOW FOR EASE OF REPAIR AND/OR REMOVAL OF VALVE AND Y-STAINER. UPSIZE BOX IF REQUIRED.

**5** REMOTE CONTROL VALVE  
 NOT TO SCALE

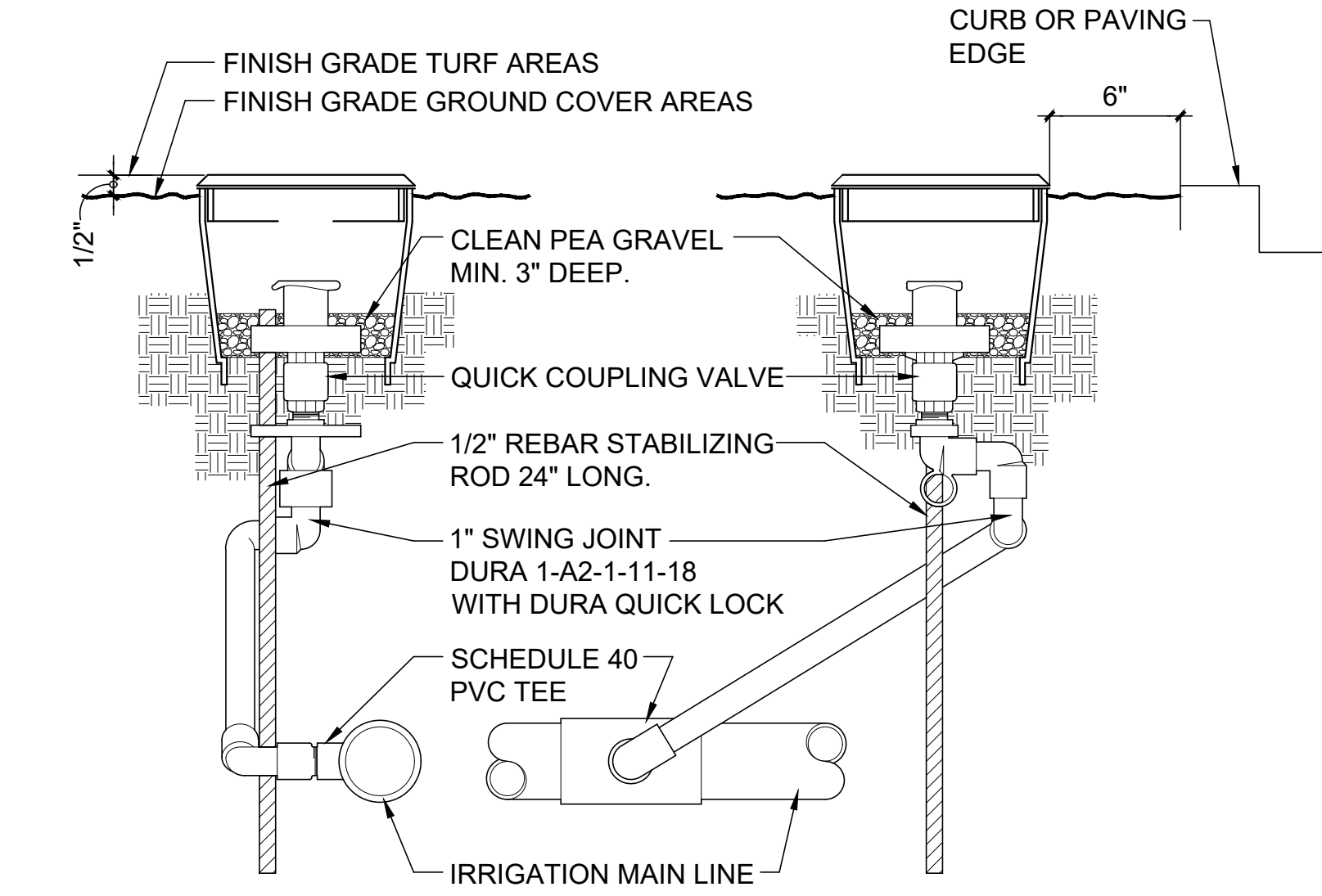


**1** BACKFLOW PREVENTER  
 NOT TO SCALE

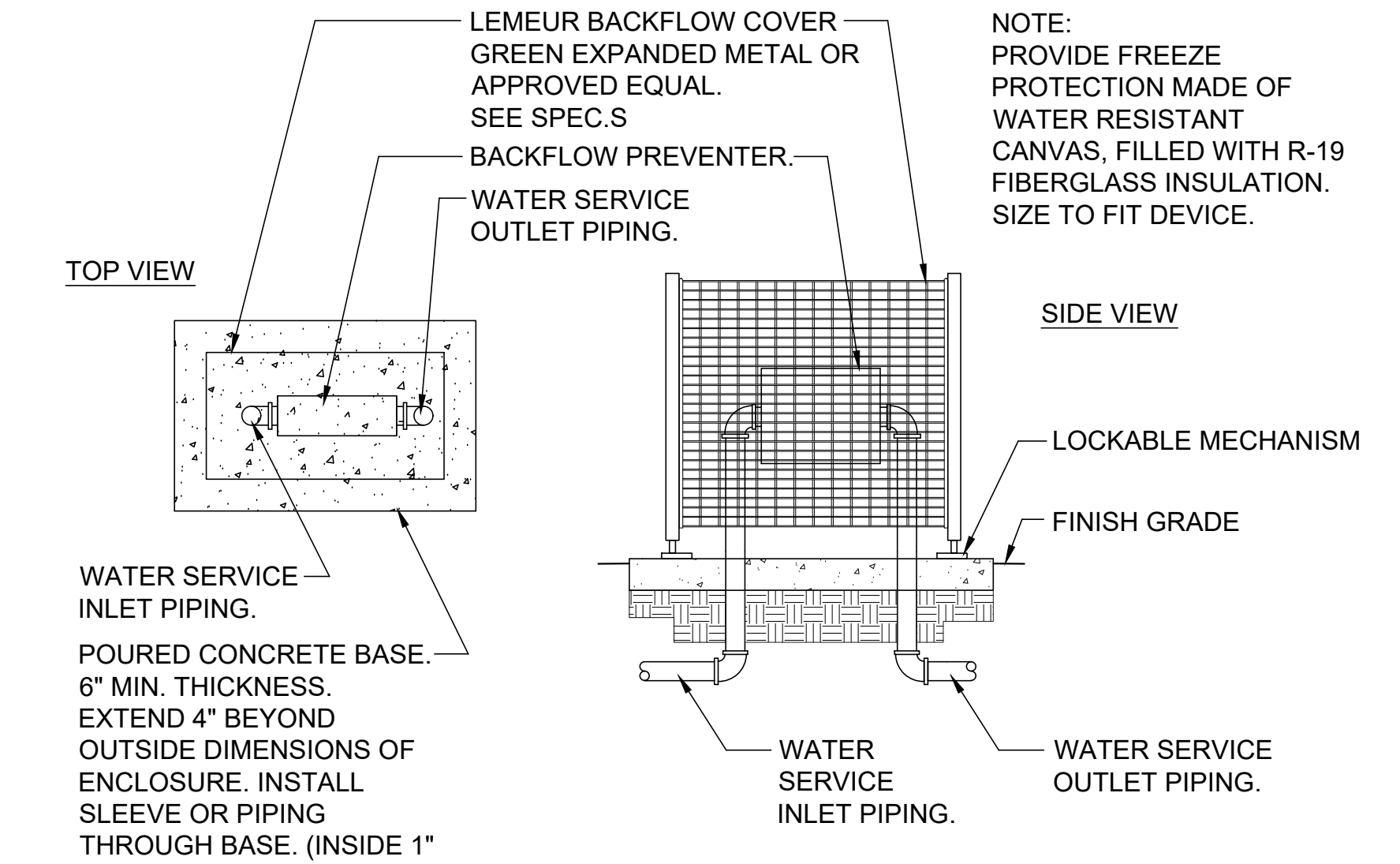


- NOTES:  
 1. PROVIDE A MINIMUM OF 4" SEPARATION BETWEEN LATERAL LINES AND MAIN LINE WHEN INSTALLED IN SAME TRENCH.  
 2. TRENCH WIDTH TO ALLOW PROPER SNAKING OF PIPES.  
 3. INSTALL MIN. 2" SAND BEDDING BENEATH AND MIN. 6" SAND BACKFILL OVER IRRIGATION MAIN LINES.  
 4. SLEEVE DEPTH - 30" MAX. TO BOTTOM OF TRENCH

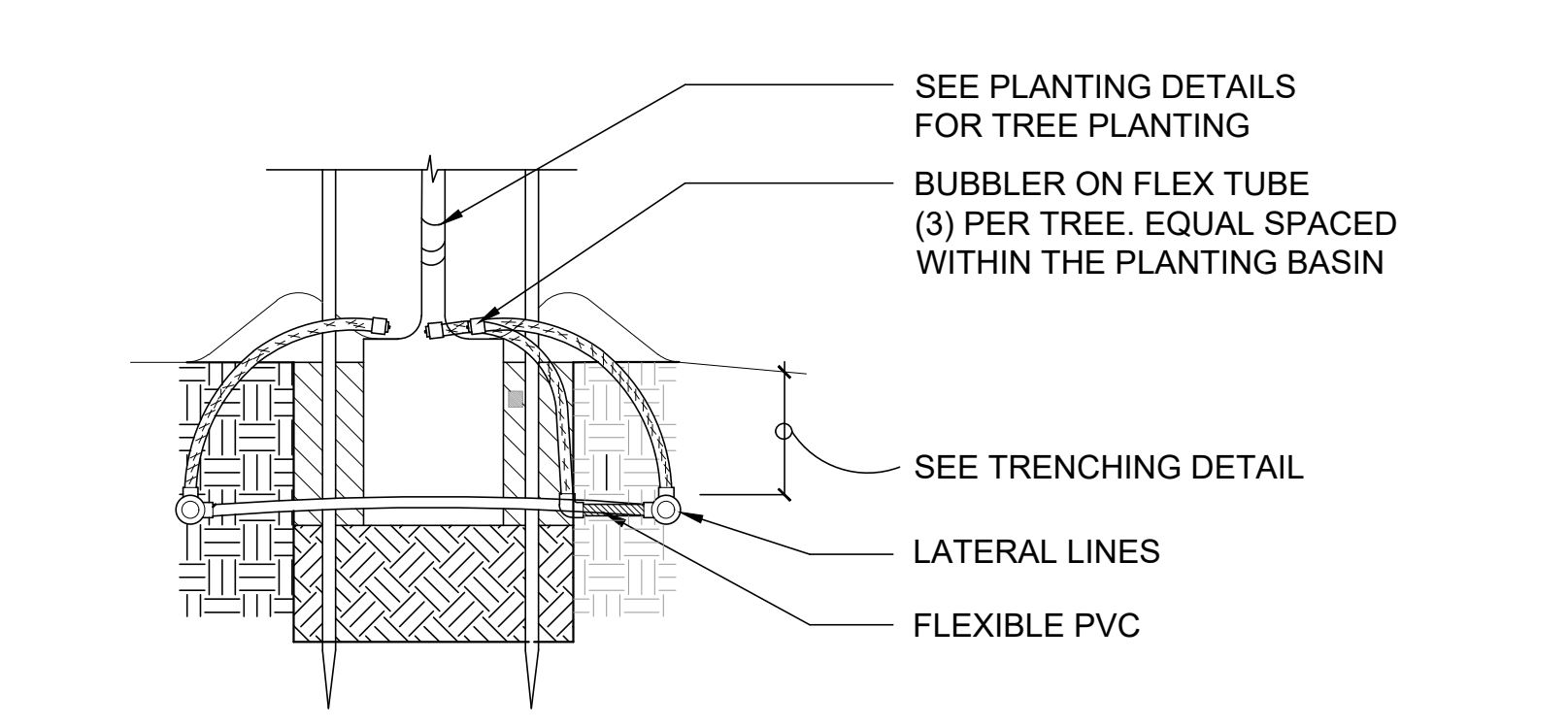
**10** TRENCHING  
 NOT TO SCALE



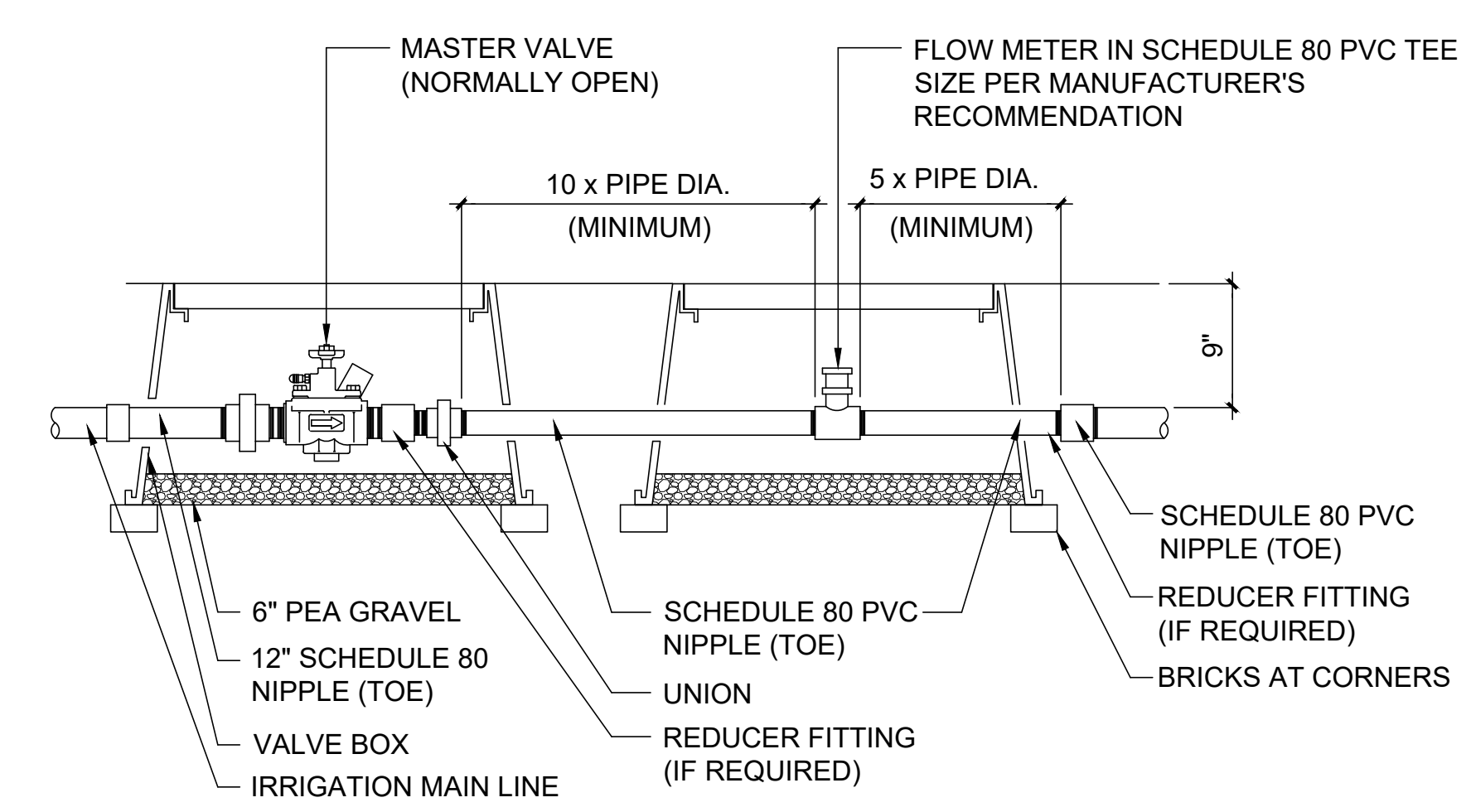
**6** QUICK COUPLING VALVE  
 NOT TO SCALE



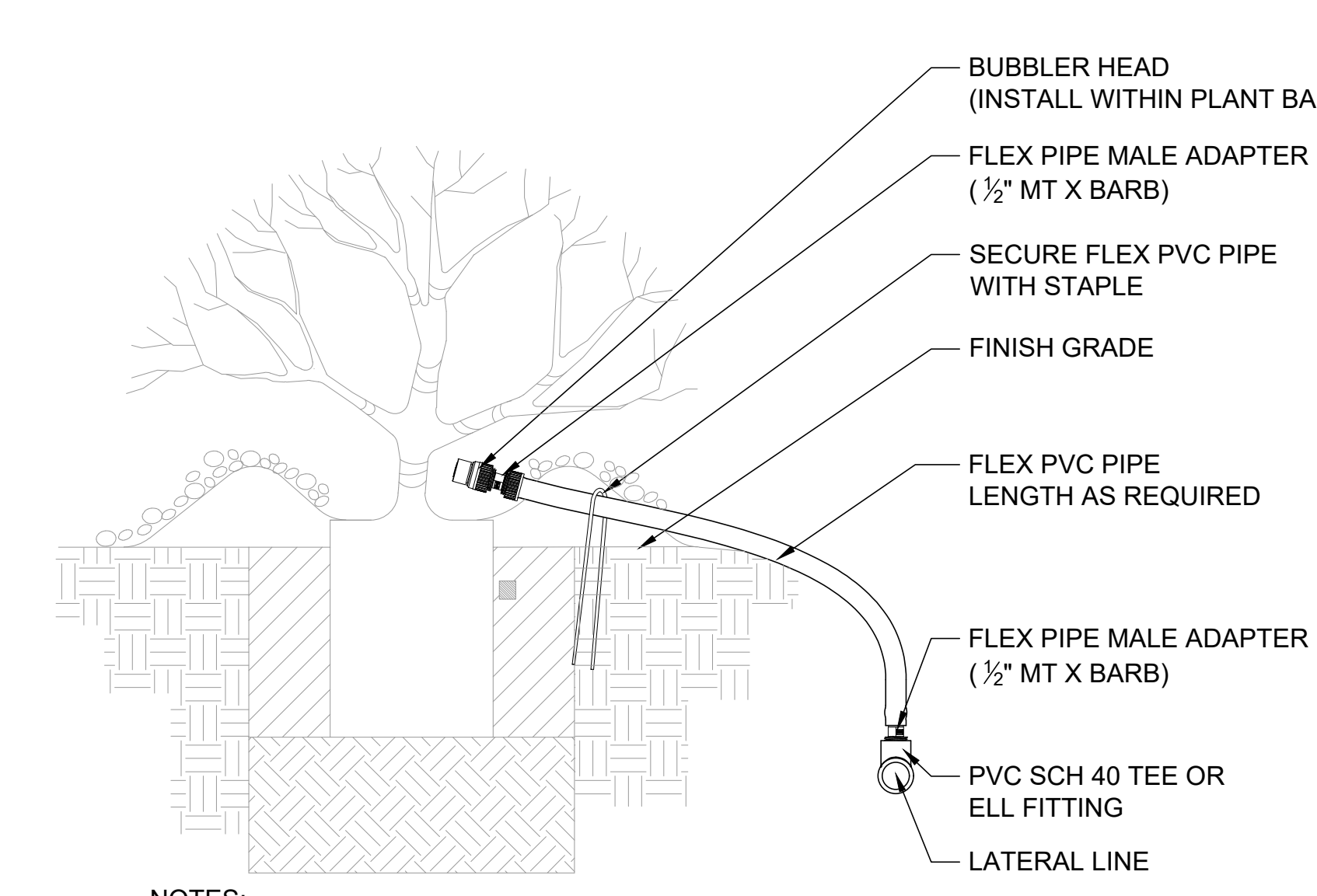
**2** BACKFLOW PREVENTER ENCLOSURE  
 NOT TO SCALE



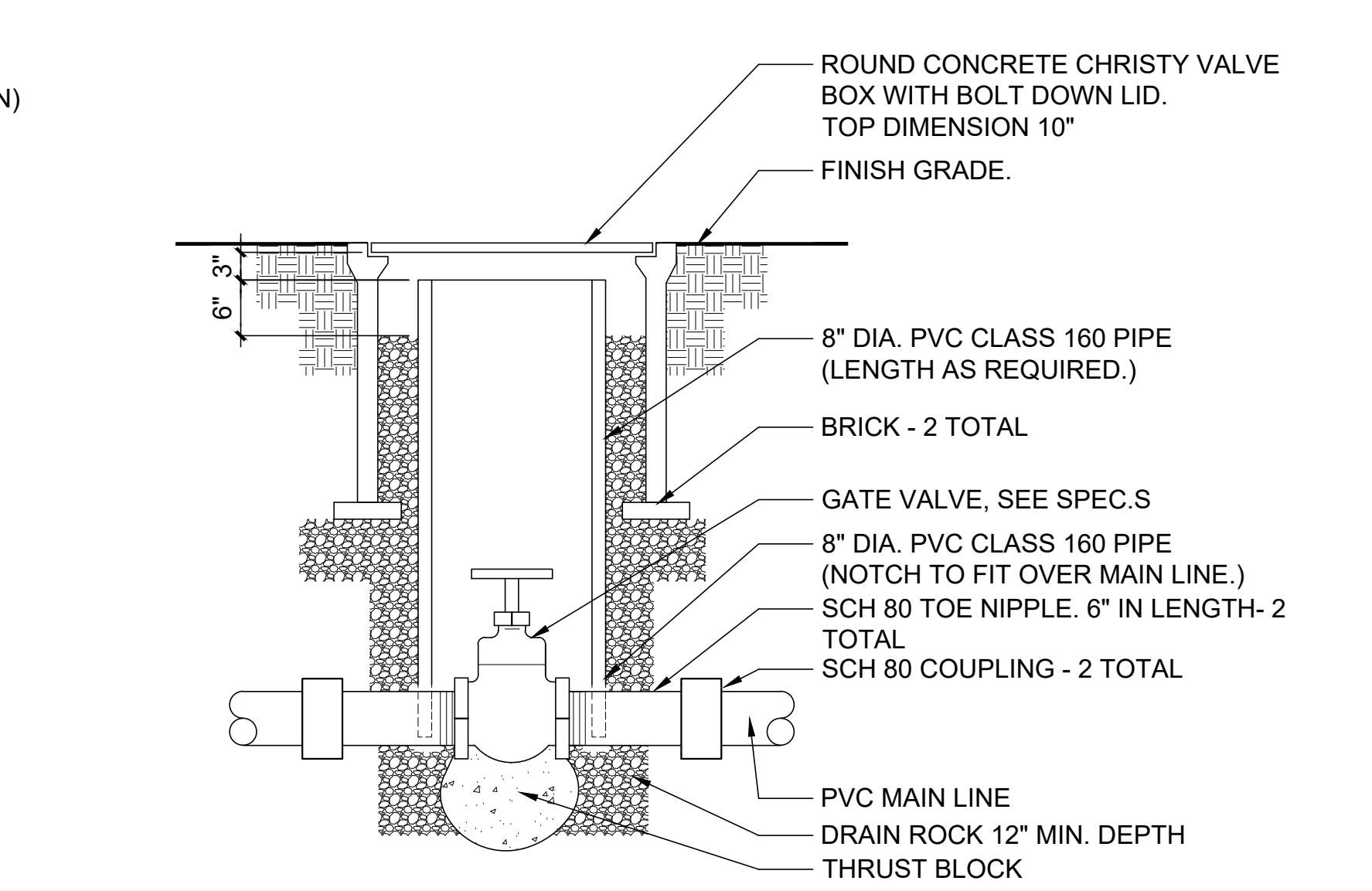
**7** BUBBLER ON TREE  
 NOT TO SCALE



**3** MASTER VALVE AND FLOW METER  
 NOT TO SCALE



**8** SHRUB BUBBLER  
 NOT TO SCALE



**4** GATE VALVE  
 NOT TO SCALE

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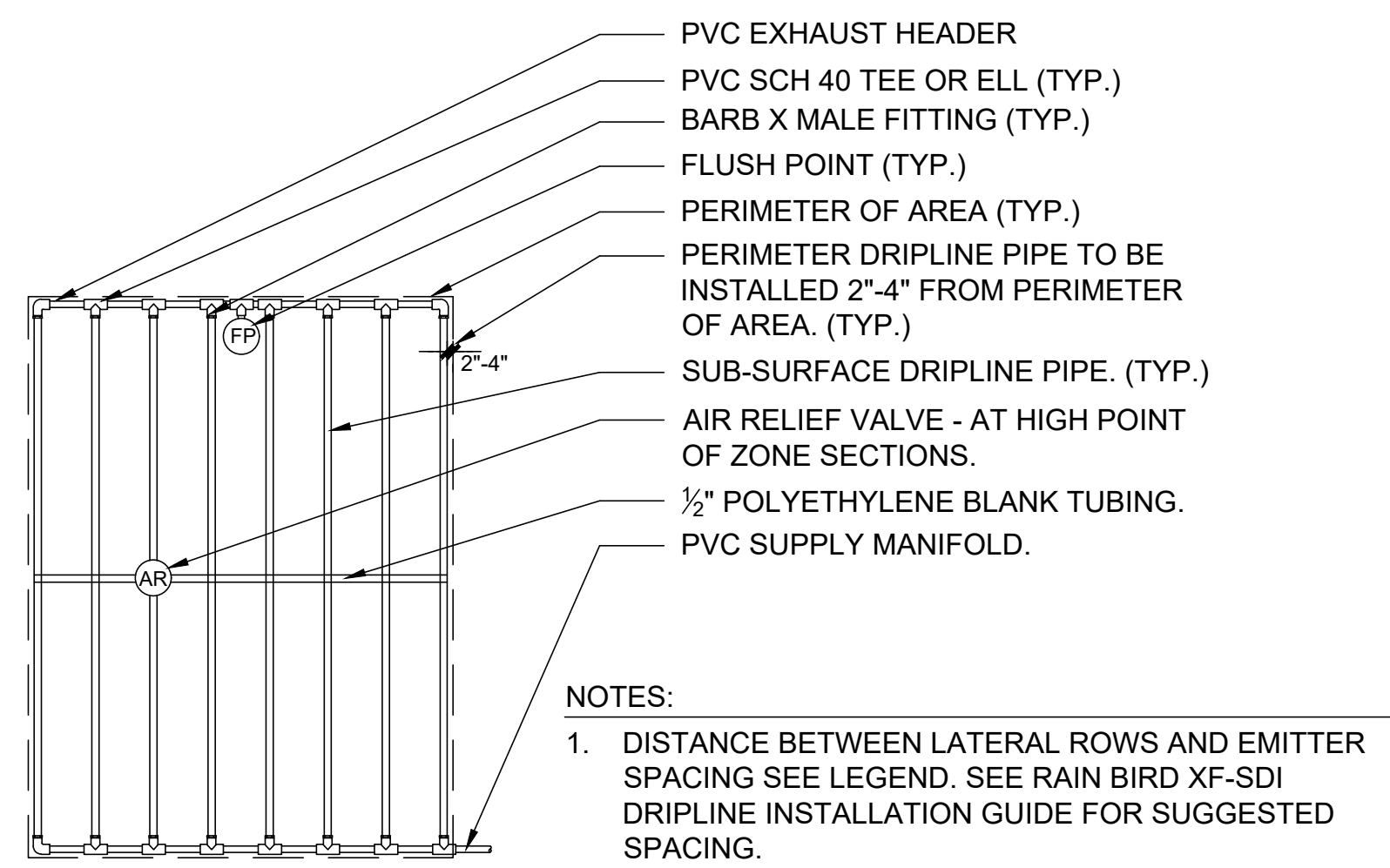
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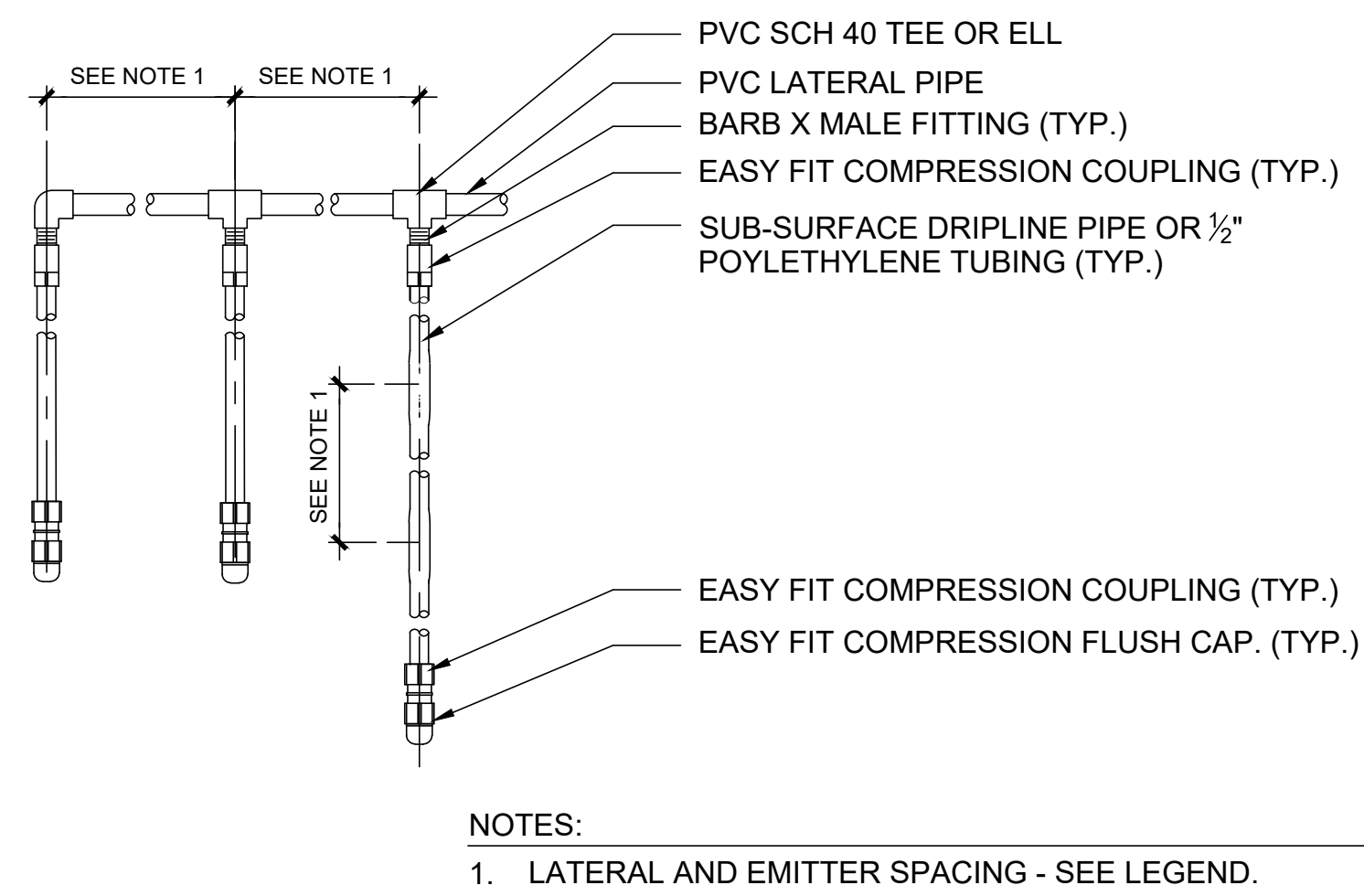
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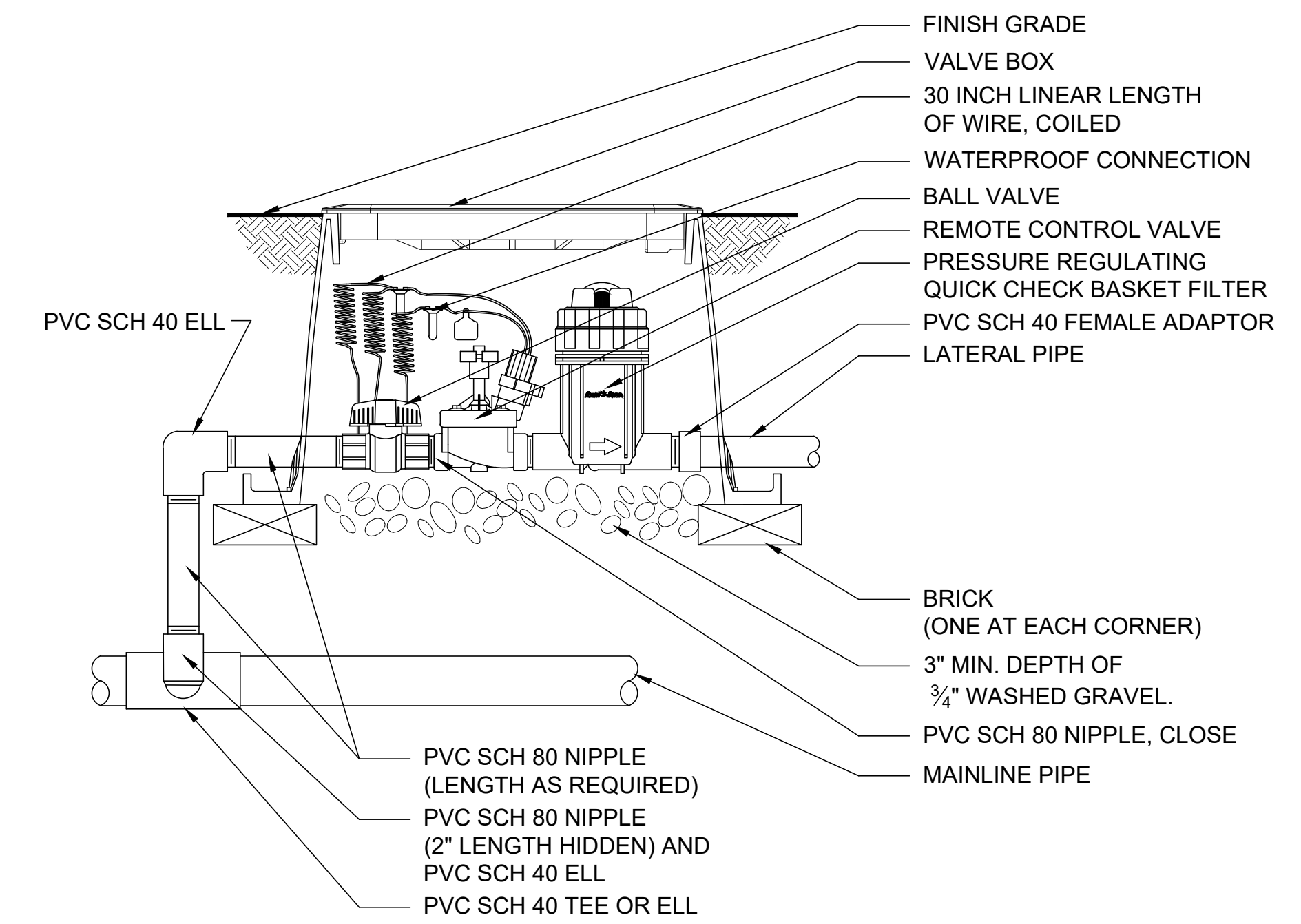
L-4.2  
 IRRIGATION DETAILS



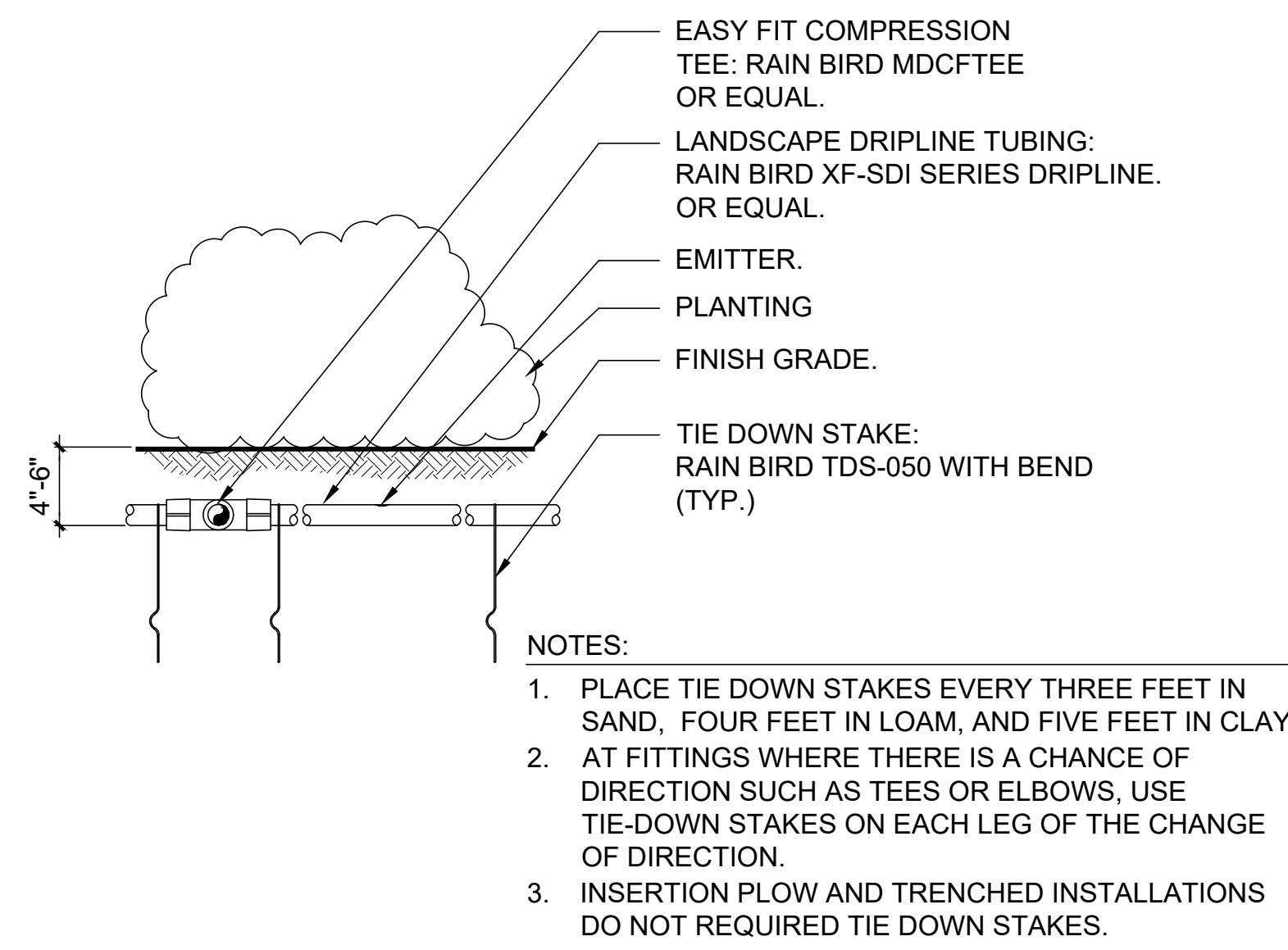
**7** SUB-SURFACE DRIPLINE END FEED LAYOUT  
NOT TO SCALE



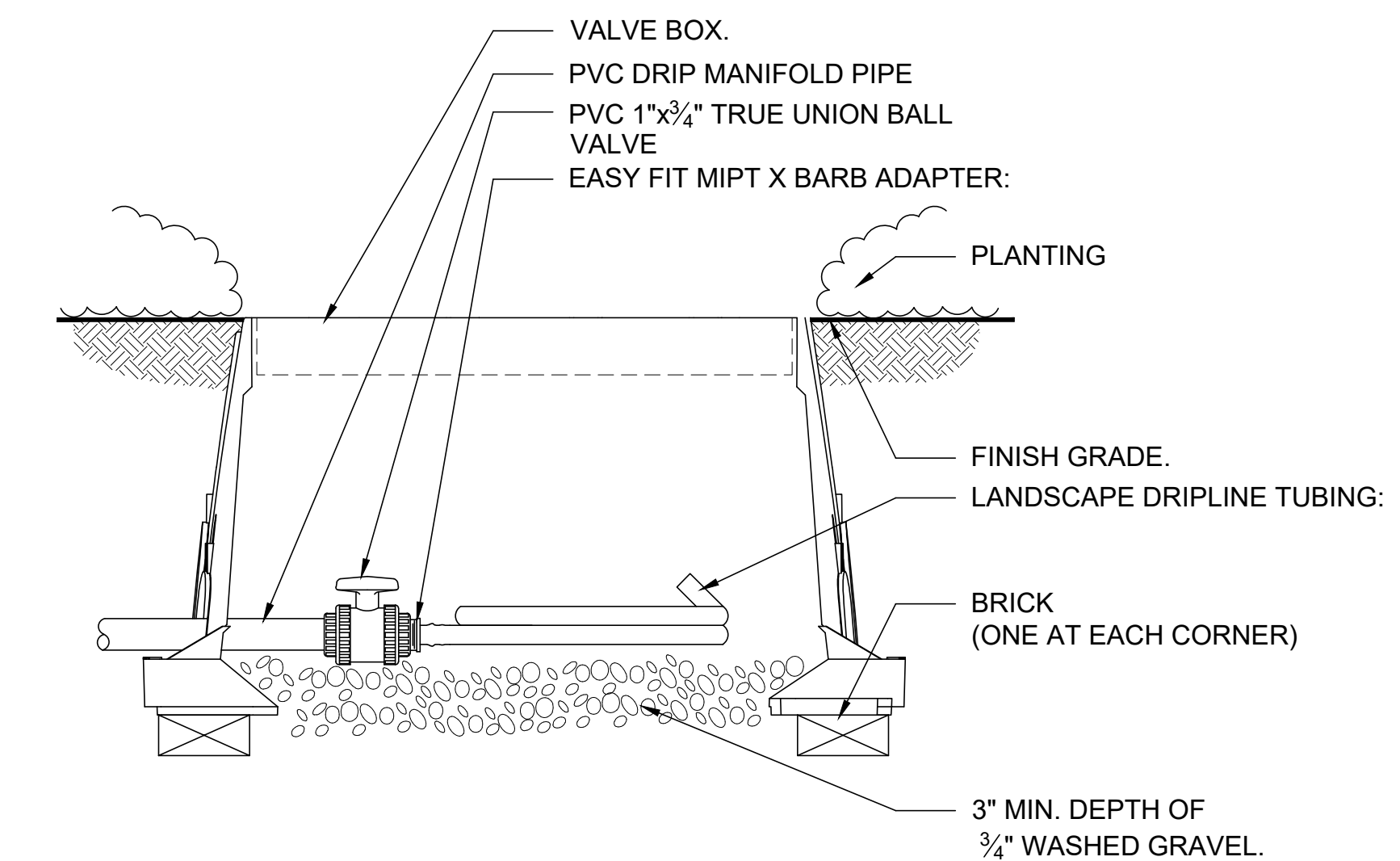
**4** SUB-SURFACE DRIPLINE LATERALS  
NOT TO SCALE



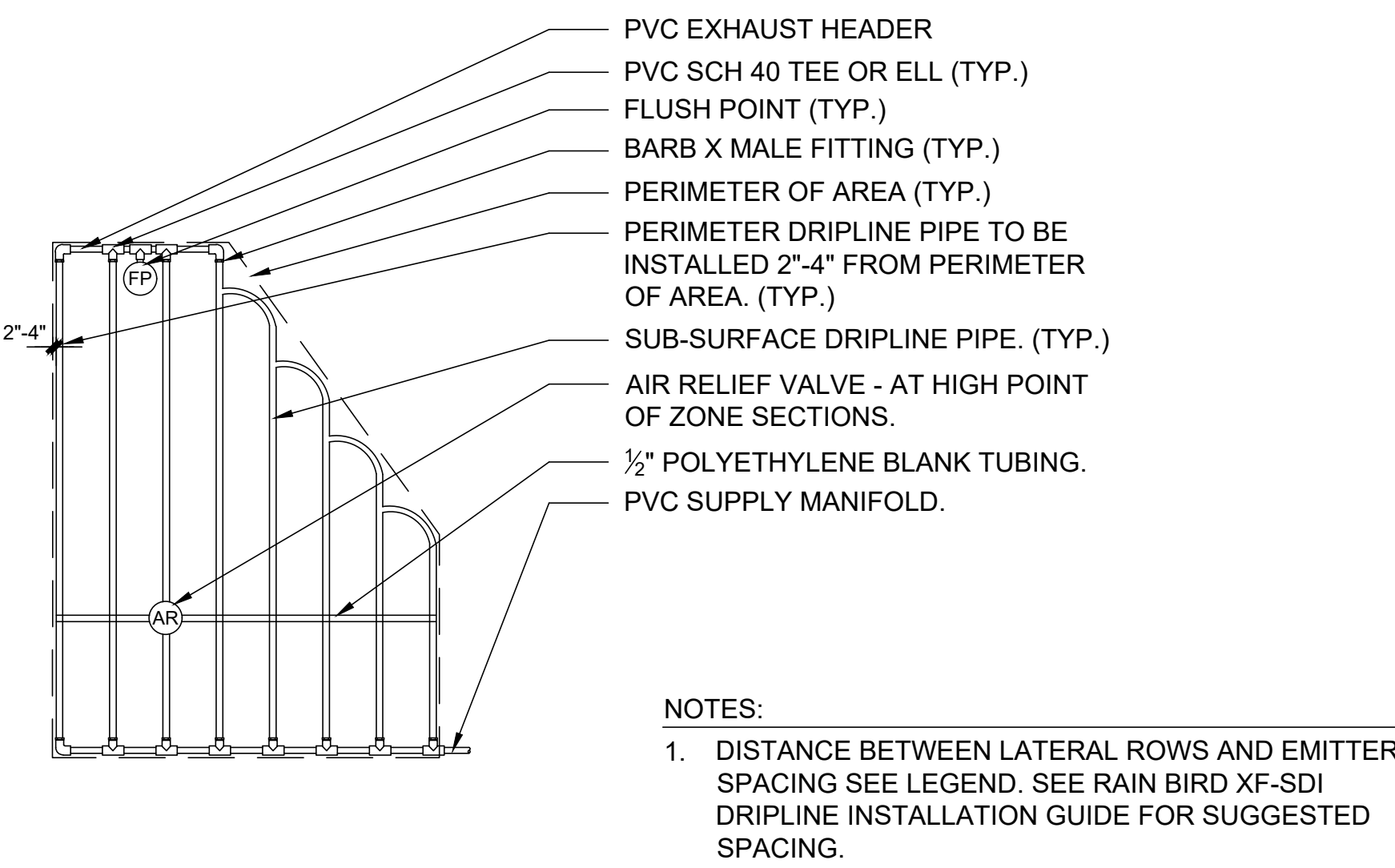
**1** REMOTE CONTROL VALVE FOR SUB-SURFACE DRIPLINE  
NOT TO SCALE



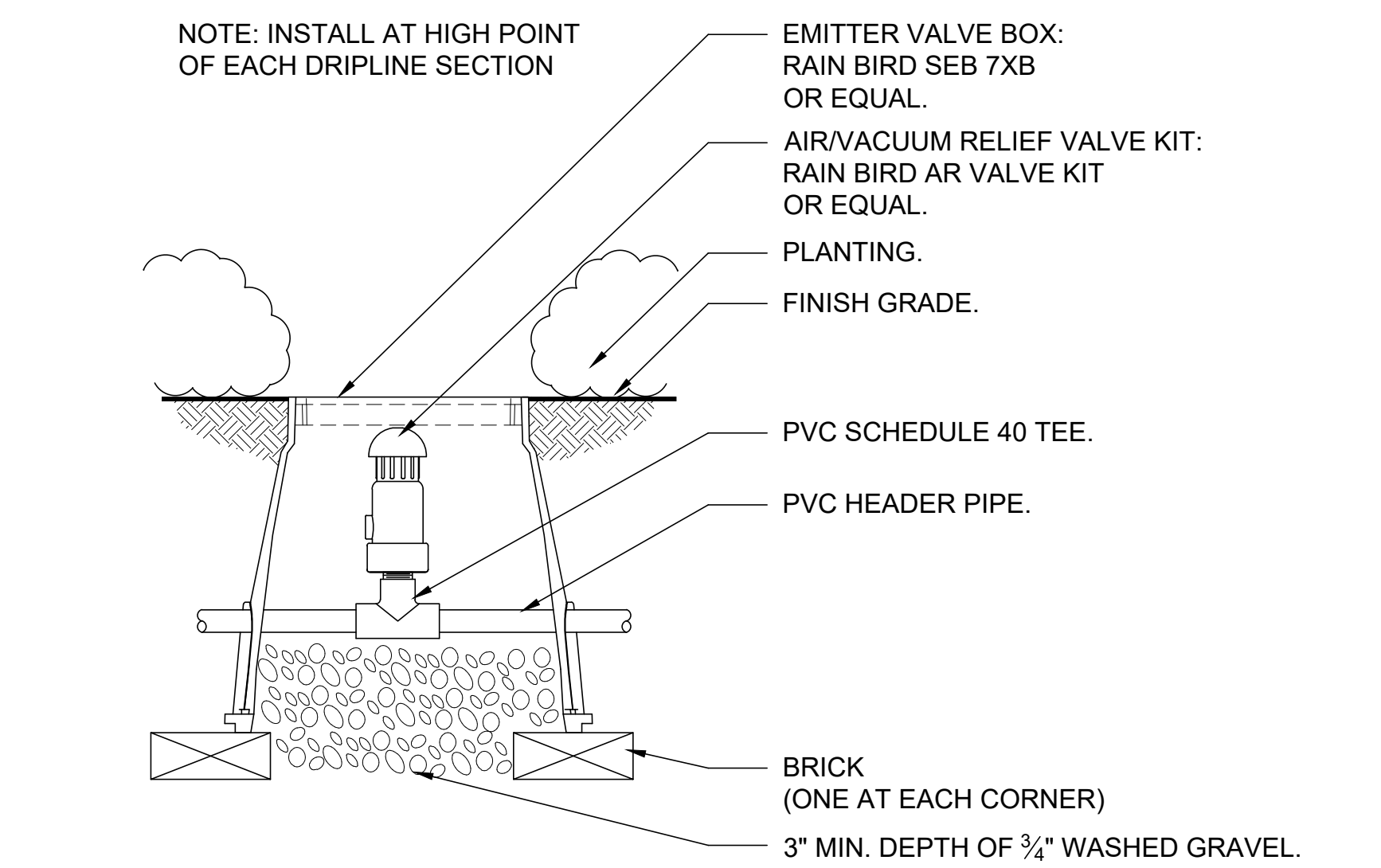
**5** SUB-SURFACE DRIPLINE BURIAL  
NOT TO SCALE



**2** SUB-SURFACE DRIPLINE FLUSH POINT  
NOT TO SCALE



**6** SUB-SURFACE DRIPLINE IRREGULAR SHAPE LAYOUT  
NOT TO SCALE



**3** AIR/VACUUM RELIEF VALVE IN PVC HEADER  
NOT TO SCALE



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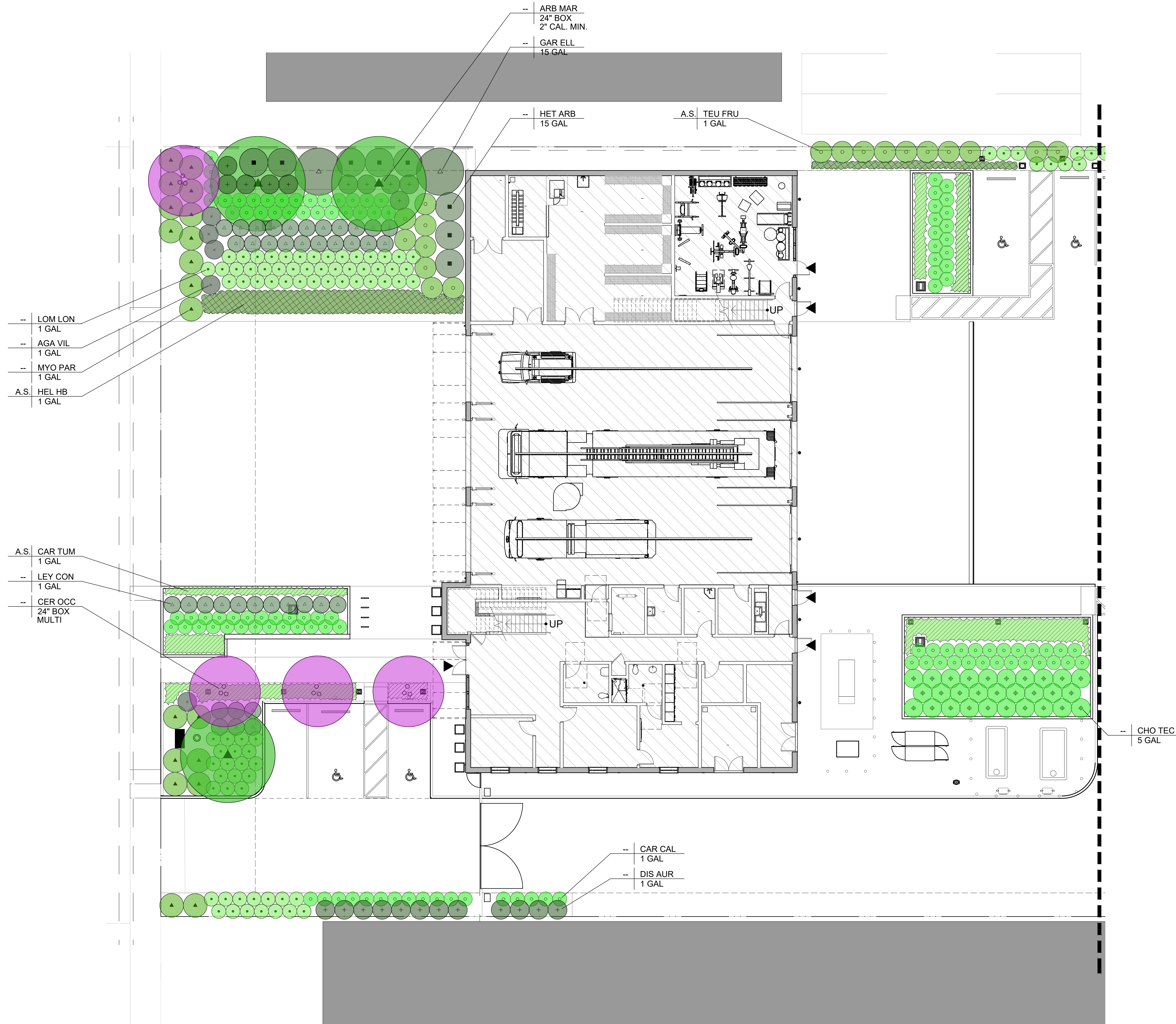
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**L-4.3**



**PLANTING NOTES**

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. SEE SPECS.
2. PLANT COUNT AND LEGEND IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND BRING CONFLICTS WITH PLANT MATERIAL LOCATIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS DUE TO UNFORESEEN CONFLICTS. PLANT MATERIAL LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS, PEDESTRIAN AND TRAFFIC SIGHT LINES. NOR IMPEDE ACCESS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF/WHEN NECESSARY.
6. ALL PLANTING AREAS TO HAVE POSITIVE DRAINAGE TO EXISTING DRAINAGE SYSTEM. SEE CIVIL DRAWINGS. (S.C.D.)
7. PROTECT EXISTING IMPROVEMENTS, TREES AND LANDSCAPE TO REMAIN. REPAIR AND/OR REPLACE DAMAGE ELEMENTS WITH EQUAL OR BETTER MATERIALS.

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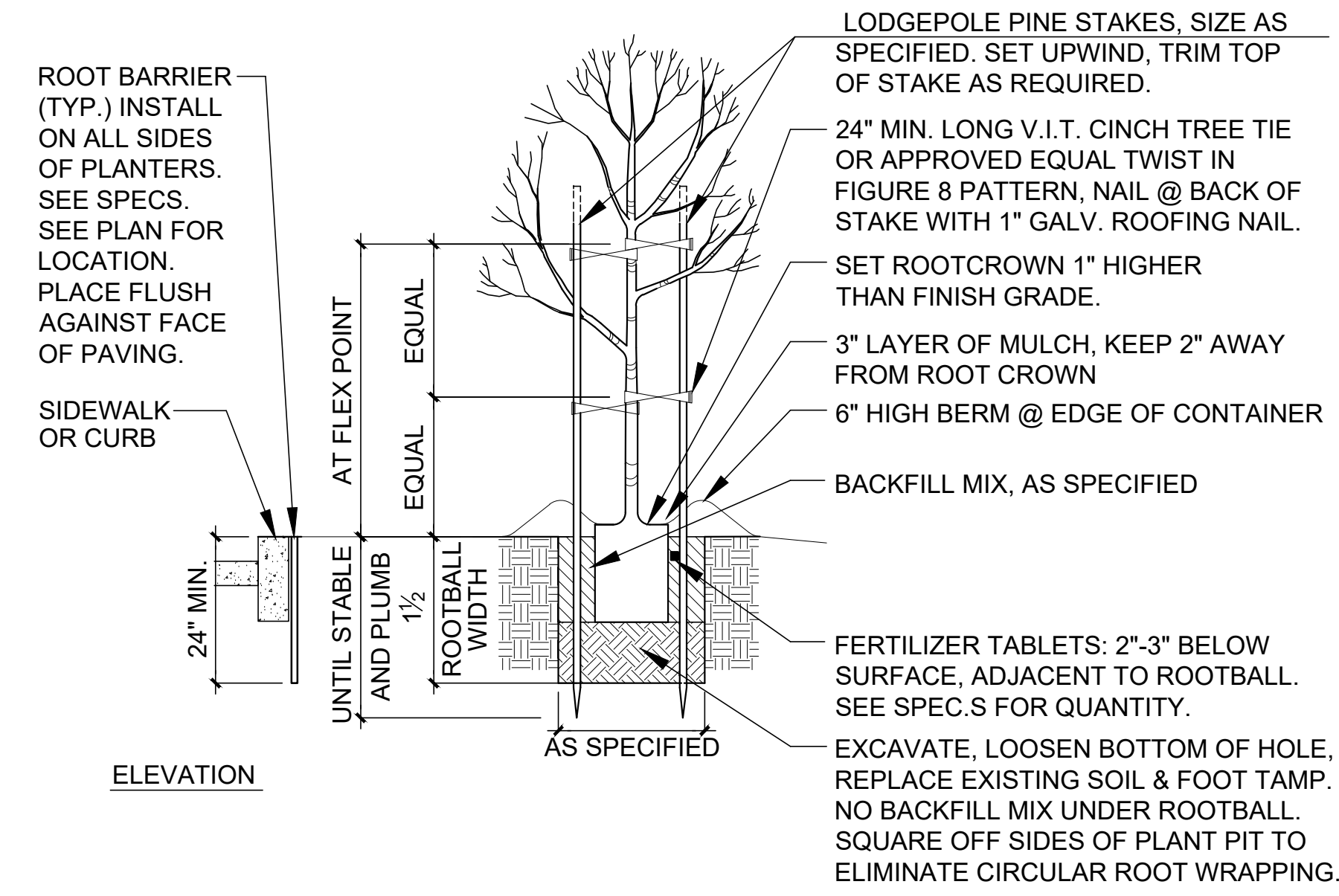
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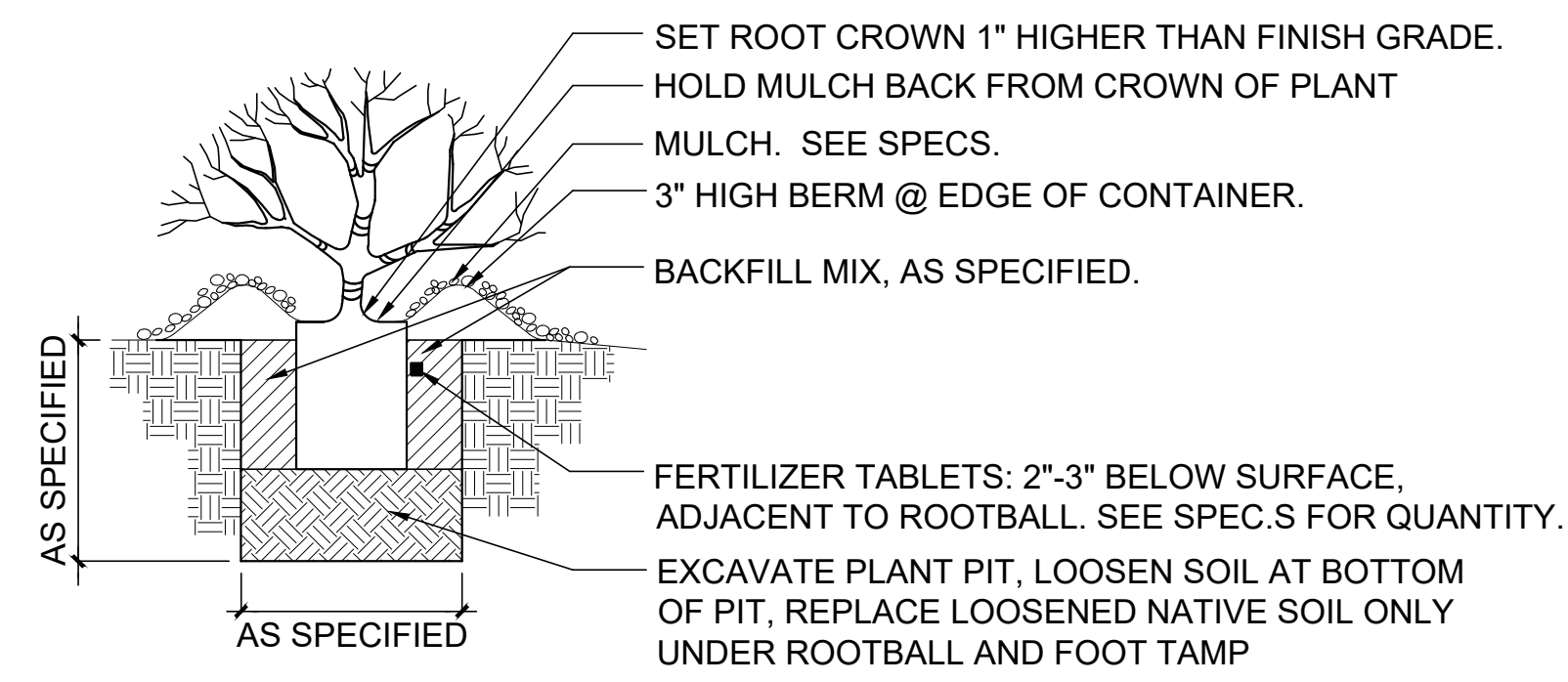
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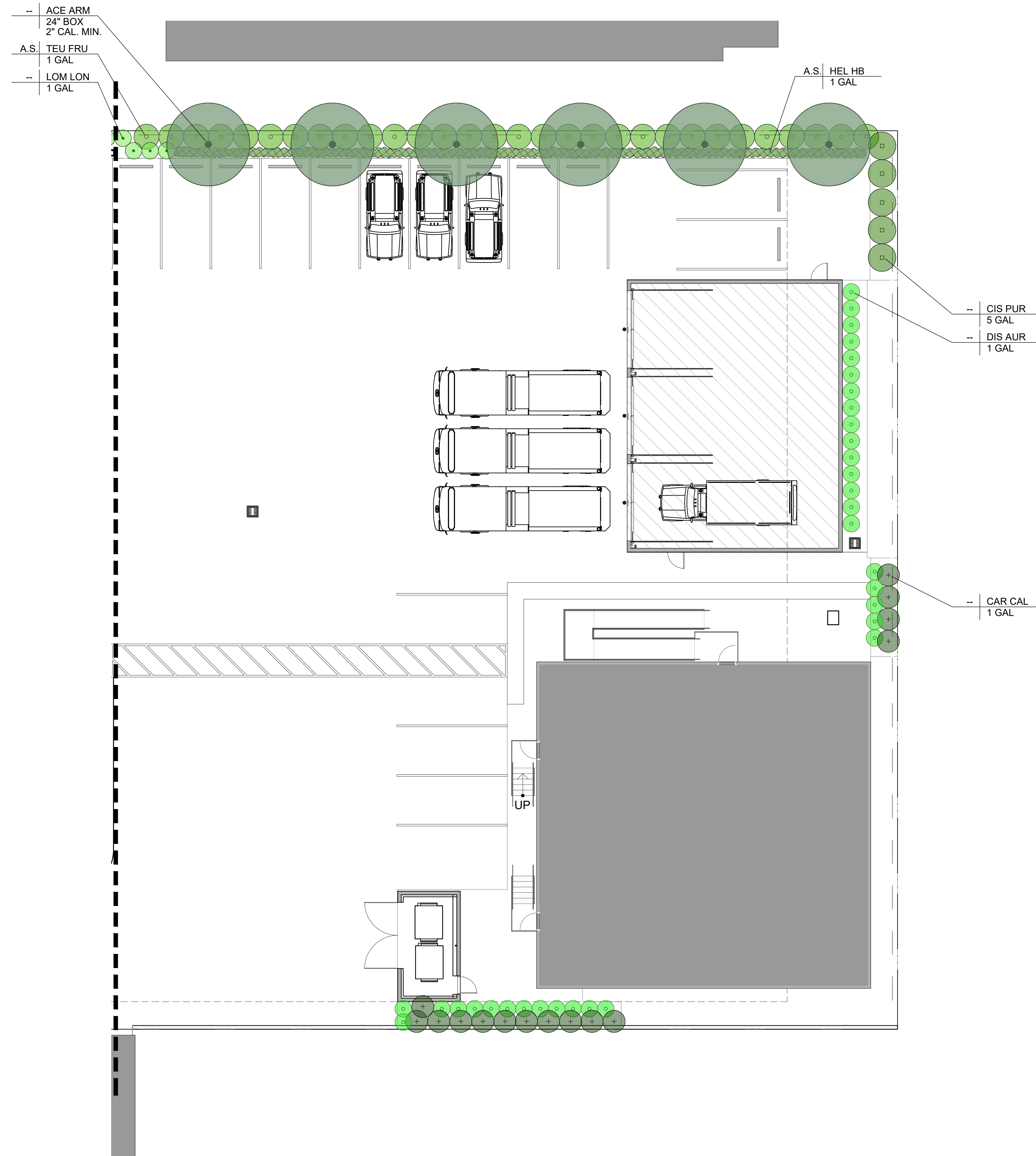
**L-5.0**  
PLANTING PLAN



**1 TREE PLANTING AND STAKING**  
NOT TO SCALE



**2 SHRUB AND GROUND COVER PLANTING**  
NOT TO SCALE



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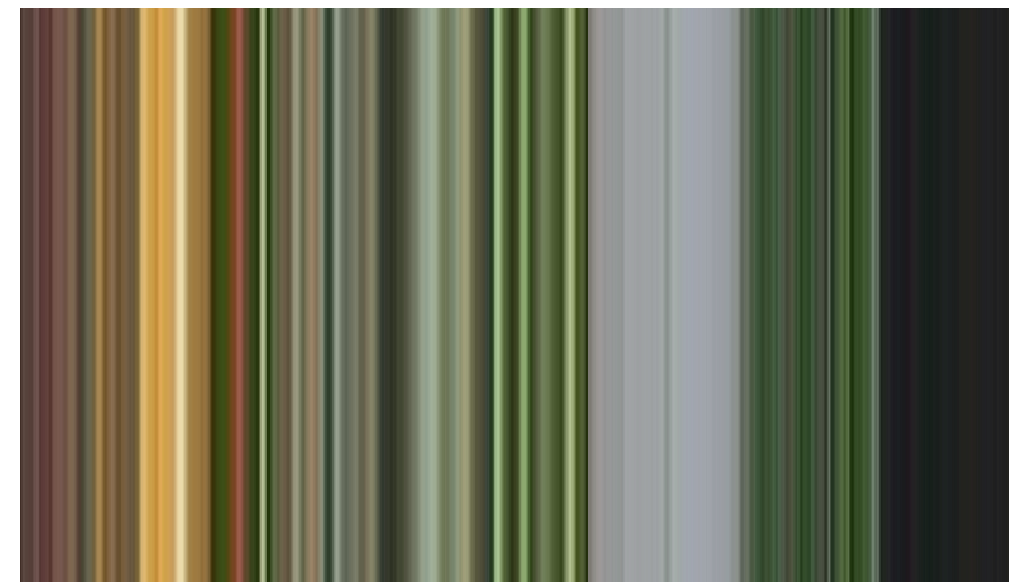
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PLANTING PLAN

**PLANNING REVIEW**

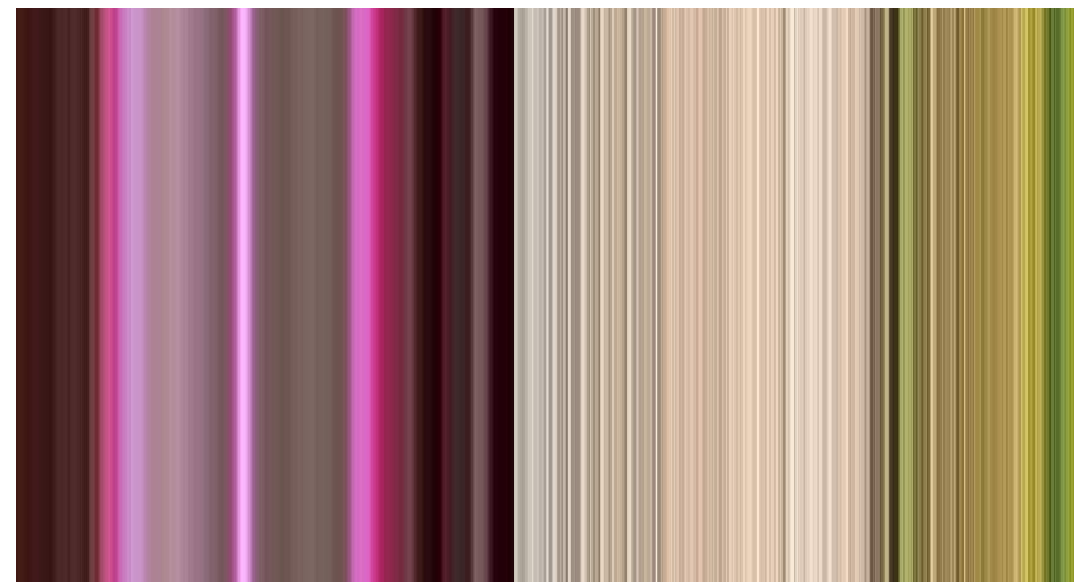
TREES



ACER RUBRUM 'ARMSTRONG'

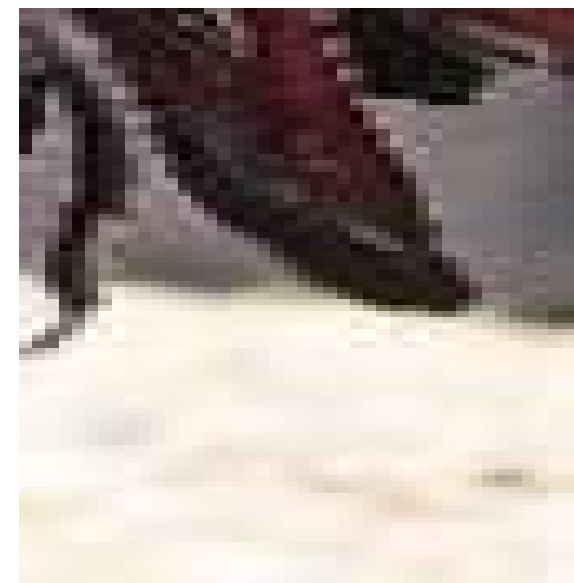


ARBUTUS X 'MARINA', STRAWBERRY TREE



CERCIS OCCIDENTALIS, WESTERN REDBUD

SHRUBS



AEONIUM ARBOREUM 'ZWARTKOP', BLACK ROSE AEONIUM



AGAVE VILMORINIANA, OCTOPUS AGAVE



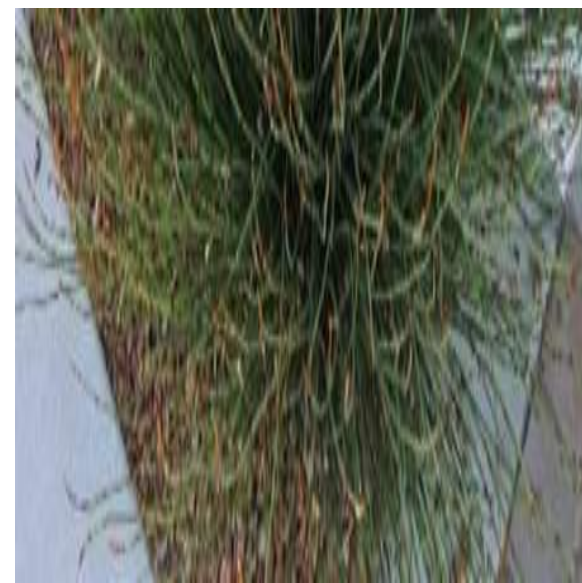
ASPARAGUS DENSIFLORUS 'MYERS', FOXTAIL FERN



CAREX TUMULICOLA, FOOTHILL SEDGE



CARPENTERIA CALIFORNICA 'ELIZABETH', BUSH ANEMONE



CHONDROPETALUM TECTORUM, CAPE RUSH



CISTUS x PURPUREUS, ORCHID ROCKROSE



DIPLACUS AURANTIACUS, BUSH MONKEY FLOWER



GARRYA ELLIPTICA 'EVIE', EVIE'S SILK TASSEL



HELIANTHEMUM 'HENFIELD BRILLIANT', HENFIELD BRILLIANT ROCKROSE



HETEROMELES ARBUTIFOLIA, TOYON



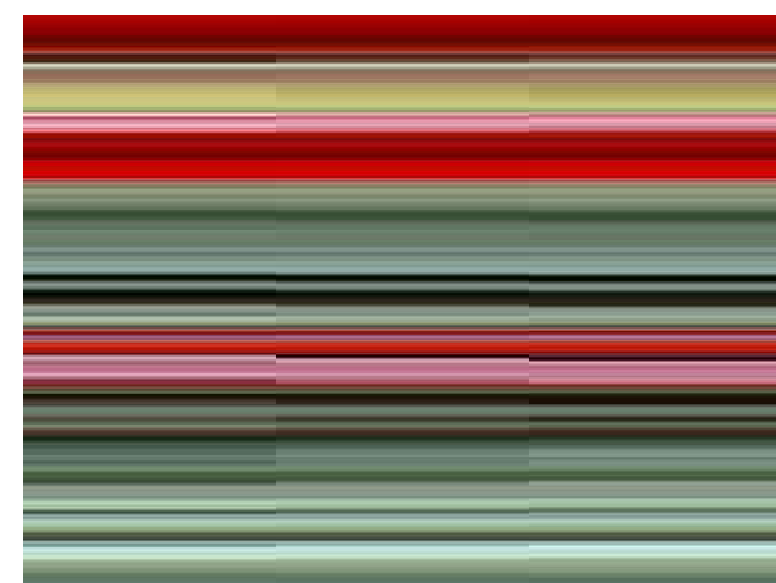
HEUCHERA 'ELECTRIC PLUM', ELECTRIC PLUM CORAL BELLS



LEYMUS CONDENSATUS 'CANYON PRINCE', CANYON PRINCE WILD RYE



LOMANDRA LONGIFOLIA 'BREEZE', DWARF MAT RUSH



LOTUS BERTHELLOTTI, PARROT'S BEAK



TEUCRIUM FRUITICANS 'COMPACTA', COMPACT BUSH GERMANDER



YUCCA 'COLOR GUARD', COLOR GUARD YUCCA

GROUND COVER



LAMIUM MACULATUM 'PURPLE DRAGON'



MYOPORUM PARVIFOLIUM, PROSTRATE MYOPORUM

PLANT LIST						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
TREE						
ACE ARM	6	ACER RUBRUM 'ARMSTRONG'	COLUMNAR RED MAPLE	15 GAL	15'-0"	MODERATE
ARB MAR	3	ARBUTUS X 'MARINA'	ARBUTUS	24" BOX	23'-0"	LOW
CER OCC	4	CERCIS OCCIDENTALIS- STD FORM	WESTERN REDBUD- STD FORM	24" BOX	15'-0"	VERY LOW
SHRUB						
Z	13	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONIUM	1 GAL	1' 6"	LOW
AV	7	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	4' 0"	LOW
F	26	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL	1'-6"	MODERATE
C	181	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	2'-0"	LOW
CE	36	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	1 GAL	4'-0"	LOW
CT	32	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-6"	LOW
CP	5	CISTUS x PURPUREUS	ORCHID ROCKROSE	5 GAL	5'-0"	LOW
DA	132	DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	1 GAL	3'-0"	VERY LOW
GE	2	GARRYA ELLIPTICA 'EVIE'	EVIE'S SILK TASSEL	15 GAL	10'-0"	LOW
H	91	HELIANTHEMUM 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT SUNROSE	1 GAL	2'-6"	LOW
HA	8	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	6'-0"	LOW
h	16	HEUCHERA 'ELECTRIC PLUM'	ELECTRIC PLUM CORAL BELLS	4" CONT	1'-0"	MODERATE
LC	43	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	3'-6"	LOW
LI	100	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0"	LOW
Lb	12	LOTUS BERTHELOTTI	PARROT'S BEAK	4" CONT	9"	LOW
TF	42	TEUCRIUM FRUITICANS 'AZUREUM'	BUSH GERMANDER	5 GAL	4' 6"	VERY LOW
Y	6	YUCCA 'COLOR GUARD'	COLOR GUARD YUCCA	1 GAL	2'-6"	LOW
GROUND COVER						
I	8	LAMIUM MACULATUM 'PURPLE DRAGON'	PURPLE DRAGON DEAD NETTLE	4" CONT	1'-0"	MODERATE
MP	20	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	6'-0"	LOW

FACE UTILITIES, PIPES AND STRUCTURE; WORK NOT SHOWN ON THE PLANS BE ; PROMPTLY NOTIFY OWNER'S DO SO WILL MAKE CONTRACTOR LIABLE HIS OPERATIONS SUBSEQUENT TO SHOWN ON PLANS.

REE FROM ALL CONCRETE, ASPHALTIC SUCH MATERIALS AND SHOULD BE REMO AND REPLACED WITH CLEAN NATIVE TOP

TO RECEIVE NEW PLANTING AND PREPA

TURATED TO AVOID COMPACTION. TIONS WILL B ACCEPTED, UNLESS HE LANDSCAP ARCHITECT. WHEN ENSURE THAT THE PROPOSED VARIETY I ID SIZE TO THE SPECIFIED PLANT AND MPLE: ESCALLONIA 'TERRI' COULD SUB F N NOT SUBSTITUTE FOR ESCALLONIA AS R USE REQUIREMENTS. CERTIFICATES OF MPLETED FOR PROJECTS WHICH EXCEED PLANT MATERIALS UNTIL CONFORMANC ANDSCAPE REQUIREMENTS IS ACHIEVED

ANCE, CONTAIN ID SPACING, BE RIVING THE

ITENANCE AND N/ SHAPES. ED OUT URAL SHAPE, ID FLUCTUATE RLY SPRING. WILL RECEIVE

9. PROTECT EXISTING TRI SHOWN ON PLAN.

10. PLANT QUANTITIES AR CONSTRUCTION DOCUI CONTRACTOR TO VERI A BASIS FOR QUANTITY

11. SEE DETAILS AND SPE INSTALLATION REQUIR

12. SEE SPECIFICATIONS F

13. PROVIDE SOILS REPOF SPECIFICATIONS AND V OWNER'S REPRESENT/ AND APPROVAL.

14. KEEP ADJACENT STRE DIRT OR SIMILAR NUISA OPERATIONS.

15. REPLACE TO THE SATI DAMAGED OR DESTRO

16. FOR BEST RESULTS, N ROOTS DISTURBED. F IN PLANT PIT AND CUT ; PLACES MINIMUM AND ;



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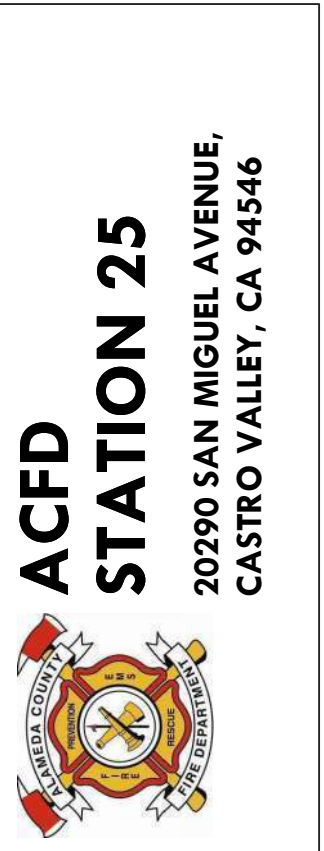


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L-5.3

PLANT LIST, PLANT IMAGES, & NOTE

# ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

## Abbreviations

AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWG	AMERICAN WIRE GAUGE
A	AMPERES, AMPER
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AVAILABLE INTERRUPTING CAPACITY
BAS	BUILDING AUTOMATION SYSTEM
CA	CABLE
CAT	CATEGORY
CLG	CEILING
C	CONDUIT, CLOSE, CONTROL
COORD	COORDINATE
CJ	COPPER
dB	DECIBEL
(X)	DEMOLISH
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DWG	DRAWING
EA	EACH
EMT	ELECTRICAL METALLIC TUBING
EL	ELEVATION
E	EMERGENCY
EF	EXHAUST FAN
(R)	EXISTING DEVICE TO BE RELOCATED
(E)	EXISTING TO REMAIN
FF	FINISH FLOOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FMC	FLEXIBLE METAL CONDUIT
FT	FOOT, FEET
FBO	FURNISHED BY OTHERS
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
HH	HANDHOLE
HT	HEIGHT
ID	IDENTIFICATION
IN	INCH, INCHES
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
IMC	INTERMEDIATE METAL CONDUIT
IG	ISOLATED GROUND
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LED	LIGHT EMITTING DIODE
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
LV	LOW VOLTAGE
MOCP	MAXIMUM OVERCURRENT PROTECTION
mA	MILLIAMPERES
MIN	MINIMUM
MCA	MINIMUM CIRCUIT AMPS
MISC	MISCELLANEOUS
MCC	MOTOR CONTROL CENTER
MT, MTD	MOUNT, MOUNTED
NEC	NATIONAL ELECTRIC CODE
NESC	NATIONAL ELECTRIC SAFETY CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N	NEUTRAL
(N)	NEW
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PNL	PANEL
PH	PHASE
PVC	POLY-VINYL-CHLORIDE
PWR	POWER
QTY	QUANTITY
REF	REFERENCE
(RR)	REMOVE EXISTING DEVICE AND REINSTALL
RFI	REQUEST FOR INFORMATION
REQD	REQUIRED
RMC	RIGID METAL CONDUIT
RM	ROOM
SHT	SHEET
SIM	SIMILAR
STD	STANDARD
SPD	SURGE PROTECTION DEVICE
SWBD	SWITCHBOARD
TBD	TO BE DETERMINED
XFMR	TRANSFORMER
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UPS	UNINTERRUPTIBLE POWER SUPPLY
UON	UNLESS OTHERWISE NOTED
VFD	VARIABLE FREQUENCY DRIVE
V	VOLTS, VOLTAGE
WP	WEATHERPROOF
WG	WIRE GUARD
W	WITH
W/O	WITHOUT

## General

	DETAIL NUMBER AND SHEET LOCATION
	EQUIPMENT IDENTIFICATION
	KEYED NOTE
	DEMOLISH
	EXISTING WORK
	NEW WORK

## Lighting

	PENDANT MOUNTED LUMINAIRE
	PENDANT MOUNTED LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT OR WITH INTEGRAL EMERGENCY BATTERY CONNECTED TO UNSWITCHED CIRCUIT
	PENDANT MOUNTED RING OR DRUM LUMINAIRE, SIZE AS NOTED
	PENDANT MOUNTED RING OR DRUM LUMINAIRE, SIZE AS NOTED, LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT OR WITH INTEGRAL EMERGENCY BATTERY CONNECTED TO UNSWITCHED CIRCUIT
	WALL MOUNTED LUMINAIRE
	WALL MOUNTED LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT OR WITH INTEGRAL EMERGENCY BATTERY CONNECTED TO UNSWITCHED CIRCUIT
	SURFACE MOUNTED LUMINAIRE
	SURFACE MOUNTED LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT OR WITH INTEGRAL EMERGENCY BATTERY CONNECTED TO UNSWITCHED CIRCUIT

## Miscellaneous

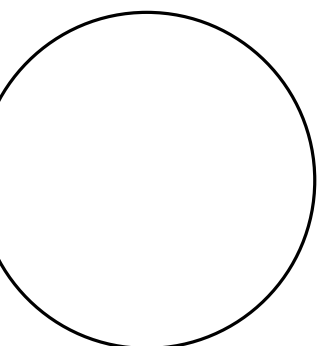
	BRANCH CIRCUIT WIRING. ARROW INDICATES HOME RUN TO PANEL WITH CIRCUITS AS NOTED. WIRE SIZE IS #12 AWG MINIMUM UNLESS NOTED OTHERWISE. SHORT TICK MARKS INDICATE PHASE CONDUCTORS. LONG TICK MARKS INDICATE NEUTRAL CONDUCTORS. A SINGLE CURVED TICK MARK INDICATES INSULATED GREEN GROUND CONDUCTOR. SECOND CURVED TICK MARK INDICATES "ISOLATED GROUND" (GREEN INSULATION WITH YELLOW STRIPE) CONDUCTOR.
	BRANCH PANEL
	CIRCUIT BREAKER
	DRY TYPE TRANSFORMER
	FLUSH WALL MOUNTED BRANCH PANEL
	GROUND BAR
	MAIN DISTRIBUTION PANEL / SUB DISTRIBUTION PANEL
	METER - END USE 1 = POWER QUALITY METER 2 = ENERGY METER

## Raceways

	CONDUIT CONCEALED IN WALL OR CEILING SPACE
	CONDUIT ROUTED BELOW FLOOR / GRADE
	CONDUIT ELLED DOWN
	CONDUIT ELLED UP
	CONDUIT/WIRING CONTINUATION
	CONDUIT/WIRING STUBBED OUT WITH END CAP OR INSULATED PLASTIC BUSHING
	FLEXIBLE CONDUIT

# GENERAL ELECTRICAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR MOUNTING CONDITIONS. CONTRACTOR SHALL COORDINATE FINAL DETAILS WITH ARCHITECT.
- CONTRACTOR TO VERIFY REMOTE POWER SUPPLY LOCATIONS WITH ARCHITECT/LANDSCAPE ARCHITECT.



**BRW ARCHITECTS**  
3535 TEXAS STREET  
SUITE 500  
DALLAS, TEXAS 75204  
214-526-8704  
BRWARCH.COM



**INTERFACE ENGINEERING**  
INTEGRATED PROFESSIONAL ENGINEERING  
PROJECT: 2025-0711  
CONTRACT: WEST 1111  
405 Alhambra Avenue, Suite 600  
San Francisco, CA 94105  
TEL: 415-489-7240  
www.interfaceengineering.com

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DATE: MAY 02, 2025  
DRAWN BY: JF  
CHECKED BY: WL  
BRW PROJECT NUMBER: 224133.00

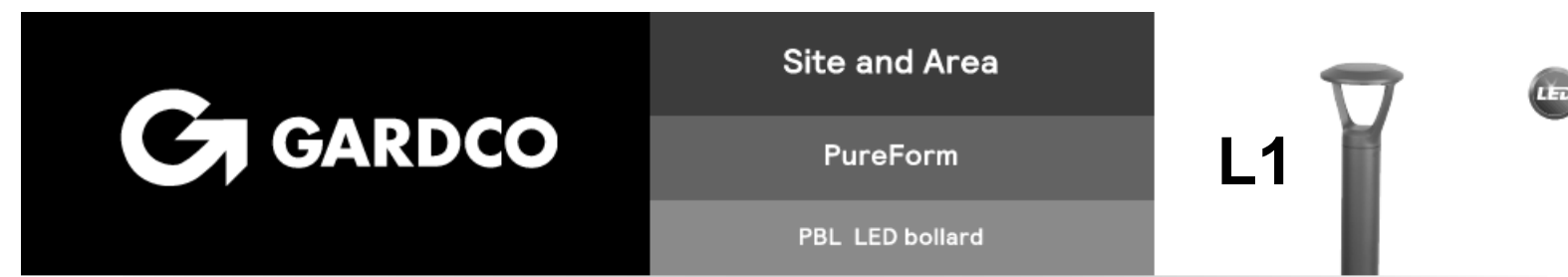
**ALAMEDA FIRE STATION 25**  
20336 SAN MIGUEL AVE  
CASTRO VALLEY, CA, 94546

NO.	REVISION	DATE

**E001**  
SYMBOL LIST AND GENERAL NOTES - ELECTRICAL

## SHEET INDEX

E001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL
E002	LUMINAIRE CUTSHEETS - ELECTRICAL
E101	SITE PLAN - LIGHTING



Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Color: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Notes: \_\_\_\_\_ City: \_\_\_\_\_

example PBL-42-36L-450-NW-G2-S-UVV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL PureForm bollard	36" Standard Shaft 36"	14L 14 LEDs (6x1mm)	100 100mA	WW-02 Warm White 3000K BCCB Generation 2	Type 3	Leave blank for no battery	120 120V
	42" Standard Shaft 42"		200 200mA	WW-02 Warm White 3000K BCCB Generation 2	Type 3	EBP Emergency battery**	208 208V
	60" Standard Shaft 60"		450 450mA	NW-02 Neutral White 4000K BCCB Generation 2	Type 5		277 277V
			800 800mA	WW-02 Warm White 3000K BCCB Generation 2	Type 5		347 347V
			1050 1050mA	WW-02 Warm White 3000K BCCB Generation 2	Type 5		480 480V
				WW-02 Warm White 3000K BCCB Generation 2	Type 5		120-277V (0-10VDC)

Options

Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (by others)** FMSX Field Adjustable** LLC Wireless controls without PIR sensor*** BL BL-level functionality with motion sensor**	MM Integral infrared**	PCB Photocell control***	F1 Single (20-277 347VAC) F2 Double (208-240 480VAC) F3 Canadian Double Full (208-240 480VAC)	BLK Black WH White BRZ Bronze DGR Dark Gray MDR Medium Gray

Options: Automatic Profile Dimming\*\*

CS80	CS85	CS90	CS95
Security 50% dimming, 7 hours	Medium 50% dimming, 8 hours	Security 50% dimming, 7 hours	Medium 50% dimming, 8 hours

1. Extended lead times apply. Contact factory for details.  
 2. Not available in 100, 200 or 350mA.  
 3. Not available with other control options.  
 4. Not available with motion sensor.  
 5. Not available with photocell.  
 6. Available only with BL dimming control.  
 7. Not available with LLC and CS-DM.  
 8. Must specify input voltage.  
 9. Available in 120V only.  
 10. Not available in 347 or 480V.  
 11. Not available in 100, 200, and 1000mA.  
 12. Not available with LLC.

Accessories

Part No.	Desc	Description
(4) 3/8X8X1.5 A/B 3IN-2W-5W * (3) Template		
91240188601	KIT	PBL ANCHOR BOLTS & TEMPL

For shipment with the bollard (order 5 per bollard).

PBL\_PureForm bollard 04/24 page 1 of 4



**DESCRIPTION**  
 Newly re-designed Non-Climbable exterior wall-mounted fixture. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting.

EW27907-BK Black  
 EW27907-GY Gray

Finish Dimensions	W7" x H7" x L11.18"
Height from center	3-1/2"
Light Source	AC LED Module
Wattage	21W
Total Lumens	1700lm
Delivered Lumens	8K-854lm, GY-938lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temp	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Indoor/Outdoor
Illumination Direction	Down
Mounting Style	Wall Mount, Down Only
Material	Aluminum + Glass
Paint Finish	8002, GY01

\* For custom options, consult factory for details.  
 \*\* For warranty information, please visit [www.kuzco Lighting.com/warranty](http://www.kuzco Lighting.com/warranty)

**KUZCO**  
 CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3  
 USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081  
 WWW.KUZCO LIGHTING.COM  
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COMMENT



Gardco GeoForm cylinder small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines, highly efficient precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wet location uplight option. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Color: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Notes: \_\_\_\_\_ City: \_\_\_\_\_

example GCS-403-830-T3M-UNV-MG

Luminaire	Configuration (from Lumens)	Color Temperature	Distribution	Voltage	Dimming Controls	Electrical	Options	Finish
GCS GeoForm Cylinder Small	Precision Plus optics	120 120V	none	Leave blank (DIMM) or SP2 Surge Protector (standalone)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)
A01	1,500 lumens	830 3000K	T3M Type 2	240 240V	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)
A02	2,500 lumens	830 3000K	T3M Type 3	277 277V	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)
A03	4,000 lumens	830 3000K	T3M Type 4	347 347V	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)
A04	8,000 lumens	750 3000K	UNV 120-277V	480 480V	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)
A05	8,000 lumens	9000K	UNV 120-277V	480 480V	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)	EMERGENCY BATTERY BACKUP (0-10VDC)

1. Only available from 120-277V, not in 120V.  
 2. Only one option can be selected from Dimming Controls column.  
 3. Not available with Emergency battery pack.  
 4. Only available from 120-277V, must specify voltage.  
 5. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no return for an RMA or refund. The BAC designation hereunder does not address (1) the applicability of, or availability of, a waiver under the Trade Agreements Act, or (2) the American domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.  
 6. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)  
 GF-MS-BK Wall Mounting Kit for surface conduit, painted black  
 GF-INV Inversion Mounting Kit (required with inverted mounting)

GCS\_GeoForm\_Cylinder\_Small 04/24 page 1 of 5



Australian Design No. 359720  
 US Patent No. D762,321 S

Delivers up to 1000 lumens to doorways, walkways, cabins or other small areas. Competitive pricing with short lead times. Various mounting options for maximum versatility. LED technology increases efficiency, eliminates maintenance and supports green initiatives.

**Key Applications**  
 Doorways  
 Above Deck & Below Deck Lighting  
 Machine Rooms  
 Area Lighting  
 Indicator Lighting  
 Tunnels  
 Walkways

**Compliances**  
 ETL/ICETL Listed to:  
 • UL 1598 Suitable for Wet Locations  
 • UL 1598A Marine Outside Type (Saltwater)  
 • CSA C22.2 No. 250.0  
 CE  
 ABS  
 IP66 rated  
 LM79 and LM80 reports available  
 Buy American Act (BAA)

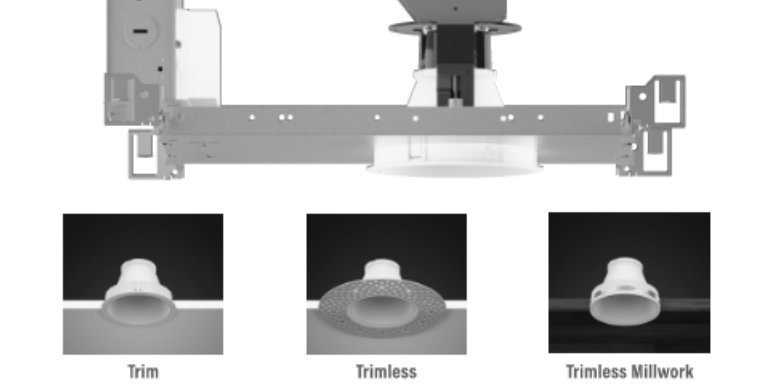
Construction	Cast aluminum housing
Finish	White thermoseal powder coat
Hardware	Marine grade (316) stainless steel
Lens	Impact-resistant, diffuse polycarbonate Diffuse red, green, blue and amber lens accessories available (AMB-CL, BLU-CL, GRN-CL, RED-CL)
Light source	Up to 1000 lumens (15W) Conformal coated CRI > 70 CCT 5000K 50,000 hour rated life
Power source	120-240V, 50/60Hz Stranded wires Cord not included - standard 72.00 inch (1829 mm) cord with pigtail option (CD) NEMA 5-15 plug (20V only) sold separately (PLG-515)
Wiring	
Through wiring	Continuous row mounting option (TW)
Ambient operating temperature	-30°C to +50°C
Mounting	Flush mount brackets - standard Harp mount available Rail mount available - 2.00 inch overall diameter Fixture can be mounted in any orientation
Weight	2.0 lb (0.9 kg)
Warranty	3 years

For IES files, see website or contact factory

Phoenix Lighting 8711 West Port Avenue Milwaukee, WI 53224 USA  
 Phone: +1 414 973 3300 Toll Free: 800 438 1214 [www.phoenixlighting.com](http://www.phoenixlighting.com)



alphabet NU4 4" Round Downlight Deep Regress Standard White



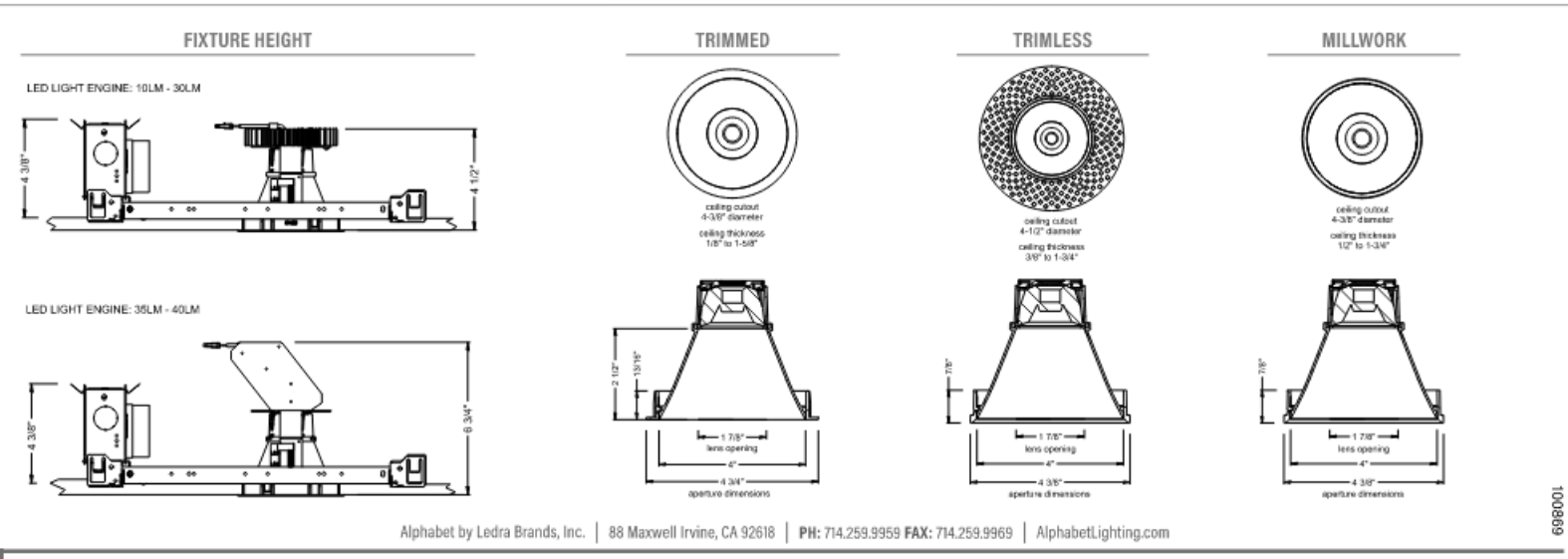
**FEATURES**  
 • Quick ceiling achieved through 2.5" deep regress  
 • Superior 38.5° cut off angle  
 • 100% dim to zero  
 • 1" - 50" optical beam control  
 • Multiple mounting, glare control options, trims, and finishes available

**INSTALLATION AND CONTROLS**  
 • Quick LED Recess free 0-10V dimming to 0% and 7%  
 • Optional Recess free DALI dimming to 0% and 7%  
 • 100% dim to zero  
 • Lutron-H-Lumen 2 Wire (Eco System) dimming to 0% and 7%  
 • Leading & trailing edge 1" track (EV) dimming to 7%  
 • Casambi dimming to 10%  
 • No-light control interface dimming to 0%

**LISTING**  
 • ULus Listed to UL1598 & UL2088, cUL Listed to CSA C22.2 #250.0  
 • 100% dim to zero  
 • 10 CRI, SDCM + 2-step MacAdam Ellipse, Lumen Maintenance L<sub>70</sub> > 80,000 hrs  
 • 10 CRI, SDCM + 2-step MacAdam Ellipse, Lumen Maintenance L<sub>70</sub> > 60,000 hrs

**CONSTRUCTION**  
 • Luster (PC) highly resistant to impact and heat (240°F)  
 • Optimal material for wireless signal connectivity  
 • Shatter proof acrylic lens  
 • Electroplated 16-gauge cold-rolled steel construction  
 • Accommodates ceiling thickness from 1" to 1-5/8"

**ELECTRICAL**  
 • 120V only track (EV), 120V-277V  
 • Power factor > 0.9  
 • 20V driver input surge protection  
 • Remote emergency test switch  
 • 7% IES (IES-C22.2) and 120V 1M 50min battery  
 • Max ambient installation temperature 90°F (32°C)  
 • Low voltage luminaire option, see page 9



alphabet by Luma Brands, Inc. | 88 Maxwell Drive, CA 95018 | PH: 714.253.8998 FAX: 714.253.8999 | [alphabet.lighting.com](http://alphabet.lighting.com)  
 v.4.24.25 | NU4RD Deep Regress | Page 1 of 9

F2A

**BRW ARCHITECTS**  
 3535 TRAVIS STREET  
 SUITE 500  
 DALLAS, TEXAS 75204  
 214-526-8704  
 BRWARCHITECTS.COM



CONTACT: WESLEY LAU  
 CONTACT: WESLEY LAU  
 405 Broadway Avenue, Suite 600  
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 www.interfaceengineering.com

**INTERFACE ENGINEERING**

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 DRAWN BY  
 CHECKED BY  
 BRW PROJECT NUMBER  
 224133.00

**ALAMEDA FIRE STATION 25**  
 20336 SAN MIGUEL AVE  
 CASTRO VALLEY, CA 94546

NO.	REVISION	DATE

**E002**  
 LUMINAIRE CUTSHEETS - ELECTRICAL

## GENERAL SHEET NOTES

- A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF LUMINAIRES AND LIGHTING CONTROLS WITH ARCHITECT PRIOR TO INSTALLATION.
- B. PROVIDE EMERGENCY LIGHTING ALONG EGRESS PATHS AS INDICATED ON ARCHITECTURAL LIFE SAFETY PLANS. PROVIDE EMERGENCY RELAY, ONE PER SWITCH LEG WITHIN ROOM SPACE AND/OR AREA WITH EMERGENCY LIGHTING.
- C. EMERGENCY LUMINAIRES SWITCHED/DIMMED WITH NORMAL LUMINAIRES IN SPACE AND SHALL OPERATE ON 100% FULL OUTPUT WHEN OPERATING ON EMERGENCY POWER. PROVIDE UL524 RELAY DEVICE FOR EMERGENCY CIRCUIT TO BYPASS CONTROLS DURING POWER OUTAGE.

**BRWARCHITECTS**

3535 TEXAS STREET  
SUITE 2500  
DALLAS, TEXAS 75204  
214-526-8704  
BRWARCH.COM



PROJECT: 2025-0711  
CONTACT: WESLEY LAU  
405 Alhambra Avenue, Suite 600  
San Francisco, CA 94103  
TEL: 415-489-2520  
www.interfaceengineering.com

**INTERFACE**  
ENGINEERING

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MAY 02, 2025  
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BRW PROJECT NUMBER: 224133.00

**ALAMEDA FIRE STATION 25**  
20336 SAN MIGUEL AVE  
CASTRO VALLEY, CA. 94546

NO.	REVISION	DATE

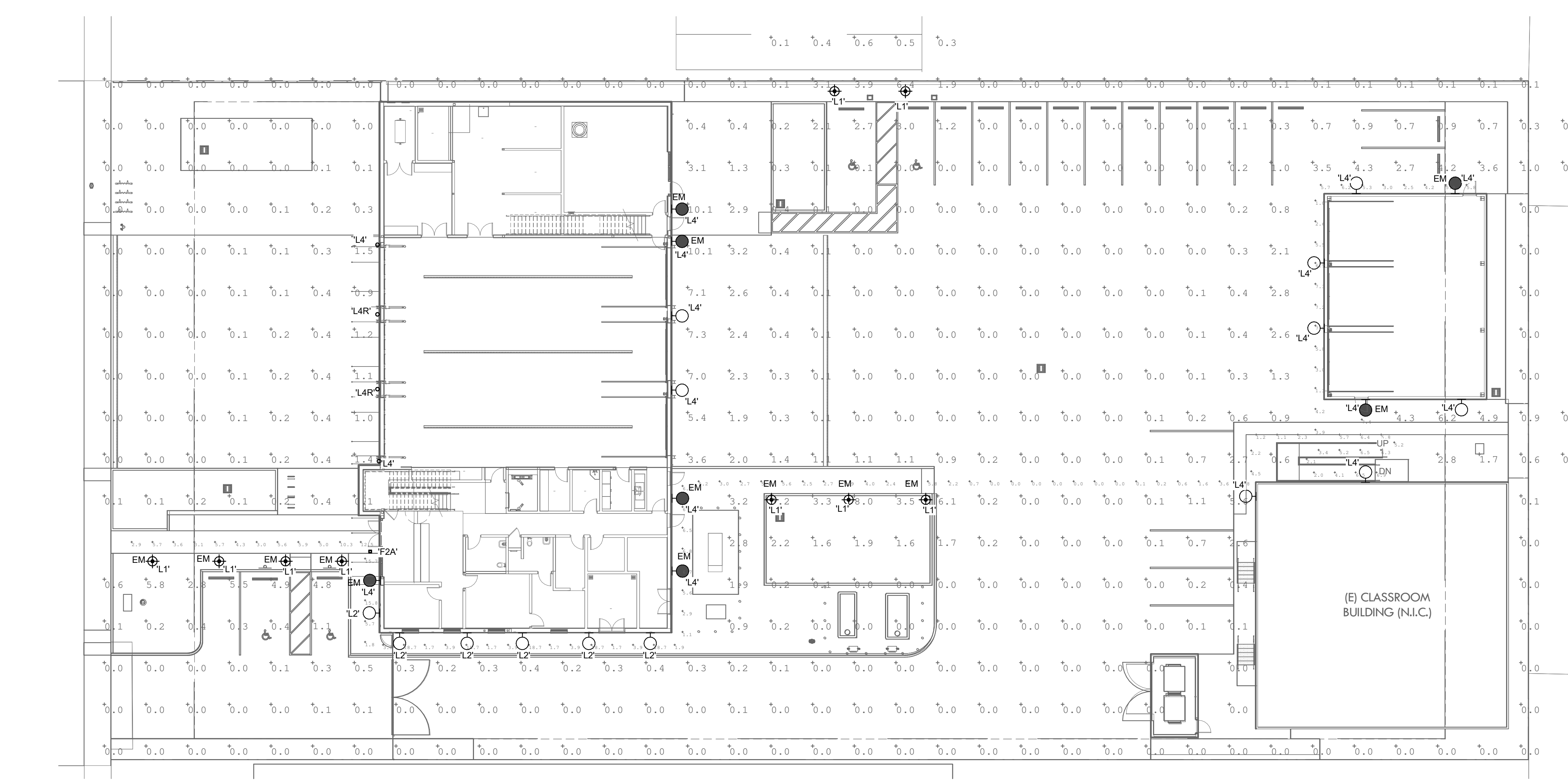
**E101**

SITE PLAN - LIGHTING

LUMINAIRE SCHEDULE													
TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	MOUNTING HEIGHT (ft)	FINISH	UL/IP RATING	DRIVER/ POWER SUPPLY	LIGHT SOURCE	INPUT WATTS	VOLTAGE	MFG/CATALOG #	NOTES
L1	LED BOLLARD	LOW COPPER CAST ALUMINUM		FLOOR	3.5'	COORDINATE WITH ARCHITECT	WET IP65	LED DRIVER, 0-10V DIMMING	LED - 1758 LUMENS	17.7W	120-277V	GARDCO PBL LED BOLLARD PBL-42-14L-350-WW-G2-5-UNV	
L2	LED WALL SCONCE	ALUMINUM + GLASS		WALL	2.5'	COORDINATE WITH ARCHITECT	WET	LED DRIVER, 0-10V DIMMING	LED - 854 LUMENS	19.7W	120-277V	KUZCO EW27907-BK	
L4	LED WALL SCONCE	DIE-CAST ALUMINUM	TEMPERED CLEAR GLASS	WALL	6.67'	COORDINATE WITH ARCHITECT	WET IP65	LED DRIVER, 0-10V DIMMING	LED - 2452 LUMENS	16.9W	120-277V	GARDCO GCS LED WALL SCONCE GCS-A02-830-T4M	
L4R	COMPACT LED AREA LIGHT	DIE-CAST ALUMINUM	WHITE THERMOSET POWDER COAT	WALL	6.67'	COORDINATE WITH ARCHITECT	IP66	LED DRIVER, 0-10V DIMMING	LED - 1006 LUMENS	12.9W	120V	CUBE LIGHT PHOENIX CL13LED120 RED	
F2A	4" ROUND DOWNLIGHT	ELECTROCOATED 16-GAUGE COLD ROLLED STEEL	ACRYLIC BEZEL LENS	SUSPENDED FROM CEILING	14.5'	COORDINATE WITH ARCHITECT	WET IP65	LED DRIVER, 0-10V DIMMING	LED - 1171 LUMENS	12.5W	120-277V	ALPHABET NU4 NU4-RDDR-SW-15LM-30K-80-500-SBL	

**NOTES:**

- THIS LUMINAIRE SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING THE ELECTRICAL SPECIFICATIONS.
- DIMMING CONTROL PROTOCOL (0-10VDC, LINE VOLTAGE, DALI, ETC.) COMPATIBLE WITH LIGHTING CONTROL SYSTEM AS SPECIFIED AND SHOWN ON DRAWINGS.
- PROVIDE +/- 12 INCH ADJUSTABILITY IN AIRCRAFT CABLE LENGTH WHERE USED.
- COORDINATE ALL CEILING TYPES WITH LUMINAIRE LOCATIONS PRIOR TO ORDERING LUMINAIRES. COORDINATE INSTALLATION WITH REFLECTED CEILING PLAN.
- SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED.
- PROVIDE SUBMITTALS THAT INCLUDE THE LUMINAIRE, LAMP AND DIMMABLE LED DRIVER INFORMATION OF EACH LUMINAIRE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. SUBMITTALS NOT INCLUDING THIS INFORMATION WILL BE RETURNED AS REJECTED BY THE ENGINEER OF RECORD.



**Exhibit “C” Conditional Use Permit narrative**

## Design Narrative for Alameda County Fire Station 25

Alameda County Fire Station 25 is a proposed two-story, 14,500-square-foot essential services facility that will replace the existing outdated station at 20336 San Miguel Avenue in Castro Valley. The project includes three apparatus bays and will house an engine company, truck company, HazMat support unit, and Battalion Chief operations, with accommodations for up to 24 personnel per day. Site improvements include new staff and visitor parking, an apparatus storage structure, fuel stations, and secure perimeter fencing. The building's design emphasizes clear separation between public, operational, and residential functions, with a prominent public entry and strategic screening for visual privacy. Massing and material choices reflect a civic identity while blending with the adjacent residential scale. Second-floor living areas are oriented toward the rear for privacy and open to a sheltered outdoor patio. The facility will include LEED Silver-targeted sustainable features, photovoltaic power generation, and EV charging to support future electric fire apparatus. Vehicle circulation has been carefully planned to maintain unobstructed emergency egress and pedestrian safety along San Miguel Avenue.

The architectural design references traditional fire station forms through red doors, durable brick veneer, and a clearly articulated public entry canopy. Visual connections to the neighborhood are preserved through setbacks, carefully placed openings, and an elevated patio pavilion that maintains residential scale while signaling public purpose. The fire station's adjacency to Adobe Park and nearby childcare facilities influenced key siting decisions, including visibility from driveways and sound attenuation measures. The project was developed in collaboration with ACFD and the Castro Valley Municipal Advisory Council to reflect community character and operational excellence.

**Exhibit "D", Site photographs**



ALAMEDA COUNTY FIRE  
STATION #23



ALAMEDA COUNTY BE  
RENTON #22

10.25.2020

**Exhibit "E", Historic Assessment by Toni Webb dated April 24, 2024**

**DEMOLITION REQUEST APPLICATION GUIDE  
ALAMEDA COUNTY PLANNING DEPARTMENT PROCEDURES ONLY**

1. Applicants must submit to the Building Permit Center counter:
  - Demolition permit application;
  - 1-page Initial Evaluation Form; and
  - Documents that establish the age of the structure
  - \$125.00 fee (unless the applicant has already submitted a deposit for a Planning application, from which Planning review costs will be deducted)
  
2. If the structure is less than 50 years old, no further historical review will normally be required. However, **please note that the 50-year age reference is a discretionary guideline; there are circumstances where a structure less than 50 years old may be a potentially significant historic or cultural resource** for the purposes of the California Environmental Quality Act (CEQA, 1970, as amended).
  
3. If the structure is 50 years old or older (**please note that the 50-year age reference is a discretionary guideline**), the applicant must also submit:
  - Part II of the Demolition Request Application – Detailed Property Information form; and
  - Photographs of each elevation of the structure and associated features.
  
4. Within 45 days of the receipt of a complete demolition request, the Planning Director will make a determination about whether or not the structure meets the criteria of a landmark as described in the County's Historic Preservation Ordinance, or pending said Ordinance's adoption, in accordance with the requirements of CEQA. The determination will have one of the following results:
  - It may be determined that the subject structure and/or associated feature does not meet the criteria for placement on the proposed Alameda County Register of Historic Resources. In such case, the demolition permit will require no further historical review and the Planning Director will authorize the demolition;
  - It may be determined that demolition of the subject structure and/or associated feature does potentially meet the criteria for placement on the Alameda County Register of Historic Resources at such time that a Register is established. In such case, the applicant will be required to apply for a Certificate of Appropriateness (see definitions). Once the application for the Certificate is deemed complete, the demolition request will be sent to the Parks, Recreation and Historical Commission (PRHC) for review.

The PRHC will review the application, and after holding a public hearing at its regularly scheduled (monthly) meetings, it may make findings that the structure(s) to be demolished do not meet the criteria for designation on an Alameda County Register of Historic Resources, and that the application materials provide sufficient information to recommend to the Planning Director approval of the Certificate of Appropriateness, and authorization for demolition. Alternatively, the PRHC may require the applicant to retain a qualified consultant to prepare State Historic Resource Inventory forms, a historical resource evaluation report, or submit additional information. Upon completion of their review of such materials at a subsequent public hearing, the PRHC will forward a written recommendation to the Planning Director. Applications involving structures that require additional review may take up to 90 days. If an Initial Study or Environmental Impact Report pursuant to CEQA is required, the review time will vary and may take up to 1 year. The Planning Director shall act on the recommendation of the PRHC within 15 days of the hearing at which the recommendation was made.

Please note that demolitions are also subject to review by the Alameda County Building Official. Please contact the Public Works Agency, Building Inspections Division at (510) 670-5440 for more information.

**PART I  
INITIAL EVALUATION**

For environmental review purposes under the California Environmental Quality Act (CEQA), the screening of all demolition permit applications is required to identify designated historic resources and resources with potential historic significance. This is accomplished through the submittal of the Initial Evaluation and if necessary, the Detailed Property Information Form and the possible assessment of historic significance by a qualified consultant.

Please complete and submit this form along with your building permit application for demolition to the Alameda County Planning Department.

**1. Property Details:**

20336 San Miguel Avenue  
Street Address

Castro Valley, CA 94546                      84A-112-17-2  
City/State/Zip                                      Assessor's Parcel Number

CVCBD-OSP  
Zoning District

**2. Is the proposed demolition related to a land development application (i.e. Grading, Site Development Review, Subdivision) already submitted, or to be submitted, to the County?**  Yes  No

**3. If yes, include any pertinent application numbers:** PLN2025-00078

**4. Date of construction:** 1966


Please submit records from the Assessor's Office or from the Building Inspection Division that would establish the age of the property to be demolished.

**5. Is the property 50 years or older, or otherwise potentially significant?**  Yes  No  
Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may be potentially significant and applicants may be required to submit supplemental documentation. If yes, applicants are required to submit:

- a. Part II, the Detailed Property Information form; and
- b. Photographs of each elevation of the subject property and any related outbuildings and/or associated features.

**6. Signature:**

By signing this application, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to the best of my knowledge.

                      06/17/25  
Signature of property owner or representative                      Date

Eric Moore Deputy Fire Chief  
Print name of property owner or representative

**PART II  
DETAILED PROPERTY INFORMATION FORM**

If the structure is 50 years or older and/or a designated historical resource, provide answers to each question below. This form is intended to assist the Planning Department in making a preliminary determination as to whether or not the structure to be demolished may qualify as a significant historical resource as defined by the California Environmental Quality Act (CEQA). Demolition or substantial adverse changes to properties or structures that may be eligible for listing in the California Register of Historical Resources, or in a local register of historic resources must be evaluated by the Planning Department to comply with CEQA. Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may qualify as a significant historical resource. Attach additional pages if necessary.

**1. Property Details:**

20336 San Miguel Avenue

Street Address

Castro Valley, CA 94546

City/State/Zip

84A-112-17-2

Assessor's Parcel Number

**2. Has the property been evaluated as part of a historical assessment?**  Yes  No  
If yes, attach any relevant documents.

**3. Has the property been identified in a historical resource survey?**  Yes  No  
If yes, check the box next to the survey that identified the property.

- Preliminary Cultural Resources Survey: Ashland and Cherryland Districts, April 1998
- Unincorporated San Lorenzo Historic Building Survey, November 2000
- Historical and Cultural Resource Survey, East Alameda County, June 2005

**4. Has this property received any historic designation(s)?**  Yes  No  
If yes, check the boxes that apply and attach the nomination form or documentation related to its listing.

- National Register of Historic Places
- California Historical Landmark
- California Register of Historical Resources
- State Point of Historic Interest
- Alameda County Register of Historical Resources
- Historical Zoning District

**5. Property type:** (check one)  Residential  Agricultural  Commercial  Industrial  Religious  
 Other Fire Station

Architect: Marshall Welch McDonald  
Builder: G.A. Gossett and Son Construction Company

**6. Name of architect or builder:** (if known) \_\_\_\_\_

**7. Architectural style:** Mid-Century Modern

**8. Number of stories:**  One  One and one-half  Two  Two and one-half  Three  Four  Over four \_\_\_\_\_ (Please see page 3 for the definition of a "story")

9. Principal building materials: Roof Built-up Gravel and Membrane  
Exterior walls Concrete Block/Metal Siding Foundation Reinforced Concrete Slab  
Windows Aluminum-frame fixed and awning sashes

10. Roof type:  Hip  Front/side/cross gable  Flat  Shed  Gambrel  
Low pitched Gabel and cross Gabel

11. List any outbuildings and associated features located on the property, and their dates of construction (i.e. garage, barn, shed, corral, chicken house, cistern/well, tank house, fountain, architect-designed landscape, orchard):

Prefabricated building in the back of the site placed in 2013  
Decorative bas relief and flagpole from original 1929 station  
Metal Light standards, chain-link enclosure, and time capsule monument

12. What is the current use of the building and its condition?

Active fire station in good condition

13. Has the property and/or associated feature(s) ever been altered?  Yes  No

If yes, summarize the history of any physical changes to the property, including significant alteration dates. Courtyard was converted to a gym (1990), signage removed, doors replaced (after 1994)

14. Has the property and/or associated feature(s) ever been moved?  Yes  No

If yes, from what location, and why?

For questions 15 - 18 below, attach an explanation why each criterion does or does not apply to the property. Consult National Register Bulletin 15 for assistance. The publication is available online at [http://www.cr.nps.gov/nr/publications/bulletins/nr15\\_toc.htm](http://www.cr.nps.gov/nr/publications/bulletins/nr15_toc.htm).

15. Does the property have any known association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States?  Yes  No

No association with significant events or persons

16. Please provide a copy of a current chain of title. Based upon the information contained therein, does the property have any known association with the lives of persons important to local, California, or national history?  Yes  No

No association with lives of persons important to local, California, or national history.  
Attached is quit claim deed transferring property from County GSA to ACFD.

17. Does the property retain distinctive characteristics of a type, period, region, or construction method, or represent the work of a master or possess high artistic values?  Yes  No

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Property does not exhibit high artistic value or unique construction methods

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18. Has the property yielded, or does it have the potential to yield, information important to the prehistory or history of the local area, California or the nation?  Yes  No

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The property is not likely a source of important historical/prehistoric information

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**19. Photographs:**

Attach a minimum of four (4) color or black and white 4" x 6" photographs depicting each elevation of the property, and any related outbuildings and/or associated features.

Photographs can be found in the attached JRP Historical Resource Study

**Additional Attachments:**

- Chain of title
- Copies of available building permits
- Copies of applications previously submitted to the Planning Department

**Resources:**

- Alameda County General Plan
- Information obtained from historical telephone directories
- Alameda County and Hayward area historical societies
- Sanborn or Thomas and West maps depicting the parcel and the location of structures/improvements to the site.
- Alameda County libraries
- Alameda County Assessor's Office, (510) 272-3787
- Alameda County Clerk-Recorder's Office, (510) 272-6362
- Preliminary Cultural Resources Survey: Ashland and Cherryland Districts, April 1998
- Unincorporated San Lorenzo Historic Building Survey, November 2000
- Historical and Cultural Resource Survey, East Alameda County, June 2005

**Definitions:**

Certificate of Appropriateness: Means a determination by the County of Alameda Planning Department that the process of review of a proposed demolition or substantial alteration of a structure is **appropriate**, and that such demolition or alteration will not have a significant adverse effect on a historical or cultural resource.

Chain of title: The sequence of historical transfers of title to a property. A chain of title may be obtained by paying a title company a fee to search all documents recorded for the property. However, one may create their own chain of title with the assistance of the Alameda County Clerk-Recorder's Office. Please contact them directly at (510) 272-6362.

Historical Resource: Means an object, building, structure, site or area, that meets the criteria for listing on the California Register of Historical Resources, an Alameda County register of historic resources, or

which has been determined to be a historical resource by the County of Alameda, or as otherwise defined in the CEQA Guidelines, Section 15064.5.

Story: Means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused underfloor space is more than six feet above grade as defined herein, for more than fifty (50) percent of the total perimeter, or is more than twelve (12) feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered a story. (Source: Alameda County Zoning Ordinance, Section 17.04.010 "Definitions")

## LETTER REPORT

September 26, 2023

TO: Whitney Broeking Ash, Senior Project Manager  
Panorama Environmental, Inc.  
717 Market Street, Suite 400  
San Francisco, CA 94103

FROM: Christopher D. McMorris, Principal / Architectural Historian  
Toni Webb, Architectural Historian  
JRP Historical Consulting, LLC  
2850 Spafford Street, Davis, CA 95618

SUBJECT: Historic Resource Study of Alameda County Fire Department Station No. 25, Castro Valley, CA

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### Summary of Findings

JRP Historical Consulting, LLC (JRP), under subcontract with Panorama Environmental, Inc., conducted a historic resources study of the Alameda County Fire Department's (ACFD) Station No. 25 at 20336 San Miguel Avenue, Castro Valley, California. This historic resource study was conducted in support of the Alameda Fire Stations Project. JRP recorded the subject property photographically and through written field notes, prepared a description and inventory, and evaluated whether it met the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This study concludes that Station No. 25 does not meet the criteria for listing in the NRHP or CRHR. Furthermore, it is not a historical resource under the California Environmental Quality Act (CEQA) as defined in CEQA Guidelines Section 15064.5(a). Please see **Attachment 1** for the California Department of Parks and Recreation (DPR) 523 Form set for the physical description, photographs, historic context, property history, and eligibility analysis.

### Fieldwork and Research Methodology

JRP Architectural Historian Toni Webb conducted a field survey of the subject resource on August 15, 2023. Documentation included digital photography and written descriptive notes of Station No. 25 and its ancillary structures. JRP conducted research for this study to develop a general historic context of development of fire protection in Castro Valley through online and digital sources including historic newspapers, aerial photography, and secondary histories. Research was undertaken at the Hayward Area Historical Society and the Castro Valley Library, and reviewed relevant materials located on site at Station No. 25. JRP also made use of its own extensive in-house library / archives that contained materials relevant to the current study.

### Preparers' Qualifications

This study was prepared under the general direction of Christopher D. McMorris (M.S., Historic Preservation, Columbia University), JRP Vice President and an architectural historian with 25 years of experience conducting these types of studies. Based on his level of experience and education,

## JRP Historical Consulting, LLC

Mr. McMorris meets the Secretary of the Interior's Professional Qualification Standards under History and Architectural History (as defined in 36 CFR Part 61).

JRP Architectural Historian Toni Webb (B.F.A., Historic Preservation, Savannah College of Art & Design) has more than 24 years of experience in historic preservation and public history working on a variety of research and cultural resource management projects throughout California. Ms. Webb meets the Secretary of the Interior's Professional Qualification Standards under History and Architectural History (as defined in 36 CFR Part 61).

JRP Graphics Technician Rebecca Flores (A.S., Geographic Information Systems (GIS), American River College) created the maps for the DPR 523 Form set.

**ATTACHMENT 1:**

**Department of Parks and Recreation (DPR) 523 Form**

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 6Z \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 15

\*Resource Name or # Alameda County Fire Department (ACFD) Station No. 25

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Hayward Date 1993 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 20336 San Miguel Avenue City Castro Valley Zip 94546

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_; \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: Assessor Parcel Number (APN): 84A-112-17-2

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1.29-acre parcel is located on the northernmost boundary of Castro Valley's business district. The property contains two buildings: a fire station constructed in 1966 (**Photograph 1**), and a 3,500-square-foot prefabricated building (addressed 20336 B San Miguel Avenue) constructed in 2013 (**Photograph 10**). The station is setback approximately 50' from San Miguel Avenue. Minimal landscaping includes a large planting area, consisting of a single tree and a wood flagpole (**Photograph 2**). At the base of the flagpole is a portion of a decorative bas relief that was affixed originally to the façade of the Castro Valley Fire Protection District's (CVFPD) Station No. 1 (the first station in Castro Valley). It is set in concrete and has a brick base (**Photograph 3**). Original metal globed light standards that sit on metal bases line the main walkway to the building and are placed at other locations around the building. The planting area is bordered by concrete. A long asphalt driveway immediately south of the station provides access to the rear of the property, which consists of a large asphalt parking area and the prefabricated building that serves as offices for the Alameda County Fire Department's (ACFD) Emergency Medical Services, Community Emergency Response Team, Special Operations, and Training. (See Continuation Sheet.)

\*P3b. Resource Attributes: (HP9) Public Utility Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** Photograph 1: Station No. 25 (left) showing prefabricated building (center right), camera facing northeast, August 15, 2023

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1966 (Alameda County Fire Department: Historic Newspapers: Architectural Plans)

\*P7. Owner and Address: County of Alameda  
1221 Oak Street, #536  
Oakland, CA 94612

\*P8. Recorded by: Toni Webb  
JRP Historical Consulting, LLC  
2850 Spafford Street  
Davis, CA 95618

\*P9. Date Recorded: August 15, 2023

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: JRP Historical Consulting, LLC, "Historic Resources Study of Alameda County Fire Station No. 25 for the Alameda Fire Stations Project," prepared for Panorama Environmental, Inc. and Alameda County Fire Department, 2023.

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

B1. Historic Name: Castro Valley Fire Protection District Central Fire Station/Station No. 1: Castro Valley Central Fire Station  
 B2. Common Name: Alameda County Fire Department Station No. 25  
 B3. Original Use: Fire Station B4. Present Use: Fire Station  
 \*B5. Architectural Style: Midcentury Modern  
 \*B6. Construction History: Completed in 1966; outbuildings built after 1980 demolished in 2012 for construction of prefabricated outbuilding; courtyard converted to gym ca. 1990; removal of station signage at entrance and various light standards, as well as replacement of original warehouse doors on apparatus section of station after 1994.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: n/a  
 B9. Architect: Marshall Welch McDonald b. Builder: G.A. Gossett and Son Construction Company  
 \*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria n/a  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property documented on this form does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor does it appear to be an historical resource for the purposes of California Environmental Quality Act (CEQA). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

Historic Context

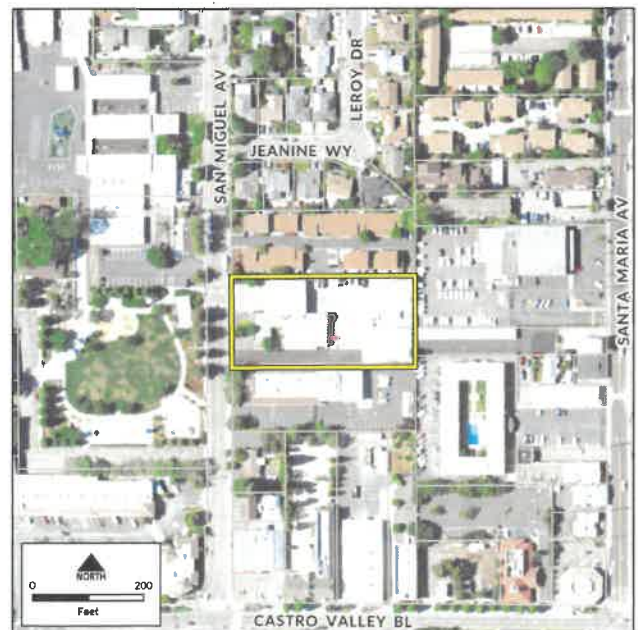
The area today known as Castro Valley was a sparsely populated agricultural region northeast of the City of Hayward through the mid twentieth century. Castro Valley’s economy was dominated first by grain and fruit orchards in its early period, but by the turn of the twentieth century, as large orchards were subdivided into smaller lots, poultry farming became a key industry. By the 1930s Castro Valley’s egg production was purportedly second in the state. The success of its poultry industry spurred commercial development along Castro Valley Boulevard, the primary road through Castro Valley and an important link between the Central Valley and commercial centers of the San Francisco Bay, as businesses that catered to the industry were established. With an estimated 5,000 people living in the community in 1940, Castro Valley’s population increased dramatically over the next two decades, the result of unprecedented economic growth following the end of World War II in 1945, which occurred in many rural and urban areas of California. (See Continuation Sheet.)

B11. Additional Resource Attributes: \_\_\_\_\_  
 \*B12. References: Historic Aerial Photographs (various years); Alameda County Assessor Records; Alameda County Recorder; Alameda County Building Permits; Lucille Lorge, Robert Phelps, and Devon Weston, *Castro Valley*, (United States: Arcadia Publishing, 2005); Rick Kelley, *Rancho to Ranch Homes, Mapping the Evolution of Castro Valley, California* (Castro Valley, CA: Rancho San Lorenzo Publishers, LLC, 2023); Firefighter Heather Marques, Alameda County Fire Department (Charleston, SC: Arcadia Publishing, 2016); Alameda County Planning Commission, *Master Plan for Castro Valley*, 10 and 44; See footnotes.

B13. Remarks:

\*B14. Evaluator: Toni Webb  
 \*Date of Evaluation: September 2023

(This space reserved for official comments.)



### **P3a. Description (continued):**

The station has an irregularly shaped footprint consisting of two primary sections: a rectangular, drive-through apparatus room that houses all firefighting equipment and vehicles, and a roughly C-shaped section that encompasses offices and living areas. The entire station is supported by a reinforced-concrete footing and slab foundation with low-pitched gable and cross-gable roofs of varying heights. The roofs appear to have a mixture of built-up gravel and contemporary membrane roofing, the latter of which was added in 2009.

The apparatus room of the station is taller than the office and living section of the station. It has low concrete-block exterior walls set in stack bond with steel-framed walls above that are clad in metal siding. Two large overhead metal replacement doors with small glass openings are found on both the east and west sides of this section of the building.

The remaining portion of the building is comprised of stack-bond, concrete-block exterior walls and includes the main station entrance—a set of aluminum-frame glazed doors that is centered on its primary (west façade), set beneath a cantilevered metal canopy. Full-height fixed side lights with fixed transom surround the doors (**Photograph 4**). A bronze plaque listing the building's completion year, architect, contractor, and Alameda County Board of Supervisors, is set on the north wall of the entrance. Immediately to the south is a curtain wall consisting of sets of aluminum-frame fixed sashes above with awning sashes and spandrel panels below (**Photograph 5**). The deep roof overhangs at this and other locations of the building, which is supported by steel columns with attached metal sunshades, shelters planting areas.

At the center of the offices and living quarters is an open courtyard. The courtyard, which consists of concrete walkways and planting areas (**Photographs 6**), is enclosed on the south side by a wall built with harlequin concrete blocks set vertically between stack-bond, concrete-block pillars (**Photograph 7**). The northernmost portion of the courtyard area is used for storage and is separated from the larger area by a similar concrete wall. The storage area is sheltered by a wood-frame gable roof. Two metal replacement gates provide entry from the driveway to the courtyard and storage area. The building's south- and east-facing exterior walls within the courtyard are curtain walls that are nearly identical to that of the west façade. A roof overhang on the west wall includes metal sunshades set between steel columns (**Photograph 6**). The easternmost portion of the courtyard, which is presently used as an indoor gym, was enclosed by a curtain wall with sliding glass door and metal roof ca. 1990 (**Photograph 6**). A brick monument is sited within the courtyard (**Photograph 8**) and includes an ornate metal scone and a bronze plaque presumably from the 1929 original firehouse in Castro Valley. The plaque lists the names of fire commissioners and the date of 1929.

A chain-link fence with gate encloses a planting area on the east side of the offices and living quarters portion of the station, concealing a curtain wall similar to that on the west façade. A metal-frame awning supported by steel beams was added to this area at an unknown date (**Photograph 9**). A small concrete-block enclosure is partially sheltered beneath this roof. The enclosure includes a single flush metal door on its east side. Immediately to the north is a shop area, with an overhead metal door on its east side, and a flush metal door on its north side.

### **B10. Significance (continued):**

To accommodate its burgeoning population, many of the farms were infilled with small residential housing tracts. By 1960, the Alameda County Planning Commission estimated that 39,000 people lived in the community, a more than 200 percent increase from the previous decade. Castro Valley had quickly become a bedroom community with many residents commuting to elsewhere in the Bay Area. Although it enjoyed a mostly autonomous existence since the late nineteenth century, residents have attempted to incorporate numerous times since the mid-1940s, but these efforts to date have failed.<sup>1</sup>

<sup>1</sup> Alameda County Planning Commission, *Master Plan for Castro Valley* (Oakland, CA: Alameda County Planning Commission, June 1961) 4-10; Doris Marciel and the Hayward Area Historical Society, *Legendary Locals of Castro Valley, Hayward, and San Lorenzo*, (Charleston, SC: Arcadia Publishing, 2013) 4 and 9.

Up until the third decade of the twentieth century, Castro Valley and other adjacent unincorporated areas such as Ashland and San Lorenzo, lacked any organized fire protection. Residents were left to battle fires themselves or watch helplessly as fire destroy their buildings. In 1925, Castro Valley residents, backed by the Castro Valley Improvement Club, petitioned the Alameda County Board of Supervisors for the creation of a county fire district. This local appeal for fire protection was started two years after the state enacted what is commonly known as the County Fire Protection District Act (California Statutes of 1923, Chapter 191). This act provided for the formation and management of county fire protection districts for unincorporated lands, the levying of property taxes for said districts, and the creation of a board of commissioners appointed by the County Board of Supervisors to manage districts.<sup>2</sup>

Despite support for this new special district by Hayward's fire department, the nearest municipal fire department, a district was not approved initially, so the local community raised funds for the purchase of a fire truck and formed a volunteer fire department in early 1927. The volunteer department, or "fire club" as it was known, salvaged and fixed an old engine, which was kept at a commercial garage just off Castro Valley Boulevard.<sup>3</sup> The volunteer department served the Castro Valley community for much of 1927. In November that year the Board of Supervisors authorized the creation of the CVFPD and shortly thereafter appointed the Board of Fire Commissioners for its management.<sup>4</sup> The creation of a special district for fire protection was not a rare occurrence in California during the 1920s. In Los Angeles County alone, 29 of these districts were formed by 1925.<sup>5</sup> Concurrent with Castro Valley's efforts, residents of nearby communities of Ashland, Fairview, and San Lorenzo were also looking into establishing their own fire protection districts in 1926. Ashland's district was authorized by the County in the early 1930s, followed a few years later by the Fairview Fire Protection District.<sup>6</sup> In 1945, San Lorenzo formed a volunteer department but its bid for a county fire protection district was not successful until the 1960s.<sup>7</sup>

Castro Valley's fire district was essentially a volunteer department during its early years. While the County distributed funds as needed to the district for equipment and operational expenses, firefighters continued to be unpaid. Thus, the fire district sustained its previous fund-raising efforts by holding benefit social events. During these early years the CVFPD had no official firehouse as its sole fire truck was still housed in a garage leased by the district, and despite the formation of the Castro Valley Water Protection District in 1928, there was no reliable water system and fire hydrants to pull water from for fighting fires until the water protection district was annexed into the East Bay Municipal Utility District in the early 1930s. Nevertheless, Castro Valley fire commissioners continued their efforts to improve the CVFPD. By early 1929, plans were underway for the construction of its first firehouse at the northwest corner of Castro Valley Boulevard at Lake Chabot Road. Completed in September 1929 for a cost of \$6,500, the 1,800-square-foot fireproof building (later designated Station No. 1) was constructed of brick and concrete, and included a meeting room for the commissioners, living quarters, engine room and clubhouse (**Figure 1**).<sup>8</sup>

<sup>2</sup> "Casto Valley Residents are Petitioning the Supervisors for Fire District Forming," *Daily Review*, September 18, 1925, 1. "Local Briefs, Casto Fire Unit," *Daily Review*, October 30, 1925, 4; "Fire District as Needed Guard is Again Agitated," *Oakland Tribune*, June 6, 1926, 57; Rick Kelley, *Rancho to Ranch Homes, Mapping the Evolution of Castro Valley, California* (Castro Valley, CA: Rancho San Lorenzo Publishers, LLC, 2023) 234.

<sup>3</sup> Rick Kelley, *Rancho to Ranch Homes, Mapping the Evolution of Castro Valley, California* (Castro Valley, CA: Rancho San Lorenzo Publishers, LLC, 2023) 234; "Many Events Close," *Hayward Semi Weekly Review*, December 3, 1926, 4.

<sup>4</sup> "Official Board of Supervisors," *Oakland Tribune*, November 30, 1927, 19; "Official Board of Supervisors," *Oakland Tribune*, December 22, 1927, 34; "Official Board of Supervisors," *Oakland Tribune*, April 9, 1928, 31.

<sup>5</sup> Consolidated Fire Protection District of Los Angeles County, *Municipal Service Review and Sphere of Influence Update*, adopted July 8, 2020, 14.

<sup>6</sup> Official Board of Supervisors," *Oakland Tribune*, April 1, 1932, 47; Fairview Fire Protection District, "Our History," accessed September 5, 2023 at <https://www.fairviewfiredistrict.org/history-of-ffpd/>.

<sup>7</sup> "Organizes Fire Dept.," *Daily Review*, April 11, 1945, 1.

<sup>8</sup> "New Fire House and Store for Castro Valley," *Daily Review*, May 4, 1929, 1; "Hanson to Build Firehouse for Castro Valley," *Daily Review*, July 24, 1929, 1; "Firemen Will be Jolly Hosts in Valley Tonight," *Daily Review*, September 28, 1929, 1. "Castro Valley Firemen Enjoy New Quarters," *Hayward Semi-Weekly Review*, August 10, 1928, 3; "Castro Valley Firemen Move Into New Home," *Daily Review*, September 30, 1929, 1; Kelley, *Rancho to Ranch Homes*, 234.



**Figure 1:** Castro Valley Fire Protection District's original firehouse (Station No. 1), located on Castro Valley Boulevard at Lake Chabot Road, April 1966.<sup>9</sup>

Castro Valley and its fire district continued to develop during the 1930s and 1940s. By 1948, the district included three fire trucks and had hired its first round of paid firemen. The volunteer firefighter program ceased in the late 1950s, as more paid fulltime firefighters gradually replaced volunteers. By 1953, the postwar population and housing construction boom necessitated the erection of a second firehouse as the old station built in 1929 had been deemed inadequate. The \$45,000 new station (designated Station No. 2 and shown in **Figure 2**) located at the intersection of Redwood Road and Heyer Avenue, was financed by the district's reserved funds. The station is still extant although the County decommissioned and sold it in the early 1980s. Construction of the new station, as well as other large expenditures such as the purchase of modern equipment, led to financial challenges in the district during the mid-1950s, resulting in the ousting of the CVFPD's fire chief. Within a few years, the fire commissioners initiated plans to close down and replace Castro Valley's only two fire stations. Citing better fire protection and lower insurance premiums for residents, the fire commissioners proposed building a new central station in close proximity to Castro Valley's high-value buildings (i.e., those within its commercial center) and two new one-engine firehouses on the outskirts of the community. These plans were formally laid out and refined four years later in a master plan for Castro Valley prepared by the County in mid-1961, and included long-range development for the CVFPD through 1980. The plan proposed a central station in the vicinity of Castro Valley Boulevard, with outlying stations in the area of Lake Chabot and Seven Hills Road, along with additional stations in the upper Center Street area and at Grove Way and Crow Canyon Road, south of present-day Interstate 580. Another station was preliminarily proposed in the Crow-Cull canyons area.<sup>10</sup>

Fire commissioners had initiated planning for a new central station in the late 1950s with the selection of a one-acre site along San Miguel Avenue (just north of Castro Valley Boulevard and near an elementary school). While fire underwriters backed this location, local parents and teacher associations, as well as the Alameda County Planning Commission, strongly opposed it, citing safety hazards for the school and pedestrians, a lack of planning studies, and the site's insufficient size for the station

<sup>9</sup> Marques, *Alameda County Fire Department*, 18

<sup>10</sup> Kelley, *Rancho to Ranch Homes*, 234; "District Asks New Fire Truck," *Oakland Tribune*, October 11, 1937; "Will Get Fire Engine," *Oakland Tribune*, October 6, 1937, 7; "Castro Valley Gets new Fire Truck," *Oakland Tribune*, July 16, 1948, 11; "Board of Supervisors," *Oakland Tribune*, June 21, 1952, 4; "Firehouse Plan in Castro Valley," *San Francisco Examiner*, April 27, 1952, 22; "Post Assumed by Bouchard," *San Francisco Examiner*, December 13, 1953, 30; "Three New Fire Stations urged for Castro Valley," *Oakland Tribune*, May 28, 1957; Alameda County Planning Commission, *Master Plan for Castro Valley* (Oakland, CA: Alameda County Planning Commission, June 1961) 4-10.

and its training, recreation, and repair facilities. As a result, fire commissioners withdrew their application for the County's purchase of the site in late 1957. Over the ensuing years, various other sites were proposed and rejected.<sup>11</sup>



**Figure 2:** View of the old Station No. 2, constructed in 1953 at intersection of Redwood Road and Heyer Avenue, in 1981.<sup>12</sup>

In early 1961, a new 1.36-acre site on San Miguel Avenue (adjacent to the earlier San Miguel site) was selected for the central station. Owned by Frank Robello, the property included a residence and a few outbuildings. Much of the land to the south of this lot (north of Castro Valley Boulevard), as well as parcels on the west side of San Miguel Avenue, was lightly developed or vacant.<sup>13</sup> To fund the new stations planned since the late 1950s, now part of a \$700,000 capital improvement program, two bond issues were put to the voters in 1961. At that time, the CVFPD's chief publicly advised Castro Valley residents that the community's fire protection was "drastically inadequate," and if they voted the bond issue down, they may be subject to a 6 percent insurance rate hike. Not heeding the warning, both bond issues were defeated. The following year, the fire commissioners approved a \$356,000 budget that would require a 9 cent tax increase to property owners. The new budget included \$42,000 for a new station at Lake Chabot Road and Quail Avenue (originally designated Station No. 3 and presently ACFD Station No. 26), which was completed in mid-1962 (**Figure 3**). In addition, approximately \$56,000 was allocated for the purchase of the Robello parcel for the central station.<sup>14</sup> It appears negotiations for the property were unsuccessful and the County obtained it through condemnation in 1963. Even with the acquisition of the new site, the construction of the station was delayed for two years as the Robello's retained their occupancy rights.<sup>15</sup>

<sup>11</sup> "Castro Valley Firehouse Site Plea is Rejected," *Oakland Tribune*, August 13, 1957, 7; "Board of Supervisors," *Oakland Tribune*, October 4, 1957, 32; "County Opposed on Fire Station Site," *Oakland Tribune*, March 28, 1958; Firefighter Heather Marques, Alameda County Fire Department (Charleston, SC: Arcadia Publishing, 2016) 18.

<sup>12</sup> Pat Craig, "High Bid Gets You Hot Deal," *Daily Review*, April 25, 1981.

<sup>13</sup> "Firehouse Site Purchase Planned," *Oakland Tribune*, January 11, 1961, 19.

<sup>14</sup> "Castro Valley Will Vote on Fire Funds," *Oakland Tribune*, May 25, 1961, 49; "Board Sorry Fire Bonds Rejected," *Oakland Tribune*, November 15, 1961.

<sup>15</sup> Final Condemnation Order, County of Alameda vs. Frank R. Robello and Madeline M. Robello, April 9, 1963; "Board of Supervisors," *Oakland Tribune*, March 10, 1967, 49; "New Fire Station Be Opened," *Oakland Tribune*, May 10, 1963; "Delay on Fire House Predicted," *Oakland Tribune*, August 14, 1963.



Figure 3: CVFPD Station No. 3 (ACFD Station No. 26), ca. 2020.<sup>16</sup>

The County, at the request of the fire district, commissioned San Francisco architect Marshall Welch McDonald to design the central station in mid-1964. A native of San Francisco, McDonald obtained his architectural license in 1959 and by the end of that year had established his own architectural practice in Oakland. At that time, he was the supervising architect for the Central Valley National Bank and was consultant for the development of the bank's new Oakland building. With more than 20 years of experience in the architectural field, he had been recently employed by Indenco Engineers, where "he collaborated on the design and was in charge of the construction of Central Valley National Bank's new Lakeshore Avenue office."<sup>17</sup> McDonald had also worked for the better part of the 1950s for the San Francisco architectural firm of Bliss and Hurt, Trudell and Berger, working closely with Clyde Francis Trudell, historian and preservation architect known for his work on Colonial Williamsburg and author of *Colonial Yorktown*, on the master plan for Columbia State Historic Park, as well as restoration of several buildings at the park. McDonald died in 1973 at the age of 54. McDonald's obituary noted him as a "prominent architect and historian" who specialized in the restoration and research of old buildings.<sup>18</sup> Around the time of his work on Station No. 25, he was identified by the *Oakland Tribune* as the architect of record for a large hotel and shopping mall that was to fill the site of the old Oakland Hotel once it was demolished, but that project never came to fruition. It appears as a preservation architect, McDonald actively conducted research on his subject buildings, consulted on the development of recreational facilities, architecture, and historical sites on Angel Island, served as a consultant to the Junior League in the organization's effort to document historic buildings in Alameda and Contra Costa counties in the late 1960s, and was president of the California Heritage Foundation.<sup>19</sup>

McDonald developed preliminary plans for the new fire station on San Miguel Avenue by the end of 1964 with construction anticipated to begin in Spring 1965, around the time that plans were underway to widen Lake Chabot Road and demolish the 1929 Station No. 1. The new central station was seen as a replacement for the old firehouse that fire commissioners had deemed inadequate years before. The total cost of the new station was originally estimated at \$170,000, financed with local tax funds and offset by the County's offer of \$26,000 to the CVFPD for the old fire station's site.<sup>20</sup> In May 1965 the County approved final plans over the objections of one fire commissioner who believed the building's design was too severe and was

<sup>16</sup> Alameda County Fire Department, "Stations & Facilities," accessed on August 24, 2023 <https://fire.acgov.org/stations-and-facilities/>.

<sup>17</sup> "Notes on Bay Commerce," *Oakland Tribune*, November 9, 1959, 42.

<sup>18</sup> "Marshall McDonald, Architect, Dies at 54," *Oakland Tribune*, December 27, 1973, 39; "Historic Columbia Church to be Rebuilt Immediately," *Stockton Evening and Sunday Record*, July 1, 1950, 4; "Plan to Restore Columbia Heard," *Stockton Evening and Sunday Record*, July 8, 1950, 7.

<sup>19</sup> "113 Architects Licensed to Practice by State Board," *Oakland Tribune*, March 29, 1959, 26; "Notes on Bay Commerce," *Oakland Tribune*, November 9, 1959, 42; "Marshall McDonald, Architect, Dies at 54," *Oakland Tribune*, December 27, 1973, 39.

<sup>20</sup> "Board of Supervisors," *Oakland Tribune*, July 1, 1964, 51; "Design for Fire Station Due Dec. 14," *Oakland Tribune*, December 3, 1964.

incompatible with nearby buildings. As designed, the new station was an 8,562-square-foot steel-frame and concrete-block building that included an approximately 4,320-square-foot apparatus room, 350-square-foot repair shop, with the remaining space delegated for administrative offices for the fire protection district, a fire prevention office, and living quarters (dormitory, day room, kitchen, and enclosed outdoor patio) sufficient for 20 firefighters. The building was reportedly large enough to accommodate an aerial truck, four pumpers, and cars for the chief and assistant chief. Despite hopes of the building's completion in 1965, the County did not award the \$217,000 contract for its construction to the local contracting firm of G. A. Gossett and Son Construction Company until the end of September. Work began the following month, and the station was finally completed in June 1966. Fire commissioners dedicated their new headquarters, then known as Station No. 1, in November.<sup>21</sup>



Figure 4: CVFPD's central fire station (Station No. 1) just before its formal opening, June 1966.<sup>22</sup>

Unlike the firehouses constructed before World War II, which were designed in more elaborate architectural styles (such as the 1929 Castro Valley firehouse shown in **Figure 1**), the new Central Fire Station was decidedly modern in its architectural aesthetic, in keeping with the architectural trends at the time. During this postwar period, the state and federal governments, along with many municipalities, began to adopt Modern architectural styles, such as International and Midcentury Modern, in their design of new public facilities. The fire protection district, an Alameda County special district, followed suit with its two new stations built in 1953 and 1962, and with the new Central Station in 1966. A design philosophy regarding concepts and ideals in construction, a broad architectural movement that emphasized purity of form and function that evolved quickly during the middle of the twentieth century, the Modernist movement sought to create a new form of architecture informed by the needs of a changing society and technological advancements, along with the observed obsolescence of architectural tradition. At the time, it was felt that these achievements rendered former architectural vocabulary archaic. Physically, the resultant architecture focuses upon functionality over adornment, avoidance of historical conventions, blending of indoor and outdoor spaces, and adaptation of new construction techniques and materials, combined in various ways to affect and strive for an aesthetic ideal and appeal. While mid-twentieth century architecture was generally dominated by the International style, expressions of Modernism varied greatly starting in the 1950s as other subtypes of the movement began to emerge, including

<sup>21</sup> "CV Fire Station Approved," *Oakland Tribune*, March 3, 1965; CV Fire Station Plans Okayed, 3-1, " *Daily Review*, May 18, 1965.

<sup>22</sup> Art Vargas, "Castro Valley Fire Station on San Miguel Ave.," June 14, 1966, Catalog No. 2021.011253, Accession No. 2021.011, Hayward Area Historical Society, accessed online at <https://haywardareahistory.pastperfectonline.com/photo/C74D1316-C469-4843-8EF7-556083913540>.

Midcentury Modern, which is a term used to encompass many expressions of Modernist architectural concept that was less rigid than International Style Modernism. In general, buildings designed in Modernist aesthetic included the extensive use of steel, concrete, and glass, and often its form and shape rather than ornamentation conveyed symbolism. Clean lines, flat surfaces, and simple geometric shapes characterized Modernist architecture. Designs often emphasized horizontality, and frequently included cantilevered elements, articulated building frames, or other design features that demonstrated structural qualities. While the basic block-like massing and its horizontal emphasis of the new headquarters station (now ACFD Station No. 25) is reminiscent of the International style, the variety of materials (exposed steel beams, concrete block, metal cladding) used, deep overhangs, decorative metal sunshades, decorative harlequin concrete block, and enclosed courtyard are more indicative of the Midcentury Modern style.

With the completion of the central station, the Castro Valley community had fire protection from three stations. Within a year, however, the County Board of Supervisors were studying the feasibility of merging Castro Valley's fire district with that of adjacent Ashland, Cherryland, and San Lorenzo fire protection districts. County supervisors preliminarily approved the merger in 1968, noting that one district would be able to provide greater protection for major fires without depending on mutual aid and would require a lower tax rate. A new consolidated district would encompass more than 13 square miles and include 6 fire companies in extant stations. A ladder truck would be assigned to the new Castro Valley central station as it was the only one large enough for two companies.<sup>23</sup> Although backed by the Alameda County Council of Firefighters, which represented the firefighters in all four districts, the consolidation was strongly opposed by district boards. The merger was eventually put on the ballot in 1972 and was defeated. Three years later, voters in Ashland, Cherryland and San Lorenzo elected to consolidate their districts into Eden Consolidated Fire Protection District.<sup>24</sup> In the subsequent years, CVFPD planned for the construction of two more stations to provide coverage for its outlying areas. Station No. 2 (present-day ACFD Station No. 6) was completed in 1980 on Cull Canyon and Crow Canyon roads. The station's construction was mandated as part of the approval process for a massive new residential subdivision and the County required the development company to provide two-thirds the total cost of the \$385,000 station. The station served as the replacement to the old station on Redwood Road, which the fire commissioners had decommissioned early that year. In 1986, Station No. 4 (ACFD Station No. 7) was completed on Villareal Drive.<sup>25</sup>

The CVFPD was eventually consolidated with Eden Consolidated Fire Protection District and the Alameda County Fire Patrol in 1993 to form the ACFD, and Castro Valley's central station on San Miguel Avenue was redesignated as ACFD Station No. 25. Today the ACFD provides fire and emergency services in unincorporated areas of the county, as well as for the cities of San Leandro, Dublin, Newark, Union City, and Emeryville, and it provides these services to both the Lawrence Berkeley National Laboratory and the Lawrence Livermore National Laboratory. ACFD includes 26 stations with 4 battalions, 26 engine companies, 7 ladder truck companies, and 1 heavy rescue vehicle.<sup>26</sup>

### Evaluation

The property at 20336 San Miguel Avenue documented on this form has no direct or important associations with significant historic events or patterns of development under NRHP Criterion A and CRHR Criterion 1. Although the station was built for, and served as the headquarters of the CVFPD for 27 years, the building is not important for its association with that fire district. It was the second headquarters of the fire district and was built 37 years after its founding to replace the original 1929 firehouse. Station No. 25 was completed in the mid-1960s at a time when many cities and counties across the state were expanding their infrastructure and health and safety services, including fire protection, to meet the increasing demands of their burgeoning

<sup>23</sup> "Fire District Merger OK'd," *Oakland Tribune*, February 14, 1968, 22; "4-Fire-District Merger Studied," *Oakland Tribune*, December 10, 1967.

<sup>24</sup> "Vote on Merger of Fire Districts," *Oakland Tribune*, November 1, 1972, 8; "Bates Elected; Pay Hike for Supervisors Rejected," *Oakland Tribune*, November 8, 1972, 1 and 4; "Fire Consolidation: The Burning Issue on the Ballot," *Oakland Tribune*, November 3, 1975, 12; "Fire Merger Approved," *Oakland Tribune*, November 5, 1975, 12; Alameda County Fire Department, "About Us," accessed on August 24, 2023 at <https://fire.acgov.org/about-us/>.

<sup>25</sup> "Firehouse Site Choice Delayed," *Oakland Tribune*, November 6, 1975, 12; "Fire house to be dedicated," *Daily Review*, April 12, 1980; Leona Ward, "Church Only Bidder for Fire Station," *Daily Review*, June 4, 1981.

<sup>26</sup> Alameda County Fire Department, "About Us," accessed on August 24, 2023 at <https://fire.acgov.org/about-us/>.

post World War populations. With new housing stock being added to the outlying areas of Castro Valley in the postwar years, CVFPD responded by planning for and constructing additional stations to expand fire protection to those underserve areas beginning in the early 1950s. Station No 25 was not completed to serve any newly developed areas of Castro Valley and instead continued to provide fire protection to the commercial core of the community much like the original firehouse, but in a more central location. As such, this property is not important within the context of early or mid-twentieth century fire protection in Castro Valley or Alameda County as defined under NRHP Criterion A and CRHR Criterion 1.

Station No. 25 has no demonstrable association with the lives of persons important to history, as defined under NRHP Criterion B and CRHR Criterion 2. It does not appear that any of the members of the firefighting staff, or any other individuals with direct associations with the fire station made demonstrably important contributions to history on the local, state, or national level, therefore this property does not appear eligible under these criteria.

Under NRHP Criterion C and CRHR Criterion 3 this property is not significant as an important example of a type, period, or method of construction, and does not possess high artistic value. The building was constructed using materials and construction methods that were typical of the period. While Station No. 25 employs some of the characteristics of the Midcentury Modern architectural style, including the variety of materials used (exposed steel beams, concrete block, metal cladding), deep overhangs, decorative metal sunshades and harlequin concrete block, and enclosed courtyard, the building was not innovative in its design, and instead, is a generally modest example and does not fully or successfully express the Midcentury Modern style. Station No. 25 is also not significant under these criteria as the work of a master architect. It appears that Marshall McDonald dedicated the vast majority of his architectural career to the work of preservation architecture and planning, and little is known about his design of new buildings. In fact, research revealed only a handful of design projects attributed to him, some were remodeling of extant buildings and of his few known designs for new buildings, no other designs were built. Therefore, there is no demonstrable evidence that he was responsible for influential designs, or was recognized by the architectural profession as a master architect.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history, and it does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Station No. 25 has received few alterations over its 57 year history. Known modifications include the conversion of part of the outdoor courtyard into an enclosed gym area ca. 1990; removal of station signage at entrance and replacement of warehouse doors on apparatus section of station after 1994; removal of various light standards after 1994; and demolition and construction of modern outbuildings between 1980 and 2012. These changes have not significantly altered the appearance of this building; thus, the building retains its integrity of location, setting, design, workmanship, materials, feeling, and association. Nevertheless, the building lacks historical and architectural significance and does not meet the criteria necessary for listing in either the NRHP or CRHR.

**Photographs (continued):**



**Photograph 2:** Planting area with flagpole and bas relief, camera facing southeast, August 15, 2023.



**Photograph 3:** Bas relief from the first Castro Valley Fire Protection District's station, camera facing west, August 15, 2023.

**Photographs (continued):**



**Photograph 4:** Main entrance to station on west façade, camera facing east, August 15, 2023.



**Photograph 5:** West façade of office and living section of station, showing curtain wall with sunshades. Camera facing northeast, August 15, 2023.

**Photographs (continued):**



**Photograph 6:** Concrete-block wall enclosing courtyard and storage area (left), camera facing north, August 15, 2023.



**Photograph 7:** Concrete-block wall enclosing courtyard and storage area (left), camera facing north, August 15, 2023.

**Photographs (continued):**



**Photograph 8:** Time capsule within courtyard, camera facing south, August 15, 2023.



**Photograph 9:** East side of station showing apparatus section (right), repair shop (center), and enclosed planting area (left), camera facing west, August 15, 2023.

**Photographs (continued):**



**Photograph 10:** Contemporary prefabricated building at rear (east) side of property, camera facing southeast, August 15, 2023.

RECORDING REQUESTED BY:  
Alameda County  
General Services Agency – Real Property  
Management  
1401 Lakeside Drive 10<sup>th</sup> Floor  
Oakland, CA 94612  
Recorded at the Request of  
Old Republic Title Company  
APN: 84A-0112-017-02 117023490

2024097337

08/08/2024 02:04 PM

3 PGS

OFFICIAL RECORDS OF ALAMEDA COUNTY  
MELISSA WILK, CLERK-RECORDER  
RECORDING FEES: \$0.00



ELECTRONICALLY RECORDED

RECORDING REQUESTED BY AND WHEN  
RECORDED MAIL Document & tax statement  
to:

Alameda County  
General Services Agency – Real Property  
Management  
1401 Lakeside Drive 10th Floor  
Oakland, CA 94612

The undersigned Grantor declares: R&T 11922  
Exempt from fee per GC27383 and GC27388.1(a)(2); Grantee and Grantor are governmental agencies

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

County of Alameda, a political subdivision of the State of California

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Alameda County Fire Department

That certain real property located in Castro Valley, County Alameda, State of California, as more particularly described as:

Beginning at a point in the Western line of that certain tract of land shown on the Map of "Subdivision of Stanton Acres, Eden Township, Alameda Co., California", etc., filed March 29, 1915 in the office of the County Recorder of Alameda County, distant thereon North 1° 27' West 479.88 feet from the point of intersection of said line with the center line of the Mattox Road, as said road is now laid out and paved, said, point of beginning being also the Northeast corner of that certain parcel of land heretofore conveyed to one Dahle running thence along Dahle's line, South 88° 33' West distant 365.20 feet to a point in the center line of a 40 foot road, known as San Miguel Avenue; thence along said center line North 1° 27' West distant 162.81 feet to a point; thence leaving the said avenue North 88° 33' East distant 365.20 feet to a point in the said Western line of Stanton Acres; thence along the last said line South 1° 27' East 162.81 feet to the point of beginning.

Being a portion of that certain 60.42 acre tract of land distributed to Anna Maria Melton by decree of distribution of the estate of Mary Stanton, deceased, a certified copy of which appears of record in Book 957 of Deeds, Page 209, Alameda County Records.

APN: 084A-0112-017-02 (signature page follows)

Dated: 4/24/, 2024

RECORDING REQUESTED BY:  
Alameda County  
General Services Agency – Real Property  
Management  
1401 Lakeside Drive 10<sup>th</sup> Floor  
Oakland, CA 94612

Recorded at the Request of  
Old Republic Title Company

APN: 84A-0112-017-02 1117023290

RECORDING REQUESTED BY AND WHEN  
RECORDED MAIL Document & tax statement  
to:  
Alameda County  
General Services Agency – Real Property  
Management  
1401 Lakeside Drive 10th Floor  
Oakland, CA 94612

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APN: 084A-0112-017-02 (signature page follows)

Dated: 4/24/, 2024

County of Alameda, a political subdivision of the State of California

By: [Signature]  
Name: Kimberly Gasaway  
Title: GSA Director

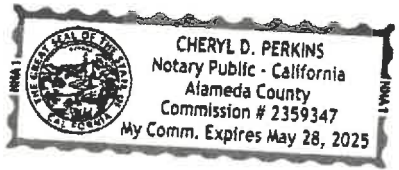
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

STATE OF CALIFORNIA  
COUNTY OF Alameda

On 4/24/2024, before me Cheryl D. Perkins, Notary Public, personally appeared Kimberly Gasaway who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his her authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
Signature: Cheryl D. Perkins



CERTIFICATE OF ACCEPTANCE

Agency: Alameda County Fire Department and County of Alameda  
Property: Station 25 (20336 San Miguel Avenue, Castro Valley, CA)  
Assessor's Parcel No. 84A-0112-017-02  
County: Alameda

This is to certify that, pursuant to Section 27281 of the California Government Code, the interest in real property conveyed by the Quitclaim Deed Dated 4/24, 2024 by COUNTY OF ALAMEDA, a political subdivision of the State of California, to the ALAMEDA COUNTY FIRE DEPARTMENT is hereby accepted by the undersigned officer on behalf of the ALAMEDA COUNTY FIRE DEPARTMENT as approved by the ALAMEDA COUNTY FIRE DEPARTMENT Board of Directors on March 26, 2024.

Accepted

ALAMEDA COUNTY FIRE DEPARTMENT

By: William L. McDonald

Date: 4/24/2024

Name: William L. McDonald

Title: Fire Chief / Director

On April 24, 2024, before me Cheryl D. Perkins, a notary public, personally appeared William McDonald, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cheryl D. Perkins  
Signature of Notary

